

Issue 1

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LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

Capital Development Project Newsletter

LSE Estates Division Capital Development

Dear Colleagues,

This newsletter provides an update on a variety of projects currently being undertaken by the Capital Development team in the Estates Division.

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61 Aldwych—Conversion for LSE

The second Stage of the Design Competition took place during July and August, with a design exhibition being held in 61 Aldwych. 369 votes were received in total. Circa 78% of the votes were received from the LSE Community, including Alumni.

The ranking of the Teams in order of preference is the following:

1. Team D (Feix and Merlin/Alison Brooks Architects)
2. Team B (Studios Architecture/Ayre Chamberlain Gaunt)
3. Team E (3XN/Adamsons)
4. Team A (Ennead / 10 Design)
5. Team C (Beyond Space / Allies and Morrisons)

Teams were interviewed by a Jury Panel, including Larry Kramer (LSE President and Vice-Chancellor), Professor Ricky Burdett (Director of LSE Cities), Tito Molokwu (General Secretary, LSE SU), Julian Robinson (Director of Estates), and Cindy Walters (Co-Director of Walters & Cohen Architects) as external jury panel member.

A Lead Designer has been selected, and negotiations are taking place to finalise the appointment. Press release and a further update will follow, once the appointment has been finalised. A Sustainability Consultant has also been selected, further to a tender process. Negotiations are taking place to finalise the appointment, and a further update will follow.

CKK, K Fifty Four (formerly Café 54)

Situated in the Cheng Kin Ku Building, Café 54 is undergoing a total makeover; this space will soon



be a Pan-Asian restaurant called 'K Fifty Four', open to all delivering fresh cuisine and coffee. The contractor GPF Lewis have undertaken a total refurbishment of the existing Café including the reconfiguration of internal servery, replacement and addition of catering equipment, replacement of the ceilings, lighting, flooring, and new internal decorations.

Construction works of 'K Fifty Four' will finish 13 October 2025 and LSE Catering will launch on 27 October 2025.

LSE AI Lab

The LSE AI Experience Lab and the AI Digital Skills Lab are currently in RIBA Stage 3 of design development.

These innovative learning spaces are proposed to be located on the ground floor of Connaught House. The AI Digital Skills Lab will span approximately 120 square meters and accommodate up to 20 people, while the AI Experience Lab will cover around 140 square meters with a capacity for 22 people. Both labs will feature high-spec AI and IT equipment to support advanced lecturing experiences and showcase cutting-edge digital capabilities.

Connaught House - 1st Floor Methodology Refurbishment



The Capital Development Team have been working with Rock Townsend Architects to develop and improve the 1st floor of Connaught house for the Methodology Dept.

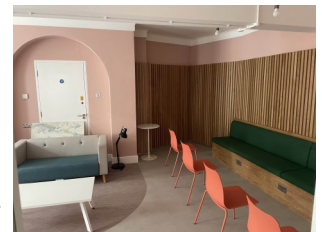
The scheme included reconfiguring and refurbishing the open plan area for both staff and students with a simple and modern design of segregated spaces with acoustic panels, a mix of soft and banquette seating, and a light colour palette, as well as re-freshing the staff kitchen, adding a new tea-point to the MSc Study room, and installing two new meeting pods.

The project has been handed over in phases and is expected to be fully concluded by Autum term 2025.

Lakatos - 4th Floor Philosophy Common Room Refurbishment

The Capital Development Team have also been working with Rock Townsend Architects to develop and improve the 4th floor PhD Philosophy Common room in the Lakatos Building.

The existing space was refreshed for a more light and pleasant study / social environment. A new tea-point was added to the adjoining room with a glazed panel for improved visibility. Construction works were completed by Sykes during the Summer, and all works are to be complete by Wednesday 23 October.



