

Issue 2

April 2026



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.

These range from major Capital development projects for new buildings to minor works aimed at enhancing and improving the student and staff experience.

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### 61 Aldwych Fit Out

RIBA Stage 1 (Feasibility) was completed in October 2025. A number of surveys have been undertaken to establish the conditions of fabric and building services, and fire resistance. We are due to carry out additional surveys in the coming period.

The project is currently progressing RIBA Stage 2 (Design Development) which started early in March 2026. As part of this stage the Capital Development team began consultations with stakeholders to develop the concept design. A first round of consultations with key LSE stakeholders has been undertaken, with further consultations taking place in May and June.

During the next period, Capital Development will be engaging with contractors for the early strip out works and main works.

At present, early strip out works are due to take place from May 2026 with the main construction due to commence in September 2027, to be delivered in March 2029.



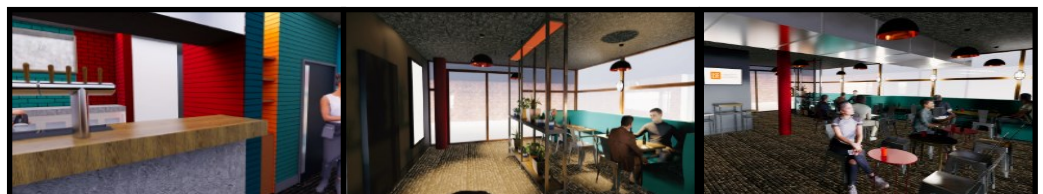
### Saw Swee Hock Student Centre - Three Tuns Bar Light Refurbishment

The LSE Students' Union and LSE Estates Capital Development are working together to deliver light refurbishment works to the Three Tuns Bar in the Saw Swee Hock Student Centre.

LSE Students' Union goal for the Three Tuns Bar is to create a natural, warm, on-trend pub environment that fosters a sense of belonging. A space that functions as a daytime social hub and transforms into a trendy bar and late-night venue.

The Three Tuns bar is anticipated to close from mid-April 2026 with construction works anticipated to begin in late-April 2026, with completion anticipated in late-May 2026 for the bar to reopen from the start of June 2026.

#### 3D Renders of Anticipated Works to the Three Tuns Bar



## Marshall Building - Department of Finance Postgraduate Common Room Refurbishment

The Department of Finance and Capital Development are working together to deliver a refurbishment of MAR 6.03 as a new Postgraduate common room. The department's current Postgraduate common room is in MAR 6.11, however, due to department expansion and additional postgraduate student intake, this room no longer provides sufficient capacity.

The delivery strategy for this project will be split into two phases to keep minimal disruption to postgraduate students. Phase 1 will see the refurbishment of MAR 6.03, followed by the refurbishment of MAR 6.11 as Phase 2. Scope of works include new lighting, new flooring, new furniture and new ventilation. Construction works for Phase 1 is anticipated to begin in mid-May 2026.

The Department of Finance are excited to welcome 2026-27 Postgraduate students to their new common rooms.

Project 3D Renders – 6.03

Project 3D Renders – 6.11



## Old Building Food Hall & Level 4 Refurbishment

The project is to relocate the existing student restaurant from Level 4 of Old Building, to the Ground Floor, where a street market-style Food Hall and Deli Bar will be created. The Deli Bar works will include amendments to the external envelope to allow access directly from Houghton Street and Clare Market, connecting through to the Food Hall.

The ground floor will not only be converted from a student services area into a vibrant street market style Food Hall and Deli Bar, but there will also be new back-of-house catering spaces and a performance area. The Level 1 Mezzanine will become bookable, catered spaces for events and student activities. On Level 4, the existing student restaurant will be removed, and the area will be fitted out for Professional Services.

It is currently anticipated that construction will commence in Q1 2027, with a view to the Food Hall and associated areas being occupied by September 2028.



## Coopers Restaurant Refurbishment

The aim of the project is to refresh and enhance the ground floor of Coopers Restaurant through a targeted internal aesthetic refurbishment.

The works will improve the look, feel and comfort of the space, creating a warmer and more inviting dining environment for staff and visitors. The refurbishment will create a more welcoming and attractive restaurant environment, improving the overall experience for users of the space. The upgrades will introduce warmth, character and improved acoustics through the addition of new furniture, wall panelling and enhanced lighting, while maintaining a clean, simple and comfortable atmosphere.

The refreshed interior is expected to encourage greater use of the restaurant, making it a more appealing place for staff and visitors to dine and socialise.

