

Issue 1

May 2012



LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

32 Lincoln's Inn Fields Newsletter

Dear Colleagues,

This newsletter is an update on the 32 Lincoln's Inn Fields Refurbishment Project. It looks at building users, progress, and environmental aspects.

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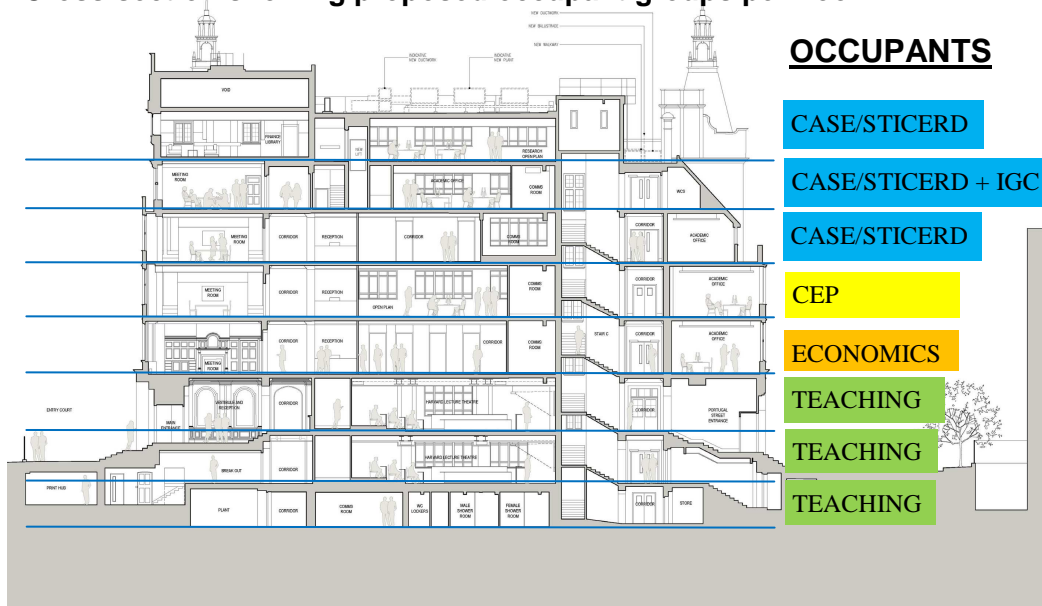
Estates Division

32 Lincoln 's Inn Fields

The refurbishment of 32 Lincoln's Inn Fields is now well under way. The first phase of works involved the removal of structural elements in the basement to allow a faster second stage contract and was completed in January 2012. The main works contractor, Wilmott Dixon Interiors Ltd (WDI) have been appointed, and started on site to programme on the 5 March 2012, and are due to complete in December 2012. The Architect is Jestico & Whiles, the Mechanical and Electrical Consultant is Hoare Lea, and the Contract Administrator/Cost Manager is Davis Langdon. The overall project budget is currently projected at £17.5 million.

The occupiers of the academic floors on levels 1-5 have now been agreed as : Department of Economics, Centre for Economic Performance (CEP), Centre for the Analysis of Social Exclusion (CASE), the Suntory and Toyota International Centres for Economics and Related Disciplines (STICERD) and the International Growth Centre (IGC).

Cross-section showing proposed occupant groups per floor



Yours sincerely

Director of Capital Development
Estates Division

K Kinsella



Estates Division
Capital Development



School Social Learning Spaces

The project commenced with the appointment of the design team in February 2011. 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, plus a Post Graduate Common Room, and a café, making 32

LIF a comparable facility to the New Academic Building on the LSE campus. A new contemporary addition to the building, the Entrance Pavilion, will be 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.

User Consultation Consultations have taken place with Conferences, Timetabling, Learning Spaces Advisory Group (LSAG), Waste Management, Security, IT Services, Telecoms, Catering and Maintenance teams and latterly with the selected occupants of the academic floors. These workshops have been invaluable for the Design Team in progressing the Proposed layouts for the refurbishment of 32 Lincoln's Inn Fields and are on-going. Much work has been done by all involved to plan the space for their needs.



Old Land Registry Director's Office
(to be converted to a conference room)



Existing Main Entrance

Consultation has been taking place over several months with proposed occupiers, and changes have been made to partition layouts to accommodate the needs of the users, including the removal of two structural columns on the first floor to create a research seminar room.

