

Issue 17

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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 (CBR)

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Estates Division Centre Buildings Redevelopment Newsletter



View of tower crane from Portugal Street

Demolition update

The project team have been very busy over the summer and we have reached several key points in the demolition process:

- Demolition of Clare Market and St Clements East has started.
- The tower crane has now been erected.
- The internal 'soft strip' has been completed on all buildings, excluding East Building (EAS).
- Demolition of the LRB link bridge has commenced.
- The two halves of St. Clements have been physically separated to Ground level.

Cantillon has issued its second monthly [newsletter](#) which is available on the CBR webpage and is also posted on the hoardings around site.

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 to discuss any queries you may have about the project.

The next session will be held on **28 October 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).

Keep an eye on progress via webcam

Webcams have been positioned on the roof of Connaught House and the Lionel Robbins Building in order to capture the demolition and construction as it happens. If you would like to keep an eye on proceedings add these links to your favourites [Connaught House](#) and [Library](#).



Clare Market demolition in progress

Yours sincerely

Director of Capital Development

LSE Estates Division
Capital Development

What happens next?

Michaelmas Term	Activity
September - October 15	Remove Lionel Robbins bridge link, remove Old Building and East Building bridge link Please note that cycle parking has been temporarily suspended opposite the Plaza Café during these works, however the Plaza Café is open for business as usual.
September 15	Commence structural demolition of Clare Market and St Clements Tower (noisy works between: 08.00-10.00, 12.00-14.00 and 16.00-18.00).
Mid October—early November 15	Services diversions to St Clements Lane (mid section) pedestrian access reduced, but will remain open.
End October—early November 15	Services diversions to St Clements Lane (outside Cowdray House) no access via Portugal St - access to STC, St Clements Lane/Grange Court/Towers via John Watkins Plaza slope.
November 15	Services diversions junction of St Clements Lane/Portugal St no access via Portugal St -access to STC, St Clements Lane/Grange Court/Towers via John Watkins Plaza slope.
December 15	Commence cut of St Clements building (core).
Summer Term	Activity
March 16	Demolition to ground phase complete.
March—October 16	Below ground demolition

What to expect of your new Centre Buildings in early 2019

A project of this size is affected by changes in external markets. There has been super inflation in the London construction market which has meant an extensive review has been necessary to bring the project in within budget. Alterations to the internal configuration are therefore necessary to reduce the construction costs.

The second basement (B2) has been removed, together with the restaurant which was due to be relocate from the 4th floor Old Building. The revised proposals deliver all the teaching and learning spaces and academic department provision in a high quality environment whilst retaining the internal and external character, quality and presence of this new building and public square at the heart of the LSE campus. Alternative ground level locations on campus for the 4th floor restaurant are being considered by Estates and it is anticipated that the restaurant will still be relocated, however not into CBR.

The building will comprise of: four levels of teaching space including a flexible multi-use events auditorium, Harvard-style theatres, teaching rooms and a teaching and learning commons, supported by a pod-style cafe; ten levels of academic departmental office space; a visitor reception/exhibition Alumni Centre on the ground floor; a large public square connecting the plaza to Houghton Street and providing a new entrance into the St Clements building.

Public Art

We are very excited to share the news that the LSE have proposed the inclusion of a large format public artwork which would be installed on the newly created gable end wall of St Clements overlooking the new public square.

The art will be subject to Westminster Council planning approval which will be applied for in January 2016. Subject to obtaining the required permissions Estates will conduct an art competition to select the artist. The LSE will commence finding opportunities within the coming years.