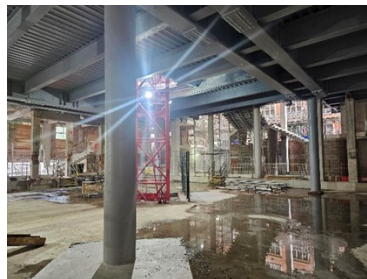
Firoz Lalji Global Hub—Update

Following negotiations over the last few months, a contract for the construction and fit-out was signed with McLaren Construction on 13 August 2025. The enabling works for The Firoz Lalji Global Hub achieved practical completion on 19 September 2025. McLaren Construction took possession of the site on 22 September 2025 and have commenced site set up and early design packages. Main construction activities will commence from January 2026. The new building is scheduled for completion in late 2027, however the building will not be ready for occupancy until March 2028 with a target to be operational from April 2028. The new building is on target to achieve Passivhaus, BREAAAM and Well certifications.

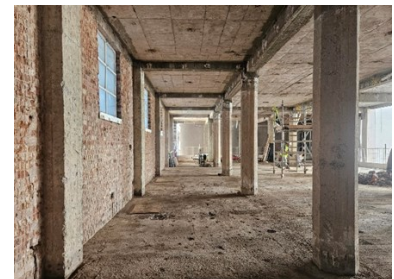
Measures to minimize the noise and disruption to the surrounding buildings are being implemented by the contractor at source, in accordance with statutory requirements and industry best practice.



West Core



GF Atrium



Level 5 East

Saw Swee Hock Student Centre—Denning Café Light Refurbishment

The LSESU and the Capital Development team are working to undertake some light refurbishment works to the Denning Café located on Level 1 in the Saw Swee Hock Student Centre.

The LSESU's goal is to develop the space into a contemporary and stylish social and learning hub featuring a microwave station, hot water facilities, vending machines, and comfortable seating to improve the ambience for LSE students.



The works include redecorating the walls, re-upholstery of the existing soft seating, a new bespoke microwave station and additional power outlets to enhance usability in the space.

LSE's (MTC) contractor, Sykes, began phase 1 of the works earlier this month. Progress photos show the new colour of the walls and the reupholstery of the soft seating. Phase 2 of the works which will include the installation of the microwave unit and the additional power provisions will be done in the coming weeks.

Saw Swee Hock Student Centre - Three Tuns Bar Refurbishment



The LSE Students' Union and LSE Estates Capital Development are undertaking improvements to the Three Tuns bar situated at ground level in the Saw Swee Hock Student Centre.

The Three Tuns bar is a critical venue for LSE Students' Union as it is a popular venue enjoyed by many LSE students. The LSE Students' Union would like to improve the look and feel of the venue as it felt very outdated and lacked adequate seating which affected the ambience.

The goal is to modernise the bar by providing sufficient TV screens for sports entertainment, dedicated DJ booth for late-night entertainment, new colour scheme to refresh the space, soft seating for a comfortable experience, lighting to positively impact the ambience, back bar enhancements for better bar efficiency, interactive social darts for entertaining experience and signage for branding appeal.

The new design should deliver a warm and stylish feel with an inviting atmosphere suitable for both daytime use as a social hub and late-night use which transforms into a trendy bar. Construction works to the Three Tuns bar is expected to commence in December 2025 with anticipated completion in the New Year.

Sir Arthur Lewis Building – Economics Undergraduate Common Room Refurbishment

The Department of Economics and the Capital Development team have been working to convert room LG.05B in Sir Arthur Lewis building, previously used as a PC study room, into the Economics Undergraduate Common Room.

Designed by Architecture PLB, the principal project objective is to create a social space which will feel cosy, homely and relaxed. The department also has plans to use this space to host small social events which expands the department's social offering.

The design brief includes a small tea point with microwaves and an area for communal dining, an area for work/study and a large area with soft and loose seating for students to feel comfortable in.

The room will be accessible via stairs, or a platform lift from the lower ground breakout space LG.05.

Departmental handover took place on 6 October 2025, and the department is expecting to welcome students at the end of October 2025.



LRB Turnstiles and Book Security Gates Replacement + LIFE Turnstiles Removal

The installation of the new Speedlanes (SLs) and the removal of the LIFE Turnstiles were successfully completed on schedule, on 15 August 2025. The area was reopened for public access on 18 August 2025.



