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.
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LSE Public Realm Strategy – Approved by LSE Estates Strategy Committee 4 November 2013
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.
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.
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).
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.
**Existing movement and Key Spaces**

**Primary spaces**
01 New Student Centre
02 John Watkins Plaza
03 Houghton Street/Clare Market

**Secondary Spaces**
04 New Academic Building forecourt
05 32 Lincoln’s Inn Fields forecourt
06 Parish Hall/Portugal Street
07 Entrance to Tower 1

**Boulevard**
Kingsway/Aldwych

**Secondary Street**
Connecting Route

**Tertiary Street**
Dead End/Service access

**Gateway to LSE core campus**

**LSE Buildings**

**Cycle Parking**

**Boris Bikes**

**Pedestrian movement**

**Service/Delivery Access**

**Waste Access**
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.

- **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
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.
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.
Analysis

Conservation Area/Listed Buildings

Conservation area

Grade I

Grade II

Grade II*

LSE Buildings

Listed LSE Buildings

Bloomsbury conservation area

Strand conservation area
Analysis

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 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.
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
## Analysis

### Opportunities and Constraints – Campus Spaces and Streets

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<thead>
<tr>
<th>Vehicular Route</th>
<th>Pedestrian Only</th>
<th>Key Public Space</th>
<th>Secondary Space</th>
<th>Planting</th>
<th>Trees</th>
<th>Public Art</th>
<th>Historic Character</th>
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<td><strong>Clements Inn Entrance from the Strand</strong></td>
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<td>Opportunity to improve to match entrance to Tower 1 as part of estates programme. Materials inconsistent</td>
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<td>Opportunity to redesign space with planned redevelopment</td>
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<td>Opportunity for vertical garden along eastern edge</td>
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*Opportunity to redesign space with planned redevelopment*
## Analysis

### Opportunities and Constraints – Campus Spaces and Streets

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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 complement 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.
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.
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
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
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 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
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.
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Phase 1 – Sheffield Street/New Student’s Centre
August 2013 – Spring 2014

Phase 2A – Pedestrianisation of Portsmouth Street

Phase 2B – Development Area 2015-18
LSE development completed in the next five years

Phase 2C – Core Campus
Traffic calming into Portsmouth Street

Phase 3 – Sardinia Street Gateway
One way shared surface

Phase 4 – Core Campus

Phase 5 – Strand Gateway

Development Area 2016-19

Phase 2B – Centre Buildings Redevelopment

Phase 2B – Public Square
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.
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.
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.
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.
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.
The Odette sculptures
Left: “Baby Tembo”, a bronze by Denik 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

1  2A  2B  2C  3  4  5
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.
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.
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.
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.
Appendix A – Public Realm Audit

John Watkins Plaza

Location

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.
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.
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 permitter 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.
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 Wornum is used further along the street.
Appendix A – Public Realm Audit
Portugal Street

**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.
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 document 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.

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*Westminster Way - Public realm strategy*
*Design principles and practice*

*City of Westminster*

*Supplementary Planning Document*  
*Adopted 6 September 2011*

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.

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.

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.”
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
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.

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