



THE LONDON SCHOOL
OF ECONOMICS AND
POLITICAL SCIENCE ■

London School of Economics and Political Science

Public Realm Strategy

November 2013

Foreword

LSE's Public Realm Strategy is one element of a broader strategy with the objective of delivering a university quarter comprising a world class estate.

Over the last several years, LSE has made major improvements to its estate. These have extended the flow of the campus north to Lincoln's Inn Fields and improved the capacity of our buildings to support education and the student experience, the research and scholarly work of academic staff, and public engagement which is the hallmark of LSE.

We are approaching our estate strategy not just as a matter of space or separate buildings but also as an effort to build a better campus. This means a more effectively integrated campus, with better pedestrian flows, a stronger identity and a more dynamic and engaging overall appearance. LSE is by choice an urban university, so the campus will signal both our place in the city and our openness to the city.



A handwritten signature in blue ink.

Julian S Robinson
LSE Director of Estates



A handwritten signature in blue ink.

Nigel Hugill
Chairman LSE Estates Strategy Committee

Contents

1 Introduction and Purpose	5
2 Analysis	6
3 Key Principles	18
4 Strategy	20
5 Phasing	24
6 Materials	26
Appendix A – Campus Public Realm Audit	32
Appendix B – Planning Policy	50



View looking north down Houghton Street

1 | Introduction and Purpose

Over the next decade, LSE intends to continue its strategy of identifying redevelopment opportunities within and adjacent to its existing campus so that the whole campus can be improved in its appearance, its pedestrian flow, and its functional support for our teaching, research and other work, enabling better connections between buildings on campus and beyond.

Our strategy, of developing high quality buildings and ensuring they are reflected in, and connect to, adjoining areas of public realm and the streets, is one LSE will continue with and it is embedded in our overall estates strategy. This will mean we will continue to work with Westminster City Council to ensure that the spaces between our buildings, while often adopted and maintained by the Council, are considered as part of this overall strategy and we will agree how best to implement improvements with reference to *Westminster Way – Public Realm Strategy*. As set out in *Westminster Way – Public Realm Strategy*, “Regeneration/improvement projects where existing quality is poor might introduce unusual elements by special agreement in an exceptional project”. *Westminster Way – Public Realm Strategy* identifies LSE as having existing exceptions in its public realm in order to enable the School to have a campus feel and we envisage this continuing as new buildings are developed.

This is an initial public realm strategy and it will continue to be developed to reflect the changing nature of the campus and to address other aspects of the public realm, such as art, landscape and feature lighting.

The importance of LSE and its associated estate is recognised in both the London Plan and the Westminster Core Strategy 2011 (see Appendix B). Likewise, the School has given the development of its physical estates a key role in its future and accordingly LSE’s Estate Strategy (April 2011) has two key tenets:

- “Strategic aim to create a ‘world class’ estate commensurate with the School’s international academic standing and competitive with other world class higher educational institutions.”
- “Work with WCC to create a ‘university quarter’ in Aldwych including: pedestrianisation of Sheffield St and St. Clements Lane and improvement to the ‘ground plane circulation’ and public realm.”

The 2013 Public Realm Strategy supports both of these key objectives.

The new Saw Swee Hock Student Centre that is to open in late 2013 adds architectural excitement as well as much needed student space to the campus and provides an opportunity to create a pedestrianised space in the heart of the campus; the materials chosen reflect the exciting architecture of the building. The former Land Registry Building at 32 Lincoln’s Inn Fields has been remodelled and its adjacent spaces reflect the quality and type of materials chosen in the public realm. Also on Lincoln’s Inn Fields, the New Academic Building successfully creates a public space on its frontage with high quality spaces and materials reflecting the building.

One of our major development opportunities in the next five years is the reconstruction of the central campus buildings on the east side of Houghton Street. This will replace an inefficient and unattractive set of 1970s buildings with an exciting structure that is part of a better integrated, more usable and more accessible campus. Another significant opportunity afforded by the acquisition of 44 Lincoln’s Inn Fields. This site will further define the LSE campus by creating additional frontages onto Portugal Street, Portsmouth Street and Lincoln’s Inn Fields.

On these project and others, we will continue to work with Westminster City Council to ensure the surrounding public realm is of an exceptional quality consistent with the objectives of both parties.

2 | Analysis Context

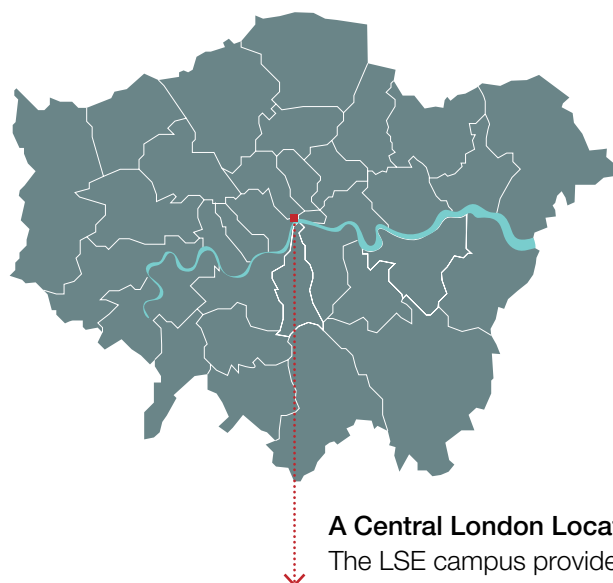
The London School of Economics and Political Science is located in the heart of London. The campus is bordered by Covent Garden to the west, Holborn to the north, the City to the east, and the Thames to the south.

LSE's central London location provides an excellent place to study with the best of the city on its doorstep. The campus allows for passing traffic to move freely through the area, making it a part of London's rich fabric.

LSE's desire to create a better defined university quarter is supported by the Westminster City Council (WCC) in *Westminster Way – Public Realm Strategy*. The Supplementary Planning Document highlights the LSE campus as:

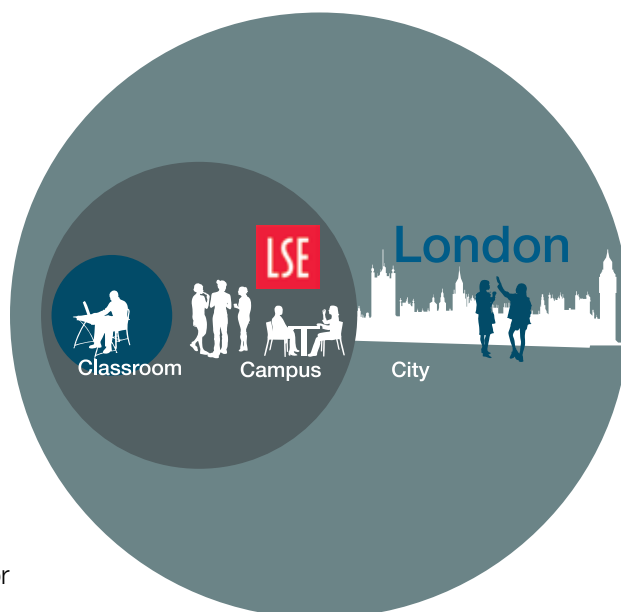
“An area where two exceptions have been agreed to give LSE a more ‘campus like’ feel to the streets linking the buildings used by LSE with the school’s corporate blue colour. Paving patterns are an exception as well.”

More information regarding current WCC planning policy can be found in Appendix B.



A Central London Location

The LSE campus provides a stimulating setting with the best of London on its doorstep.



Campus as part of the City

LSE provides a welcoming community for students within London. The public realm defines the campus and provides space for students to relax and interact.



LSE campus



LSE Residences

- 01 Carr Saunders Hall
- 02 Passfield Hall
- 03 Rosebury Hall
- 04 High Holborn
- 05 Grosvenor House
- 06 Lilian Knowles House
- 07 Northumberland House
- 08 Bankside House
- 09 Butlers Wharf Residence
- 10 Sidney Webb House



Northbank BID

A major stretch of central London is to be rebranded the Northbank in an attempt to create a rival to the South Bank. 280 businesses in the area north of the river from Trafalgar Square and Embankment to the Strand and Aldwych have voted for the creation of the Northbank Business Improvement District (BID).



