

### **The Richmond Building, Clifton (formerly Queen's Road Building)**

After 45 years of constant use the University made the decision to modernise this key facility by refurbishing the entire building both internally and externally. It is investing in a major project to put this building back into good repair and to make it more sustainable and fit for the future.

Over a number of construction phases the project will create new spaces for existing activities, including the Students' Union, Anson Rooms and swimming pool; and new facilities including the International Foundation Programme.



Concept view of the refurbished building and new entrance to Queen's Road  
(Feilden Clegg Bradley Studios)

#### **Timetable and phasing of works:**

- Phase 1: External works to include refurbishment of the North block, including new swimming pool changing rooms, new offices for the University and, as part of the public realm improvements, a new extension/entrance on Queen's Road.
- Phase 2: Internal works to include upgrading the Students Union facilities, including the Anson Rooms, Winston Theatre, café and bars, clubs and society spaces as well as the refurbishment of the South block.

Phase 1 is due for completion in Spring 2013, with the aim to complete the whole project by Autumn 2014.

#### **Activities during July 2012 will include the following:**

##### *Internal works*

- Asbestos removals are now 90% complete for phase 1 works. Asbestos removal is due for completion end of July.
- General preparation works will include propping and cutting out of risers, and propping and cutting out of defective beam and block floors to levels 4 & 5 will continue to September.
- Mechanical & Engineering (M & E) containment and bracketry and 1<sup>st</sup> fix installations will continue throughout July.
- Partitions studwork and boarding installations and carpentry works will be ongoing.

External works are progressing well. Cleaning, repairs, sealing and mastic jointing to external panels is now complete on the north elevation and 90% complete on the east elevation. Window and curtain walling installations are complete on the north elevation, 80% complete on the east elevation, and 60% complete on the west elevation. Works will be ongoing to these areas throughout July.

##### *Queen's Road Elevation*

- Works to the new changing facility and foyer entrance with drainage, concrete slab and utilities installations.
- Some external works on cafe bar extension and landscaping
- Work will start on demolitions to the existing plant room areas to form the new entrance area.
- Roof works, masonry and window installations to the new extension will continue throughout July.
- Roofing works to the high level area will be ongoing; materials will be distributed by the hoist on the east elevation.
- Foundations and steel frame for AHU mechanical plant will be ongoing to the north/west elevation with diggers, dumper movements and concrete deliveries. The crane will be in operation for 2 days for erection of the steel frame.
- A crane will be on site Friday 6 July when the cabins will be removed from the car park - this will affect traffic on Gordon Road.



Mechanical plant will be operating, with breaking and cutting machines operating intermittently. General movements of plant will include removal of debris to skips, hoist and crane movements, fork lift and dumper movements, diggers and compressors and general vehicle movements in and out of the site until the end of December 2012.

##### *Measures to minimise disruption to the local area continue:*

- The hoist will operate between 8am – 6pm, Monday to Friday and until 1pm on Saturdays.
- Skip deliveries will be scheduled outside of major circulation times eg school runs/rush hour, and no skips will be delivered on Saturday pm or Sundays.
- Banksman will control traffic during delivery times
- No noisy works is scheduled for out of hours that would be audible from outside the site.

*Cowlin Construction is committed to the Considerate Contractor's scheme and may, from time to time, notify neighbours in adjacent streets of any specific works that might affect them.*

**If you have any queries relating to the works programme or require further information on the project please call AVRIL BAKER CONSULTANCY 0117 977 2002 or email [info@abc-pr.co.uk](mailto:info@abc-pr.co.uk)**