

Issue 6

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LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

The FLGH Newsletter

Dear Colleagues,

This newsletter provides an update on the School's major campus redevelopment project; the Firoz Lalji Global Hub Redevelopment Project at 35 Lincoln's Inn Fields.

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Estates Division

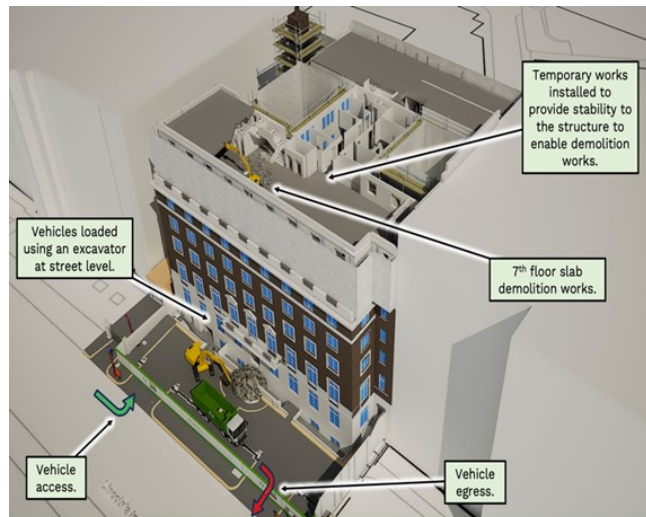
Firoz Lalji Global Hub Redevelopment Newsletter

This newsletter sets out the works planned for the next three months and the impact it may have on SAL staff and students, focusing in particular on:

- Current demolition works
- Planned works from September to December

Current Demolition Works

Demolition works on the Firoz Lalji Global Hub are progressing as programmed with the demolition of the upper floors now reaching the level 6 floor on the Lincolns Inn Fields side of the building and the level 5 floor on the Portugal Street side (as illustrated below).



This concludes the first stage of the demolition.

The next stage of the demolition is to demolish the link building and the east elevation (facing the SAL building) to basement level, however the façade facing the SAL building will be retained.

The subsequent stage of the demolition will be focused on the link building and the south-east elevation from level 5 down to basement level. This will mean the site activities are below the level of the SAL building and therefore the perceived noise level may increase the further down the building the demolition activities go.