2 | Analysis

Existing Movement and Key Spaces

With 10,400 students now enrolled, pedestrians dominate much of the movement through the campus. Cycle parking and “Boris bike” docking stations are located across the campus.

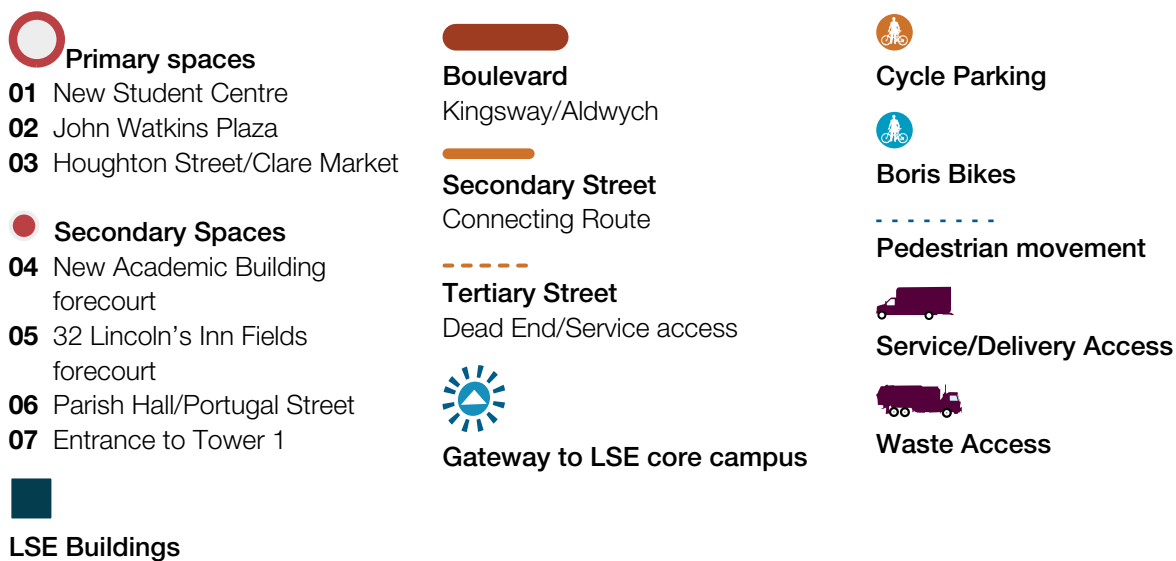
Several key spaces make up the LSE campus. These spaces help shape the character of LSE.



Portugal Street view looking west towards George IV Pub

2 | Analysis

Existing movement and Key Spaces



2 | Analysis

Existing Character and Consistency

Common elements help define the LSE campus. The red LSE logo can be found on all LSE buildings as well as way finding signage.

Other elements, such as bollards, Sheffield hoops and recycling bins, are from the Westminster catalogue.

02



03



05



- 01** Bespoke bench and planter reduces clutter;
- 02** Westminster recycling bins; **03** Wall mounted signs identify LSE buildings;
- 04** the iconic City of Westminster Grey Wornum lantern;
- 05** Red cube way finding map;
- 06** LSE wall mounted lighting reduces clutter on street;
- 07** Granite paving on Houghton Street

04



06



01



07









2 | Analysis

Existing Character and Consistency

The materials used in the public realm change to reflect the buildings they are connected to and their surrounding context.

The southern part of the core campus uses granite, while the areas fronting Lincoln's Inn Fields use predominately Yorkstone. The remaining area, shown in red, has a mixture of surfaces.

LSE has worked with Westminster and Camden to agree materials and furniture for each area of redevelopment. The campus reflects a mix of preferred materials and bespoke elements appropriate to each location.

	LSE Paving Variant		Lincoln's Inn Fields
	Granite		Consistent edge
	LSE Post 2010 Spaces		Mixed surfaces
	Associated with adjacent buildings		Westminster Catalogue
	LSE Students' Centre Easter 2014		LSE Buildings
	Yorkstone/Brick pavers proposed		



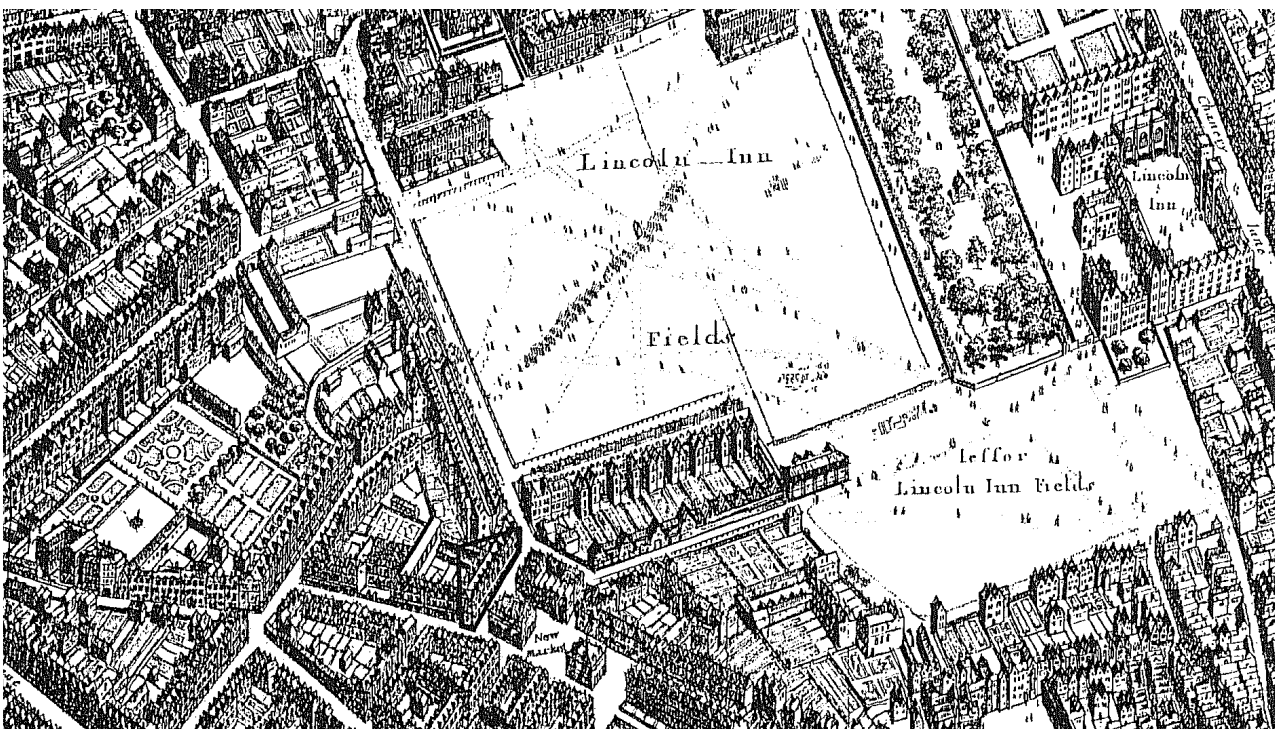
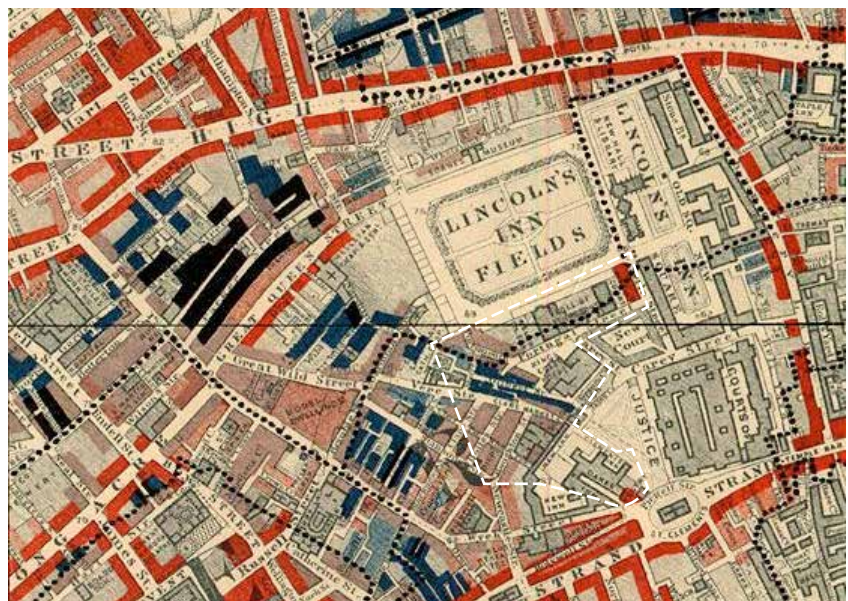
2 | Analysis

Historic Context

The LSE campus sits in both the Strand and Bloomsbury conservation areas. Listed buildings and narrow streets add to the historic character of the area. Several elements found in the public realm contribute to the historic character and charm.

