



The CBR Newsletter

Surveys & investigations—Update

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

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Centre Buildings Redevelopment

Surveys & Investigations - Update

As reported in previous newsletters issued earlier in the year, staff in the Capital Development Team in the Estates Division are working to ensure the impact of the CBR project on the campus is minimised as far as possible so the School's business can continue as normal. This newsletter aims to provide you with an update on these activities and to provide you with information on the next steps in this preparation process. Not all details are finalised yet but we will be issuing updates as information become available.

The latest images showing the design of the building were recently displayed in a public exhibition held in part of the former Three Tuns at the junction of Clare Market and Houghton Street.

The exhibition will be reopened soon and will continue to be updated with the latest information on the project, both on the design development and on how the demolition and construction will impact on the campus. Watch out for drop in sessions staffed by the Estates Division.



Images from the Public Exhibition

Yours sincerely

Yours sincerely 
Director of Capital Development

Diverting IMT and Underground Services

Why

The successful diversion of underground services that run through and immediately adjacent the redevelopment site is critical to ensuring that demolition can start in July 2015 without disrupting the business of the School. With colleagues in IMT and Maintenance we are developing a set of schemes to divert or re-provide services to ensure the School continues to operate as normal during demolition and construction of the new building.

What

To ensure the diversions are accurate we need to dig a number of trenches across roads in and around the Centre Buildings Redevelopment site. The trenches will enable us to identify exactly what services are within the ground so that the project team can ensure that all relevant utilities providers are consulted and diversion routes can then be identified and properly designed.

Where

We will be excavating 10 trenches in roads around the Centre Buildings development site. The trenches are on Houghton Street, Clare Market, Clements Inn Passage and St Clements Lane and their indicative locations are marked in green on the campus map on the following page.

When

The works have been programmed during the Christmas vacation to minimise disruption to the campus. Contractors will start on Monday 15th December 2014 and will be finished by 9 January 2015.

How

We appreciate that this is work going to be potentially disturbing to staff and students, even though it will be undertaken during the School closure period, as it could cause disruption to pedestrian movement. We are working to ensure that the impact is minimised through the following measures.

- **The trenches will be carried out in a sequence which will minimise disruption to pedestrian movements**
- **Trenches that span key pedestrian routes will be excavated in stages so that pedestrian movement can be maintained**
- **Clear signage will be put in place to highlight alternative routes where trenches require a road closure**
- **Works will be screened by visual and acoustic barriers**
- **Co-ordination meetings with Conferences and Events, Timetabled Teaching and Summer Schools are being held**

Indicative location of investigation trenches

The map below indicates in green the indicative location of the ten trenches which will be dug in in the roadways during the Christmas vacation. Works will start on Monday 15th December 2014 and will be completed by 9 January 2015.



The buildings due to be demolished are coloured purple, other LSE buildings are in red. The trenches are in green

Surveys & Investigations

Over recent months we have carried out several investigations in and around the buildings that make up the project. Most of the impact of the development will be restricted to the buildings due to be demolished, although other buildings may be affected by more wide reaching impacts, such as noise and construction traffic movements. We will continue to develop strategies to deal with each matter of concern to staff and students and will be arranging to meet with individual departments most affected by the project.

Limiting the impact of Noise

We are assessing the potential impact of noise on those buildings adjacent to the Centre Buildings Redevelopment site. A survey of existing windows of neighbouring buildings including Old Building, Connaught House, Columbia House, Cowdray House and St Clements has been completed. Any necessary noise mitigation works (secondary glazing etc.) will be carried out to the affected rooms in early 2015. A newsletter explaining how noise will be measured and managed will be issued later in the term and separate communications sent to those in the buildings directly affected.

Asbestos Surveys

Before demolition starts we need to know the level of asbestos and other deleterious material in the buildings due to be demolished. An asbestos survey has been undertaken and elements of asbestos have been identified in the existing buildings. However, at no point are staff or students currently exposed to any dangerous materials and the removal of the asbestos during the demolition programme will follow clearly defined health and safety procedures.

Structural investigations

Several structural related investigations have already been undertaken and these have provided us with vital information we need before demolition starts.

Latest Programme

The current programme is below. In order to limit the impact of disruptive works, we plan to start demolition in the summer of 2015 after the main exam period has finished.

Activity	Year	2014	2015	2016	2017	2018
Architects design						
Decants from Centre Buildings						
Works to adjacent buildings						
Planning Application period						
Demolition Contract						
Main Contractor Procurement						
Construction Contract						

If you require further information please email estates.centrebldings@lse.ac.uk or contact Sarah Beck, Principal Project Manager s.h.beck@lse.ac.uk Tel. 020 7106 1150