

Issue 3

July 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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Sir Arthur Lewis – LG.05A Economics PG Common Room Refurbishment

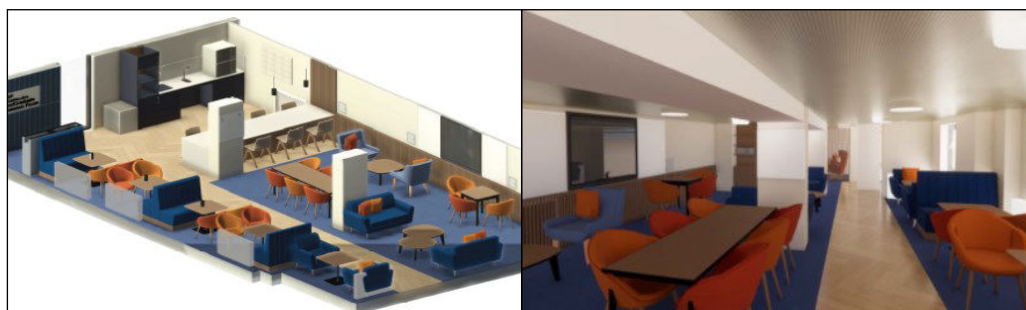
The Department of Economics and LSE Estates Capital Development are working together to deliver another common room for the department but this time for their Postgraduate students.

The project will include a refurbishment of room LG.05A which will go on to become the department's official and dedicated Postgraduate Common Room. The main objective is to provide a mix premium space of social & study space for postgraduate students.

The project is still in design stage, approaching the end of the RIBA Stage 4 design, with full design expected to be completed by mid-August 2026.

Construction is anticipated to commence in November 2026.

The Department of Economics are excited to welcome new 2026-27 Postgraduate students to their new common room later in the academic year.

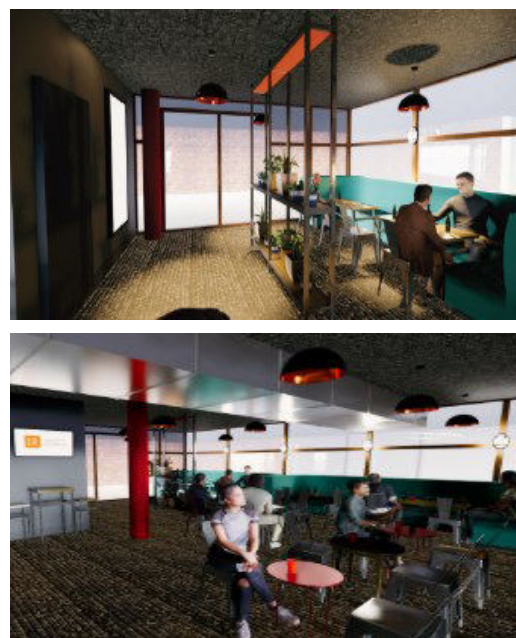


Saw Swee Hock Student Centre – Three Tuns Bar Light Refurbishment

The LSE Students' Union and LSE Estates Capital Development are working together to deliver light refurbishment works to the Three Tuns Bar on Level 0 in 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 will close at the end of July 2026 with construction works to begin at the beginning of August 2026, with anticipation for the bar to reopen mid-September 2026 ready for Welcome Week.



Marshall Building – 6.11 & 6.03 Finance Postgraduate Common Rooms Refurbishment

The Department of Finance and LSE Estates Capital Development are working together to deliver a refurbishment of room 6.03 which will go on to become the department's main Postgraduate common room, the project will also include the refurbishment of room 6.11 which is the department's current Postgraduate common room.

The need for this project has been due to the department's expansion and additional intake of post-graduate students' for which room 6.11 no longer provides sufficient capacity. The delivery of these works will be done in sequential phases with focusing on room 6.11 first and room 6.03 to follow.

Construction works to room 6.11 commenced at the beginning of July 2026 with completion due mid-August 2026. Construction works to room 6.03 is due to commence mid-August 2026 with completion due mid-September 2026.

Project 3D Renders – 6.03



Project 3D Renders – 6.11



Firoz Lalji Global Hub (35 Lincoln's Inn Fields)

The Main Contract construction works are underway. McLaren construction progressed the following works in the last period:

- Making good and fire protection to existing structure
- Façade restoration and insulation
- Cutting out of new Portugal Street entrance and existing windows enlargement.
- Installation of the new windows is underway
- Basement slab works
- Agora primary steelwork
- Construction of the firefighting shaft continues
- Brickwork package to East elevation and the Ground Floor
- Installation of cross-laminated timber (CLT) structure up to level 7.