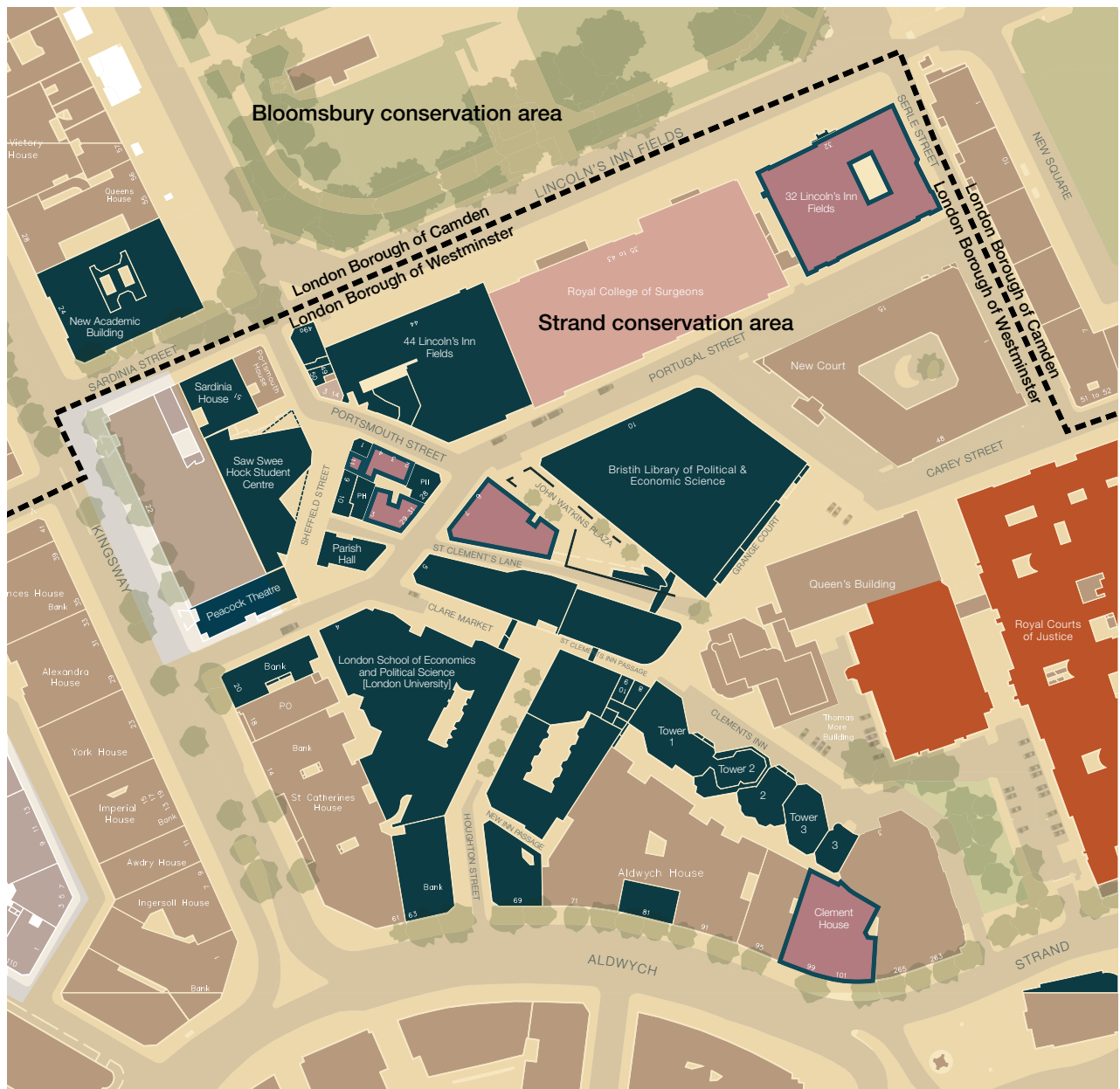
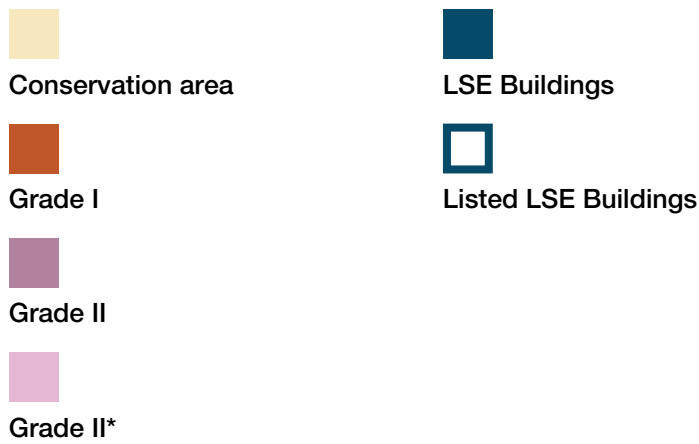


Top right: Kerb on Portsmouth Street;
middle: Map Lincoln's Inn Fields in 1889
from Charles Booth, *Life and Labour
of the People in London*: red areas are
"middle-class, well-to-do"; blue areas are
"Intermittent or casual earnings", and black
areas are the "lowest class...occasional
labourers, street sellers, loafers, criminals
and semi-criminals" – Source: Wikipedia.;
below: 1656 birds eye view of Lincolns Inn
Fields by W Holler – Source: British Museum



2 | Analysis

Conservation Area/Listed Buildings



Opportunities and Constraints

By addressing the challenges presented by LSE's urban setting, opportunities emerge to create a more integrated campus, with better pedestrian connections, a stronger identity and a more dynamic and engaging overall appearance.



The narrow streets and overall density of the campus creates few large public spaces. This constraint presents the need for clutter free spaces that can accommodate activity associated with its context. The limited space also presents the opportunity to see the street space also as valuable part of the campus.



The ongoing redevelopment of LSE presents several opportunities to create additional or improved public spaces associated with the redevelopment. The redeveloped public realm should reflect the buildings where possible and compliment the activity inside. The proposed pedestrianisation of Sheffield Street demonstrates this concept of a unified space that responds to its context.



The narrow pavements and lack of vehicular movements encourage pedestrians to walk in the carriageway on Portsmouth Street and Portugal Street. There is an opportunity to create a shared surface that will respond to the dominate pedestrian movements while still allowing for vehicles and cycle traffic.



The zebra crossings on Sardinia Street are often ignored by pedestrians as they do not address the desire lines. There is an opportunity to create an alternative crossing that would allow pedestrians to cross diagonally and signal traffic to reduce their speed and yield to pedestrians.



The pubs on campus are constrained by the amount of external space provided for activity to spill out. There is an opportunity to better address this situation by allowing a better defined space for patrons – through either permanent or temporary measures.



With several listed buildings on campus, there is an opportunity to respond to the area's historic context.



