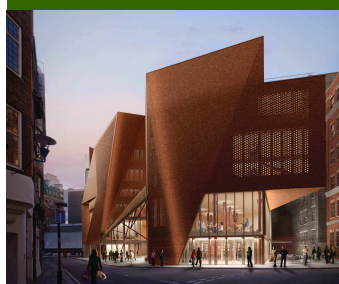


Issue 2

May 2011



LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

# New Students' Centre Newsletter

Dear Colleagues,

*This newsletter is an update on the New Students' Centre Project. This newsletter looks at pre commencement / Site Logistics.*

## Inside this issue:

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## Estates Division New Students' Centre

With the New Students' Centre project due to start on site, we would like to update you on project progress. Pre-commencement/site logistics presentations were held in March 2011 and attended by students, staff and neighbours. The presentations were made by Capital Development and Geoffrey Osborne Ltd (main contractor) to explain what would happen over the first 40 weeks of the project on site. The presentations explained how the scheme would directly affect staff and students, and covered the relocation of St Philips services; programme; traffic control; Considerate Constructor Scheme; Hours of Working; Noise and Dust Control; Public Protection and Security; and Communication. A slide show illustrating the demolition and ground works sequence concluded the presentation. The New Students' Centre will be the first new building at the LSE for more than 40 years, and will be constructed

For information and updates including full details about site logistics, visit the project web site on :

<http://www2.lse.ac.uk/intranet/students/newStudentsCentre/Home.aspx>

on the site of the St Philips buildings located on campus. It is an exemplary piece of architecture which is innovative, sustainable and inspirational. The design is by Irish architects O'Donnell & Tuomey who are supported by an excellent design team including M+E consultants BDSP and Structural Engineers Dewhurst McFarland.

The New Students' Centre will house the Students' Union - including venue, pub, learning cafe, exercise studio, roof terrace coffee/juice bar, fitness centre, media centre, activities space, advice and representation centres; Multi Faith Prayer centre; Residences; Accommodation; Sales and Marketing Office; and LSE Careers' Service.

### Relocated St Philips Services

The St Philips buildings housed teaching rooms, offices, PHD study spaces, medical centre, dental surgery and EDF sub-station. These facilities have been relocated within the LSE campus.

The medical centre moved to the 1st and 2nd floors of Tower 3 in April and the dental surgery moved to the fourth floor of Sardinia House.

*This news letter is intended to help academic and service departments be aware of potentially disruptive works and activities over campus*

Yours sincerely

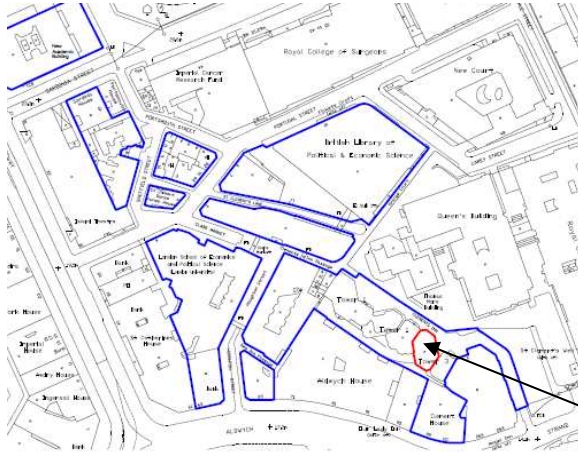
Director of Capital Development  
Estates Division

