



Photo: Mark Gorton/RSHP



Photo: Joas Souza

# Open House at LSE Centre Building

## Why was the building needed?

One of LSE's main objectives is for the standard of all School space to be commensurate with its international academic standing. The original buildings performed poorly - both as academic offices and as teaching spaces - and offered little to students once the Students' Union facilities were relocated. Following considerable analysis, the decision was made to demolish all the buildings forming CBG: East Building, The Anchorage, Clare Market and St Clements: core and eastern wing. LSE recognised that this would impact on the student and staff experience; but considered the benefits of a new efficient building with more space would outweigh the disadvantages to the School during its construction.

## How much did it cost?

CBG is the largest project in the School's 120-year history, with a £78m construction cost as part of an overall capital investment of £125m.

## Project Timeline and Key Data

### Design Competition

Aug 2013 - Oct 2013

### Design Development

Jan 2014 - Dec 2016

### Demolition & Enabling

Jun 2015 - Dec 2016

### Construction

Jan 2017 - May 2019

### Occupation

June 2019

### Area

GIA of circa 15,500 m<sup>2</sup>

### Cost

£78m construction cost as part of an overall investment of £125m. The total cost includes all professional fees, enabling works, demolition, construction, FF&E and VAT.

## Who designed the building?

LSE held an international design competition organised by the Royal Institute of British Architects for the Centre Building project. Over 70 expressions of interest were received; six firms were short listed and of these five firms submitted proposals in September 2013. Public consultation was included as part of the competition evaluation process. Votes from the public exhibition indicated considerable support for Rogers Stirk Harbour and Partners (RSHP) design which identified the opportunity for a new public square. In November 2013 LSE selected RSHP as the architects and lead consultant of a multi-disciplinary team for the new development. This team was responsible for the design up to RIBA stage 4 (Technical design).

## Who delivered the building?

Mace were appointed as the principal Design and Build contractor for the project responsible for construction delivery. Mace employed B+R Architects (B+R) as delivery architects for the project whose responsibilities included progressing the design from RIBA stage 4 and supervising sub-contractor delivery up until completion. RSHP were retained by the LSE during the construction phase to oversee design delivery and quality on site. The above arrangement created a collaborative process during construction which ensured that the design ethos and LSE's vision was successfully delivered.

## What is in the building?

The building provides state of the art, flexible teaching spaces on the lower levels of the building and faculty accommodation on the upper levels for the departments of Government, International Relations, the European Institute, the International Inequalities Institute and the School of Public Policy, as well as the LSE Directorate.

The first 3 floors are public and entirely student focussed - the ground floor features a student learning commons, an 'LSE style' lecture theatre which facilitates traditional teaching and collaborative group working and a café. Levels 1 & 2 house two 'Harvard style' lecture theatres, 14 seminar rooms of between 20 and 80 seats, informal learning spaces for group work and individual study, and a dedicated student terrace on level 2. At basement level there is a 200 seat flat floored auditorium and events space which spans underneath the square.

Externally there is a public square which was created by the demolition of the eastern end of the St Clements building. The square provides a new heart to LSE's campus and greatly improves connectivity between Houghton Street, the Library and the Students' Union.

## How Sustainable is the Building?

Sustainable design is fundamental to the Centre Building- the project attains BREEAM Outstanding through a simple and robust design that combines the best elements of passive design with innovative MEP systems and controls enabling users to adapt their individual environment on academic floors.

Good daylight and natural ventilation is provided to over 70% of the accommodation, creating workspaces which enhance the wellbeing of its occupants. The stepping atrium on the upper levels not only connects all social and circulation spaces on the academic levels but also provides a large air volume which assists in the ventilation of internal deep plan areas.

External shading, clearly visible on the facade, protects the interior spaces from heat gains. These shading devices were carefully modelled and vary in depth and location depending on the exposure of different areas of the facade to solar gain. Rainwater harvesting, a biomass boiler and photovoltaics are provided on site as part of the renewable energy strategy and embodied carbon in the building was reduced by 30% between concept and detailed design.



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## Project Team

### Architect

Rogers Stirk Harbour + Partners

### MEP and Environmental Engineer

chapman BDSP

### Structural Engineer

AKT II

### Landscaping

Gillespies

### Planning Consultant

Turleys

### Principal Contractor

Mace Group

### Delivery Architect

B+R Architects