

LSE

Estates
Division

LSE PROPERTY HANDBOOK

2025/26



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Front cover: 61 Aldwych.

Left: Spectra by Tod Hanson, based on the
Booth Poverty Map.



LSE property ownership map



■ Freehold buildings

■ Leased buildings

■ LSE Building Development

■ Freehold land

■ Long Leased Land



Foreword

Dear Colleagues,

2024/25 was both a seminal and challenging year for the LSE Estates Division. In February we completed the largest property transaction in the School's history, with the acquisition of the freehold of 61 Aldwych and in August after some serious cost hikes and many months of negotiations, we finally let the stage 2 construction contract for the Firoz Lalji Global Hub at 35 Lincoln's Fields. This landmark project will complete in 4Q 2027.

As I am sure you appreciate to run a property portfolio of this size requires a large number of staff particularly on the facilities management side. I am therefore delighted to report that LSE Estates Division achieved Investors in People Gold award and are one of only two university estates departments in the UK to hold this accolade. Additionally, we maintained our Customer First accreditation having held it continuously for fourteen years, the longest in the School.

The purchase of the 242,500 sq ft 61 Aldwych, was a very significant moment for the School. Located on the corner of Aldwych and Kingsway this impressive Edwardian building provides a highly visible street frontage and new front door for the LSE. It secures the whole of the street block in School ownership, as it adjoins both 20 Kingsway and Connaught House (see property map). The lower floors are currently vacant save for three retail tenants who will remain and there are commercial office tenants on the upper floors. As with previous property purchases the School eschewed appointing property agents and completed this acquisition in-house, saving the School hundreds of thousands of pounds in fees and Richard Jenden and Katarina Selmoun should rightly be congratulated on a great result.

This property provides us with valuable "swing space" and an opportunity to renew and redevelop the rest of the campus and to move out of some of our less attractive stock.

We will look to decant the Towers (PAN, FAW and PEL) and sell a long lease of the site for redevelopment, hopefully into student residential accommodation, in order to raise a capital receipt.

We have just completed the design competition for the selection of a lead designer(architect) and I am delighted to inform you that Alison Brooks Architects and Feix&Merlin have been appointed. They will have the task of transforming 61 Aldwych from a corporate office into a bespoke home for LSE teaching, learning, faculty and research space. Our aim is to have this ready by 2Q 2027.



The winning design for 61A – a new front door for LSE

As well as creating world class buildings that are commensurate with our academic standing, we are also aiming to strengthen the LSE "university quarter" and to this end we have received in-principle support from Westminster City Council for the pedestrianisation and landscaping of Portugal Street. A design competition to select landscape architects will be held during the autumn term.



Property management is not just the acquisition and development of grand buildings but the stewardship of the existing estate and we have undertaken a number of small refurbishment and upgrade projects to enhance our ambition of creating our very own university quarter. Therefore, work has taken place on revamping the Student Salon, the George IV pub, the LSE shop and we have created a new home for the LSE Volunteer Centre. This autumn term in conjunction with LSE Generate, we will select a student/alumni entrepreneur to transform the Old Curiosity Shop into a vibrant tenanted retail unit. A professorial colleague of mine glowingly referred to this part of the campus as turning into an urban village!

Following feedback obtained from our students we have made conscious efforts to further “green” the campus and have employed our first on-campus gardener to tend to the flowers, shrubs and trees that now adorn our estate. The interiors of our buildings have also got some extra attention, new artwork (gifted by two of our Alumni) now adorns CLM, SAL and CKK. (see page 60).

In our Residences portfolio, Robeson House (Glengall Road) finally achieved practical completion in August and this impressive building received its first cohort of 676 LSE post-graduate students in September 2025. The redevelopment of Bankside House also took a very significant step forward with a planning application being submitted to the London Borough of Southwark in August for a 1,944-bed scheme and it is destined to become the largest student hall in London! It will replace the site's existing mid-century Bankside House of c.600 beds, with three stepped towers of 24, 26 and 28 storeys linked by two low-rise pavilions housing two landscaped terraces.

The Property team continue to assess the existing and future opportunities in Residences development as we look to consolidate our plans

for well-located student bed spaces of the highest and affordable order.

We continue to monitor the local Mid-Town property market, the adjustments we saw post Covid showing some recovery, with rents averaging £67/8 psf for good quality space and going beyond £70 psf for the best quality space. Investment yields are reflective of the quality of tenant and terms of occupation and have moved away from the very tight 4-5 per cent toward 6 and 7 per cent, even for the prime locations.

We have taken a reasonably cautious view in valuing the estate and conclude the current estimate of value to be £1.57 billion.

I am grateful to Richard Jenden and his teams in Property, Space Management and Room Bookings for their stewardship of the School's property and the difficult job of planning the School's space, where demand continues to outstrip supply! Their main focus next year will be the options for the decant of the Towers.

The continued development and stewardship of the School's estate is important for student experience, and it was with considerable pleasure we received the news that in 2025 LSE was named the Sunday Times University of the Year and so we will continue our efforts to provide an outstanding physical environment for our students, staff, alumni and visitors.

I hope you find this handbook interesting and informative, and I would welcome your feedback on the contents and suggestions for future editions.

With best wishes for a successful 2025/26 Academic Year.

Julian S Robinson
Director of Estates



Estates Vision

Improving the student experience lies at the heart of what we do. We are focussed on providing world class buildings and facilities and through excellent customer service we aim to ensure the safe, secure and environmentally sound operation and maintenance of LSE assets.

Estates Strategy

Continue to transform the estate and deliver world class buildings and facilities commensurate with our academic standing.

Continue to deliver a high-quality public realm within a distinctive LSE "university quarter".



Firoz Lalji Global Hub at 35 Lincoln's Inn Fields

Sustainability at the Heart of Our Estate



Sustainability is fundamental to LSE's values and embedded in the way we manage and develop our estate. Since 2005/06, we have reduced our total energy consumption by 7.6 per cent (2023/24 data), despite a 58 per cent increase in the School's population and a 23 per cent expansion in the gross internal area (GIA) of our estate.

Our campus is used intensively throughout the year, not only during term time, but also through our globally recognised Summer School, our commercial hotel offering, and a wide range of public events. We make the most of every square metre, balancing high usage with our commitment to sustainability.

As the impacts of climate change become increasingly visible through rising temperatures and extreme weather patterns, we are accelerating our efforts to decarbonise and adapt our estate for a changing climate. We are on track to achieve net-zero carbon emissions for our direct operations by 2030.

We've been building a #SustainableLSE for many years. Today, 100 per cent of our electricity is sourced from renewables, and we generate around 115 MWh annually from photovoltaic panels installed across campus. Currently, 69 per cent of our estate is rated B or C on Display Energy Certificates (DECs), with plans underway to upgrade the remaining buildings that fall below this threshold.

We apply rigorous environmental standards to all new developments and refurbishments. A key example is the Firoz Lalji Africa Hub, due for completion in 2027, which is targeting Passivhaus certification, BREEAM Outstanding and the WELL Building Standard, demonstrating our leadership in sustainable building design.