There is an opportunity to better define the campus by creating stronger gateways into the site. The gateways will create threshold into the campus, defining the extents of LSE and slowing vehicular traffic entering from major roads that include the Strand, Aldwych and Kingsway.



LSE has areas of inconsistent treatments. These areas of mixed or poor materials lower the overall quality of the campus environment.



Continuing to allow for vehicular and service access is a primary constraint when considering the improvements to the public realm.

2 | Analysis

Opportunities and Constraints



Gateway to LSE core campus
Opportunity to create threshold and define campus



Pedestrian desire line
Opportunity for shared space



Opportunity to redevelop public realm with redevelopment
Greatest impact (red)



Public spaces
Opportunity to responding to adjacent buildings and context



Spill out spaces from the pub



Area of redevelopment
LSE development to be completed in next five to seven years



Listed Buildings



Inconsistent treatment
Opportunity for improving campus identity












































Service access



























Vehicular access through campus



Opportunities and Constraints – Campus Spaces and Streets

	 Vehicular Route	 Pedestrian Only	 Key Public Space	 Secondary Space	 Planting	 Trees	 Public Art	 Historic Character
Clare Market			 Opportunity to redesign space with planned redevelopment		Opportunity for planting			
Clements Inn Entrance from the Strand	 Improve paving and southern gateway to LSE	 Opportunity to improve to match entrance to Tower 1 as part of estates programme. Materials inconsistent			 Opportunity for planting	 Adjacent	Opportunity for art	
Clements Inn Entrance to Towers					Opportunity for vertical garden along eastern edge	 Adjacent		
Clements Inn Passage			Opportunity to redesign space with planned redevelopment					
Grange Court					 Opportunity for additional planting			
Houghton Street			 Opportunity to redesign space with planned redevelopment		Opportunity for planting improving biodiversity			 Opportunity to address historic entrance to LSE
John Watkins Plaza								
Lincoln's Inn Fields								
32 Lincoln's Inn Fields forecourt				 Opportunity for events		 Adjacent		

Opportunities and Constraints – Campus Spaces and Streets

	 Vehicular Route	 Pedestrian Only	 Key Public Space	 Secondary Space	 Planting	 Trees	 Public Art	 Historic Character
New Academic Building forecourt				 Opportunity for events utilising seating	Opportunity for planting	 Adjacent		
Portugal Street	 Opportunity to control traffic to respond to demands	Create pedestrian priority street		Create stronger link between north and south campus through traffic calming	Opportunity for planting to green campus		 Opportunity to relocate art to make better use of space	
Portsmouth Street	 Opportunity to control traffic to respond to demands	Opportunity for shared surface or to pedestrianise						 Improve setting for the Old Curiosity Shop immortalised by Dickens
St. Clement's Lane	 Opportunity to control traffic to respond to demands	Narrow street – Potential for improvement with planned redevelopment	Opportunity to redesign space with planned redevelopment					
Sardinia Street	 Difficult pedestrian movement at junction with Lincoln's Inn Fields and Portsmouth Road/Create northern gateway	Opportunity for shared surface junction creating stronger link between LSE and Lincoln's Inn						
Sheffield Street Student Centre		 Yorkstone to connect to north/Brick to ground the building						

The Westminster Code is a set of ten simple rules, established to guide the nature of ALL intervention in the city's public realm. LSE will work with Westminster to deliver a public realm that follows the code, while also giving LSE a "campus like" feel.

Rule 1 – Quality

Westminster's public realm requires high quality components, materials, scheme design, implementation and detailing – complimented by high levels of proactive maintenance to ensure that any equipment or materials in a poor condition are improved, mended, refurbished or replaced.

LSE will specify materials that are easily maintained or included in the Westminster Catalogue.

Rule 2 – Durability/Sustainability

The choice of material and supporting structure must reflect the anticipated demands of the high levels of use and ensure long term, sustainable solutions can be implemented and maintained. In planting regimes this should embrace biodiversity. Long life materials that can be re-laid and restored on site are preferable to those requiring regular renewal and the associated winning, transport and disposal costs.

LSE will generally follow *Westminster Way – Public Realm Strategy* guidance for vehicular routes through LSE.

Rule 3 – Character

The city's distinctive black street furniture livery should be adopted for all furniture items, unless specifically identified as an established exception to this rule either in this document or through the Exceptional Projects procedure.

LSE will look to define their campus through interventions that will compliment the buildings on campus and help animate the exceptional spaces.

Rule 4 – Clutter Free

Minimise the occurrence of furniture obstruction, by removing obsolete, duplicated or unnecessary items, co-locating elements where appropriate and only installing new items where considered absolutely necessary. The public realm will also be managed in such a way that any such clutter is removed so it is maintained to minimal levels. This will ensure ease of pedestrian movement and the delivery of a truly inclusive and neat public realm.

LSE will generally combine elements where possible or integrate elements into the building façade, such as lighting, where appropriate.

Rule 5 – Continuity

Where appropriate, the replication of historic furniture should be accurate both in terms of its fabrication and setting (but dated to show its provenance). In mobility terms the pedestrian network should be continuous and joined-up without impediment to people with impairments. Where this continuity is damaged by decisions made in the past, it must be remedied.

LSE will ensure that the campus is accessible to all and allows for continuous pedestrian movement.

Rule 6 – Containment

The established pattern of geographically distinct furniture items should be respected and continued in the areas or settings to which they were intended when originally conceived, or where newly conceived.

LSE will work with Westminster City Council to agree items appropriate to each location.

Rule 7 – Context

Choice of furniture items, planting and materials should be informed by the character and traditions of its context.

LSE will define their campus through carefully selected furniture items, planting and materials that will compliment their context and add to the quality of the campus.

Rule 8 – Co-ordination

Items of furniture should, as a rule, be part of the city's co-ordinated suite, unless an item of historic interest or character is one that should be preserved or where there is an agreed area difference or exceptional scheme. Funding co-ordination and pooling may have beneficial effects on the public realm.

LSE will work with WCC to agree the materials in each case looking for a mix of their preferred materials and bespoke elements appropriate to each location.

Rule 9 – Consistency

Replace like for like where the existing quality is high. There is an expectation to remove inconsistency, particularly where low quality materials mar the standards required by this strategy; or where gradual repairs/reinstatements over a number of years have led to inconsistencies in road layout and/or signage. Regeneration/improvement projects where existing quality is poor might introduce unusual elements by special agreement in an exceptional project. Monitoring of schemes will identify circumstances that would be contrary to the other rules of the code and exceptions kept to a minimum.

LSE look to remove low quality, inconsistent materials and replace with high quality materials reflecting a world class, university quarter. LSE will work with Westminster City Council to deliver exceptional projects that define the campus.

Rule 10 – Cherish

Protect, preserve and maintain listed and other noteworthy items of street surface, street furniture or park furniture in situ. If there is a case to be made to move or remove such an item, its proposed relocation, conservation techniques to be used or safe storage for future use will have to be fully made and justified. Because they are in the street and are owned by the city, that is not a justification to use them for signage and other promotions. Any sign on a listed item affects its character and interest as a listed structure and consent is required before fitting anything to it. It is a criminal offence to anticipate that consent will be forthcoming and make the change without the grant of consent.

4 | Strategy

Public Realm Strategy

LSE is both a campus and part of the city. The public realm is a valuable place for students, staff and visitors to relax and interact.

As set out in the introduction to this document, the LSE's public realm strategy aims to connect the campus into the city while defining the key spaces and buildings that make LSE through interventions which link buildings with adjacent spaces, while also meeting WCC's aspirations for adopted areas.

Our public realm strategy is illustrated in the following diagram. Using the analysis set out in Section 1 and especially the Opportunities summarised on pages 14-17, the School has identified a series of primary and secondary public spaces which, together with certain interconnecting streets, provide a backbone to the public realm. Our development plans for the buildings adjoining Houghton Street, Clements Inn Passage and St. Clements Lane provide an opportunity for significant improvements to a central part of the campus while also improvement pedestrian movement. Our plans for 44 Lincoln's Inn Fields will provide further opportunity to create an excellent city centre campus. As a consequence of these development opportunities, we wish to work with WCC over the next five years to improve pedestrian priority in the heart of the campus and improve key gateways.