Yours sincerely

K Kinsella

Director of Capital Development

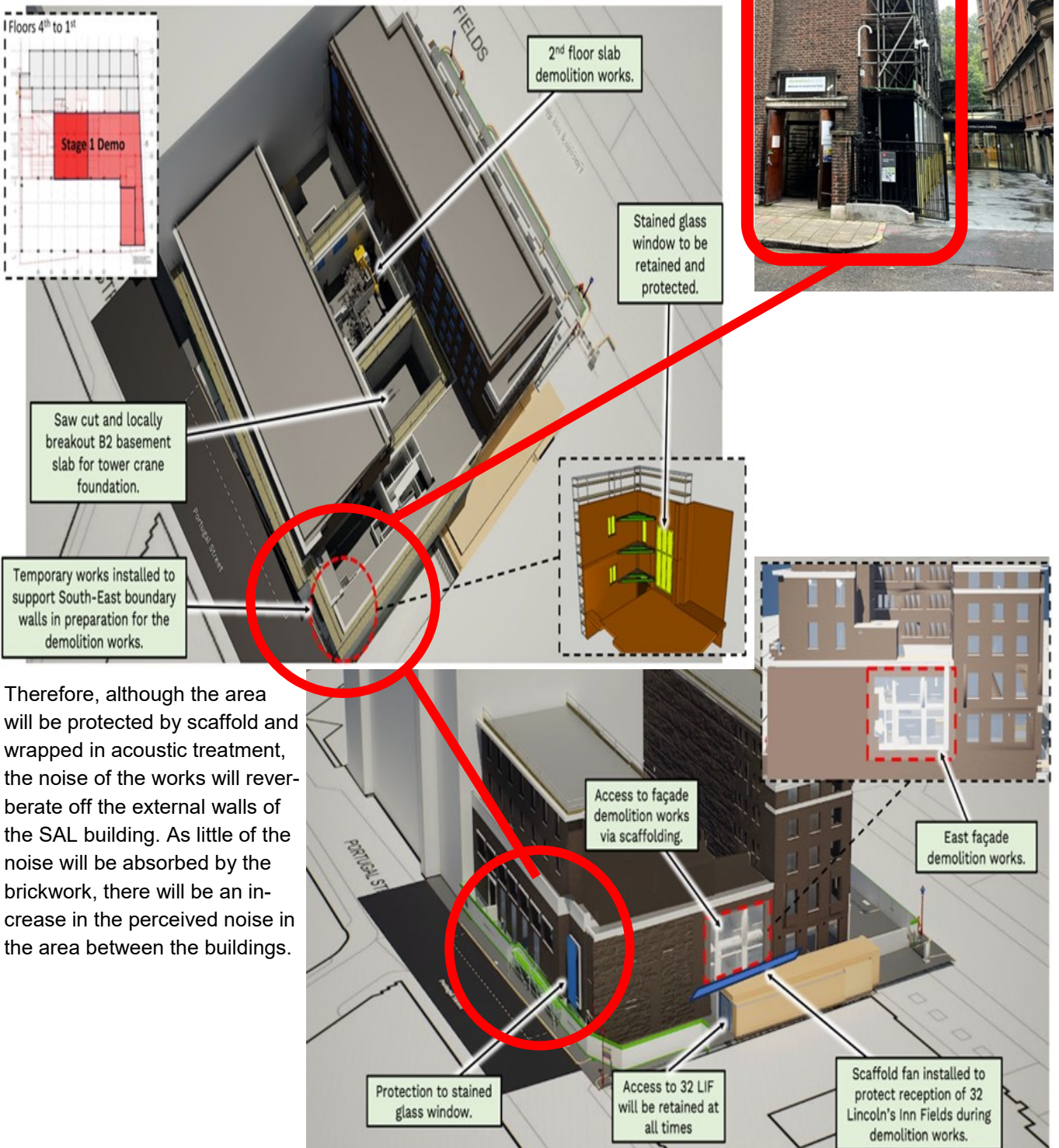


Estates Division
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Planned Works

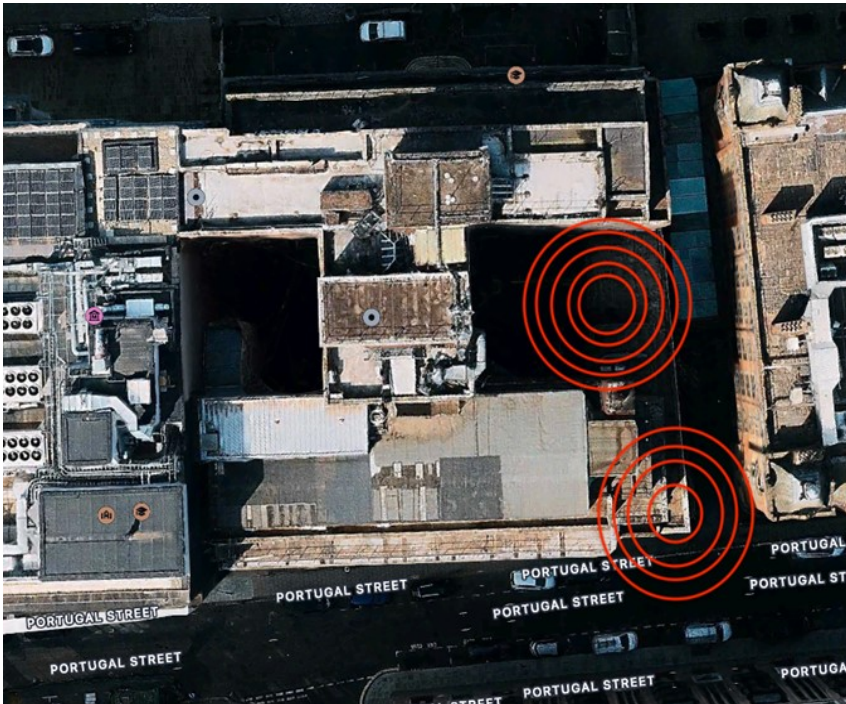
Works over the coming months will concentrate around the south-east corner stairwell to ground level and the demolition of the link building down to basement level.

