

Open House London 2013

Architectural information



32 Lincoln's Inn Fields

London School of Economics and Political Science



Entrance pavilion

History

As part of the ongoing development of the LSE campus the School purchased 32 Lincoln's Inn Fields in 2010. The original building was designed in a Neo-Jacobean style by the Office of Works under Sir Henry Tanner. It was built in two phases – the west wing and centre in 1903-05 and the east wing in 1912-13. The building, gates and railings were listed as Grade II by the Secretary of State in April 1995. The building is located in the City of Westminster and sits within the Strand Conservation Area. It is on the south side of Lincoln's Inn Fields at the junction with Serle Street and enjoys views over London's largest green square, which was originally designed by Inigo Jones.

LSE's vision to reinvigorate this spectacular listed building by stripping back unattractive elements began in January 2012. The School has incorporated some restoration works as part of the refurbishment project, including reinstatement of decorative cornicing, parquet and terrazzo flooring. Despite sustaining damage to its central wing during the Second World War, LSE's redevelopment is the largest since 1953 and was completed at a cost of £17.5m.

This building marks another chapter in LSE's ambitious estates strategy, which aims to create a world class estate commensurate with the School's international academic reputation. It now houses the School's prestigious Department of Economics and its associated Research Centres.

Environment and sustainability

In October 2012, 32 Lincoln's Inn Fields was awarded a BREEAM Refurbishment "Very Good" rating.

The Building Research Establishment Environmental Assessment Method (BREEAM), is widely used both nationally and internationally to assess a building against predetermined criteria.

The Grade II listing of the building and the nature of the refurbishment has meant that "Very Good" is the highest rating achievable on this project, with the final rating being 57.31%.

As part of the School's Responsible Estates Strategy and its carbon management and sustainability objectives an 8.5kw Photovoltaic (PV) system has been installed on the roof as part of this refurbishment.



Original Terrazzo floor

"The redevelopment of this Grade II listed building has brought its own challenges and I am delighted that we have been able to achieve the high level of accommodation that we are now used to, alongside a design that has balanced the historical aspects of the building with the modern demands of 21st century academia."

Craig Calhoun, Director, LSE

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Development of the building

The project commenced with the appointment of the design team in February 2011:

- Architects - Jestico + Whiles
- Mechanical and Electrical Consultant - Hoare Lea
- Contract Administrator/Cost Manager - Davis Langdon
- Main Works Contractor - Willmott Dixon Interiors Ltd.

The initial brief was wide ranging and comprehensive, and the vision and aspirations for the building evolved through an iterative and collaborative process between the design team and the LSE. The design now includes five floors of academic offices, three floors of teaching and student social areas which can accommodate up to 1000 students, making 32 LIF a comparable facility to the New Academic Building on the LSE campus.



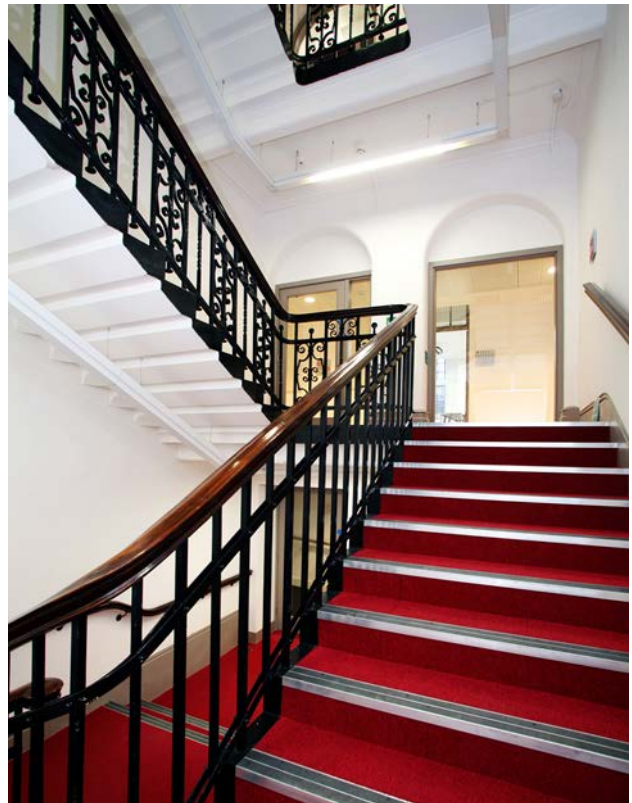
Original entrance hall

A new contemporary addition to the building, the Entrance Pavilion, was constructed to address the increased intensity of use, providing secure and accessible entrances to the building from both Lincoln's Inn Fields and Portugal Street, taking into account student movement patterns from various parts of the campus.

Key architectural aspects

- The building, gates and railings were listed by the Secretary of State as Grade II on 11 April 1995.

- The key components of the listing clearly relate to the external façade (Tucker's thin redressed facing bricks, honey-coloured Derbyshire stone dressings and string courses, lead drainpipes, bronze six pane casement windows), and roofscape (Westmorland slate and pronounced corner turrets), the entrance hall and the first floor Chief Registrar's Room.
- In the 1950s the Central Wing was rebuilt after bomb damage during the Second World War.
- The design was strongly influenced by the Land Registrar of the time, Sir Charles Fortescue-Brickdale (1857-1944), based upon the design of Blickling Hall in Norfolk



Ornate stair rail

Bin store artwork

This work by Jestico + Whiles represents a superposition of the quality of life indices in their own units of measurement – GDP growth, consumer price index, birth, employment and life expectancy rates – from the founding of the LSE in 1895 until the re-opening of the refurbished building in 2012.