OLD Atrium Lift and Vera Anstey Room Platform Lift



Following the completion of the works and a period of testing over the Summer, the new lifts are now open to the public to improve the accessibility of Level 1 and 2 in the Old Building.

A new platform lift has been installed to access the Vera Anstey Room on Level 1. This will enable wheelchair users to attend meetings in this room.

An upgrade of the Audio-Visual equipment has also been completed, and the room is back in use

Public Sector Decarbonisation Scheme (LRB)

The installation of services on the roof continues in September and October.

The new UKPN transformer was delivered on 13 September. Unfortunately, the generator that was installed to power the building during UKPN works was found not compatible with the variation of current in LRB. This is a rare occurrence.

Therefore, UKPN works to switch to the power supply from the new transformer had to be rescheduled, and this has led to planning the final power shutdown on 27 and 28 September. Commissioning will take place between October and November.

Temporary heating will be in place before the Air Source Heat Pumps are switched on later in October. Details will be communicated in weekly newsletter and ad hoc comms to LRB users. The date for practical completion is still 13 November, as previously communicated

Public Realm - Portugal Street Project

The Capital Development Team have been working on the exciting Portugal Street Public Realm project, initiating a design competition to select a team to lead and develop early design proposals in collaboration with Westminster City Council.

The project looks to complete the expansion of the LSE public realm, pedestrianising Portugal Street alongside the delivery of 35 Lincolns Inn Fields, extending the safe, cohesive campus feel across the LSE quarter, and bringing together the fantastic previous public realm schemes from Portsmouth & Sheffield Street, Clare Market, CBG and the John Watkins Plaza.

Four landscape architects have been shortlisted from an initial selection of renowned international practices and are currently working on proposals for stage 2 of the competition.

These will be displayed in a public exhibition held in the Marshall Building from the 10 – 20 November 2025, with public voting assisting in the selection of the winning team, alongside a jury panel lead by Estates Director Julian Robinson and Vice Chancellor Larry Kramer.

The winning design team will be appointed in December 2025 with early-stage designs to be developed throughout 2026.

We appreciate that some of these works will cause inconvenience to staff and students but we have been working with affected stakeholders to ensure these are mitigated and kept to a minimum. These works will increase the quality and efficiency of our estate and your forbearance is much appreciated.

Should you need any further information please don't hesitate to contact Cheryl Smitham, Assistant Director (Capital Development) on C.Smitham1@lse.ac.uk

Marshall Fire Safety Works

Overbury is striving to complete the fire safety works in the Marshall Building. The installation of smoke doors on Levels 3 to 7 is targeted for the week commencing 6 October 2025, and the smoke extractor system has been completed. However, the internal atrium decorative baffle detail is scheduled for completion by 10 October which is later than anticipated.

The plant screen and green wall are planned for installation during the week commencing 20 October. Final integrated cause and effect testing and witnessing of the installed fire system is set for 9 October, and internal hoardings on Levels 2, 7, and 8 are expected to be removed following the dismantling of scaffolding over the weekend of 11–12 October.

Long Term Maintenance (LTM)

Long-Term Maintenance (LTM) is the planned improvement, renewal and maintenance of our building fabric and services across both our Aldwych campus and Halls of Residence.

The refurbishment of the 20 Kingsway lift is complete, with the refurbishment of the Cowdray House lift to be completed later this month. Further lift improvement works in Cheng Kin Ku Building, Lionel Robbins Building, Clement House, Old Building and Sir Arthur Lewis Building will be undertaken during the coming year. Fire safety improvements are continuing in OLD with the upgrade of fire doors completing this month and work to improve targeted areas of the fire alarm system to take place later this autumn. We will also be undertaking descaling work to the soil stack in Connaught House this term, which will assist in reducing drainage issues.

We are currently procuring the following key infrastructure projects with the aim of appointing a Contractor in the next period:

- Upgrading of cooling equipment for server ('comms') rooms in Sir Arthur Lewis Building
- Replacement of existing Chillers on the roof of Clement House

We are preparing for our annual cycle of surveys which ensures that the key structures and external building fabric are in good condition.

For questions, please contact Principal Project Manager Daniel Segeth at d.j.segeth@lse.ac.uk.