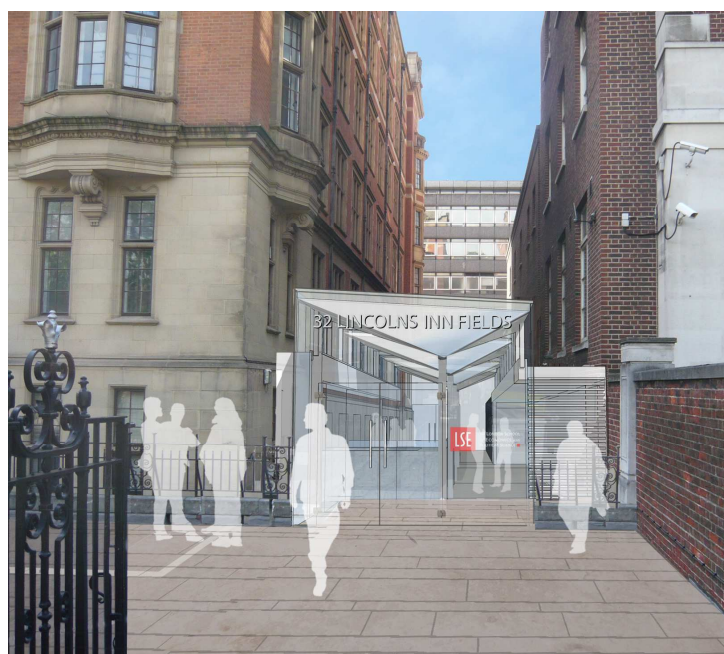
Project Timescales

Key Milestones	Start Dates
Commence on Site	05/03/12
Practical Completion	21/12/12
LSE Occupy	Early 2013

Environmental

The Building Research Establishment Environmental Assessment Method (BREEAM), is widely used both nationally and internationally to assess a building against predetermined criteria, and it is a contractual obligation in this project to achieve a minimum of a BREEAM “Very Good” rating. It is possible with new build projects to achieve “Excellent” or even “Outstanding” as with the New Students’ Centre, but this is not possible on refurbishments, particularly on a Grade II listed building. The project is currently assessed to be at 57.31% which sits comfortably within the “Very Good” category.

As part of the School’s Responsible Estates Strategy and its carbon management and sustainability objectives it is intended to install Photovoltaic (PV) Panels to this building on the roof as part of this refurbishment. During the demolition stage, existing timber, metals and plastics (among other materials) were segregated for recycling. Ceiling tiles were carefully taken down and repackaged by the original manufacturer for re-use. Carpet tiles were carefully taken up and will be washed and re-used.



Proposed New Entrance on Lincoln’s Inn Fields

Any Burning Questions?

Are the Olympics going to affect progress of the project?

The Olympics may affect vehicle movements, deliveries, and the travel to and from work for the contractors operatives, so may have an effect. It is difficult to predict exactly what effect it may have, but mitigation measures are prepared, including early arrival/departure and staying locally etc.

Will other departments be able to use the building?

The teaching/seminar rooms will be bookable for all, through the School room booking system. The building is a resource for the whole School community.

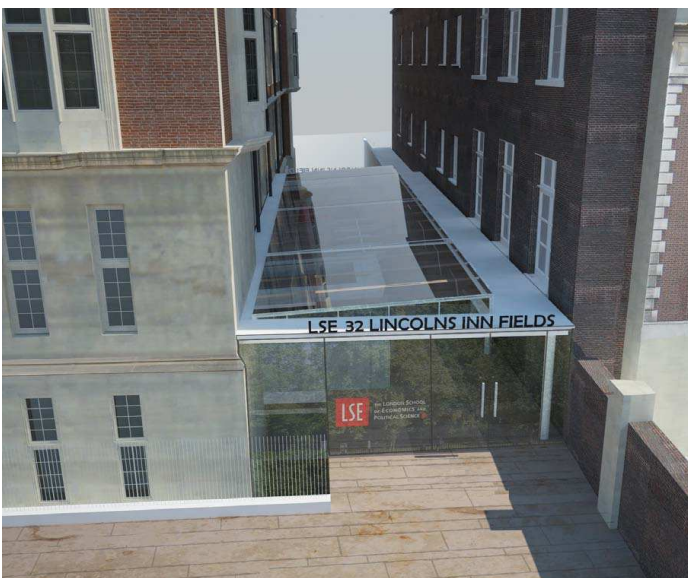
What new facilities will I be able to use in the building?

New catering facilities, new conference space for up to 60 people, and new up-to-date teaching facilities of a standard to be expected of a world-class educational institution.

Cycle parking will be provided on the forecourt.

What will the building contain?

Space	Number
Seminar Rooms	21
Teaching Rooms	19
Harvard Lecture Theatres	2
Conference Suite	1
Fixed PC's Rooms	3
Café and Catering Area	1
Breakout seats/Social/Communal	120*
Post Grad common room	1
Open plan workstations	188
Cellular Office (single and shared)	120
Meeting Rooms	11
Visitor Room Workstations	13



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