

Issue 16

July 2015



LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

# The CBR Newsletter

## Dear Colleagues,

*This newsletter provides an update on the School's major campus redevelopment project; the Centre Buildings Redevelopment Project*

## Inside this issue:

Old Building through routes / New cycle parking	1
What happens now / next	2
Vehicle Movement and Pedestrian safety	3
Complaints and Queries Procedure	3
Noise, dust & vibration / Keeping cool	4
First Monthly drop-in session	4

## Estates Division

# Centre Buildings Redevelopment Newsletter Demolition has started....

## The countdown is over!

Demolition contractor Cantillon started on site on 15 June. Student stewards were on hand all week to help everyone deal with the closure of Houghton Street, Clare Market and other routes through the heart of the campus.



## Routes through Old Building

There have been queries about the route through the Old Building which is signposted with coloured circles on the floor of the corridors — thanks to Dr Sunil Kumar for the suggestion! The route from Student Services through the Atrium Gallery is only accessible between 5:30pm to 9pm in order to limit disruption to Student Services staff, whose offices have no protection from noise and because during busy times the door into Student Services from Clare Market will not cope with the volume of people. It takes only a little longer to walk via the rear corridor or to walk round via Kingsway and the Aldwych.

## New cycle parking



50 new cycle parking spaces have been provided outside Tower 1 to compensate for the loss of spaces outside St Clements. Please remember that the Towers area is closed overnight (access 6am—10pm). The School cannot be responsible for the theft of bikes so please secure your bike carefully.

Yours sincerely

*K Kinsella*

Director of Capital Development



**Estates Division**  
Capital Development

## Digging in Clare Market and Houghton Street

We are aware that the excavations previously in Clare Market and Houghton Street and now on St Clements Lane, have been causing disruption to the School and we are doing all we can to limit this. The works are being undertaken by Reach Active, not Cantillon. Reach Active are moving utilities in the roads such as gas and electricity; this is essential works required before demolition can start in earnest and will be completed in mid August.

## What's happening now

Cantillon have carefully planned their demolition approach including programme dates; how they will protect existing buildings and control demolition; manage construction traffic and pedestrian safety; deal with noise, dust and vibration control measures; and how they will communicate with the School. A copy of their presentation setting out these issues is on the [project web site](#).

Until October 2015 Cantillon will use The Anchorage as their site accommodation.



Hoardings and scaffolding will be going up around the site over the next few months. Cantillon will also be making the buildings ready for demolition by removing anything that can be recycled, shutting down services such as water and carrying out investigative surveys. Asbestos in the buildings will be removed under controlled conditions after notification to the Health and Safety Executive (HSE). Only after these works are finished later this year will structural demolition of the buildings down to the ground level start in earnest.

## What happens next?

The Centre Buildings project is split into three phases. Phase one will see Cantillon take all buildings down to ground level and is scheduled to complete in March 2016. The following two phases are the excavation of the basement levels and then the construction of the new building scheduled for completion in late 2018.

When	Activity
June 15	Houghton Street / Clare Market close. Hand over Clare Market / East Building / Anchorage—commencement site activities. Erect acoustic screen to Old Building and commence site hoardings
6 July 15	Hand over St Clements Building (East)
July—Sept 15	Erect demolition scaffolding, soft strip existing building and clear materials, erect tower crane
August 15	Remove Lionel Robbins bridge link, remove Old Building bridge link
September 15	Commence structural demolition of Clare Market and St Clements tower
December 15	Commence cut of St Clements building (core)
March 16	Demolition phase complete

