

Issue 14

May 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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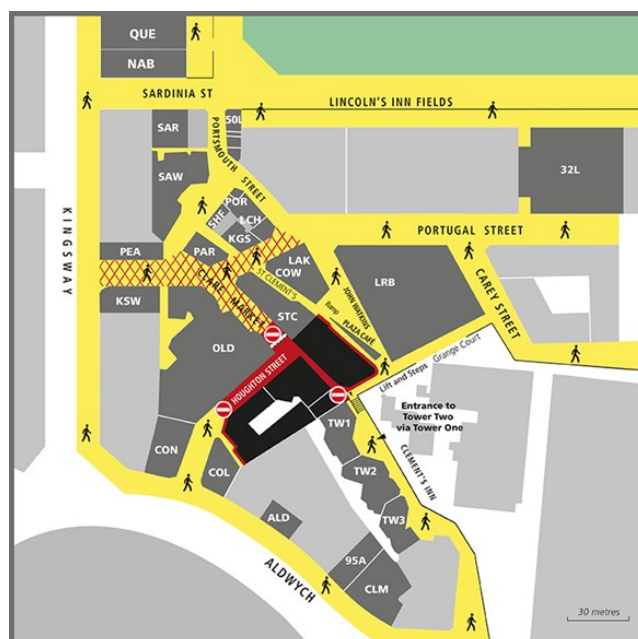
## Estates Division

# Centre Buildings Redevelopment Newsletter Countdown 4, 3, 2, 1.....

### Less than 4 weeks until Houghton Street closes!

In this update we provide information on the measures being taken to reduce the impact of the forthcoming demolition works – as well as news on the new home for the LSE penguin.

In less than four weeks' time from 15 June, the pedestrian route through Houghton Street and Clare Market will be closed as our demolition contractor takes possession of the CBR site by erecting hoardings and setting up site accommodation. Noisy works will be strictly controlled and the actual demolition process will not start until after the end of term when exams have finished.



Posters, leaflets and signs will be going up around campus to help staff, students and visitors with orientation following the road closures.

Improvements to signage in and around the ground floor of Old Building will be soon in place to reduce congestion through the Student Services and Exhibition area.

An updated presentation with further detail on the demolition process and how we plan to mitigate its impact is available on the CBR web site [www.lse.ac.uk/centrebuildings](http://www.lse.ac.uk/centrebuildings)

### Cantillon appointed as demolition contractor

In the last newsletter we reported that Cantillon had been selected as the CBR demolition contractor; their appointment has now been confirmed.

Subject to receiving all the necessary permissions from Westminster City Council which are required before they can start, Cantillon are due to begin setting up their site on 15 June (including closing Houghton Street) and then progressing with the demolition of the old Three Tuns and severing St Clements East from West immediately after term ends.

The main demolition process will commence in September 2015 once scaffolding and hoardings are completed to all the buildings.