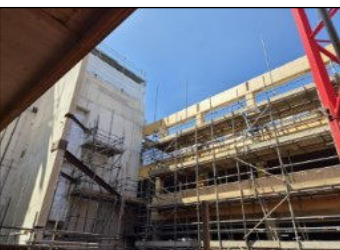
A major milestone was reached with the first CLT floor completed in mid-July 2026. The building topping out is expected to take place in autumn 2026. The new building is scheduled for practical completion in late 2027, with the building ready for occupancy Easter 2028 for the beginning of the summer term 2027/28.

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.

Level 2



Atrium View



Level 5



Agora primary steelwork



Portugal Street Public Realm: Early Design Work Begins

RIBA Stage 1 (Preparation & Brief) has been completed for the Public Realm (Portugal Street) Project.

The Capital Development team has partnered 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 campus by pedestrianising Portugal Street in tandem with the delivery of 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 & 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.

Project Timeline

RIBA Stages 1 and 2 of the design programme will run over approximately 28 weeks, with RIBA Stage 2 scheduled for completion in October 2026 after which we will hold a public exhibit of the proposal. 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 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.

Science of Trees

Throughout the design, careful consideration has been given to the planting strategy along Portugal Street. As can be seen from the graphic above, there are major temperature benefits



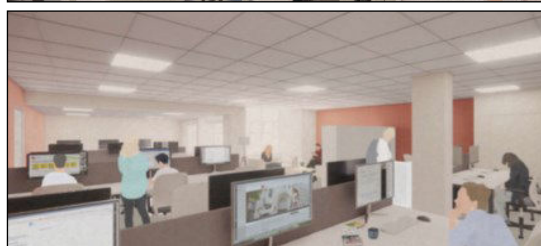
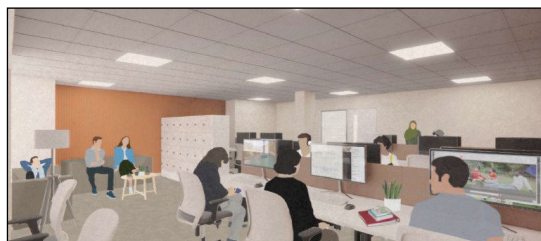
Connaught House – International Development Study Room 7.13 Refurbishment

Funding for the refurbishment of International Development PhD study Room was approved by Estate Management Board.

The room requires refurbishment, including repainting and new furniture. The proposal increases the room's capacity, providing a total of 22 desks.

The brief and design have been developed collaboratively with the Department, Property and Space Management and Capital Development. Proposed design include an improved layout, improved accessibility, an aesthetic improvement and new furniture.

The intention is to start the works during the summer and have the room completed before the end of the year.



King's Chambers – RAG Vintage Shop Refurb

The LSE Students' Union and LSE Estates Capital Development are working together to deliver a revamp of the existing LSESU RAG Vintage & Charity Shop located at Ground Floor of King's Chambers building.

The RAG Charity/Vintage shop has been operating for over 2 years and has raised just shy of £3K for several charities which are elected on yearly by LSE students.

LSE Student's Union goal is to make the space brighter, more inviting and repurposed to be used for various activities, with an overarching aim developing a greater sense of community to not just LSE campus, but the community of people who work on charitable initiatives across the university.

Construction works began 1st July 2026, currently with the strip out of the floor and plastering of walls ongoing.

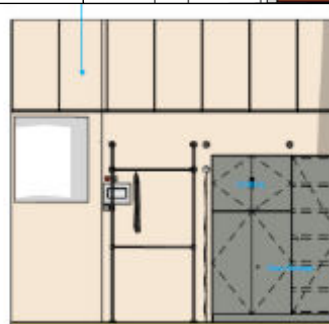
Plans include new track lighting, new ceiling tiles, new carpet and a total transformation of the colour scheme – opting for a striking brick red external façade.

LSE Estates and the SU have designed elements of the external shop with markings which mimic ancient Japanese thread work called Kumihimo.

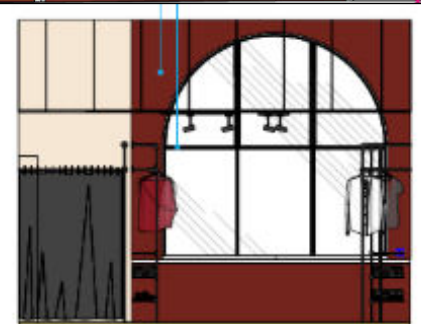
Work is due to be completed for the start of Autumn Term 2026.