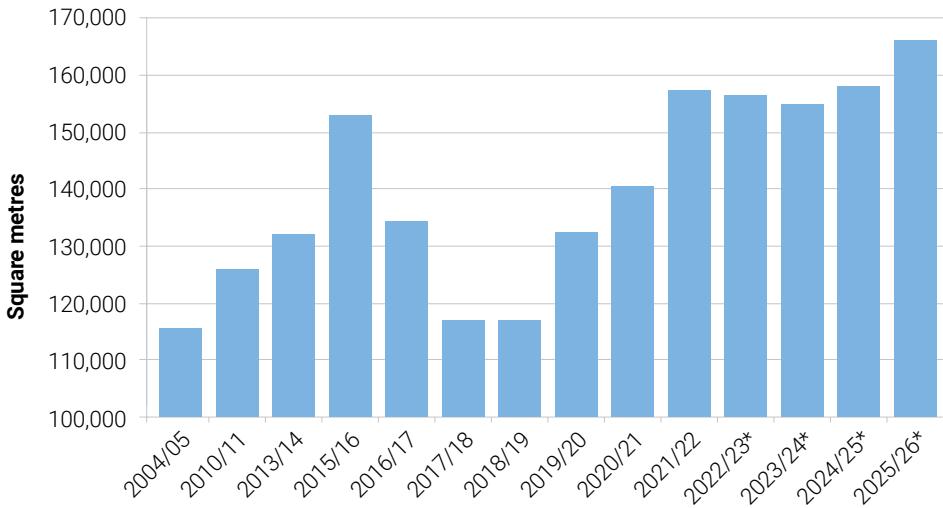
Our Environmental and Energy Management System is certified to ISO 14001 and ISO 50001, ensuring robust governance and continual improvement in how we manage energy and environmental performance. We are also collaborating with the LSE Students' Union on a Greening the Campus initiative, which aims to enhance green spaces for study, work, and rest, while improving local biodiversity and climate resilience.

As we look ahead, we remain committed to leading by example, creating a more sustainable, inclusive, and resilient campus for the LSE community and beyond. Together, we can shape a thriving future grounded in climate action and collective responsibility.

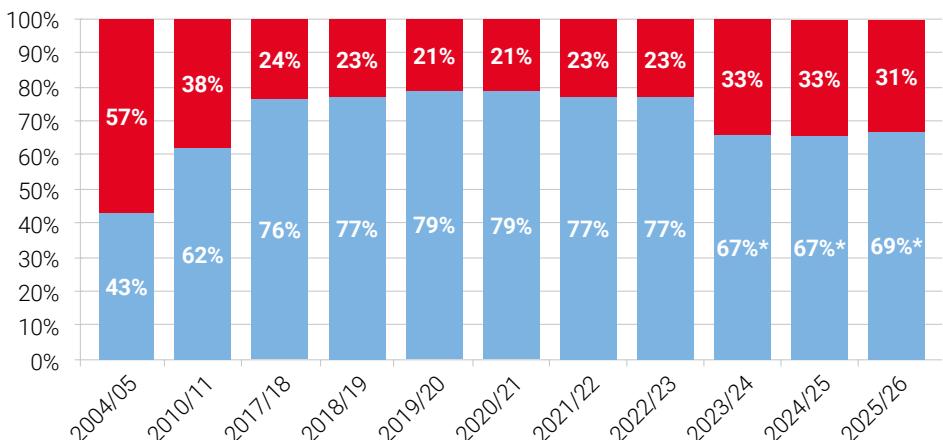


Campus Metrics

Campus size (GIA)



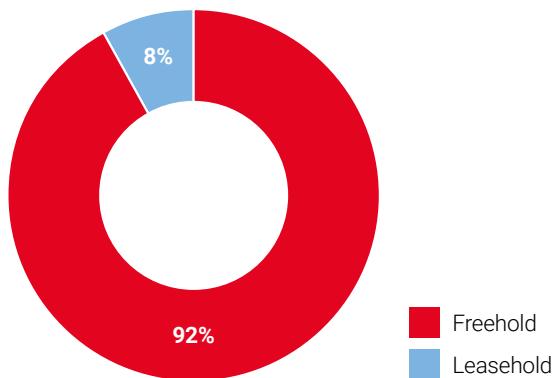
Campus EMR Condition Grade



* Includes 35 Lincoln's Inn Fields

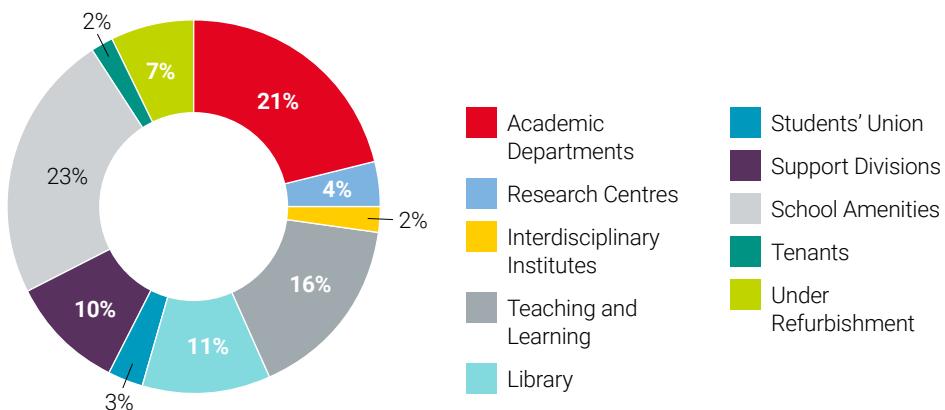


Ownership type



Includes 35 Lincoln's Inn Fields

Campus occupancy





Space Norms

Posts	Office type	Space Target	Notes
Academic Departments			
Professor	■	12m ²	
Associate Professor	■		
Assistant Professor	■		
Education Track/Practice Track	■		
Course Tutor	■		
LSE Fellow/Teaching Fellow	□	5m ²	Based on FTE
Emeritus/Centennial Professor	□	5m ²	Based on FTE
Visiting Professor	□	5m ²	Target of providing 1 supernumerary office for Senior Visitors per Department; Visitors to have access to shared desks – ratio to be agreed with PSM based on needs.
Visiting Lecturer	■	5m ²	
Visiting Fellow	■	5m ²	
Visiting Students			No provision
Departmental Researcher	■	5m ²	As per RC space norms
Departmental Occasional Researcher	■	5m ²	Hot Desking – 1 desk provided per 1 FTE
Guest Teacher	■	5m ²	Hot Desking – 1 desk provided per 1 FTE
Graduate Teaching Assistant (PhD student)		No provision	Access to 121 meeting room
Departmental Manager	■	8m ²	
Professional Services Staff	■	5m ²	
Departmental Advisor	■	12m ²	Based on FTE

■ Single cellular office (a process will be established to consider exceptions that may merit cellular offices.)

□ Shared cellular office

■ Open plan



Posts	Office type	Space Target	Notes
Academic Departments			
Departmental Meeting room		1 per Department , target size of 40m ² or circa 20 people capacity	
121 Meeting room		Target of 2 per Department, subject to the number and type of accommodation of LSE Fellows, GTs, GTAs and PSS	
Undergraduate Common room		1 per Department, target size of 30m ²	
Postgraduate Common room		1 per Department, target size of 30m ²	
Staff/PhD Common room		1 per Department, target size of 40m ²	
PhD Study space		1:1 desk:student ratio – recommended desk size 1200 mm; Provision for students until their normal submission date	
Research Centres/Institutes			
Research Centre Director	■	12m ²	No more than 1 office
Professorial Research Fellow	■	12m ²	
Associate Professorial Research Fellow / Distinguished Policy Fellow	■	5m ²	In Shared offices unless Deputy Director (Single office, 12m ²)
Assistant Professorial Research Fellow /Senior Policy Fellow	■	5m ²	
Research/Policy Fellows	■	5m ²	1 desk per FT in open plan. If less than 0.5 FTE (Part time), in shared desks.
Research Assistant/Policy Analyst	■	5m ²	
Research/Policy Officer	■	5m ²	
Occasional Research Assistant/Officer, Occasional Policy Officer/Fellow	■	5m ²	
Visiting Professor	■	5m ²	Target of providing 1 supernumerary office for Senior Visitors per Department; Visitors to have access to Hot Desks – ratio to be agreed with PSM based on needs.

■ Single cellular office (a process will be established to consider exceptions that may merit cellular offices.)

