

Issue 3

April 2012



LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

New Students' Centre Newsletter

Dear Colleagues,

This newsletter is an update on the New Students' Centre Project. It looks at progress, BREEAM, noise and student impact.

Inside this issue:

BREEAM	1
Progress/Noise	2
Questions/Look ahead/Thank you!	3
Photographs	4

Estates Division

New Students' Centre

New Students' Centre Achieved BREEAM Outstanding Status

In November 2011, the New Students' Centre was recognised as a low environmental impact building, receiving an 'Outstanding' status under the BREEAM Design Stage Assessment.

The BREEAM rating system sets the standard for best practice in sustainable building design, construction and operation and has become one of the most comprehensive and widely recognised measures of a building's environmental performance.

BREEAM measures the environmental performance of buildings against set benchmarks to evaluate a building's specification, design, construction and use. They include aspects such as energy and water use, the internal environment (health and well-being), pollution,

transport, materials, waste, ecology and management processes. To qualify as "Outstanding" a score of at least 85% is required. The NSC scored 86.45%.

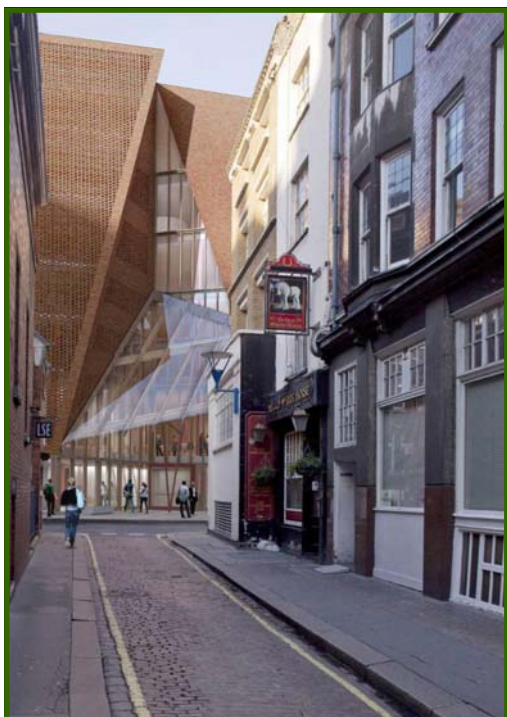
This is the first outstanding certificate awarded to a university developing a city centre site. It was challenging but the project team, client, consultants and contractor were all committed to achieving this goal.

Once the building is completed the baton will be handed to the users to ensure the 'outstanding' rating is maintained.



Yours sincerely

K Kinsella
Director of Capital Development



View down Clement Lane

"I did want to say how very impressed we all are with the public presentation of the project both around the site and most particularly on the web... The building will clearly be a truly world class Architectural contribution." **C. Alan Short**, Professor of Architecture, University of Cambridge November 2011

Progress

The New Students' Centre project started on site with the demolition of the old St Philip's Buildings, on 18 May 2011. The demolition proceeded to programme, and was helped by the fact that the mortar had gone to powder, so the Contractor, Geoffrey Osborne Limited, literally just pushed the building over and it crumbled!

Following the demolition, the excavation proceeded very well, until some huge unforeseen mass concrete foundations were uncovered, which had to be removed. The archaeologists eventually were allowed on site to study the excavations, and thankfully (for the programme), few artefacts were discovered (see Archaeology page on website) so the excavation continued. Unfortunately further problems were discovered with the Party Walls, with unforeseen apertures and poor construction. It has been a great challenge to the project, to rectify the defects, and as a result the project is currently behind schedule.

Noise problems/mitigation

We had scheduled noisy breaking out works for the summer holidays. However, due to the delays to the programme caused by the discovery of mass concrete and defects found to the Peacock Theatre wall, unfortunately the noise generated resulted in some disturbance in the Theatre during term time. Various measures have been adopted to reduce the noise impact on both teaching and theatre productions.

These have included:

- Testing use of Silent Conferencing technology;
- Notifications to all staff, students and Theatre staff about the works;
- Changing construction methodology to non percussive equipment;
- Undertaking works known to be noisy when the Theatre is not in use;
- Implementing two-way radio system of communication between the theatre and the site so noisy works can be stopped as soon as they occur;
- Discussions with Westminster City Council about working outside of teaching and theatre hours (was declined);



NSC Planning Model

For information and updates, visit the project web site on :
<http://www2.lse.ac.uk/intranet/students/newStudentsCentre/Home.aspx>

Project Delay

The current delay stands at 15 weeks, which means that the completion of the project will not be until late August 2013. This means that any further slippage may cause the completion and occupation date to slip into Michaelmas Term which is clearly not desirable. All efforts are now concentrated on delivery to the revised date.

Typical Questions?

What are you doing during exams and study periods?

Every effort will be made to limit the noise emanating from the site during these periods, by use of quieter methods. Exams are not held in buildings close to the construction site.