Yours sincerely

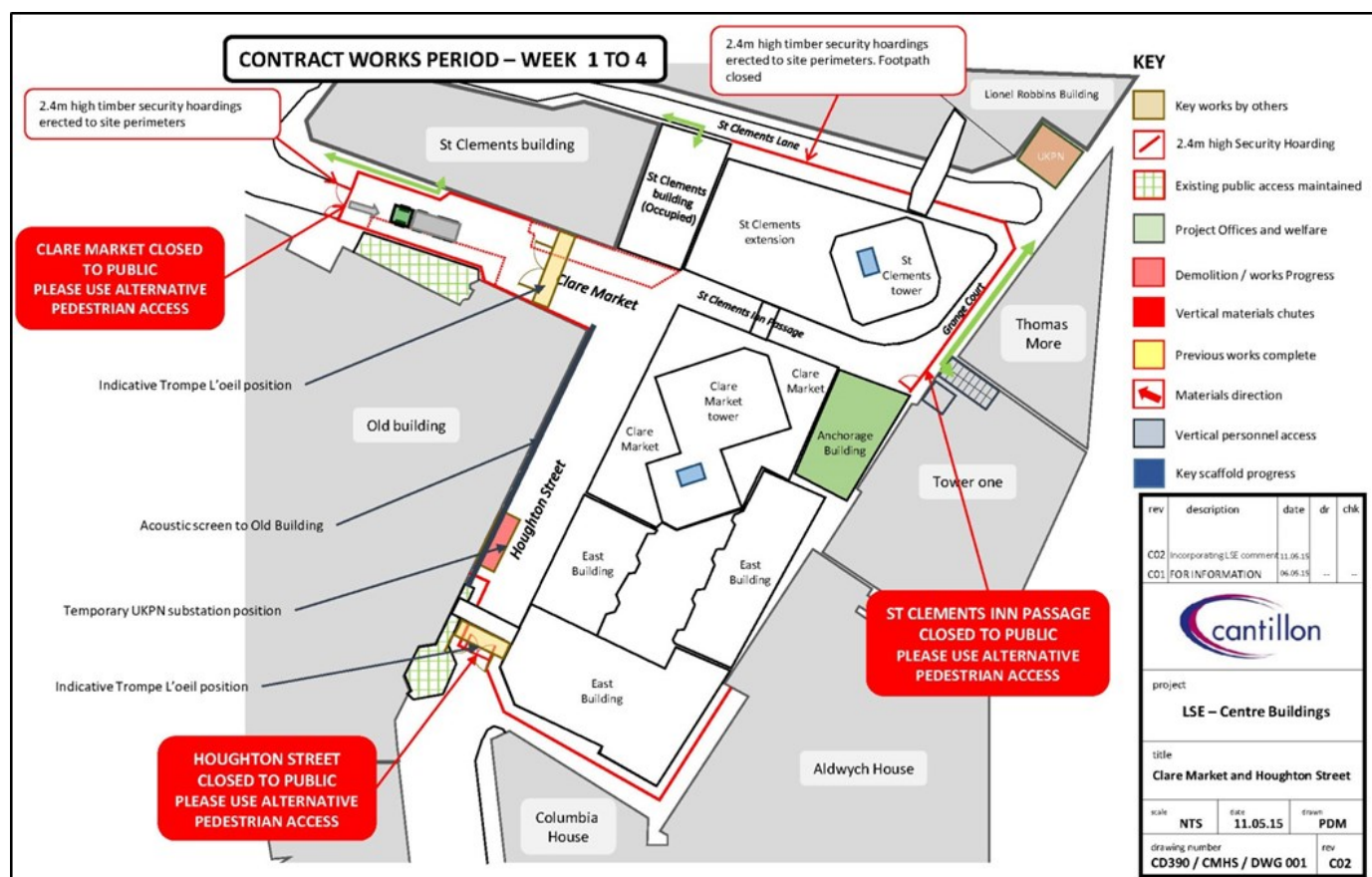
*K Kinsella*

Director of Capital Development



**Estates Division**  
Capital Development

**Cantillon's initial site set up works planned from 15 June - 6 July are illustrated below**



## Limiting disruption during demolition and construction

<b>Will there be noise?</b>	<b>YES</b>
<b>Will there be dust?</b>	<b>YES</b>
<b>Will there be vibration?</b>	<b>YES</b>
<b>Will we work to limit disruption?</b>	<b>YES!</b>

Demolition and construction works are by their very nature disruptive activities, especially in tight inner city sites such as the LSE. The School requires all its contractors to minimise the impact of works as far as practicable as well as ensuring they adhere to Westminster City Council requirements and with British Standards.

There follows a summary of the mitigation measures which the Estates Division and Cantillon are putting in place to limit the impact of the works to acceptable limits.

## Noise Reduction Measures

Noise will be monitored using sound monitors placed around the site.

Sound reduction methods include the following:

- Engines turned off when not in use
- Muffled plant & pulverisers used whenever possible
- Internal material chutes
- Specialist cutting techniques to reduce structure borne vibration ,
- We are looking to schedule the works to suit the timing of occupiers of neighbouring buildings
- Scaffold acoustic sheeting
- Patented acoustic quilts
- Full height separation of the St Clements East and West.
- Deconstruction of the bridge to Lionel Robbins Building before demolition of St Clements Tower
- Deconstruction of the bridge to Old Building before the demolition of East Building
- Acoustic screen fronting Old Building



*Typical Noise Monitor*

### **Working Hours**

The timing of any operations and ancillary works which may be audible at the site boundary will be carried out in line with the planning conditions and the City of Westminster's standard times as set out below:

Mondays to Fridays 08.00 – 18.00

Saturdays 08.00 – 13.00

At no time on Sundays and Bank Holidays.

When breaking concrete or materials adjacent to party/boundary walls a *2-hours on 2-hours off* regime will be operated. (i.e. in accordance with the City of London Code of Practice for Deconstruction and Construction sites).

This means the work pattern will be as follows:

Hours	Working Type
08.00 to 10.00	Permitted Noisy Works
10.00 to 12.00	Quiet Hours
12.00 to 14.00	Permitted Noisy Works
14.00 to 16.00	Quiet Hours
16.00 to 18.00	Permitted Noisy Works

## Noise Mitigation Measures

We have stipulated two levels of restrictions to contractors to take account of times when the campus is busy, such as graduation.

These are:

1. **No Noisy Works:** Noise that cannot be heard beyond the site boundary
2. **Sensitive Working Practices:**
  - Vehicle movements in and around campus may be restricted.
  - The contractor must at all times employ Best Practicable Means as defined by Section 72 of the Control of Pollution Act 1972 to minimise the effects of noise and vibration, any activities generating extremes of noise, vibration and dust to be ceased.
  - No works outside the demise of the CBR construction site.
  - No works to be undertaken that have potential to disrupt key services (power, data, water, gas)

### **Installing secondary glazing to buildings adjoining the CBR site**

Contractor Vinci are currently carrying out installation of secondary glazing to the buildings identified as requiring it due to the CBR works. The table below has indicative dates for carrying out the works; also see the [map](#) for locations.

