

New Academic Building special

JUNE 2006

24 Kingsway, the School's New Academic Building, was purchased in October 2004. Originally constructed in 1912, the building will undergo a radical transformation. Once redeveloped the School will possess a 21st century learning environment commensurate with its world class status.

The project, which is overseen by a Project Board, chaired by the director of Finance and Facilities, will take over two years to construct and cost £46 million. It will provide four lecture theatres and a further two floors of teaching facilities, along with departmental and academic offices on the upper floors.



Map of campus

Design

LSE appointed Nicholas Grimshaw and Partners as lead consultants (the award winning architects for Cornwall's Eden Project) to design the new building. The ground floor is to be opened up and will contain reception, retail and café facilities with a new entrance on Kingsway that will form a seamless access between the differing environs of Kingsway and Lincoln's Inn Fields.

The north half of the external forecourt to Lincoln's Inn Fields will step upward to form a bank of tiered seating – a reference to the raking lecture theatre beneath – whilst a café area will form more social space on the southern half.

The central atrium (below) is the nucleus of the building. It is a light filled, triple height space with gallery levels above to all sides. It is the key point of orientation and visual connection throughout the building and is the primary space for social interaction. The floor of the atrium forms a figure which folds down to provide access to the lower ground floor lecture theatres and function spaces, before sweeping upwards to the glazed atrium roof and framing the two mezzanine gallery levels.

The main lecture theatre will have a capacity of 400 seats. The theatre located under the forecourt, at its northern end, seats 130 and is a traditional raked theatre. There will be two additional 'Harvard Style' lecture theatres accommodating 70 and 60 seats. These are tiered classrooms and are semi-circular or horseshoe shaped to facilitate greater interaction between students and the lecturer.

With the main teaching and social areas housed on the lower levels, the upper floors are given over to departmental space. There will also be development of the roof, with a new pavilion that can be used as a staff lounge, meeting facility and function space. An added feature will be the creation of a roof terrace with spectacular views over London.

Great care has been taken to ensure all parts of the building are accessible with practically the whole of the ground floor being lowered to enable disabled access. Facilities for the hard of hearing, visual differentiation, disabled toilets on every floor and a special rest room will enhance the inclusive environment.



View of atrium from mezzanine, looking towards Sardinia Street

PROJECT TEAM

- Lead consultant and architect
Nicholas Grimshaw and Partners
- Structural engineer
Alan Baxter Associates
- M&E Services Engineer
Battle McCarthy
- Fire engineer
Buro Happold

- Acoustic engineer
Arups
- Planning supervisor
PH Warr Plc
- Cost consultant and employers agent
Davis Langdon LLP
- Main contractor
Geoffrey Osborne Ltd

TIMETABLE

It is anticipated that the building works will be completed in the summer of 2008 and the whole space will be ready and occupied in time for the start of the Michaelmas term in October 2008.

PROGRESS TO DATE

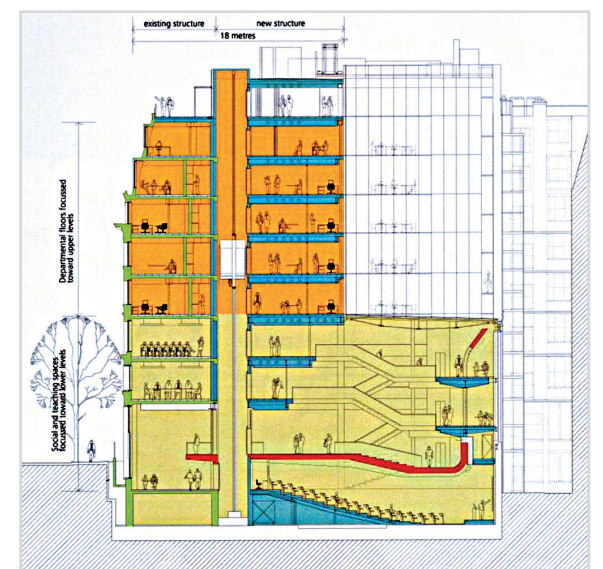
So far, the redevelopment has run to programme and budget. Planning permission was achieved in March this year and a full construction contract was let to Geoffrey Osborne Ltd in May. The first phase of works will be the demolition of the interior of the building which will take until March 2007. Scaffolding and craneage are currently being installed. The forecourt to Lincoln's Inn Fields has been broken out in order to allow piling to start and the formation of crane base.

KEY FACTS

Cost:	£46 million overall (contract sum £32.2m)
Size:	12670 m ² (gross internal)
Floors:	11 (including sub-basement)
Funding:	£10 million central government, remainder LSE borrowing and alumni donation.
Overall programme:	project start Dec 2004, completion Sept 2008
Environmental:	Minimum BREEAM of 'Very Good' with target of 'Excellent'
Occupants:	Management Department floors 3, 4 and 5 Law Department floors 6 and 7



View from Lincoln's Inn Fields



Cut through north/south section

BREEAM – Building Research Establishment Environmental Assessment Method

24 Kingsway will not only be a landmark space for the School, but it will also be one of the ‘greenest’ buildings around. Sustainability has been a key factor in the building design, based around the following design principles:

- re-use of the existing building
- minimisation of energy consumption
- ground water cooling
- BREEAM environmental performance benchmarking
- renewable energy
- management of energy, water and waste streams during the construction phase

ENVIRONMENTAL ASPECTS

BREEAM is the Building Research Establishment’s environmental assessment method. A minimum requirement has been set for the project to achieve a BREEAM rating of ‘Very Good’ and it is now on target to achieve an ‘Excellent’ rating.