How much longer do I have to put up with this constant banging?

The noisiest work was in breaking out the old concrete. The construction going forward should be less disturbing. The contract will be running until late Summer 2013, but once the main structure is up the works will be quieter.

What measures are you taking to limit disturbance?

These are described above, and the measures will continue.

Why cant you do it all out of hours or over night?

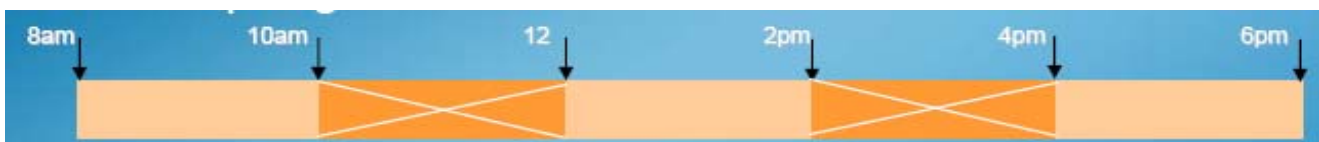
The Westminster City Council do not allow us to work overnight or on Saturday afternoons and Sundays, and have imposed restrictions on early and late working.

Are the Olympics going to affect progress?

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

When are noisy works scheduled to take place?

The LSE have stipulated that Geoffrey Osborne Ltd must work with a "two hours on/two hours off" policy for noisy works (not general site noise). They must therefore only undertake the very noisy elements of works (such as heavy breaking or vibration, direct drilling into adjacent buildings etc), between 8am – 10am, 12noon-2pm and 4pm – 6pm as illustrated in the diagram below.



Looking Ahead to the next 6 months

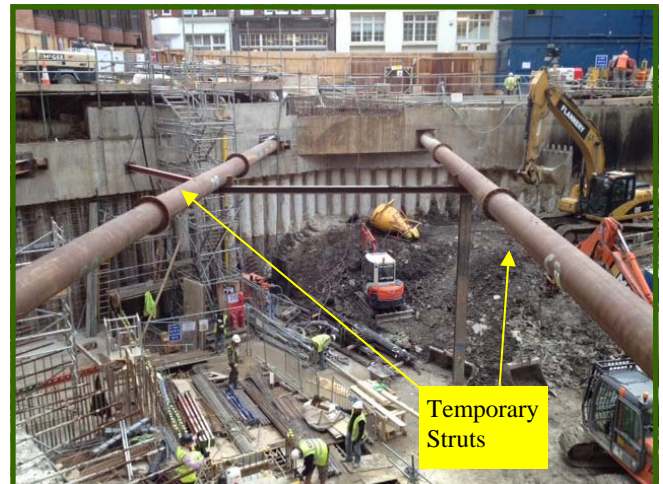
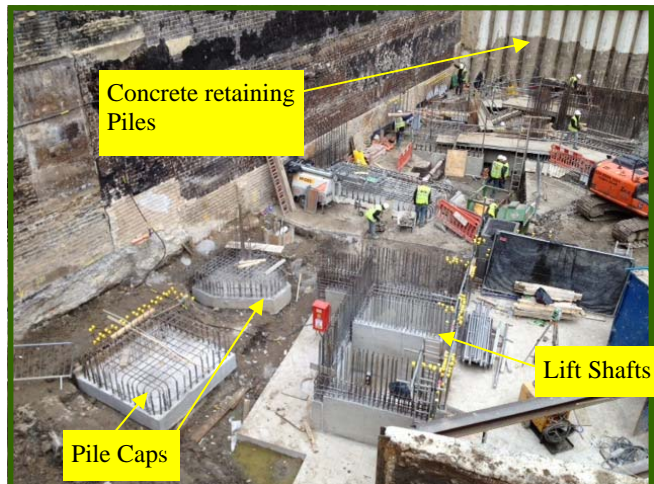
In the next six months the basement floor will be completed before they start on the Basement level columns and walls, staircases etc. They will then systematically work up through Ground floor walls and columns, then floor slab each level. As it is a reinforced concrete structure, the actual work entails fixing of steel reinforcement, installation of formwork boxing (shuttering) which the concrete is poured into. It is then vibrated to remove air bubbles, and left to harden for a week or so before the shuttering is removed. This process is repeated for all subsequent levels. It will take several months to complete the concrete frame of the building. There will obviously be some noise from all these construction processes - including vibration noise as they vibrate the concrete, and a lot of banging when they remove the formwork, but nothing as bad as the concrete that had to be broken out in the early stages of the project.



Thank You!

We are aware that a number of current students will not benefit directly from this new development, as they will have left before it is completed. Construction doesn't come without some inconvenience and disruption and we are especially grateful to you for putting up with this for the benefit of future generations of LSE Students.

Progress Photo's



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Site Looking South



For project information, a link to the live webcam and updates including full details about the site logistics visit the project web site on <http://www2.lse.ac.uk/intranet/students/newStudentsCentre/Home.aspx>

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