Works commenced in March 2026 and are due to complete in May 2026.



## Sir Arthur Lewis Building - Economics Postgraduate Common Room Refurbishment

The Department of Economics and Capital Development are working together to deliver another common room for the department but this time for their Postgraduate students.

The project will see a refurbishment of room LG.05A into a dedicated Economics Postgraduate Common Room.

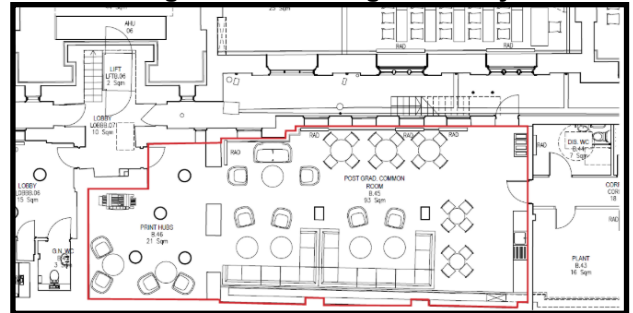
The project was initiated with a kick off meeting with the design team and department in March 2026 where the project design brief was developed.

The main objective is to provide a mix of social and study space and for the room to be a premium space for postgraduate students.

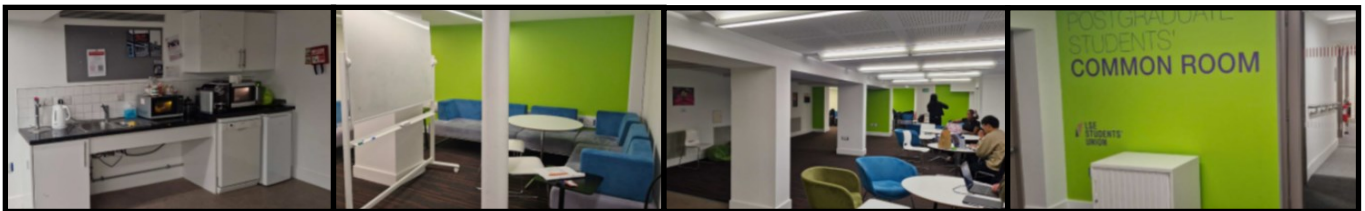
Construction is planned to begin in early October 2026 and completion is anticipated for mid-end of November 2026.

The Department of Economics are excited to facilitate the completion of this project.

Existing General Arrangement Layout:



Photos of Existing Room:



## Public Realm Project: Phase 1—Portugal Street

The early design phase of the Portugal Street Public Realm project is officially in underway.

The Capital Development team is partnering closely with renowned landscape architects Gustafson Porter + Bowman and working collaboratively with Westminster City Council to shape an ambitious vision for the future of the LSE Quarter. Together, we are developing a transformative proposal that will elevate the area into a more vibrant, welcoming, and dynamic public space for our community.

The project aims to complete the evolution of the LSE Quarter by pedestrianising Portugal Street following the delivery of the Firoz Lalji Global Hub at 35 Lincoln's Inn Fields. This transformation will extend the safe, cohesive "campus feel" across the entire LSE Quarter, enriching the area with enhanced greenery, inviting social spaces, and seamless connections between key campus sites. The initiative will also unify previous standout public realm improvements—from Portsmouth and Sheffield Street to Clare Market and the John Watkins Plaza—creating a more vibrant, accessible, and inspiring environment for everyone who studies, works, and visits the LSE campus.

RIBA Stages 1 (Feasibility) and 2 (Design Development) of the design programme will run over approximately 28 weeks, with Stage 2 scheduled for completion in September 2026. Once the design is approved, the proposal will be handed over to Westminster City Council to lead a full public consultation and, ultimately, to progress the detailed development and delivery of the scheme.

### Construction Phasing

Construction of Phase 1 (Portugal to Carey Street) is expected to begin in early 2028, following the completion of the Firoz Lalji Global Hub. This will mark the start of a five year programme delivered across four subsequent phases, shaping a renewed and more connected LSE campus for the long term.

### CGIs



## Firoz Lalji Global Hub—35 Lincolns Inn Field

McLaren Construction are progressing the works on site. A big milestone was achieved in March with first Cross Laminated Timber (CLT) being installed on site.

### The following works progressed between January and April 2026:

- Atrium feature staircase spine wall is almost completed awaiting the final concrete pour on level 7
- Basement waterproofing and showers drainage
- Enabling works for CLT connections
- Enlargement of existing windows openings on levels 1, 2 and 3
- Works commenced to cut out new entrance on Portugal Street
- Remedial works to existing structure are underway (columns, soffits and beam repairs)
- Scaffolding is almost complete except the North Elevation.
- Construction of the new firefighting shaft is underway.
- Windows are in fabrication
- Lifts are in fabrication.