## Vehicle Movement and Pedestrian safety measures

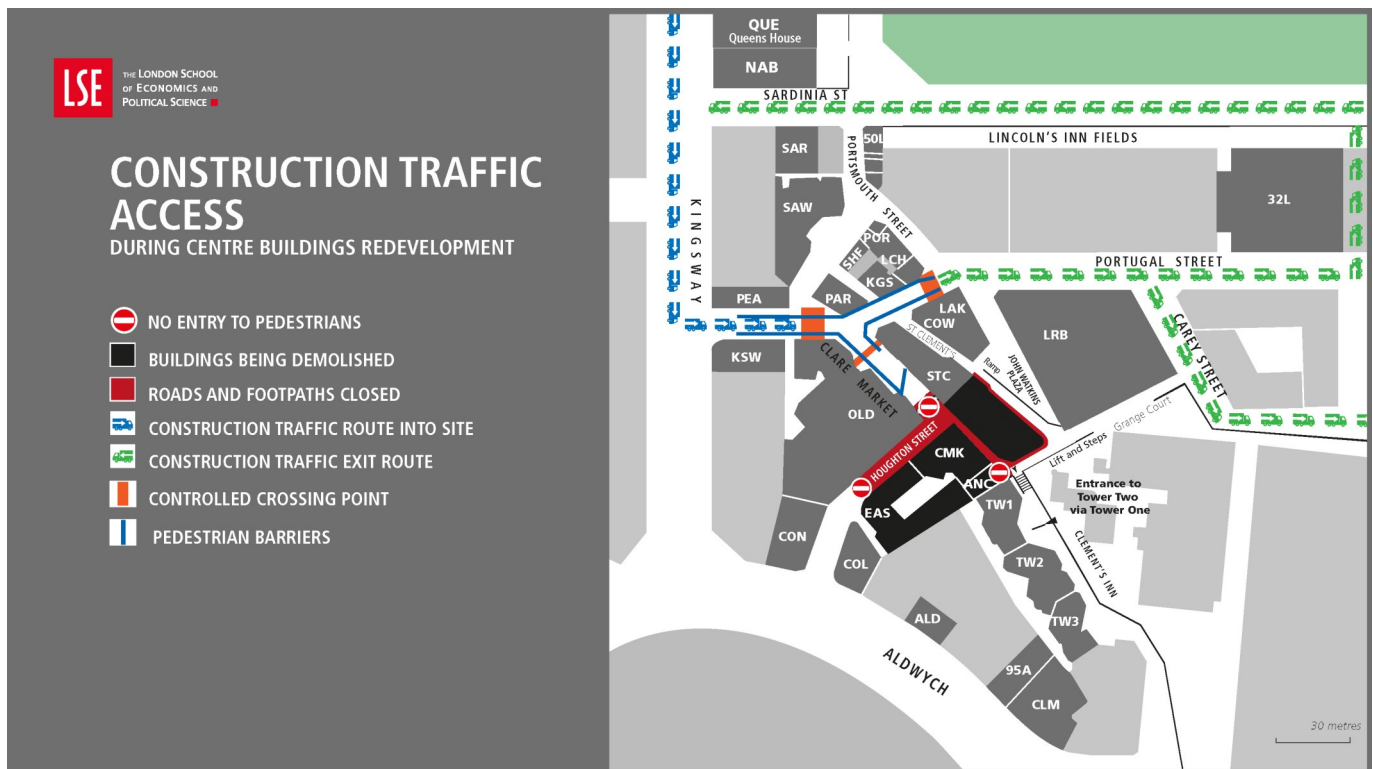


Vehicles will access the site from Kingsway. They will turn around inside the site boundary before driving out again., leaving the site in a forward motion and exiting the campus via Portsmouth Street.

All deliveries to the site will be planned to arrive only as they are needed and will be controlled by booking system with traffic marshals linked by radio. Vehicles will not be allowed to park on Portugal Street.

Mid height flexible barriers will be located at the junction of Portsmouth Street and Clare Market designed to separate vehicle and pedestrian movement. Assisted crossing points will be in place where visibility of on coming traffic is greatest. The map below and notes summarise Cantillon's approach.

Two assisted crossing points will be put in place outside the Old Building and between Parish Hall and Cowdray House in Portugal Street.



## CBR Complaints and Queries Procedure

We are doing all that we can to minimise the impact of the CBR works but, inevitably as with all major construction projects, there will be unforeseen problems and questions which will arise.

We have established a formal process for recording and attending to CBR Complaints and Queries which is available [on the CBR website](#). To ensure that enquiries and complaints are dealt with in the most efficient and effective manner please follow the steps in this procedure. This will enable the Estates Division to investigate and address the queries and complaints as well as ensuring you to receive prompt response and resolution. We cannot guarantee that our target response times will be met if the enquiries are not logged through the correct channels.



## Noise, dust and vibration will be minimised

Cantillon will employ best practice methods in reducing the noise on site including engines off outside of use, muffled plant & pulverisers whenever possible and the erection of acoustic screens. Structural vibration monitoring data will be employed to confirm compliance with Westminster City Council Environmental Health Officer (WCC EHO) requirements.

Waste will be transferred through the building by internal material chutes and the scaffold will be fully sheeted and additional acoustics quilting used at the level of demolition.

There will be a proactive approach to dust control and suppression with smart effective use of water prior to and during demolition, as work proceeds and at ground level. Air quality levels will be monitored by Cantillon to ensure they remain within Local Authority guidelines.

## How to keep cool

Some work spaces adjacent to the demolition/construction area may experience higher than normal room temperatures during the summer months as a result of having to keep windows closed. To mitigate the impact the Estates Division has hired a number of portable air-conditioning (A/C) units. Not all rooms/areas are suitable to use these. Electric fans may be an acceptable alternative and these will be also be issued by Estates. Requests for A/C units and fans must be made by email to the Estates Helpdesk: [estates-help-desk@lse.ac.uk](mailto:estates-help-desk@lse.ac.uk) by the relevant departmental manager.

## Two way communication will be maintained throughout the project.

- ⇒ Newsletters will be produced by LSE each term and by Cantillon each month
- ⇒ Estates complaints procedure see page 3 and on [CBR website](#)
- ⇒ Dedicated project email address [estates.centrebldings@lse.ac.uk](mailto:estates.centrebldings@lse.ac.uk)
- ⇒ Out of hours emergency contact - LSE Security lodge Old Building or call **020 7955 6200**
- ⇒ Project web site – all information issued about the project is on [www.lse.ac.uk/centrebldings](http://www.lse.ac.uk/centrebldings)
- ⇒ Monthly drop in sessions to meet the Cantillon and LSE project teams
- ⇒ Web cam – live feed to the site will soon be on the web site
- ⇒ Notice boards on the site hoarding

## Penguin and Elephant news

LSE zoo keepers have rehomed the penguin and Baby Tembo on the John Watkins Plaza just in time for graduation.....



## Come and talk to us

Monthly drop in sessions with Cantillon and Capital Development staff will be held on the last Wednesday of each month when the LSE community and neighbours are encouraged to attend, have a cup of tea and a biscuit, and discuss any queries you may have about the project.

The first session will be held on **29th July 2015 between 1pm and 3pm**. At the Demolition site office in the Anchorage. (access via the pedestrian gate in the hoarding at the top of the Towers steps on Grange Court).