4 | Strategy

Public Realm Strategy



Primary public spaces

Key space associated with key building on campus

01 New Student Centre

02 John Watkins Plaza

03 Houghton Street/Clare Market



Secondary public spaces

04 New Academic Building forecourt

05 32 Lincoln's Inn Fields forecourt

06 Parish Hall/Portugal Street

07 Entrance to Tower 1



LSE Gateway

Threshold defining entrance to LSE



High quality shared space

Durable/high quality treatment signalling pedestrian priority



Proposed pedestrianisation of Portsmouth Street



Shared space

Level surface allowing free movement of pedestrians



Key spaces defining the LSE campus



Development area

LSE development planned in the next five-seven years



4 | Strategy Public Spaces

Spaces should feel as an extension of the buildings adjacent and reflect the surrounding context. The public spaces define the LSE campus by creating valuable spaces essential for student life.

The design and detail of these spaces will be unique to their location and use. Materials and furniture from the Westminster catalogue will be used when appropriate, but the pallet will not be limited to these items to allow for a high quality, clutter free space and to enhance the campus' character.

Primary public spaces – Key space associated with key building on campus

01 Saw Swee Hock Student Centre

02 John Watkins Plaza

03 Houghton Street/Clare Market

Secondary public space

04 New Academic Building forecourt

05 32 Lincoln's Inn Fields forecourt

06 Entrance to Tower 1

01



02



03



04



05



06



4 | Strategy Shared Spaces

The connecting streets will be informed by the principles and design outlined in *Westminster Way – Public Realm Strategy* – creating a simple, sustainable approach that is consistent with neighbouring areas.

By gradually transforming the streets into shared spaces, the campus will have a stronger identity and be more unified.

01



02



03



- 01** New Row – shared surface, level treatment located in London Borough of Westminster;
- 02** Eastern gateway at Portugal Street;
- 03** St. Clements Lane – opportunity for shared space treatment

5 | Phasing Public Realm Strategy

LSE will continue to develop the public realm in line with its overall estates strategy. LSE are working with WCC to deliver Phase 1, the redevelopment of Sheffield Street by Spring 2014.

The future proposals for the public realm in Houghton Street and St. Clements Lane will be informed by the development of the adjacent buildings over the next five years.

The School's plans for 44 Lincoln's Inn Fields will provide a significant opportunity to knit the campus together and to improve the public realm within a similar timescale. Extending the public realm improvements to the remaining portion of Portugal Street and finally Sardinia Street will follow.

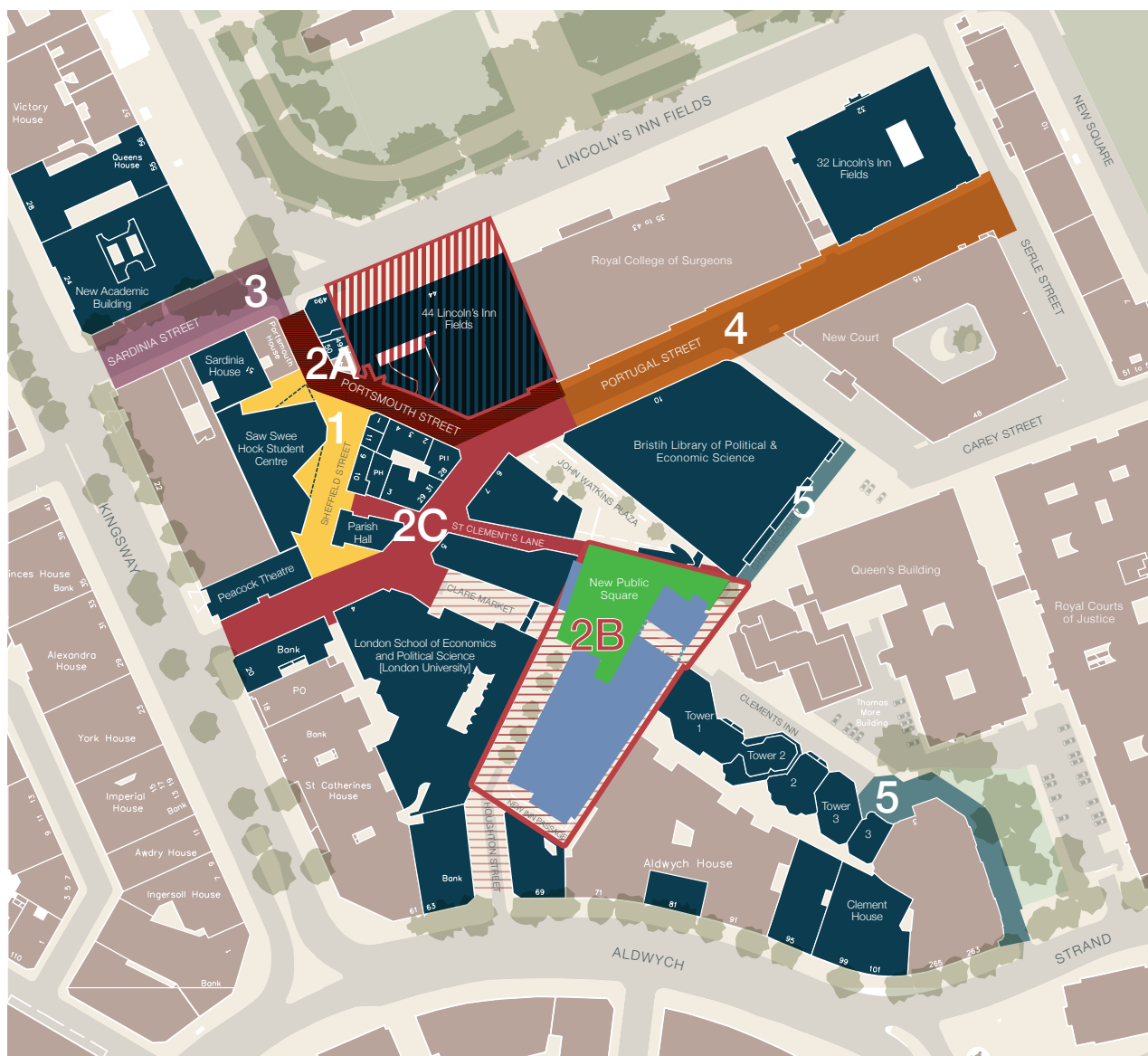
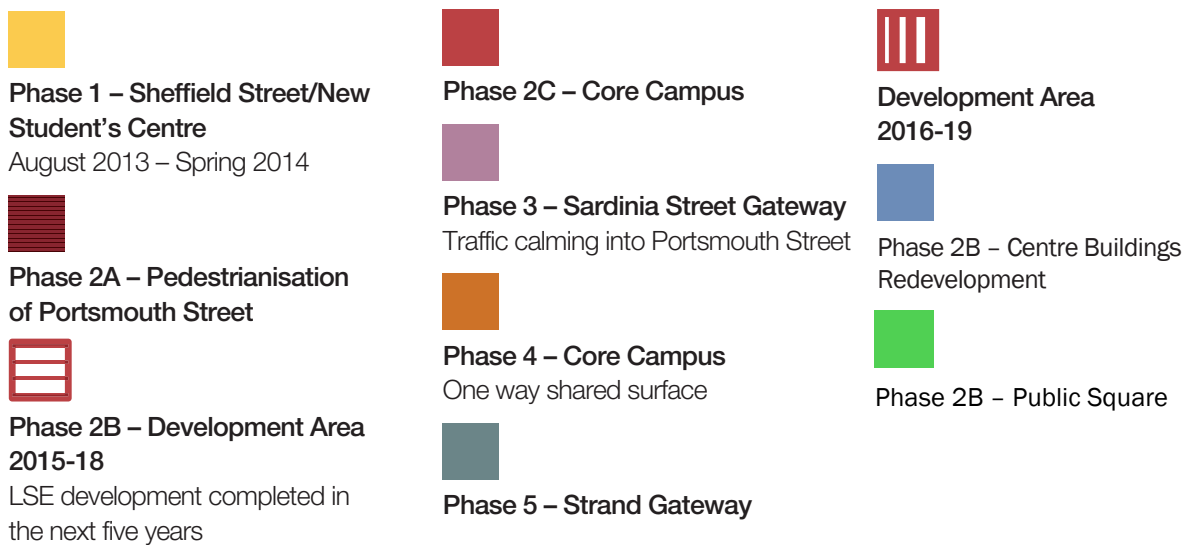
LSE will continue to work with Westminster City Council on all phases to ensure the public realm is of an exceptional quality consistent with the objectives of both parties.

