

Issue 11

January 2015



LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

The CBR Newsletter

Dear Colleagues,

This newsletter provides an update on the School's major campus redevelopment project; the Centre Buildings Redevelopment Project

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Estates Division

Centre Buildings Redevelopment Newsletter

Moving forward in 2015

Welcome to the first Centre Buildings Redevelopment newsletter of 2015. This will be a busy and exciting year as this major project moves from the planning stage to starting on site.

We will be continuing to develop appropriate communication tools to ensure that all staff and students are fully aware of the impact of the scheme on the School's business and operation.

It's good to talk

We are aware that you may have all sorts of queries and questions about the impact of the project, or you may simply wish to learn more about the new building and its design.

Starting on **4th February**, Capital Development staff will be holding a drop-in surgery in the **CBR Exhibition space in Clare Market** every **Wednesday afternoon from 2.00 pm - 5.00pm**. Please drop in if you have any queries or concerns. Or, if you would prefer to make an appointment please email estates.centrebldings@lse.ac.uk

During January and February we will be meeting with the Heads of Department and Departmental Managers and other service managers located in the buildings directly neighbouring the Centre Buildings site to explain the impact of the scheme and the mitigation measures being proposed.

We have been gathering information about specific dates and activities during 2015 which are of concern to you and these are being included as working restrictions in the tender requirements for demolition contractor.

To help staff and student get a better understanding of the technical nature of the project and its impact on daily business of the School, two presentations are currently being prepared; one showing the demolition sequence and the other illustrating the impact of construction on pedestrian routes across the campus while Houghton Street and Clements Inn Passage are closed.

Once completed, both presentations will be available on the LSE website and displayed in the windows of the CBR Exhibition Centre.

Yours sincerely

Director of Capital Development



Estates Division
Capital Development

Acoustic Protection

As explained in the December 2014 newsletter, we are aware of the potential noise problems the demolition works could cause. We have received a report recommending relevant mitigation works in rooms where the anticipated noise problems could occur which identified the areas most affected by the works. Those where mitigation measures are required are illustrated in **red** in Image 1 and where further measures could be undertaken are highlighted in **blue**.

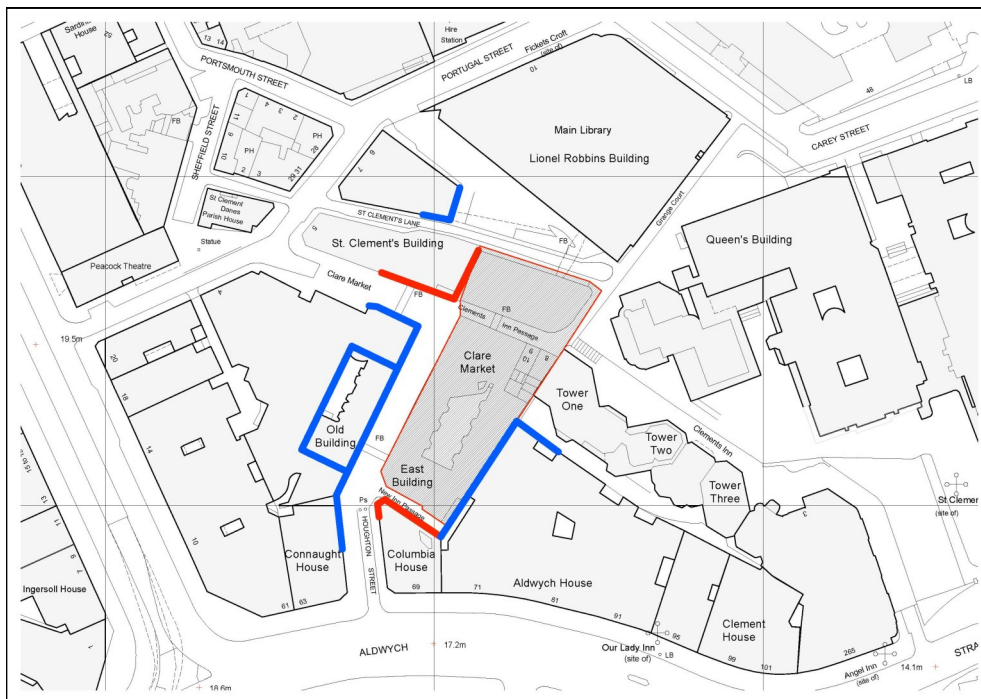


Image 1

The works are being competitively priced in order to ensure they are within the School's budget. Once a contractor has been appointed a programme will be issued setting out exactly where acoustic mitigation will be carried out. Individual notifications will be sent to those effected by the works.

Programme

The bar chart below shows the demolition phase in green taking approximately 35 weeks i.e. approximately nine months. There will also be pre-demolition works to the buildings once they are empty to strip out any fixtures and fittings that can be reused or recycled.

Activity	Year	2015	2016	2017	2018
Architects design					
Decants from Centre Buildings					
Works to adjacent buildings					
Planning Application period					
Demolition Contract					
Main Contractor Procurement					
Construction Contract					

Planning Application submitted

The CBR project achieved a major milestone before Christmas when the planning application was submitted to Westminster City Council (WCC) - the local planning authority.

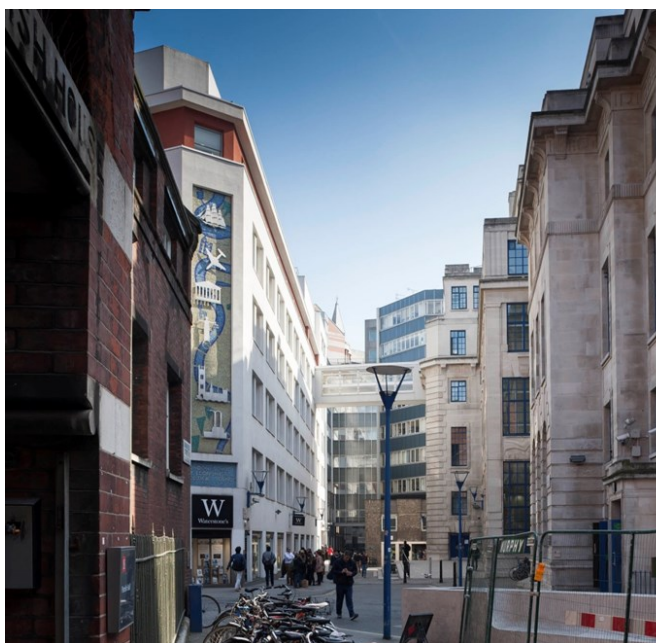
Over thirty reports were prepared to meet WCC's requirements. These are currently being reviewed by WCC who anticipate taking the scheme to planning committee for a decision in March 2015. Neighbours, statutory bodies such as English Heritage, and other local planning authorities including the Greater London Authority are being consulted as part of WCC's statutory obligations under the formal planning process.

Considerable consultation was undertaken with WCC during 2014 and, although we are optimistic that the scheme will receive consent, the grant of planning permission is not within the School's direct control.

Before and after

Several new images showing the new building in context of the existing surroundings have been prepared by the design team. These are included below and illustrate how the new Centre Building will look once it is completed.

Views along Portugal Street towards Clare Market



Existing



New

Views across John Watkins Plaza



Existing



New

Views from the Aldwych



Existing



New

If you require further information please email estates.centrebldings@lse.ac.uk or contact Sarah Beck, Principal Project Manager s.h.beck@lse.ac.uk Tel. 020 7106 1150