■ Shared cellular office

■ Open plan



Posts	Office type	Space Target	Notes
Research Centres/Institutes			
Visiting Fellow	■	5m ²	Target of providing 1 supernumerary office for Senior Visitors per Department; Visitors to have access to Hot Desks – ratio to be agreed with PSM based on needs.
Centre /Institute Manager	■	8m ²	
Professional Services Staff	■	5m ²	
Centre Meeting room		1 per Research Centre, subject to affordability	
Staff Common room		1 per Research Centre, subject to affordability	

Professional Services Divisions

Professional Services Staff	■	5m ²	
Staff working on campus 4-5 days a week could be allocated a dedicated desk.			
All other staff working on campus 3 or fewer days will be sharing desks, unless there are EDI adjustments required.			
2:1 staff to desk ratio will be provided in blended workspaces, with additional 20-40 per cent of ancillary facilities, according to requirements.			
Meeting and common facilities will be shared amongst divisions in the same building.			

- Single cellular office (a process will be established to consider exceptions that may merit cellular offices.)
- Shared cellular office/open plan
- Open plan



Notes:

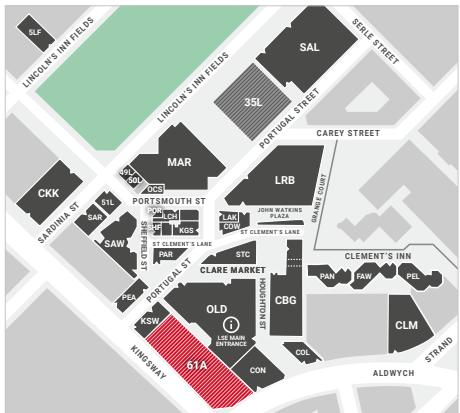
- 1 The above table shows the space standards by category of staff and applies to the Full Time employees (equal or more than 0.5 FTE).
- 2 No member of staff has entitlement to more than one office across Campus.
- 3 Office size is subject to limitations, such as building grid and fenestration pattern.
- 4 Staff on sabbatical, unpaid or parental leave may be required to make office accommodation available for use by other staff in the Unit.
- 5 Non-office facilities for Research Centres and Institutes will be subject to affordability.
- 6 Print and store areas should be considered as per the needs of each unit.
- 7 Where possible, student facilities will be enclosed and appropriate storage space will be considered
- 8 Sufficient meeting and collaboration space will be provided at the vicinity of each unit.
- 9 This list is not exclusive to the above post titles. In cases where staff have different post titles, the space norms will be decided in proxy with the above categories between PSM and the Unit.

The criteria include student contact, availability of meeting space and activity to ensure that appropriate space for all colleagues is provided for the work they intend to do.

- 10 Divisions will opt in for blended working when relocated.
- 11 Accommodation proposals will be informed by EDI considerations after discussion with the occupiers so that their needs and preferences are considered.
- 12 Applying the Space Norms is subject to space availability, and they may need to be applied when a unit is relocated.
- 13 The Property and Space Management Unit (PSM) can be contacted at
estates.space.requests@lse.ac.uk
- 14 Larger meeting, common and student facilities will be considered for larger units. Methodology to be developed in due course.
- 15 V15 of the Space Norms was reviewed by the Estates Management Board on 01/05/2024.

61 Aldwych

Academic Estate

**Property Name:**

61 Aldwych

Property Code: 61A**Address:**

61 Aldwych, WC2B 4AE

Main Occupiers:

Tenanted, under Refurbishment

Facilities:

Commercial use, café, supermarket

Property tenure:

Freehold

Year of construction:

1916

Size GIA:

22,534 sq.m

Planning listing:

Not listed. The property is located within the Strand conservation area. Conservation areas are intended to preserve the appearance of areas that are considered to have a historical interest.

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

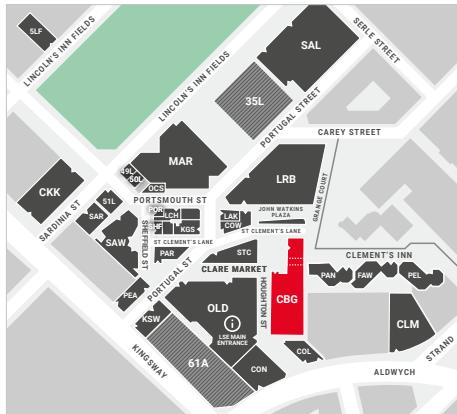
Building energy rating:

C



Centre Building

Academic Estate



Property name:

Centre Building

Property code: CBG

Address:

2 Houghton Street, WC2A 2AD

Main occupiers:

European Institute, Government, Hellenic Observatory, International Inequalities Institute, International Relations, LSE Executive Office, LSEE Research on South Eastern Europe, Phelan United States Centre, School of Public Policy

Facilities:

Alumni Centre, Beveridge Cafe,
Lecture Theatres, Malaysian Auditorium,
Roof Terraces, Seminar Rooms, Student
Learning Commons

Property tenure:

Freehold

Year of construction:

2019

Size GIA:

15,373m²

Planning listing:

None

EMR condition grade:

Grade A

EMR functionality grade:

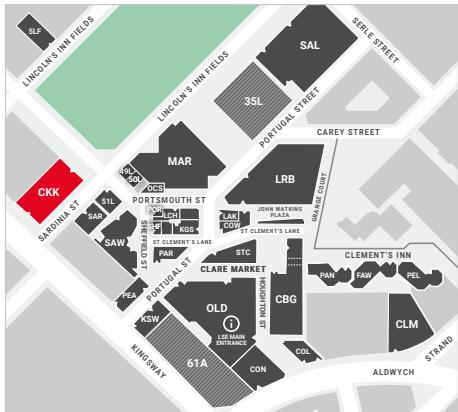
Grade 1

Building energy rating:

DEC: C-62

Cheng Kin Ku Building

Academic Estate

**Property name:**

Cheng Kin Ku Building

Property code:

CKK

Address:

54 Lincoln's Inn Fields, WC2A 3LJ

Main occupiers:

Geography and Environment, LSE Law School

Facilities:

Alumni Theatre, K54 Cafe, Lecture Theatres, Legal Clinic, Meeting Rooms, Roof Terrace, Shaw Vegan Cafe, Sheikh Zayed Theatre, Student learning commons, Teaching Rooms, Thai Theatre, The Wolfson Theatre

Property tenure:

Freehold

Year of construction:

1912–1915 (redeveloped in 2008)

Size GIA:

12,804m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 1

Building energy rating:

DEC: D-79

Clement House

Academic Estate

**Property name:**

Clement House

Property code:

CLM

Address:

99 Aldwych, WC2B 4JF

Main occupiers:

Estates Division, Extended Education, Philanthropy and Global Engagement (PAGE), Residential and Catering Services Division (RCSD), Timetables

Facilities:

Behavioural Lab, Hong Kong Theatre, Teaching Rooms

Property tenure:

Freehold

Year of construction:

1909–1911

Size GIA:

5,697m²

Planning listing:

Listed Grade II

EMR condition grade:

Grade B

EMR functionality grade:

Grade 1

Building energy rating:

DEC: B-45

Columbia House

Academic Estate

**Property name:**

Columbia House

Property code:

COL

Address:

69 Aldwych, WC2B 4RR

Main occupiers:

Data Sciences Institute,
Mathematics, Statistics

Facilities:

Garrick Restaurant and cafe

Property tenure:

Freehold

Year of construction:

1928–1929

Size GIA:

3,484m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 3

Building energy rating:

DEC: C-62

Connaught House

Academic Estate

**Property name:**

Connaught House

Property code:

CON

Address:

63-65 Aldwych, WC2B 4DS

Main occupiers:

Conflict Research Programme, International Development, Methodology, Psychological and Behavioural Science

Facilities:

ATM, Meeting Rooms, Wright's Cafe

Property tenure:

Freehold

Year of construction:

1924–1925

Size GIA:

4,517m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

DEC: B-39

Cowdray House

Academic Estate

**Property name:**

Cowdray House

Property code:

COW

Address:

6 Portugal Street, WC2A 2HJ

Main occupiers:

Health Policy, LSE Health

Facilities:

None

Property tenure:

Freehold

Year of construction:

1903

Size GIA:

2,007m²

Planning listing:

Listed Grade II

EMR condition grade:

Grade B

EMR functionality grade:

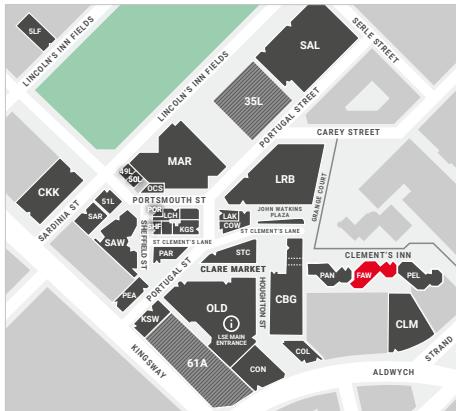
Grade 2

Building energy rating:

DEC: B-32

Fawcett House

Academic Estate

**Property name:**

Fawcett House

Property code:

FAW

Address:

2 Clements Inn, WC2A 2AZ

Main occupiers:

Care Policy and Evaluation Centre, Gender Studies, Grantham Research Institute, LSE Cities, Media and Communications

Facilities:

Meeting Rooms, Teaching Rooms, PC Teaching Rooms, Research Conference Rooms

Property tenure:

Freehold

Year of construction:

1971

Size GIA:

5,206m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 2

Building energy rating:

DEC: D-86

King's Chambers

Academic Estate

**Property name:**

King's Chambers

Property code:

KGS

Address:

29–31 Portugal Street, WC2A 2HE

Main occupiers:

Cañada Blanch Centre LSE, CPNSS, Philosophy, School of Public Policy

Facilities:

Students' Common Room, Teaching Room

Property tenure:

Freehold

Year of construction:

1905

Size GIA:

779m²

Planning listing:

Listed Grade II

EMR condition grade:

Grade C

EMR functionality grade:

Grade 3

Building energy rating:

DEC: B-40

20 Kingsway

Academic Estate

**Property name:**

20 Kingsway

Property code:

KSW

Address:

20 Kingsway, WC2B 6LH

Main occupiers:

Digital Skills Lab, Language Centre,
LSE 100, LSE Eden Centre

Facilities:

Computer Study Room, Meeting Room,
Teaching Rooms

Property tenure:

Freehold

Size GIA:

2,142m²

Year of construction:

1910

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 3

Building energy rating:

DEC: B-45



The Lakatos Building

Academic Estate



Property name:

The Lakatos Building

Property code:

LAK

Address:

7 Portugal Street, WC2A 2HJ

Main occupiers:

Centre for Philosophy of Natural and
Social Science, Philosophy Department

Facilities:

None

Property tenure:

Freehold

Year of construction:

1903

Size GIA:

945m²

Planning listing:

Planning Note:

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

Banking S



Lincoln Chambers

Academic Estate



Property name:
Lincoln Chambers

Property code:
LCH

Address:
2–4 Portsmouth Street, WC2A 2ES

Main occupiers:
LSE Contractors, LSE Volunteer Centre

Facilities:
LSE Shops, LSE Volunteer Centre,
Music practice room

Property tenure:
Freehold

Year of construction:
1905

Size GIA:
799m²

Planning listing:
Listed Grade II

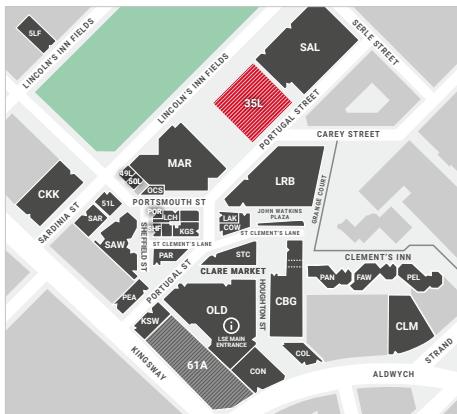
EMR condition grade:
Grade C

EMR functionality grade:
Grade 3

Building energy rating:
DEC: B-27

35 Lincoln's Inn Fields

Academic Estate

**Property name:**

35 Lincoln's Inn Fields

Property code:

35L

Address:

35–37 Lincoln's Inn Fields, WC2A 3PN

Main occupiers:

Site under development

Facilities:

N/A

Property tenure:

Long leasehold

Expires 31 August 2172

Year of construction:

1955

Size GIA:

8,700m²

Planning listing:

None

EMR condition grade:

D

EMR functionality grade:

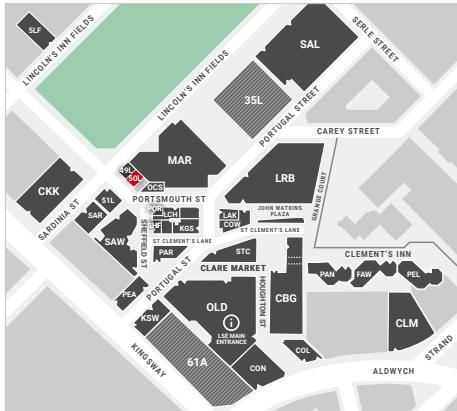
Grade 4

Building energy rating:

N/A

50 Lincoln's Inn Fields

Academic Estate



Property name:
50 Lincoln's Inn Fields

Property code:
50L

Address:
50 Lincoln's Inn Fields, WC2A 3PF

Main occupiers:
Contractors, Estates reserved

Facilities:
None

Property tenure:
Leasehold expires February 2030

Year of construction:
c.1900

Size GIA:
305m²

Planning listing:
None

EMR condition grade:
Grade C

EMR functionality grade:
Grade 3

Building energy rating:
DEC: E-120

51 Lincoln's Inn Fields

Academic Estate

**Property name:**

51 Lincoln's Inn Fields

Property code:

51LF

Address:

51 Lincoln's Inn Fields, WC2A 3NA

Main occupiers:

Global School of Sustainability, Tenanted

Facilities:

None

Property tenure:

Freehold

Year of construction:

c.1987

Size GIA:

1,298m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

EPC: D-100

Lionel Robbins Building

Academic Estate

**Property name:**

Lionel Robbins Building

Property code:

LRB

Address:

10 Portugal Street, WC2A 2HD

Main occupiers:

Business Improvement Unit (BIU), Data Technology Services (DTS), Equity, Diversity and Inclusion (EDI), Finance Division, HR Division, Library Services, Lifelong Learning, LSE LIFE, PhD Academy, Planning Division, Secretary's Division

Facilities:

Copy Shop, Library, Meeting Rooms, PCs, Plaza Terrace and Cafe, Study Areas, Tech Support, Women's Library

Property tenure:

Freehold

Year of construction:

1913 (redeveloped and launched as Library – 2001)

Size GIA:

19,705m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 3

Building energy rating:

DEC: C-61



Marshall Building

Academic Estate



Property name:

Marshall Building

Property code:

MAR

Address:

44 Lincoln's Inn Fields, WC2A 3LY

Main occupiers:

Accounting, CARR, Centre for Animal
Sentience, Finance, Financial Markets Group,
LSE Students' Union, Management, Marshall
Institute for Philanthropy and
Social Entrepreneurship

Facilities:

Beaver's Brew Cafe, Cyclists' facilities, Drama and Music Rehearsal Spaces, Great Hall, Gym, Lecture Theatres, Roof Terraces, Sports Hall, Squash Courts, Student learning commons

Property tenure:

Freehold

Year of construction:

2021

Size GIA:

19,106m²

Planning listing:

None

EMR condition grade:

A

EMR functionality grade:

1

Building energy rating:

5
DEC: B-34

Old Building

Academic Estate

**Property name:**

Old Building

Property code:

OLD

Address:

Houghton Street, WC2A 2AE

Main occupiers:

Anthropology, Estates Division, Social Policy, Sociology, Student Services, Security