Secondary glazing		
Which Building	Which Elevation	Draft Timescale
St Clements	Clare Market	Completed
Old Building	Houghton Street & the section at the junction of Clare Market	18/05/15 – 05/06/15
Columbia House	Houghton Street and New Inn Passage	08/06/15 – 12/06/15
Connaught House	Houghton Street	01/06/15 – 12/06/15
Cowdray House	Rear elevation facing the Plaza Café	08/06/15 – 12/06/15
Aldwych House	Third floor facing back of East Building	tbc

The departments involved are being contacted separately about their individual programmes of works.

We have engaged an acoustic specialist to mimic what the impact of different types of glazing has in reality. As an example the following sound files give an approximate indication of the different levels.

Click on the items below to play the sound files.

[Single Glazing only](#)

[Double Glazing](#)

[Single Glazing with Secondary Glazing](#)

The extent of reduction will vary considerable depending on the source of noise and the distance from it.

*Please note the files show the difference between a single glazing sound source and the two subsequent sources, it is not a representation of the actual noise as this would need to be calibrated more accurately on each PC.*

## Vibration Mitigation Measures

Another consequence of construction works is vibration. Vibration is normal and is an expected consequence of demolition. However, staff and students in buildings surrounding the Centre Buildings site may feel vibration and comment on it and be concerned. Any vibration will be monitored and measured to ensure it is within expected and normal limits.



In the UK, British Standards cover human exposure to vibration and noise. The standards describe how to determine the vibration dose value (VDV), which has been used to quantify human reaction to numerous types of vibration.

The VDV is used to estimate the probability of adverse comments which might be expected from people experiencing vibration.

*Typical Vibration Monitor*

Cantillon will be setting up vibration monitors to monitor adherence to British Standards and to Westminster City Council prescribed limits. The monitors will indicate to the contractor when vibration is close to the limits so they can change the method of demolition accordingly.

## Dust Mitigation Measures

Cantillon will take a proactive approach to dust control and suppression. Smart and effective use of water will be used prior to, and during, demolition as work proceeds and also at ground level.

Two types of monitoring will be used:

1. Directional monitoring deployed at the perimeter of the site to identify dust sources and evaluate their effect on surrounding receptors
2. Real-time equipment warns site managers of elevated levels; action can be taken immediately.

This technology samples in line with Local Authority air quality guidance



*Typical Dust Monitor*



## LSE Penguin and Elephant to be rehomed to John Watkins Plaza

As reported in previous newsletters, Clare Market will soon be widened so that construction traffic can enter the CBR site while still retaining safe access for pedestrians into the Old Building. This means moving the penguin and elephant sculptures.

The LSE Students Union ran a survey to identify suitable alternative locations for the animals. Votes from over 550 students concluded that both sculptures should be moved to the John Watkins Plaza.

The elephant and penguin will both soon disappear for a while before being rehomed; they will be safely stored while planning permission is obtained from Westminster City Council for their new locations.

The SU blog is below and can also be found at <http://lseyu.tumblr.com/post/119349916433/breaking-lse-penguin-finally-finds-new-home>.

### LSE Penguin finally finds a new home

*The long-standing guardian of the LSE campus, whose traditional residence was outside the Economists' Bookshop, first heard rumblings of his removal at the start of 2015. The rumours – specifically that the East Building, Anchorage, Clare Market and parts of St Clement's would be demolished, rendering Houghton Street inaccessible for the next three years – turned out to be true. The LSE Penguin was to be homeless.*

*But thanks to a plucky band of (500-odd) LSE students, the Penguin has a new place to call home, and can once more hold his head high.*

*'You hear stories of unwanted mascots being thrown into cupboards or even skips,' the Penguin said. 'At times I believed that I, too, was bound for that fate. But the bond I share with my humans was stronger than that. I cannot express my gratitude for this new dawn – I look forward to all the charming 'selfies' we'll share together over the years...' At this point the Penguin became too overwhelmed to continue.*

*LSESU's survey of student opinion showed that the John Watkins Plaza (outside the Library) was LSE students' preferred option, with 261 votes; there were 180 for Sheffield Street, 90 for the courtyard outside the NAB, 22 for the SAW First Floor Café and 8 for the 32LIF courtyard. 561 students voted in total.*

*The Elephant will also be relocating to the John Watkins Plaza. He was not available for comment.*



If you require further information please visit our web page: [www.lse.ac.uk/centrebldings](http://www.lse.ac.uk/centrebldings)  
Please email any questions or queries to: [estates.centrebldings@lse.ac.uk](mailto:estates.centrebldings@lse.ac.uk) or contact Emma Lovegrove  
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