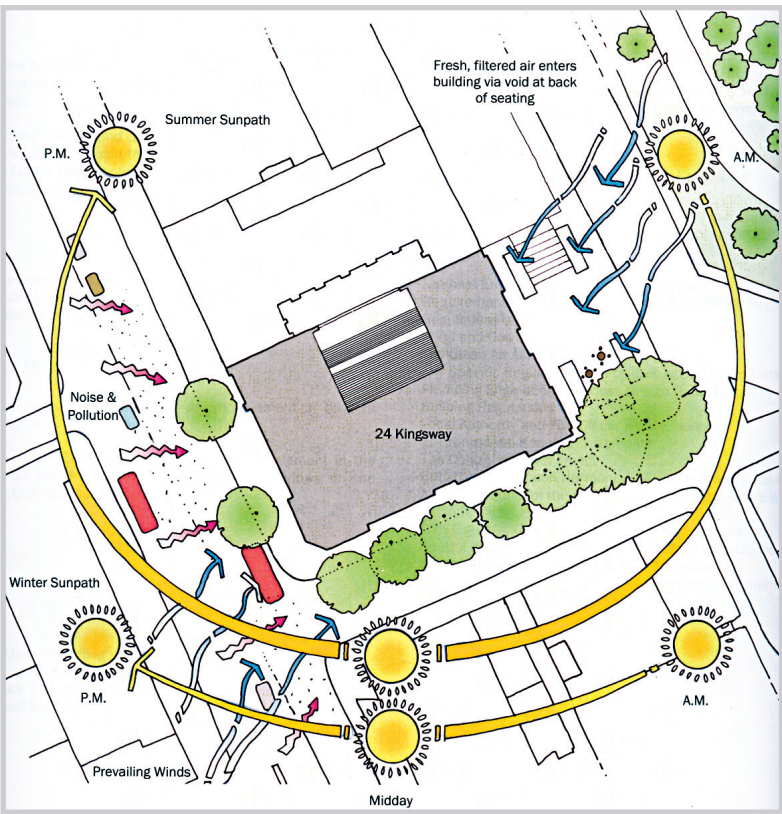
The design will improve natural ventilation and provide improved personal control over heating and air conditioning. Offices and seminar rooms will have adjustable fan coil units, whilst lecture theatres, classrooms and larger seminar rooms will control air supply by use of air quality and temperature sensors. Natural light will be enhanced by new

windows and the lightwell, reducing the need for electric lighting.

A solar water heating system will be installed and a borehole has been drilled to provide cooling. This will pump naturally pre-chilled water from beneath the site to reduce the load on the air conditioning system. It is planned to install photo voltaic panels on the roof to provide power for lighting. The roof structure has also been designed to allow for the future installation of two helical wind turbines, funding and planning permission permitting.

As part of the sustainability agenda, 40 secure cycle parking stands will be provided by the School in the basement, together with shower and changing facilities. Negotiations with Camden Council have also seen them commit to providing 30 pavement cycle parking spaces and a further 40 undercover spaces will be provided by the School in the basement of Tower One.

All the forecourt car parking has been removed, to be replaced with social and recreational areas and a travel plan for the building has been prepared.



Site analysis

Snapshot on progress



L-r: Julian Robinson, director, Planning and Development, with Professor Paul Johnson, the School’s deputy director of Planning and Resources, signing the execution works contract.

‘The New Academic Building will, at long last, provide LSE with an academic environment consistent with its academic reputation.

‘It is the key which unlocks the future development of our ‘snug’ campus. Without it, we cannot hope to achieve our ambitions.’

Howard Davies, Director



Terramec well drilling rig over north borehole



Waterproofing works to basement



Operatives fixing casing to north bore

‘Subtle interventions in the existing facade and the vibrant new forecourt, will enhance LSE’s presence and connect with the surrounding urban context of Lincoln’s Inn Fields and Kingsway.’

Neven Sidor, director, Grimshaw



Borehole capping

‘This project will act as a benchmark for excellence in design, procurement and construction for future LSE capital projects by employing an environmentally sustainable design and creating an innovative and effective academic environment.’

Julian Robinson, director, Planning and Development



Breakout of the forecourt to Lincoln’s Inn Fields

‘We are delighted to have been awarded this prestigious contract. It firmly establishes our leading position in the higher education sector. The building offers Osborne a unique opportunity to demonstrate its skills in integrating and merging high-tech, modern construction processes within the existing Edwardian structure.’

Cliff Thomas, director, Osborne in London



View from beneath access scaffold to remove asbestos

CONTACTS

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Please look out for the new 24 Kingsway web pages, to be launched imminently, which will provide regular updates on the project’s progress and more detailed information.



View east from the roof towards the City