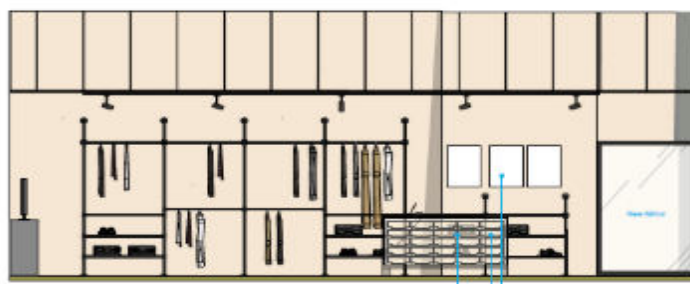
A



A2



B

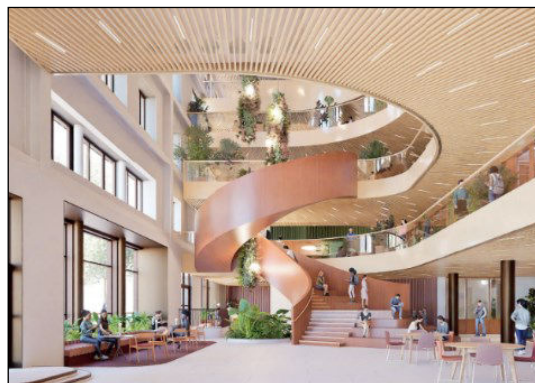


Window and Door Frames
Re-pointed in Dulux 'Brilliant White'

61 Aldwych Redevelopment

Further to a Design Competition held in August 2025, Alison Brooks Architects were appointed as Lead Designer for the fit-out scheme. The project follows the Royal Institute of British Architects (RIBA) scheme of works. Stage 1 feasibility was completed earlier in the year and Stage 2 (Concept Design) will complete at the end of July. Costed options will be presented to the School's Finance of Estates Committee in 2 September with the aim of starting main construction works in June 2027. Surveys have been undertaken to establish the conditions of building fabric and building services, and fire resistance. Further surveys are being undertaken/commissioned for design development. At present, the project is due to be delivered in March 2029 subject to design development and scope selection. In March '26, Capital Development started a first RIBA Stage 2 round of consultations with stakeholders to develop the concept design. The first round completed on 1 May with site visits. Further consultations for design sign-off are being arranged to take place by mid-August 2026.

With an emphasis on student and staff wellbeing, biophilia which includes the use of natural materials and integration of plants in circulation areas, is a key design principle underpinning the design development. Opportunities to join 61 Aldwych to adjacent buildings like Old Building and Connaught House have been explored, with additional surveys to be undertaken to develop the design further during RIBA Stage 3 (Developed Design).



Old Building - Food Hall & Level 4 Refurbishment

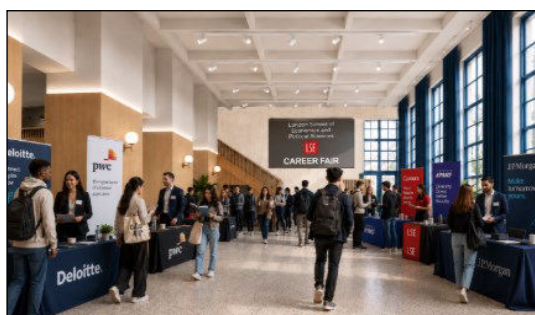
The project is to relocate the existing student restaurant on Level 4 of Old Building, to the Ground Floor, where a street market-style Food Hall and Deli Bar will be created. The Deli Bar works will include amendments to the external envelope to allow access directly off of Houghton Street and Clare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

The project encompasses several key areas within the Old Building. In the Basement, sports facilities, locker rooms, and welfare spaces will be reconfigured to support catering operations. 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.

On Level 4, the existing Student Restaurant will be removed, and the area will be fitted out as open plan office space for administrative divisions.

RIBA Stage 2 design was completed in June 2026 with the scheme design being presented and reviewed by the relevant stakeholders within the School. Stakeholder feedback has been positive, indicating broad support for the proposed changes. The project requires planning consent from the Local Authority prior to construction due to alterations to the external envelope, which will be submitted for in Q4 2026.

It is currently anticipated that construction will commence in Q2 2027, with a view of the Food Hall and associated areas being occupied by September 2028 and the new School year.



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 and planned work for next year:

2025/26

Lift Improvement Programme

Our life improvement programme is continuing with work now on site in Old Building, Lionel Robbins Building (Library), Sir Arthur Lewis Building and Clement House. During August there will be limited lift availability in the Library with no lift access to Level 5. Please contact Principal Project Manager Francesco Biancelli on F.Biancelli@lse.ac.uk if you need more information regarding this.

2026/27 Works Programme

The new financial year begins on 1 August 2026 and a number of long-term maintenance projects will take place over the coming year. Project Managers will engage with effected teams and departments individually; the major projects for this year will include:

Campus

- Clement House: Upgrade of Chillers and Air Handling Units
- Sardinia House: Replacement of windows
- Connaught House: Replacement of main drainage stack
- Sir Arthur Lewis Building: Roof replacement – Phase 1

Residences

- Carr-Saunders Hall: Upgrade of former flat to create additional bedrooms
- High Holborn: Remodelling and upgrade of accessible rooms

In addition to these there are a number of other projects and works planned throughout the year.

If you have any questions about Long-Term Maintenance or the works referenced here please contact Principal Project Manager Daniel Segeth on 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