The proposed phasing of the improvements to the LSE's public realm strategy is illustrated in the following diagram on page 25.



View from LSE Library looking towards Portsmouth Street

5 | Phasing Public Realm Strategy



6 | Materials

Paving – Shared Surfaces

The paving selected for the LSE campus will connect into the surrounding context, while complimenting the adjacent buildings and context.

The primary streets running through LSE, Portugal Street and Portsmouth Street, would follow the pallet outlined by *Westminster Way – Public Realm Strategy*. As the Westminster catalogue is under review, we will agree specific materials for future developments once the catalogue has been revised.

*Below: A level, shared surface, similar to New Row, would be considered appropriate for Portugal Street.
Right: A selection of materials and finishes to be continued on site.*



Granite Setts/ Kerbs

Durable, stain resistant and hard wearing natural paving material. Tradition of use in Westminster for carriageways and kerbs.



Natural Yorkstone Slab Paving

Visually attractive. Strong, hard wearing Provides natural randomness; Low maintenance/will last many decades with care.



Asphalt

Produced by mixing bitumen with various aggregates. Generally a black or coloured material that provides a level, non-slip surface for pedestrians and vehicles. The product offers good value for money, durability and waterproofing characteristics.

6 | Materials

Paving – Public Spaces

For public spaces, LSE would specify materials that would compliment its buildings and define the space.

Materials from the Westminster’s catalogue would be integrated into schemes where appropriate while LSE would have the ability to specify materials that would help “ground” buildings into their surrounding context.



Below: Saw Swee Hock Student Centre grounded into the public realm through the use of brick, while connecting to the surrounding context with the use of Yorkstone; Right: John Watkins Plaza using granite – the most commonly found material on campus.



6 | Materials Lighting

LSE are planning to phase out reflective the blue lighting as development across the campus progresses.

LSE will be moving towards more energy efficient lights from the Westminster Catalogue for the key routes through the campus.

Wall mounted lights will be continued to be used on tighter streets to reduce the clutter in the public realm. A review of the style of lighting and colour will take place. A review will also take place of existing bollards.

Feature lighting may be increased in public spaces to add interest and character to the area.



Image copyright: © 2010 LSE/Nigel Stead, all rights reserved



Image copyright: © 2010 LSE/Nigel Stead, all rights reserved

6 | Materials Furniture

LSE will continue to use a mix of bespoke elements mixed with the Westminster catalogue.

Bespoke elements would aim to combine elements, such as bins, benches, lighting, ash trays, to create a clutter free public realm and respond to each site's context.

Where individual items are required, such as recycling bins, these would be sourced from Westminster catalogue.



6 | Materials Public Art

LSE will review and enhance its current collection of public art in consultation with ECC. The briefs for all major developments will contain guidance for design teams to incorporate high quality public art in their scheme as successfully adopted in the New Student Centre.



Public Art at LSE

Above: "Elenchus-Aporia"
created by Joy Gerrard; Right:
"Square the Block" by Richard
Wilson RA.

6 | Materials Public Art



The Odette sculptures

Left: "Baby Tembo", a bronze by Derrik Hudson, on the steps by the Student Services Centre; Bottom left: "Equus", stainless steel by Edwina Sandys, in John Watkins Plaza; Bottom right: "Penguin", painted aluminium by Yolanda vanderGaast, outside the Economists' Bookshop.



Appendix A – Campus Public Realm Audit

A public realm audit has been carried out on the existing spaces and streets that make up the LSE campus. The following pages give an overview of the existing materials and furniture throughout the campus.

Key



Vehicular Route



Pedestrian
Only



Key Public Space



Secondary Space



Trees



Planting



Public Art



Historic
Character



Phase

Appendix A – Campus Public Realm Audit Study Area



LSE Buildings as of November 2013



Appendix A – Public Realm Audit

Clare Market



Location

Clare Market.

Description

Granite sett footways and paving with unique bond. Tactile paving around stairs. Natural colour [01].

Quality/Condition

Good.

Seating

Steps are used as seating.

Bins/Bollards

Black recycling bins; signage integrated into facade.

Lighting

LSE blue lighting wall mounted lighting columns.

Planting

n/a

Cycle Parking

Sheffield hoops.

Constraints/Opportunities

Opportunity to improve blue lights.

01



Appendix A – Public Realm Audit

Clements Inn – Entrance from the Strand



Location

Entrance from the Strand

Description

Gated vehicular access to Towers. Predominately red tarmac [01] with circular block paving [02] at entrance to tower.

Quality/Condition

Fair.

Seating

n/a

Bins/Bollards

Bins and bollards from Westminster Catalogue.

Lighting

Windsor street light.

Planting

Tree and planters.

Cycle Parking

n/a

Constraints/Opportunities

Materials inconsistent. Opportunity to improve to match entrance to Tower 1 as part of estates programme.

Opportunity to create a stronger entrance feature.



01



02



Appendix A – Public Realm Audit

Clements Inn – Entrance to Tower 1



Location

Entrance to Tower 1.

Description

Integrated planting and seating wall creating a backdrop for the space in front of Tower 1.
Bound gravel.

Quality/Condition

Good.

Seating

Bespoke planter and bench.

Bins/Bollards

Stainless steel bollard – light, flip down, and fixed.

Lighting

–

Planting

Planters along boundary wall.

Cycle Parking

n/a

Constraints/Opportunities

Opportunity to improve lighting of steps.

Opportunity to enhance greening.



Appendix A – Public Realm Audit

Clements Inn Passage



Location

Clements Inn Passage.

Description

Narrow pedestrianised lane allowing access to towers with cycle parking. Granite setts coordinating with Clare Market/Houghton Street [01].

Quality/Condition

Good.

Seating

n/a

Bins/Bollards

n/a

Lighting

Wall mounted, blue LSE 00 light.

Planting

n/a

Cycle Parking

Sheffield hoops.

Constraints/Opportunities

Light steps.

Enliven route.



01



Appendix A – Public Realm Audit

Grange Court



Location

Grange Court.

Description

Narrow pedestrianised lane.

Quality/Condition

Good.

Seating

n/a

Bins/Bollards

n/a

Lighting

Westminster catalogue.