Facilities:

Central Badging Office, Meeting Rooms, Music practice room, Old Theatre, PC Study Room, Post Room, Reprographics, Restaurant, Roof Terraces, Staff Dining Room, Common Room and Coffee Bar, Shaw Library, Student Services Centre, Teaching Rooms

Property tenure:

Freehold

Year of construction:

1920–1923 (parts added until 1933)

Size GIA:

14,203m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 2

Building energy rating:

DEC: B-45

Pankhurst House

Academic Estate

**Property name:**

Pankhurst House

Property code:

PAN

Address:

1 Clements Inn, WC2A 2AZ

Main occupiers:

Academic Registrar's Division,
Communications Division, Department
of Gender Studies, LSE Ideas, LSE Middle
East Centre, LSE Research and Innovation,
Care Policy and Evaluation Centre

Facilities:

Teaching Rooms, Video Conference Facility

Property tenure:

Freehold

Year of construction:

1971

Size GIA:

5,108m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

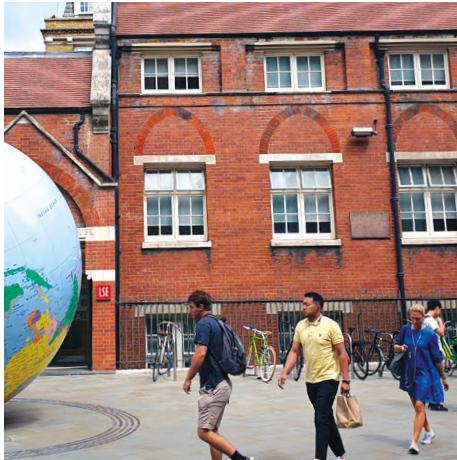
Grade 2

Building energy rating:

DEC: D-86

Parish Hall

Academic Estate

**Property name:**

Parish Hall

Property code:

PAR

Address:

Sheffield Street, WC2A 2HA

Main occupiers:

Teaching Rooms

Facilities:

3 x Teaching Rooms

Property tenure:

Freehold

Year of construction:

1897–1898

Size GIA:

475m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

DEC: C-62

Peacock Theatre

Academic Estate

**Property name:**

Peacock Theatre

Property code:

PEA

Address:

Portugal Street, WC2A 2HT

Main occupiers:

Peacock Theatre

Facilities:

Auditorium/Lecture Theatre, Dress Circle, Stall Bars

Property tenure:

Long leasehold

Expires 17 March 2054

Year of construction:

1960

Size GIA:

4,183m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 2

Building energy rating:

DEC: B-37

Pethick-Lawrence House

Academic Estate

**Property name:**

Pethick-Lawrence House

Property code:

PEL

Address:

3 Clements Inn, WC2A 2AZ

Main occupiers:

Confucius Institute, Disability and Mental Health Service, Firoz Lalji Centre for Africa, Grantham Institute, LSE Language Centre, Media and Communications, Medical Centre, Student Wellbeing Service, The Inclusion Initiative

Facilities:

Disability and Mental Health Service, Media Studio, Medical Centre, New and Expectant Mothers' Room, The BOX Conference Suite, Student Wellbeing and Counselling Service, Treatment Clinic

Property tenure:

Freehold

Year of construction:

1971

Size GIA:

4,309m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

Grade 2

Building energy rating:

DEC: D-86

1 Portsmouth Street

Academic Estate



Property name:
1 Portsmouth Street

Property code:
POR

Address:
1 Portsmouth Street, WC2A 2ES

Main occupiers:
The Gilded Acorn, LSE Faith Centre,
LSE London, PI Committee

Facilities:
Book Shop

Property tenure:
Freehold

Year of construction:
c. 1870

Size GIA:
151m²

Planning listing:
None

EMR condition grade:
Grade C

EMR functionality grade:
Grade 3

Building energy rating:
N/A

Sardinia House

Academic Estate



Property name:
Sardinia House

Property code:
SAR

Address:
52 Lincoln's Inn Fields, WC2A 3LZ

Main occupiers:
Economic History, International History

Facilities:
Dental Surgery, Film Studio

Property tenure:
Freehold

Year of construction:
c. 1910

Size GIA:
2,797m²

Planning listing:
None

EMR condition grade:
Grade B

EMR functionality grade:
Grade 3

Building energy rating:
DEC: C-55



Saw Swee Hock Student Centre

Academic Estate

**Property name:**

Saw Swee Hock Student Centre

Property code:

SAW

Address:

1 Sheffield Street, WC2A 2AP

Main occupiers:

LSE Careers Service, Students' Union

Facilities:

Careers Centre, Events Space, Exercise Studio, Faith Centre, Gym, Hall-Carpenter Common Room, Media Suite, Roof Terrace, Study Areas, The Three Tuns Bar, The Venue

Property tenure:

Freehold

Year of construction:

2014

Size GIA:

5,873m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 1

Building energy rating:

DEC: C-71



Sheffield Street

Academic Estate



Property name:

Sheffield Street

Property code:

SHF

Address:

9-10 Sheffield Street, WC2A 2EY

Main occupiers:

Estates FM, European Institute, Health Policy, International Relations, South Asia Centre (SAC), Saw Swee Hock South East Asia Centre (SEAC)

Facilities:

Outdoor water fountain

Property tenure:

Freehold

Year of construction:

c. 1904

Size GIA:

421m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

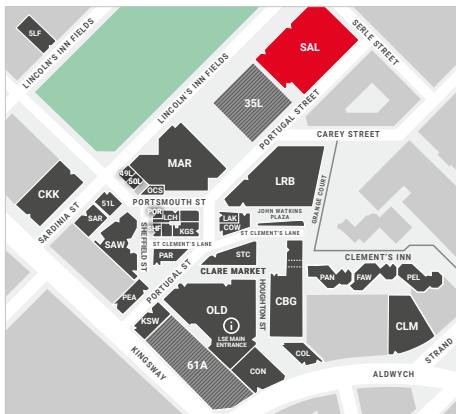
Grade 3

Building energy rating:

DEC: C-71

Sir Arthur Lewis Building

Academic Estate

**Property name:**

Sir Arthur Lewis Building

Property code:

SAL

Address:

32 Lincoln's Inn Fields, WC2A 3PH

Main occupiers:

CEP, Economics, IGC, Macro Economics,
STICERD

Facilities:

Café, Computer Rooms, Meeting Rooms,
Student learning commons, Teaching Rooms

Property tenure:

Freehold

Year of construction:

1918

Size GIA:

11,568m²

Planning listing:

Listed Grade II

EMR condition grade:

Grade B

EMR functionality grade:

Grade 1

Building energy rating:

DEC: D-82

St Clement's Academic Estate

**Property name:**

St Clement's

Property code:

STC

Address:

Clare Market, WC2A 2AB

Main occupiers:

CASE, International Relations, LSE Generate, School of Public Policy, Unions

Facilities:

Computer Rooms, Student Learning Commons, Teaching Rooms

Property tenure:

Freehold

Year of construction:

Main building c. 1881 Extension 1961

Size GIA:

4192m²

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

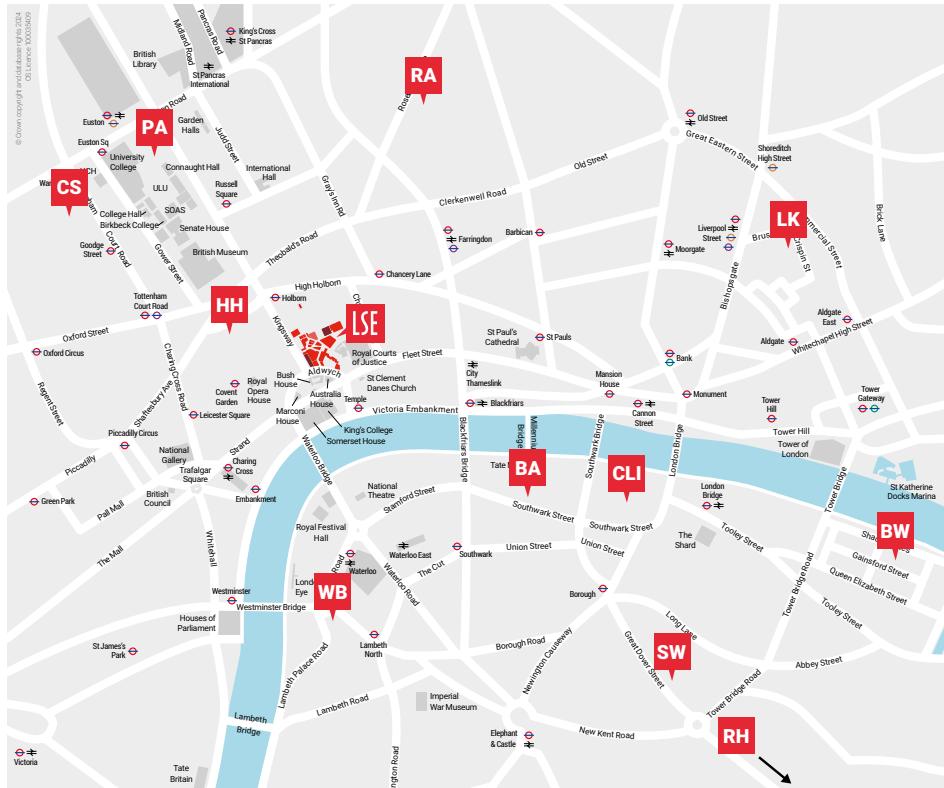
Grade 3

Building energy rating:

DEC: B-47



Map of LSE residences



BA Bankside House

BW Butler's Wharf Residence

CS Carr-Saunders Hall

CLI Clink Wharf

HH High Holborn Residence

LK Lilian Knowles House

PA Passfield Hall

RH Robeson House

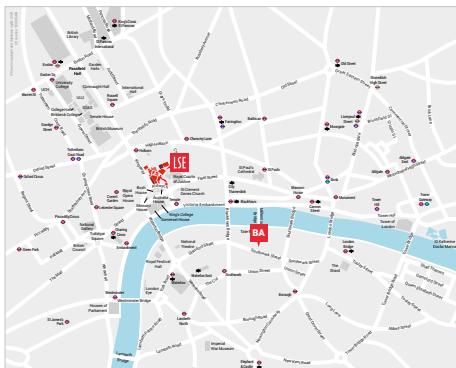
RA Rosebery Hall

SW Sidney Webb House

WB urbanest Westminster Bridge

Bankside House

Residence

**Property name:**

Bankside House

Property code:

BA

Address:

24 Sumner Street, SE1 9JA

Main occupiers:

Undergraduate and General Course Students,
Faculty Accommodation

Facilities:

Restaurant, Computer Room, Quiet Study,
Games Room, Table Tennis and TV Rooms,
Laundry and Ironing Room

Property tenure:

Freehold

Year of construction:

c. 1952/3

Size (number of beds):

598

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

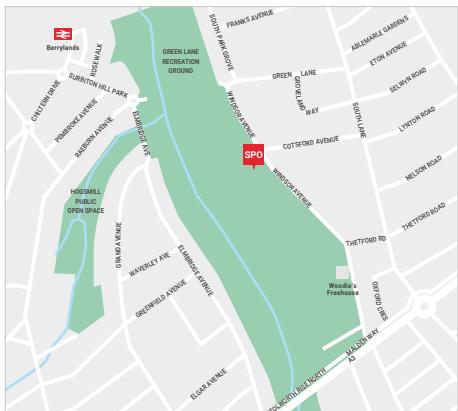
Grade 2

Building energy rating:

DEC: B-39

Berrylands Sports Ground

Non-academic Estate

**Property name:**

Berrylands Sports Ground

Property code:

SPO

Address:

LSE Sportsground, Windsor Avenue,
New Malden, Surrey, KT3 5HB

Main occupiers:

LSE Sports, Surrey County Cricket Club,
Fulham Football Club, Ground Staff
Accommodation

Facilities:

All weather sports area, grass pitches,
pavilion, residential bungalow, changing
rooms, showers

Property tenure:

Freehold

Year of construction:

N/A

Size GIA:

23 acres

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

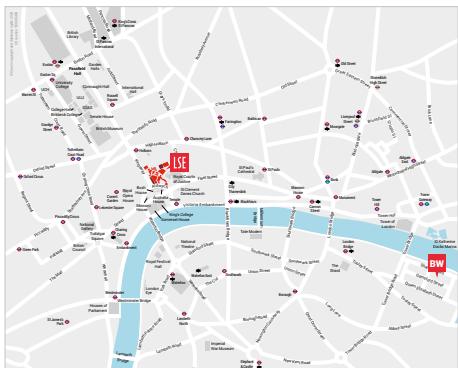
Grade 2

Building energy rating:

EPC: B-36

Butler's Wharf Residence

Residence

**Property name:**

Butler's Wharf Residence

Property code:

BW

Address:

11 Gainsford Street, SE1 2NE

Main occupiers:

Graduate Students, Faculty Accommodation

Facilities:

Bicycle Storage Area, Computer Room, Common Room with TV, Laundry Room

Property tenure:

Long leasehold Expires in 2085

Year of construction:

c. 1975

Size (number of beds):

280

Planning listing:

None

EMR condition grade:

Grade C

EMR functionality grade:

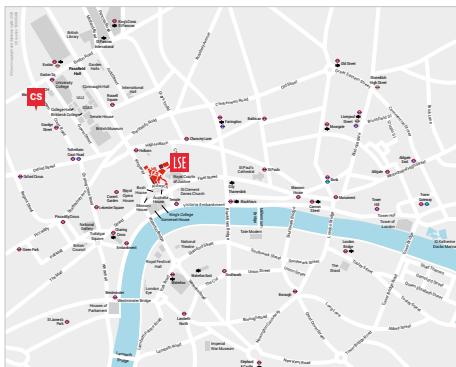
Grade 2

Building energy rating:

DEC: B-48

Carr Saunders Hall

Residence

**Property name:**

Carr Saunders Hall

Property code:

CS

Address:

18–24 Fitzroy Street, W1T 4BN

Main occupiers:

Undergraduate and General Course Students,
Faculty Accommodation

Facilities:

Common/TV room, Computer Room,
Laundry Room, Restaurant

Property tenure:

Long leasehold Expires in 2062

Year of construction:

c. 1965

Size (number of beds):

156

Planning listing:

None

EMR condition grade:

Grade B

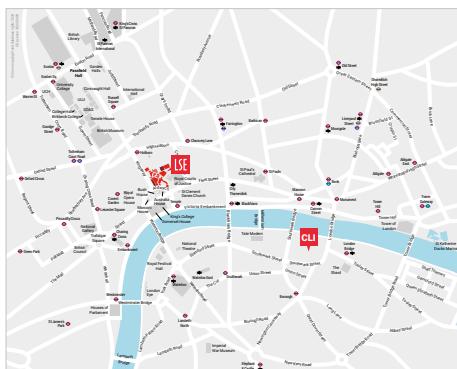
EMR functionality grade:

Grade 2

Building energy rating:

DEC: C-57

Clink Wharf Residence



Property name:

Clink Wharf

Property code:

CLI

Address:

Clink Street, SE1 9DG

Main occupier:

Vacant/Estates Reserved

Property tenure:

Long leasehold Expires in 2992

Year of construction:

c. 1860

Size GIA:

297m²

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 1

Building energy rating:

EPC: D-63



Coopers Restaurant and Wine Bar

Non-academic Estate



Property name:

49 Lincoln's Inn Fields

Property code:

49L

Address:

49 Lincoln's Inn Fields, WC2A 3PF

Main occupiers:

LSE Catering Services

Facilities:

Coopers Restaurant/Wine bar

Property tenure:

Leasehold expires February 2030

Year of construction:

c.1900

Size GIA:

261m

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

Grade 3

Building energy rating:

Banking S



George IV Public House

Residence and Non-academic Estate

**Property name:**

George IV

Property code:

GIV

Address:

28 Portugal Street, WC2A 2HE

Main occupiers:

Catering Services and Faculty Accommodation

Facilities:

Pub situated on Ground and 1st Floors.
Three short stay flats situated on 2nd, 3rd, and 4th Floors.