*K Kinsella*



**Estates Division**  
Capital Development

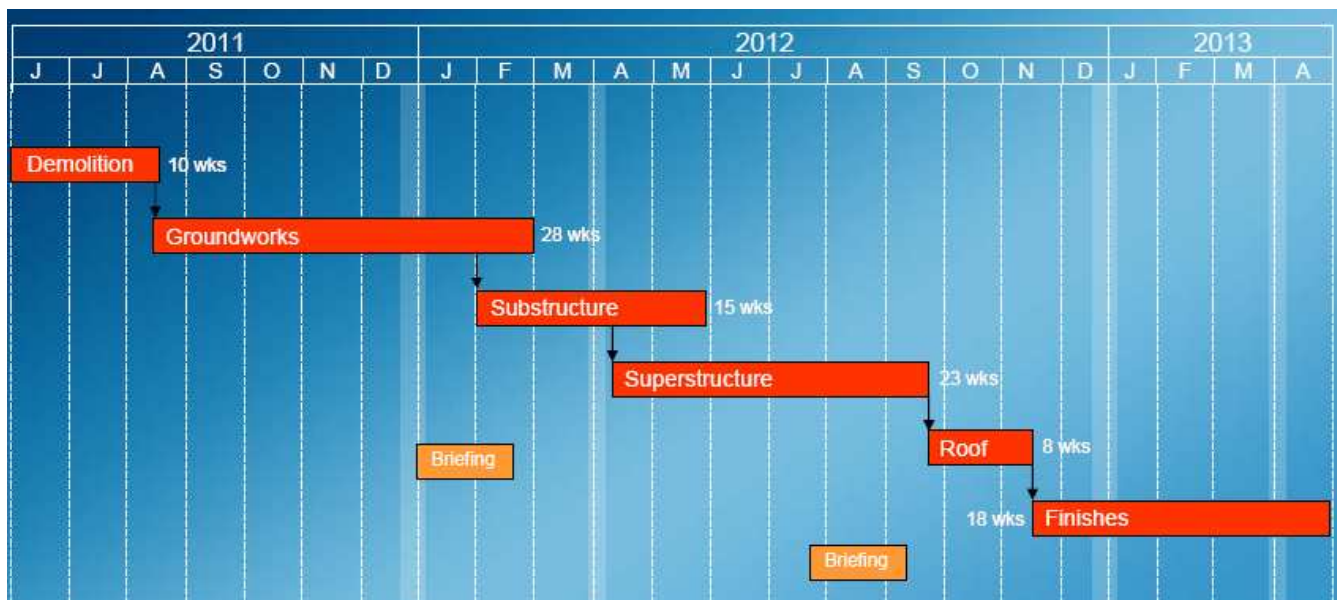
One of the St Philips buildings houses an EDF sub-station which provides an electricity supply to part of the Old Building. In order to maintain this service the sub-station is being temporarily relocated to the paved area between the Peacock Theatre and Parish Hall. This temporary sub-station will remain in this location until a new permanent station is constructed as part of the NSC project.



## Programme

The project is due to start on site on 16<sup>th</sup> May 2011 and complete on 26<sup>th</sup> April 2013; making the overall construction duration 102 weeks. The Gantt chart below breaks the project duration down into elements of work. Demolition of the St Philips Buildings will take 10 weeks followed by a further 28 weeks of ground works. Don't expect to see the new building come out of the ground until February / March time next year. A web cam is being set up and linked to the project web site which will provide a live birds eye view of the works in progress. See the dedicated home page.

New Medical Centre



## Considerate Constructor Scheme

This Scheme was started in 1997, and operates voluntary Site and Company Codes of Considerate Practice, with which participating construction companies and sites register. Geoffrey Osborne Ltd are registered, and are targeting a high score within the scheme.

Compliance indicates that a registered company is achieving a standard of performance that is beyond statutory requirements. What this means for LSE staff and students is that the contractor should demonstrate a high degree of consideration for all parties affected by the works, in terms of communication, protection, and reduction of noise, dust and other potential sources of disturbance.

For more information please see website: <http://www.ccscheme.org.uk/>

The site will be in operation from 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays. These are the hours of operation permitted by Westminster City Council. Working outside of these hours is not permitted.