Planting

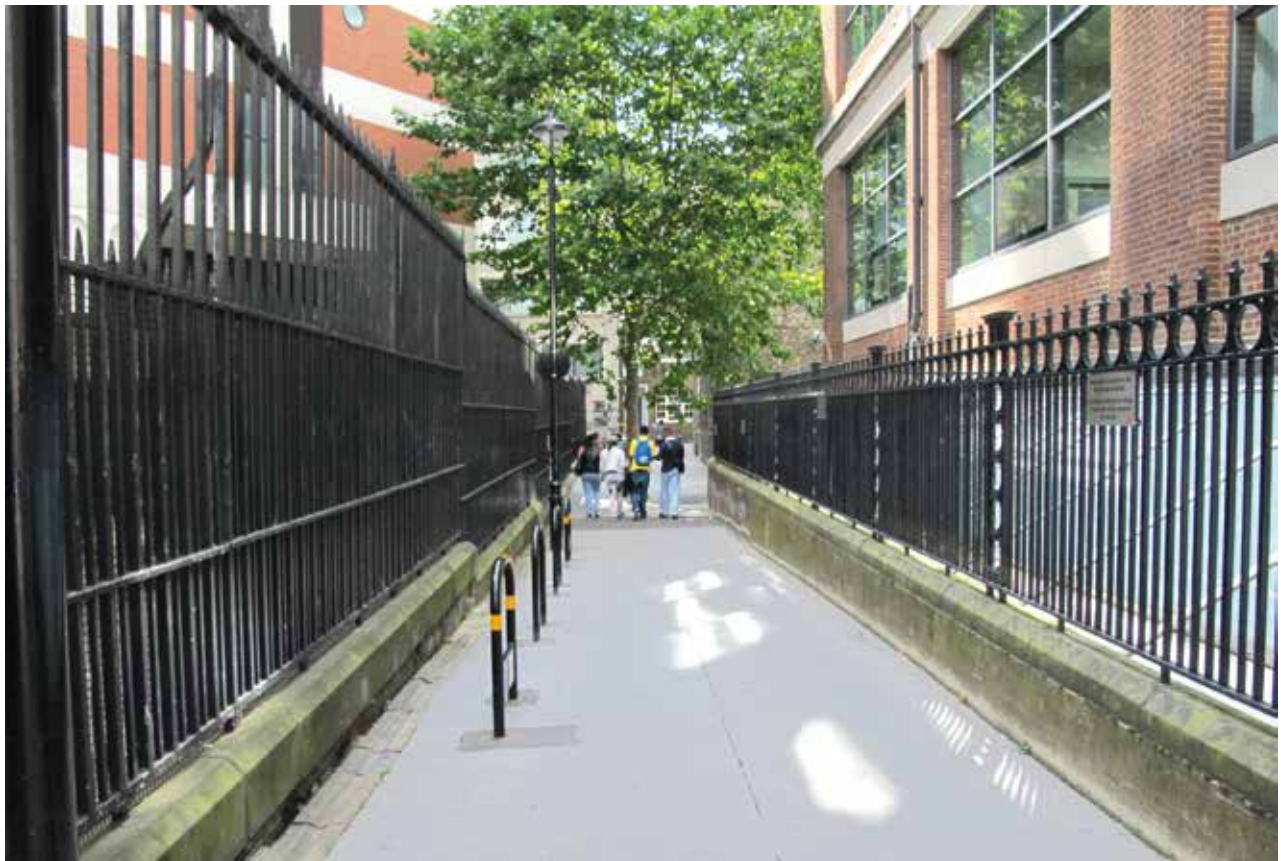
Single tree planted at the end of St. Clement's Lane and Grange Court. 2 large planters with bedding plants.

Cycle Parking

"Sheffield" bike hoops.

Constraints/Opportunities

Narrow route; Opportunity for additional planting.



Appendix A – Public Realm Audit

Houghton Street



Location

Houghton Street – Entrance to campus from the Aldwych.

Description

Granite paving with unique bond and kerbing details. Sett paving with granite kerb towards end. Natural colour [01].

Quality/Condition

Tips of irregular granite paving broken.

Seating

Timber benches and cafe tables.

Bins/Bollards

Cannon bollards [02] Plastic recycling bins.

Lighting

Blue wall mounted.

Planting

Trees planting with protection. Planters. Window boxes.

Cycle Parking

Boris bikes at south end.

Constraints/Opportunities

Narrow street – Potential for improvement with planned redevelopment.

01



02



01



Appendix A – Public Realm Audit

John Watkins Plaza



Location

John Watkins Plaza – entrance to British Library of Political and Economic Science.

Description

Granite rectangular paving – pattern of large and medium size paving at 45 degree angle of building [02].

Quality/Condition

Excellent.

Seating

Concrete benches; tables and chairs.

Bins/Bollards

Black recycling bins; signage integrated into facade.

Lighting

Wall mounted.

Planting

4 trees in concrete planters [01].

Window boxes.

Cycle Parking

Sheffield hoops provided at the northeast corner and along northwest edge of the Lakatos Building.

Constraints/Opportunities

Opportunity to better integrate bins.

01



02



Appendix A – Public Realm Audit Lincoln's Inn Fields



Location

Southern boundary to Lincoln's Inn Fields.

Description

01. Natural Yorkstone Slab Paving with conservation kerb. Cobbles at vehicular entrance. **02.** Axogold, an asphalt blending heritage style and durability that stands the test of time, on north side of Lincoln's Inn Fields.

Quality/Condition

Excellent.

Seating

n/a

Bins/Bollards

Black recycling bins; Signage integrated into facade.

Lighting

Traditional Windsor lanterns.

Planting

Mature Plane trees on the northern side of street.

Cycle Parking

n/a

Constraints/Opportunities

Boundary of Camden and Westminster.

01



02



Appendix A – Public Realm Audit

32 Lincoln's Inn Fields forecourt



Location

32 Lincoln's Inn Fields.

Description

Small space for students to sit outside northside of buildings [01] Long entrance with art/storage wall on southside of building [02] Square natural stone paving matching building.

Quality/Condition

Excellent.

Seating

Seating integrated onto planter.

Bins/Bollards

Ashtrays adjacent to planters.

Lighting

Down lighters on planters and on perimeter walls and building in places.

Planting

Mix of foliage in bespoke planters.

Cycle Parking

In courtyard at the front of the building.

Constraints/Opportunities

Improve connection to core campus.

02



01



Appendix A – Public Realm Audit

New Academic Building forecourt



Location

Northwest corner of Sardinia Street and Lincoln's Inn Fields.

Description

Hard public space serving the New Academic Building. A place for students to meet, study and relax. Quartzite Riven Paving compliments NAB.

Quality/Condition

Good.

Seating

South facing stadium style seating and concrete tables with bench seating.

Bins/Bollards

Removable stainless steel bollards with reflective strip. Three part Westminster recycling bin.

Lighting

Up lighters for building and LSE strip in pavement.

Planting

Mature Plane trees planted on Sardinia Street.

Planters provided in forecourt.

Cycle Parking

n/a



Appendix A – Public Realm Audit

Portsmouth Street



Location

Portsmouth Street connects to Lincoln's Inn Fields.

Description

Mix of concrete, natural stone and asphalt on eastern side, small element concrete paving on the western pavement.

Quality/Condition

Poor.

Seating

n/a

Bins/Bollards

Black recycling bins; signage integrated into facade.

Lighting

Traditional Victorian street light.

Planting

n/a

Cycle Parking

n/a

Constraints/Opportunities

Narrow pavement create opportunity for level, shared or pedestrianised road space.



Appendix A – Public Realm Audit Portugal Street



Location

Providing access to LSE from Kingsway.

Description

The Initial gateway is marked by the use of small unit granite pavers [01] but then changes to the Westminster pallet utilising asphalt and concrete paving after St. Clement's Lane/Clare Market.

A small, south facing space is located in front of the Parish Hall. The space uses the LSE granite paving variant with a unique bond. [02] A large stainless steel sculpture and concrete bench define the space [03].

There are two characters to Portugal Street. Granite is used to create a gateway at the western end, while a mixture of materials is used along the remainder of the street.

Quality/Condition

Good/Poor (east end).

Seating

Integrated concrete benches at end of Sheffield Street [03].

Bins/Bollards

Black recycling bins; signage integrated into facade.

Lighting

LSE blue lights are used at the western end of Portugal Street. The Westminster Small Grey Womum is used further along the street.



01



03



02





Planting

n/a

Cycle Parking

Boris bikes in front of the Royal College of Surgeons/Sheffield hoops opposite.

Constraints/Opportunities

Opportunity to create shared space to better connect campus.

Opportunities for tree planting, additional LSE bike parking, bin enclosures, renewal and rationalisation of street signage.



Opportunity to review lighting columns with WCC.

Opportunity to create new space on sunny side of street.

Opportunity to create a one way landscaped shared surface.

Appendix A – Public Realm Audit

St. Clement's Lane



Location

St. Clement's Lane.

Description

Granite setts [01] or concrete [02] with conservation kerb and asphalt. Transitions to granite setts towards Grange Court.

Quality/Condition

Mixed.

