



Estates newsletter • February 2010

New Students' Centre

Project Update

A New Students' Centre is to be sited within the main London School of Economics campus. The Design Team were selected through an RIBA competition in June 2009 to design a new building that will house a range of different facilities.

Project Vision Statement

'The LSE seeks to have the "Best Students' Building in the UK", with a BREEAM Excellent rating and the innovative use of design and technology, the School is looking for a world class Students' Centre – an exemplar. The School wishes the New Students' Centre to be described as:

- Adaptable • Ambitious • Award Winning • Beautiful
- Distinctive • Fun • Innovative • Inspirational • International
- Original • Participatory • Recognisable • Stimulating
- Sustainable • Unique"

Objective

The new Student Centre must have 'the highest design quality, social, economic and environmental sustainability and procurement approach; creating a contemporary, innovative, exciting student environment'.

At present the site is occupied by an inefficient old hospital building (St Philips) which is due to be demolished. The proposed new building is approximately 5900sqm and extends over nine floors, two of which are below ground. It will house a range of facilities: Large Events Space, Cafe, Pub, Coffee Bar, Students' Union Offices, Activity Centre, Media Centre, Careers Office, Library, Gym, Exercise Studio and a Roof Terrace.



Project Team

Client Representative

LSE Capital Development team

Architects and Lead Consultant

O'Donnell + Tuomey Projects Ltd

Employer's Agent and Project Managers

Turner and Townsend

Cost Consultant – Northcroft

CDM – Gardiner and Theobald

Structural Engineer – Dewhurst Macfarlane

MEP Engineers – BDSP Partnership

Fire Consultant – Arup Fire

Acoustic Engineers – Arup Acoustics

The New Students' Centre will dramatically improve the School's student facilities. It has a vital role to play in cementing LSE's commitment to improving the student experience. The New Students' Centre will be a place that inspires existing LSE students and will help attract new students to the School.

The Architect was encouraged to create an innovative design which will stand out from the rest of the campus and appeal to the young people who will be using it.

Summary of Process

Having established the need for the School to improve the current Student facilities on Campus, the Estates Division identified a site where all the Student Services could be grouped together to create a Student Hub. The identified site is currently occupied by two existing buildings known as St Philips.

The Design Team for the project have been selected through a competitive process. The competition was run in two stages. Stage one included receiving expressions of interest in response to advertising. 138 expressions of interest were received from around the world, and six teams were short-listed by a jury panel. Stage two involved the short-listed six teams in submitting design proposals in June 2009. Staff, Students and alumni were given the opportunity to vote for their favoured design via an on-line ballot system. Final interviews and judging took place on 22nd June 2009. O'Donnell and Tuomey Architects were appointed as Lead Architect with their team of sub-consultant designers.

Site

The new Students' Centre will be located on the site of the existing St Philips Building on Sheffield Street.

The School intends to demolish St Philips, which is not fit for purpose,

with constricted floor plates and a warren of internal structural walls and severely compromised disabled access, and develop the site maximising its potential.

St Philips was built in 1903 as the Strand Union Workhouse Infirmary and was used to house the sick and injured from the local workhouse until the First World War when it became an observation hospital for war refugees, known as the Sheffield Street Hospital. The building was renamed St Philips when purchased by the NHS in 1952. The hospital closed in the mid 1980s and was purchased for development by the LSE in 1991 and has been used for teaching and office accommodation since that time.

St Philips consists of two blocks joined at basement level and linked by a bridge on the third floor. Both blocks comprise floors from lower ground/basement to third.

St Philips is located within the London Borough of Westminster and the Strand Conservation Area.





Scheduled below are the core functions of the building.

Students' Union

- Students' Union Central Office Space and Reception
- Student Activity Centre
- Café with Learning Space
- Kitchen
- Large Scale Events Space
- Small Scale Events Space
- Pub
- Advice and Representation Centre
- Media Centre

Fitness Centre

- Activities (Dance) Studio
- Gymnasium
- Office

Interfaith Prayer Centre

Accommodation Office

Residences Sales and Marketing Office

Careers Office

Careers Library

Security/Reception Desk

- Reception
- Control room
- Welfare/tea room

Central circulation Space



Timetable

It is anticipated that the building works will be completed at the end of 2012 and the whole space will be ready and occupied in time for the start of the Lent term in January 2013.

The design is currently in Stage D (Scheme design), and will continue until the end of 2010. The cost plan indicates the project is on budget. The Planning application will be made in February 2010 and a contractor will be appointed and demolition of the old St Phillips Building will commence in January 2011. Construction work will commence in July 2011.

Key Facts

Cost: £36 million overall

Size: 5900 m2 (gross internal)

Floors: 9 (including basement)

Funding: LSE borrowing and alumni donation.

Overall programme: project start Aug 2009, completion Nov 2012

Environmental: Minimum target of BREEAM HE 'Excellent' with an aspiration of 'Outstanding' and DEC 'A'.

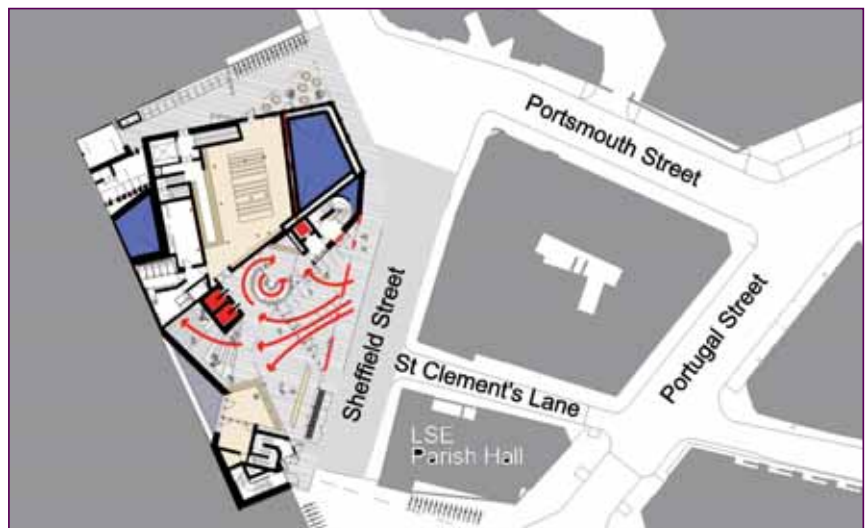
Occupants: Students' Union, Careers Office.

Environmental

The New Students' Centre (NSC) will not only be a landmark building 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:

- Minimisation of energy consumption
- Ground water cooling
- BREEAM environmental performance benchmarking
- Renewable energy
- Management of energy, water and waste streams during the construction phase.

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 'Excellent' with an aspiration of 'Outstanding'. To achieve this, significant measures must be taken, and these tend to be expensive, so the School has taken the unprecedented step of making a £1M provision in the budget specifically earmarked for these measures. It is currently on target to achieve an 'Excellent' rating.



The design will improve natural ventilation and provide improved control over heating and air conditioning.

A solar water heating system will be installed and a borehole will be drilled to provide cooling via ground-source heat pumps. These will pump

naturally pre-chilled water from beneath the site to reduce the load on the air conditioning system. It is also planned to install photo voltaic panels on the roof to provide power for lighting.

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