The outline of the New Students' Centre site is shown in red on the plan below (plan 1). The blue line represents a 2.4m high plywood hoarding which will separate the construction site from the rest of the campus. As you can see from the plan the hoarding will be positioned along the pavement line adjacent to the Island Site and Parish Hall so that Sheffield Street pedestrian access can be maintained throughout the project. It will therefore still be possible to walk from Lincolns Inn Fields to Houghton Street via Sheffield Street. However if you wish to avoid walking past the construction site then walking around the Island Site is an alternative route. Clements Lane will remain open for both vehicle and pedestrian use. Foot traffic onto the construction site will be from the Peacock Theatre side with all vehicle access coming onto the site via Portugal Street. Vehicles coming and leaving the site will be for deliveries in or waste out only. The loading of vehicles coming into and out of the site will be completed within the site hoarding on Sheffield Street. Access onto and off the site will be closely monitored.



## Noise and Dust Control



The demolition of two buildings is obviously going to make some noise. The hours of working permitted by Westminster City Council are 8am – 6pm Monday to Friday, and 8am – 1pm on Saturdays. This means that noisy works can not be carried out when everyone has left and gone home for the day.

A number of measures will be put in place and enforced throughout the project to control the noise levels generated by the project, as detailed previously. Osborne will undertake daily noise level monitoring which will be entered in the site records. This information will also be published on the Project website. The St Philips buildings will be fully scaffolded and then wrapped in plastic sheeting prior to demolition. This will help to act as a noise barrier and will also help to contain the dust within the site. See

demolition and ground works slide show on <http://www2.lse.ac.uk/intranet/students/newStudentsCentre/Home.aspx>. In addition to the sheeting, the site will be constantly dampened down.

Another measure that is simple but effective in noise and dust control, and which will be adopted by Osborne, is the use of efficient plant & equipment. Well maintained plant and equipment operates with less stress and generates less noise and dust. Turning plant off when not in use helps to reduce the noise generated from unnecessarily active equipment. Deliveries will be managed and Sheffield Street will be closed which, combined with the site hoarding will act as a buffer to the buildings facing the site. The road will be swept and water sprayed to prevent transfer of dust and debris from the site onto the surrounding roads. Site waste will be put directly into skips which will be craned off site rather than using waste chutes. This will eliminate the noise and dust clouds created by debris falling down a chute. Where necessary mobile cranes will be used.

No Radios will be permitted on the site. Construction methods such as rotary piling and concrete pumping have been selected when designing the building to minimise noisy works. Air quality measurements will be made by Osborne and entered in the site records.

## Public Protection and Security

A 2.4m high plywood hoarding will be erected to separate the construction site from the rest of the LSE campus and surrounding buildings on Sheffield Street and Portsmouth Street, (see Traffic Control for site plan). The hoarding will be positioned along the pavement line adjacent to the Island Site and Parish Hall. The hoarding will be regularly maintained and well lit at all times to ensure the safety of those accessing 9-10 Sheffield Street and using the pavement. There will be a dedicated pedestrian entrance onto and off the New Students' Centre site. A security pass entry system will be in operation for the duration of the project. Traffic in and out of the site will be from Portsmouth Street and controlled by a gate-man who will manage the traffic movements. The site set-up is designed to separate the site and staff from the LSE community and surrounding neighbours. The site will be self-contained with full welfare facilities including a canteen and designated smokers area. Site staff inductions will include public awareness training and the site will be managed/supervised by the contractor.

## Communication

The main point of contact and information sharing will be through the New Students' Centre website. .

Site logistics presentations were given in March to the LSE community and neighbours of the St Philips site. Further presentations will be made in early and mid-2012 as the project progresses. Dates for these presentations will be published in a number of ways to try and reach all interested parties. Invitations will therefore be issued via the project website, Staff News, posters, email and mail drops.

An information point will be provided on the site hoarding which, as well as displaying general site signage, will also have notice boards. A web-cam will be set up to record the construction of the New Students' Centre which will be fed live to the project website. The camera will also take record photographs of the project.



For project information 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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