Seating

n/a

Bins/Bollards

n/a

Lighting

Blue LSE lighting – columns [04] and wall mounted [03].

Planting

Planting boundary wall of John Watkins Plaza [03].

Cycle Parking

n/a

Constraints/Opportunities

Narrow street pavements, potential for pedestrianisation as part of planned development.

Public realm to be included in this.

01



02



03



04



Appendix A – Public Realm Audit

Sardinia Street



Location

Sardinia Street.

Description

Entrance to Lincoln's Inn Fields and northern gateway into campus. Junction of Lincoln's Inn Fields and Sardinia Street dominated by street markings
Natural Yorkstone Slab Paving with conservation
kerb. Asphalt.

Quality/Condition

Good.

Bins/Bollards

Westminster catalogue.

Lighting

Windsor lanterns.

Planting

Mature Plane trees.

Cycle Parking

"Boris Bikes" along northern side of street.

Constraints/Opportunities

Difficult pedestrian movement at junction with Lincoln's Inn Fields and Portsmouth Road
Review street signage (highway) and declutter.



Appendix A – Public Realm Audit

Sheffield Street pedestrianisation



Location

Sheffield Street running from Portsmouth Street to Portugal Street.

Description

New public space associated with the Saw Swee Hock Student Centre.

Quality/Condition

Under construction – target excellent.

Proposed Materials

Marshall's Yorkstone "Moseldon" Capital finish, Brick setts, Granite kerb.

Seating/Bins/Bollards

High quality street light integrated with bench, bins, planter, ashtray; Steel to co-ordinate with brick.

Lighting

LED pole top fitting.

Planting

Native species tree selected for planter.

Cycle Parking

n/a

Anticipated Completion Date

March 2014

Constraints/Opportunities

Opportunity to create a new public space on campus the compliments the new Students' Centre. Opportunity for tree planting. Review street signage (highway) and declutter.



Appendix B – Planning Policy

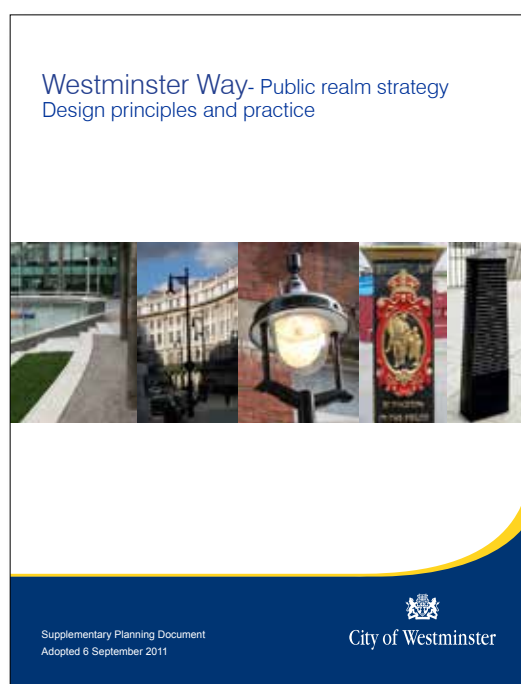
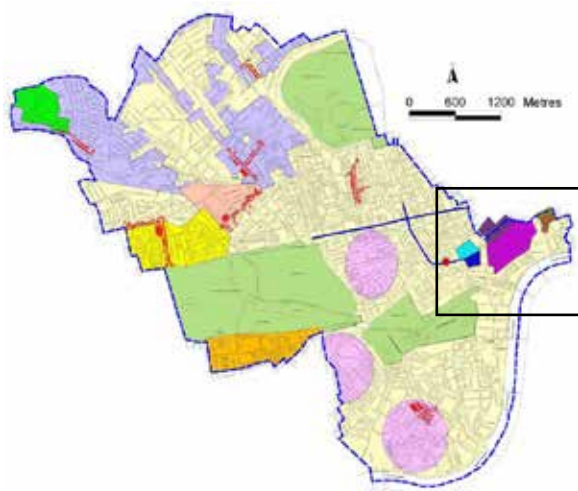
Supplementary Planning Documents

The London Borough of Westminster published *Westminster Way – Public Realm Strategy* in 2011. This supplementary planning document sets the design principles and practice for the public realm in Westminster. The LSE campus is highlighted as:

“An area where two exceptions have been agreed to give LSE a more ‘campus like’ feel to the streets linking the buildings used by LSE with the school’s corporate blue colour. Paving patterns are an exception as well.”

Part 2 of *Westminster Way – Public Realm Strategy*, the Westminster Catalogue, is currently being revised. This documents sets out the Westminster pallet of materials. The current catalogue published in 2004 has been referenced for this document.

The diagrams to the right illustrate current planning guidance for the area around LSE.



left: *Westminster Way – Public Realm Strategy*, published in 2011; above: *Westminster Way – A Public Realm Manual for the City, Part 2 Information Directory*, published in 2004

Appendix B – Planning Policy

Supplementary Planning Documents



Lighting differences

The LSE campus, outlined in brown on the left, has been identified as an area allowed exceptions to give LSE a more “campus like” feel.

Source: Westminster Way – Public Realm Strategy, 2011



Areas with enhanced conservation area paving expectation

Kingsway, the Aldwych and the Strand have been identified as areas with enhanced conservation area paving. These areas border the LSE campus.

Source: Westminster Way – Public Realm Strategy, 2011



Tree planting in the public realm

The LSE campus has been identified as an area for planting in moderation. The Aldwych and Kingsway are existing boulevards that border the campus.

For more information, please refer to the Westminster policy document: “Trees and the Public Realm.”

Source: Westminster Way – Public Realm Strategy, 2011

Appendix B – Planning Policy

London Plan 2011

The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031.

The following policies relate to LSE:

Policy 3.18 **EDUCATION FACILITIES**

Strategic

- A The Mayor will support provision of early years, primary and secondary schools and further and higher education facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice, particularly in parts of London with poor educational performance.

LDF Preparation

- H Boroughs should support and maintain London's international reputation as a centre of excellence in higher education.

Policy 4.10 **NEW AND EMERGING ECONOMIC SECTORS**

Strategic, planning decisions and LDF preparation

- A The Mayor will, and boroughs and other relevant agencies and stakeholders should:
 - b Give strong support for London's higher and further education institutions and their development, recognising their needs for accommodation and the special status of the parts of London where they are located, particularly the Bloomsbury/Euston and Strand university precincts

Appendix B – Planning Policy

Westminster Core Strategy 2011

The Westminster Core Strategy has been produced in conjunction with key stakeholders, partners and the local community, and is the “spatial expression” of the Westminster City Plan.

The following policies from the Westminster Core Strategy 2011 relate to LSE:

Policy Cent 1: The Central Activities Zone (CAZ)

1.35 (A) Planning permission will not be granted for development that results in the loss of central London activities within the central activities zone where these activities contribute to its character and function.

1.37 The plan gives priority and protection to those activities that make a significant contribution to the special role of Central London or sustain the identity, character and function of the localities and communities within the CAZ.

1.39 Within the CAZ there are distinctive concentrations and cluster of particular mixed-use activities. These include ... and higher educational uses relating to King’s College and the London School of Economics and Political Science in the Strand and Aldwych area.

Policy SOC 3; Education Facilities

(a) Education facilities will be encouraged to be designed so that they can be used for other community uses outside teaching hours.

(b) The provision of student housing for those in higher education will be encouraged.

6.32 Westminster also contains many further and higher education institutions of local, national and international importance, which can contribute to Westminster’s role as a world can capital city. These include the London Business School and the London School of Economics and Political Science.

Acknowledgements:

The School would like to thank Kathryn Larriva of FCBS and Emma Lovegrove and Sarah Beck, Principal Project Managers in the LSE Estates Division for undertaking the research, survey, editing and production of this strategy.







Estates Division
The London School of Economics and Political Science
Houghton Street
London
WC2A 2AE

Email
estates.admin@lse.ac.uk

Website
lse.ac.uk/estates

© LSE 2013



Printed on recycled
stock