Proposed kinetic artwork on St Clements



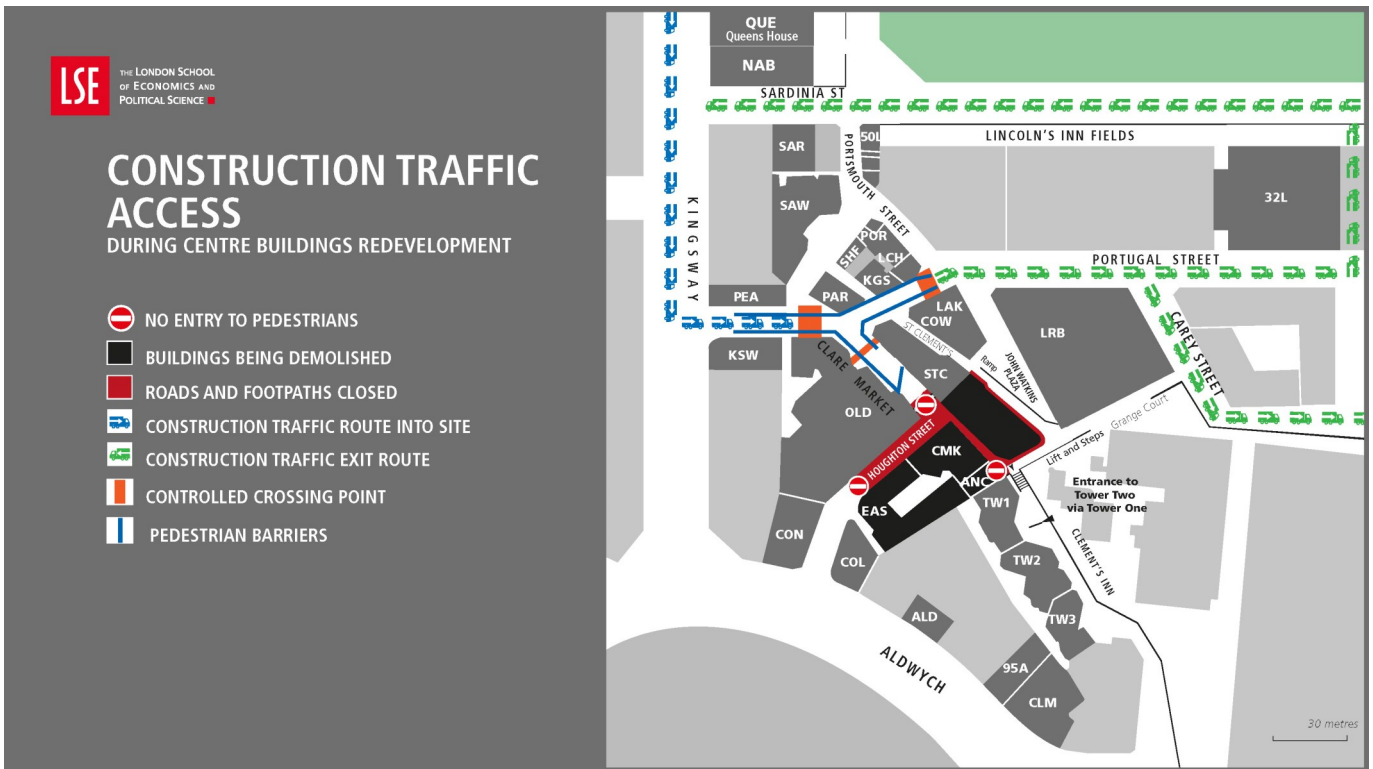
Vehicle Movement and Pedestrian safety measures

Once structural demolition has commenced Cantillon predict an average of 14 lorries movements per day driving on and off site.

Vehicles will access the site from Kingsway. They will turn around inside the site boundary before driving out again via Portsmouth Street.

All deliveries to the site are planned and managed by Cantillon to arrive only as they are needed. Site vehicles connected to the development will not be allowed to park on Portugal Street. Mid-height flexible barriers are located at the junction of Portsmouth Street and Clare Market designed to separate vehicle and pedestrian movement. Additional signage will be installed during October to highlight the pedestrian routes.

REMEMBER Portugal Street is a busy public road **Please stay safe and remember to walk on the pavement NOT in the road.**



Main Contractor announced

LSE has appointed Mace as the Design and Build contractor to deliver CBR, excerpts from the press release:

Julian Robinson, Director of LSE Estates: “The construction of the CBR is the tallest, largest and most expensive project for LSE, which will dramatically enhance the learning environment for our staff and students. Undertaking a complex project of this size and scale requires a significant degree of technical expertise which is why we are pleased to have appointed Mace to deliver this exciting new development.”

Business Unit Director for Public Sector at Mace, Terry Spraggett: “We are delighted to be working with LSE to deliver not only their biggest ever development but also a project which will positively shape the learning environment for students for years to come.”

Quiet spaces around campus

Contractors should be adhering to the 2 hours on, 2 hours off rule (noisy works between: 08.00-10.00, 12.00-14.00 and 16.00-18.00). Those directly affected by the construction works may wish to take advantage of quieter areas of the campus during lunch breaks etc. A list of suggested quiet spaces can be found on the [Estates Facilities Guide web pages](#).

New Student Study and Teaching Spaces

As part of the redevelopment some of the old, dysfunctional facilities within the buildings due for demolition have been replaced with new purpose-built study and teaching spaces completed during the summer. These include three seminar rooms in Parish Hall, two seminar rooms and three PC study rooms on the second and fourth floors of Tower 2 and over 200 study spaces on the fourth floor of the Lionel Robbins Building. For a full list of new teaching and study spaces see the [Estates Facilities Guide web pages](#).



Parish Hall teaching room

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 whenever possible and the erection of acoustic screens. Structural vibration monitoring will be employed to confirm compliance with Westminster City Council requirements.

Waste will be transferred through the building by internal 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 with smart effective use of water prior to and during demolition. Air quality levels will be monitored by Cantillon to ensure they remain within Local Authority guidelines.

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 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.

Out of hours emergency contact - LSE Security lodge Old Building or call 020 7955 6200

Newsletter format is changing

This will be the last printed CBR newsletter. We know some of you love it but more of you have moved into the digital age! A survey was undertaken at the end of the Summer Term and 370 people were consulted, 60% of students, 58% of staff and 33% of alumni expressed the wish to receive development updates via email so look out for the new format next time—we can still arrange colour prints for your notice boards, if required.

For a digital version of this newsletter, and to see the latest news on the project please visit lse.ac.uk/centrebldings