Property tenure:

Freehold

Year of construction:

c.1900

Size GIA:

431m²

Planning listing:

None

EMR condition grade:

Short Stay Flats – Grade B
Public House – Grade B

EMR functionality grade:

Short Stay Flats – Grade 2
Public House – Grade 1

Building energy rating:

DEC: C-58

High Holborn Residence

Residence

**Property name:**

High Holborn Residence

Property code:

HH

Address:

178 High Holborn, WC1V 7AA

Main occupiers:

Undergraduate, General Course and Graduate Students, Faculty Accommodation

Facilities:

Computer Room, Large Communal Lounge, Laundry Room, two TV Rooms

Property tenure:

Freehold

Year of construction:

1995

Size (number of beds):

447

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

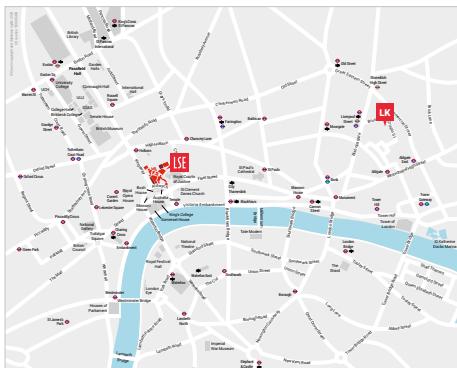
Grade 2

Building energy rating:

DEC: C-57

Lilian Knowles House

Residence

**Property name:**

Lilian Knowles House

Property code:

LK

Address:

50 Crispin Street, E1 6HQ

Main occupiers:

Graduate Students

Facilities:

Common Room and TV Room,
Computer Room, Laundry Room

Property tenure:

Nomination Agreement Expires in 2041

Break clause option August 2030

Year of construction:

1868

Size (number of beds):

365

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

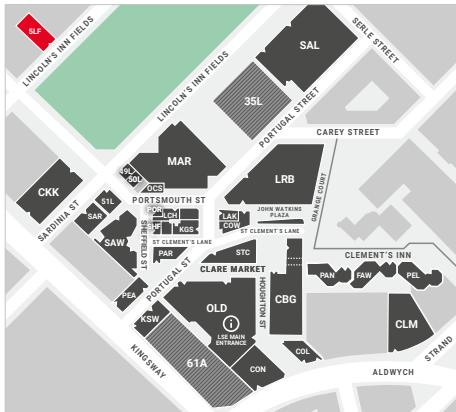
Grade 2

Building energy rating:

DEC C-53

5 Lincoln's Inn Fields

Non-Academic Estate

**Property name:**

5 Lincoln's Inn Fields

Property code:

5LF

Address:

5 Lincoln's Inn Fields, WC2A 3BP

Main occupiers:

Residence and Faculty Accommodation

Facilities:

Entertainment suite, meeting room, residential accommodation

Property tenure:

Freehold

Year of construction:

c.1740

Size GIA:

659m²

Planning listing:

Listed Grade II

EMR condition grade:

Grade B

EMR functionality grade:

Grade 2

Building energy rating:

EPC: C-79

Old Curiosity Shop

Non-academic Estate



Property name:
Old Curiosity Shop

Property code:
OCS

Address:
13–14 Portsmouth Street, WC2A 2ES

Main occupiers:
LSE

Facilities:
Retail Space

Property tenure:
Freehold

Year of construction:
17th Century with 19th Century alterations

Size GIA:
78m²

Planning listing:
Listed Grade II*

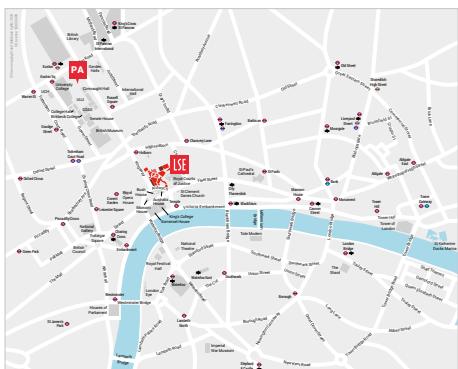
EMR condition grade:
Grade C

EMR functionality grade:
Grade 3

Building energy rating:
N/A

Passfield Hall

Residence

**Property name:**

Passfield Hall

Property code:

PA

Address:

1–7 Endsleigh Place, WC1H 0PW

Main occupiers:

Undergraduate, General Course Students and Faculty Accommodation

Facilities:

Restaurant, Computer Room, Enclosed Garden, Laundry Room, TV/common Room

Property tenure:

Long leasehold Expires in 2041

Year of construction:

c. 1830

Size (number of beds):

226

Planning listing:

Listed Grade II

EMR condition grade:

Grade C

EMR functionality grade:

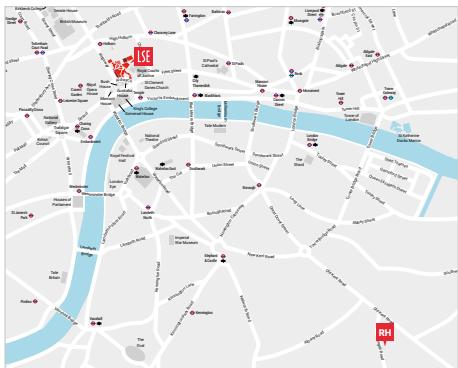
Grade 2

Building energy rating:

DEC: C-68

Robeson House

Residence

**Property name:**

Robeson House

Property code:

RH

Address:

47A Glengall Road, London, SE15 6NF

Main occupiers:

Graduate students

Facilities:

Common Room, Movie Room, Gym, Group Study Rooms, Outside terrace areas, Bookable kitchen, Laundry

Property tenure:

Freehold

Year of construction:

2025

Size (number of beds):

676

Planning listing:

None

EMR condition grade:

Grade A

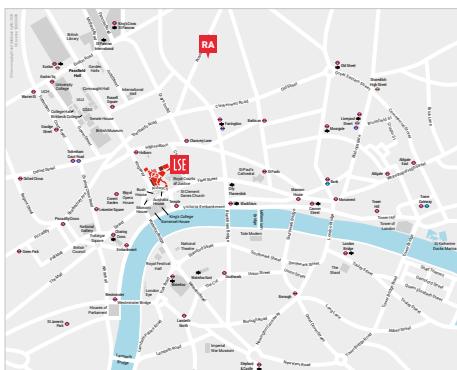
EMR functionality grade:

Grade 1

Building energy rating:

B

Rosebery Hall Residence

**Property name:**

Rosebery Hall

Property code:

RA

Address:

90 Rosebery Avenue, EC1R 4TY

Main occupiers:

Undergraduate and General Course Students,
Faculty Accommodation

Facilities:

Common Room/Communal TV Room,
Computer Room, Enclosed Garden,
Laundry, Restaurant

Property tenure:

Long leasehold Expires in 2070

Year of construction:

1975

Size (number of beds):

337

Planning listing:

None

EMR condition grade:

Grade B

EMR functionality grade:

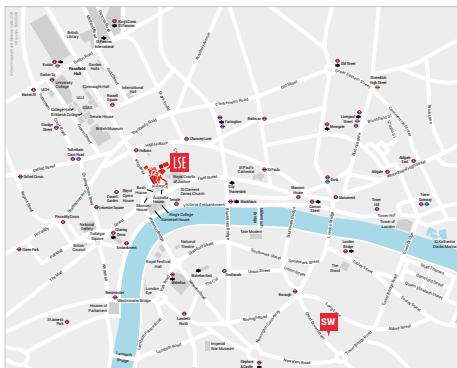
Grade 2

Building energy rating:

DEC: D-82

Sidney Webb House

Residence

**Property name:**

Sidney Webb House

Property code:

SW

Address:

159 Great Dover Street, SE1 4WW

Main occupiers:

Graduate, Undergraduate and General Course Students

Facilities:

Communal TV Room, Computer Room, Gym, Laundry Room

Property tenure:

Leasehold

Expires in September 2039

Year of construction:

1998

Size (number of beds):

458

Planning listing:

None

EMR condition grade:

Grade B

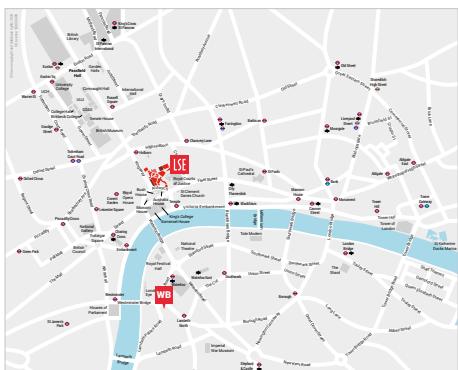
EMR functionality grade:

Grade 2

Building energy rating:

DEC C-66

urbanest Westminster Bridge Residence

**Property name:**

urbanest Westminster Bridge

Property code:

WB

Address:

199–203 Westminster Bridge Road, SE1 7FR

Main occupiers:

Graduate and Undergraduate Students

Facilities:

Cafe, Communal TV Rooms, Computer Room, Gym, Laundry Room, Roof Terrace, Swimming Pool

Property tenure:

Nominations Agreement Expires in 2030

Year of construction:

2015

Size (number of beds):

672 (available for LSE students)

Planning listing:

None

EMR condition grade:

Grade A

EMR functionality grade:

Grade 1

Building energy rating:

EPC: B-30

Ye Old White Horse Public House

Non-academic Estate



Property name:
Ye Old White Horse

Property code:
N/A

Address:
2 St. Clements Lane, WC2A 2HA

Main occupiers:
Commercial Tenant

Facilities:
Pub with Residential Accommodation above

Property tenure:
Freehold
Leased to tenants until December 2028

Year of construction:
c. 1800

Size GIA:
208m²

Planning listing:
None

EMR condition grade:
Grade C

EMR functionality grade:
Grade 3

Building energy rating:
EPC: C-58



Glossary

GIA	Gross Internal Area. The whole enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls.
NIA	Net Internal Area. The enclosed area of a building or floor excluding the core areas; stairs, plant and lifts.
PLANNING LISTING	Statutory list of buildings of special architectural or historic interest. A listed building may not be demolished, extended or altered without special permission from the local planning authority.
EMR* CONDITION GRADE	<p><i>Grade A:</i> As new condition</p> <p><i>Grade B:</i> Sound, operationally safe and exhibiting only minor deterioration</p> <p><i>Grade C:</i> Operational, but major repair or replacement needed in the short to medium term (generally 3 years)</p> <p><i>Grade D:</i> Inoperable or at serious risk of major failure or breakdown.</p>
EMR* FUNCTIONALITY GRADE	<p>Functional suitability measures the capability of the space to support its existing function.</p> <p><i>Grade 1:</i> Excellent; the building fully supports current functions. There are no negative impacts upon the functions taking place in the space.</p> <p><i>Grade 2:</i> Good; the building provides a good environment for the current function in all or most respects. There may be shortfalls in certain areas, but these have only a minor effect upon current functions.</p> <p><i>Grade 3:</i> Fair; the building provides a reasonable environment for current functions in many respects, but has a number of shortfalls. These shortfalls may be causing mismatches between space and function that is having a more significant effect upon current functions than Grade 2 buildings.</p> <p><i>Grade 4:</i> Poor; the building fails to support current functions and/or is unsuitable for current use. The operational problems associated with such space are major and are constraining current functions in the space. Space in this grade may require alternative solutions rather than straightforward improvements in particular features of the space.</p>
BUILDING ENERGY RATING	<p>Introduced in response to the EU Energy Performance of Buildings Directive and refers to either:</p> <p>a) The building's Display Energy Certificate (DEC) rating which is based on actual energy usage of a building, with A being most energy efficient and G being the worst.</p> <p>b) The building's Energy Performance Certificate (EPC) rating which is based on a predicted energy rating of a building, with A being the most energy efficient and G being the worst.</p>

*Estates Management Record

Artwork on Campus



Wizards of Omaha by Channatip Chanvipava can be found on the 2nd floor of Clement House

Channatip Chanvipava is a Thai artist who graduated from LSE with a BSc in Management (2017) and subsequently resumed his artistic journey as a self-taught artist. Chanvipava's autobiographical works explore memory and often weave a compelling connection between the microcosm of his personal life and the macrocosm of world politics, current affairs and traditional social constructs. His work is an expression of universal emotions and shared experiences.

Heri Dono is an Indonesian artist who is inspired by traditional Indonesian motifs and mythological symbols. Dono's work often carries within it a critique of current social and political issues.

Gulliver marries well known imagery inspired by the 1726 text "Gulliver's Travels" by Jonathan Swift, with a visual style influenced by the colourful wayang kulit, a traditional form of Javanese theatre performed with puppets. This sets the story of a brave explorer of new lands in a non-European context referencing figures such as Chinese diplomat Admiral Zheng He, who travelled extensively in Asia in the 15th century.

This is one of three pieces generously donated in 2025 by art collector and LSE graduate, Yeap Lam Yang (BSc Economics, 1978).



Gulliver by Heri Dono can be found in CKK.LG outside Sheikh Zayed Theatre

LSE Campus through the ages



Founded by the Fabian Society in 1895, LSE began with just three classrooms and 300 students at 9 John Adams Street. LSE quickly grew, moving to Adelphi Terrace and established its globally renowned library in 1896.

By 1900, LSE joined the University of London and settled into its first permanent home at Clare Market. From 1919, under the leadership of William Beveridge, the School expanded rapidly earning a reputation for innovation and growth. With King George V laying the foundation stone for the Old Building in 1920.

Despite relocating to Cambridge during WWII, LSE returned to London in 1945 and continued its development throughout the 20th century. The Lionel Robbins Building became the new home of LSE's library in 1978.

In recent decades, LSE has transformed its campus with award-winning architecture:

Saw Swee Hock Building (completed 2014) – Designed by architects O'Donnell + Tuomey, the building won RIBA London Building of the Year and finalist shortlisting for the Stirling Prize in 2014.

Sir Arthur Lewis Building (redevelopment completed in 2013) – Opened by the Princess Royal in 2013, the building was renamed in 2023 in honour of LSE's first Black academic.

Centre Building (completed 2019) – Designed by RSHP the building features a 1,293-piece steel superstructure with a total building weight of 1,050 tonnes. The Centre Building obtained a BREEAM "outstanding" rating and received the RIBA National Building Award and RIBA London Award in 2021.

Marshall Building (completed 2022) – Designed by Grafton Architects, the Marshall Building added 18,000 square metres to the campus. The Marshall Building contains lecture theatres,



Main Entrance Houghton Street, c1950s

study spaces, academic offices and a 20m x 35m sports hall.

Looking ahead, the redevelopment of 35 Lincoln's Inn Field into the Firoz Lalji Global Hub, and recent acquisition of 61 Aldwych, mark the final steps in LSE's world class estates strategy. LSE's campus continues to remain accessible to the public, with a number of campus tours taking place throughout the year. This is in addition to LSE's yearly participation in Open House Festival, which this year saw 384 visitors pass through LSE's campus.



THE LONDON SCHOOL
OF ECONOMICS AND
POLITICAL SCIENCE ■

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