

Issue 5

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LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

The GCSS Newsletter

Dear Colleagues,

This newsletter provides an update on the School's major campus redevelopment project; the new Global Centre for Social Sciences.

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Estates Division

The new LSE Global Centre for the Social Sciences Newsletter

GCSS - update

In late 2013 the LSE selected world renowned architects Roger Stirk Harbour + Partners (RSH+P) as designers of the School's latest development project – the new Global Centre for Social Sciences (GCSS). This newsletter aims to provide you with an update on the project.

GCSS - what will the building include

The new GCSS building will replace four existing central campus buildings: East Building, Clare Market, the Anchorage and the eastern part of St Clements (the section nearest the Towers). These buildings are coloured purple on the campus map at the top left of this newsletter. Subject to final confirmation by the School, it is currently proposed that the GCSS will accommodate the following services and facilities:

- A variety of teaching & learning spaces on the lower ground, first and second floors
- New catering facilities, mainly on the ground floor (with the subsequent closure of the 4th floor restaurant in the Old Building once GCSS is open)
- Professional Services on the ground, first and second floors including Student Services, Language Centre, Teaching & Learning Centre, Counselling Services, LSE 100 and the Deans' offices
- Academic departments on the upper floors (floors 3 to 11)



Aerial view of building and square: design development image

The building is currently planned to comprise a 12 storey building overlooking a new public square in the heart of the campus with an adjoining 6 storey building facing onto Houghton Street. The buildings will be linked by a dramatic atrium space.

Yours sincerely

K Konsella

Director of Capital Development



Estates Division
Capital Development

GCSS - latest activity

- RSH+P were selected on the basis of their exciting design competition entry. Since their selection there has been a period of design review to ensure the proposals meet the aspirations of the School and are robust in respect of cost and delivery. This review led to a formal report approved by the School in March. There have been positive discussions about the proposals with planners at Westminster City Council and English Heritage regarding the proposed demolition of The Anchorage and East Building.
- Consultation will occur throughout the life of the project and will continue after the building is occupied. Consultation groups have been established to assess Professional Services, Teaching & Learning and Catering to consider if the GCSS design responds to users' particular needs. Each group includes a representative from the Students' Union as well as staff with experience in planning, delivering or receiving the service in question.
- Equality and diversity issues are considered in each group and separate briefings with equality and diversity groups across the School are underway.



Artists impression of the view towards the new building from Clare Market. The design is work in progress

- Ongoing input from a number of service departments is vital to the success of the GCSS. The standard LSE specification has been updated in consultation with key LSE stakeholders including IMT, Security, Audio-Visual, Facilities Management and Maintenance.
- A 'Soft Landings' Steering group has been established to ensure a smooth transition from construction into operation and occupation – this process is in accordance with latest Government guidelines for successful construction projects.
- It is expected that, following the publication of the initial output from the School's Accommodation Plan exercise, consultation with the relevant academic departments will start over the summer.
- The building is expected to meet the highest standards of sustainability - more information on the specific environmental aspects will follow as the detailed design develops.

GCSS - Minimising the impact of demolition and construction

Delivering the new GCSS building will have a major impact on the operation of the campus and on staff and students. All large construction projects unfortunately do cause some inconvenience, particularly on tight inner London sites such as the LSE campus. The Estates team has considerable experience of managing similar projects including the New Academic Building, 32 Lincolns Inn Fields and, most recently, the Saw Swee Hock Student Centre.

We are working to minimise the impact on staff, students and visitors as far as is practically possible and in order to assess any potential problems, and limit them, we have recently carried out several surveys as follows:.

- A survey of underground services has been completed. Key diversion works are planned over the summer with potential disruption to some main campus routes. These are to ensure business as usual on the campus following demolition.
- We have assessed the potential impact of noise on nearby buildings during demolition and construction and a survey of the effected rooms is now underway. Mitigation works (secondary glazing etc.) to the affected rooms will be starting over the summer. Further information on the noise mitigation plans and how these will be managed will be available soon.
- Other surveys planned over the summer include structural and asbestos surveys of the buildings due to be demolished so that the extent of the demolition can be understood and managed

A newsletter will soon be issued setting out the works planned during the summer of 2014 and their implications on the campus as well as explaining how we propose limiting the impact of noise during the demolition and construction of the GCSS.

GCSS - Latest Programme

We will continue to update and share the programme as it develops; the current programme is below.

In order to limit the impact of disruptive works, we plan to start demolition in the summer of 2015 after the main exam period has finished. A demolition contractor will be appointed who has expertise of working in inner London on highly sensitive sites such as the LSE. A separate contractor will be appointed for the main construction works which are planned to start in 2016 finishing late 2018.

We are aware of the requirements of particular groups such as Summer School who have exams outside the main period. As the detail develops we will ensure that appropriate clauses are included in the contract documents regarding any potentially disruptive work.

Activity	Year	2014	2015	2016	2017	2018
Architects design						
Decants from Centre Buildings						
Works to adjacent buildings						
Planning Application period						
Demolition Contract						
Main Contractor Procurement						
Construction Contract						

Decanting occupants - who is going where and when

Relocating the current occupiers of the buildings involved in the GCSS is underway with refurbishment of spaces starting over the summer. The intention is to complete all moves by the summer of 2015 so that demolition can start as soon as summer term ends. We are also assessing how facilities temporarily lost through the demolition, such as teaching spaces, can be provided in the short term before the new GCSS building is completed.

The main projects involved in this complex set of moves are set out below.

<i>Department</i>	<i>Project</i>	<i>Predicted Move Period</i>
New Teaching Rooms	Creation of new Teaching Rooms in Tower 2	Autumn 2014
Mothers and babies unit	Re-location from Parish Hall to Tower 3	Late Summer 2014
Chief Financial Officer & HR Division	Move from Sardinia House to 5 th floor LRB	End 2014/Early 2015
Finance Division	Move from Aldwych House to 5 th floor LRB	End 2014/Early 2015
Language Centre	Move from Clare Market to Tower 3 & to 20 Kingsway	Easter 2015
Students' Union Shop	Move from East Building to Island site	Easter 2015
IMT	Move from St Clements to Aldwych House	Easter 2015
Squash Courts	Temporary off-campus location being reviewed	Easter 2015
Conferences, Events & Timetabling	Move from Aldwych House to Tower 3	Easter 2015
Social Psychology	Move from St Clements to new off campus space in Queens House, Lincolns Inn Fields	Easter 2015
Summer School and Executive Programme	Move from the Anchorage to new off campus space in 95 Aldwych	Easter 2015
Economic History	Move from Clare Market & East Building to Sardinia House	Easter 2015
International History	Move from East Building to Sardinia House	Easter 2015
Remaining departments in St Clements (STC)	Reorganise the remaining departments in St Clements west wing so St Clements east wing can be vacated	Follows Social Psychology move from STC
New Teaching Rooms	Creation of new Teaching Rooms in Parish Hall	Summer 2015

There are a number of smaller projects indirectly related to the decanting programme which may not appear on this list. Further information relating to the 'domino' of moves will continue to be provided.

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