The illustration below highlights the areas that will be demolished over the next 6 weeks, although the façade will be retained using internal supports. The demolition works will be below the height of the SAL building and concentrated in the passageway between the two buildings.



Therefore, although the area will be protected by scaffold and wrapped in acoustic treatment, the noise of the works will reverberate off the external walls of the SAL building. As little of the noise will be absorbed by the brickwork, there will be an increase in the perceived noise in the area between the buildings.

Increased Noise Levels



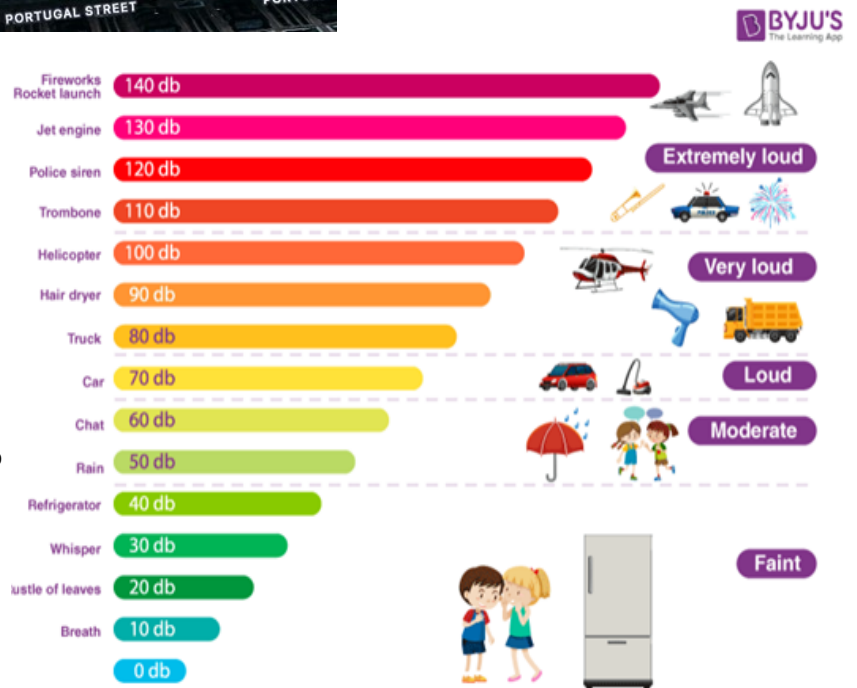
The works will be carried out in accordance with Westminster City Council’s Construction Code of Practice (CCoP) which limits noisy works to be carried out between 08:00—18:00 hours Monday to Friday, and between 08:00—13:00 hours on Saturday, with no works to be undertaken on Sundays or Bank holidays without prior arrangement with LSE and the Environmental Health Officer.

The CCoP stipulates that the noise caused by the demolition works should not exceed 75dB at approximately four meters from the sound source.

The picture above illustrates where the work will be taking place, and therefore where the concentrated noise levels will be highest.

How long will the noisy works last?

The works to the south-east façade, and therefore the works most affecting the SAL building, will be completed by mid-October, when the perceived noise will reduce as the demolition areas moves to the north-west of the building. Works from October to December will involve the breaking out of foundations and the forming of new ground slabs in preparation for the main building works contractor (McLaren) to take over the site and commence the new building works early 2025.



Activity	Year	2022	2023	2024	2025	2026
Architect Design		[Yellow bar spanning 2022 to early 2025]				
Contractor Site Set Up			[Blue bar]			
Soft Strip of Existing			[Purple bar]			
Demolition				[Brown bar]		
Enabling Works Construction				[Green bar]		
Main Works Construction					[Dark Green bar]	

Progress within the building

The strip-out of fixtures and fittings for reuse is nearing completion and the former hall has been stripped back to the concrete frame of the building. The illustration below shows the existing hall stripped back and a render showing the proposed foyer area and the entrance off Lincoln Inn Fields.

Further updates will be published next quarter giving details of McLaren's programme for the rebuilding of 35 Lincoln's Inn Fields.