### Construction activities expected in Spring 2026 include:

- Construction of CLT floors with the first one due to be completed in June 2026
- Making good to existing structure to progress
- Design packages in progress include structural, facade, mechanical and electrical.

The new building is scheduled for completion in late 2027, however we are anticipating the building to be operational from mid 2028.

The new building is on target to achieve Passivhaus, BREEAM 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.



CLT on Level 5

West Shaft

Window Openings

Making good of existing columns

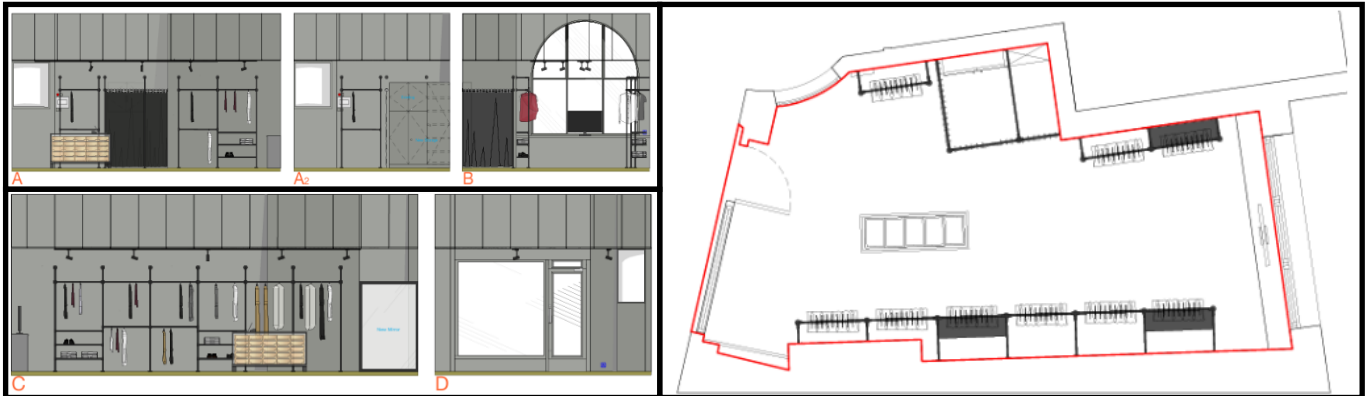
## King's Chambers - RAG Vintage Shop Refurbishment

The LSE Students' Union and Capital Development team are working together to deliver a revamp of the existing LSE SU RAG Vintage & Charity Shop located on the ground floor of King's Chambers.

The refurbishment project will help to make the space brighter, more visible on campus and hopefully encourage engagement and a sense of community.

The final designs for 'The RAG Shop' have been received and are being reviewed by stakeholders. The construction works are due to begin in June 2026 with completion anticipated in July/August 2026. (images overleaf).

## King's Chambers - RAG Vintage Shop Refurbishment—concept design images



## 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. Below are updates from some of the headline projects we are undertaking this year:

### Lift Improvement Programme

We will shortly commence lift improvement works in Sir Arthur Lewis Building, Old Building, Lionel Robbins Building and Clement House. Details of the programme will shortly be released to stakeholders ahead of works taking place. These works represent a £1.2m investment by the LSE in improving the reliability and performance of vertical transport on campus.

### Fire Safety Improvements

We have recently completed fire alarm upgrade works in Connaught House and Sir Arthur Lewis Building. Starting in early April we will begin upgrade works in Old Building on the ground floor and basement. These works will complete in Summer 2026.

### Cooling System Upgrade (Sir Arthur Lewis Building)

Work began in February 2026 to replace the Comms Room cooling infrastructure in Sir Arthur Lewis Building which had reached the end of its design life. Work is expected to complete at the end of April.

In addition to the above works there are many other smaller works taking place to keep our buildings running.

### Peacock Theatre

The theatre is currently closed to allow for essential maintenance works. These works are currently underway and are due for completion on 02 May 2026.

If you have any questions regarding LTM or any of the works above, please contact Principal Project Manager Daniel Segeth on [d.j.segeth@lse.ac.uk](mailto:d.j.segeth@lse.ac.uk)

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, Deputy Director of Capital Development on [C.Smitham1@lse.ac.uk](mailto:C.Smitham1@lse.ac.uk)