

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: 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: 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.

In addition to general preparation works, activities during May 2012 will include the following:

Internal works

- Asbestos removal to foyer, plant and boiler rooms due for completion end of May. Further asbestos removal in other parts of the building is due for completion mid July.
- General preparation works which will involve drilling and cutting works including propping and cutting out risers and staircase apertures – this will continue to September.
- Mechanical & Engineering (M & E) containment and bracketry continues until July.

Queen's Road Elevation

- Work on foundations, block work and drainage works to new extension will continue until September.
- Erection of new steel frame for the front extension will be ongoing to end June.
- Rendering works
- Window removals and replacement to link block will continue until end July.

Mechanical plant will be operating, with breaking and cutting machines operating intermittently. Works will involve concrete wagons, crane movements and general vehicle movements in and out of the site until end of December 2012.

Richmond Hill/Richmond Hill Avenue

- Make good window openings, concrete cleaning and repairs and mastic repair works to end May.
- Windows replacement will be ongoing to July.

Drilling and cleaning machinery operating and some hoist movements. This will continue to be the main access for deliveries in and out. As work progresses it will be necessary to erect a temporary crane for delivery/removal of materials and equipment. As this will involve single day road closures, all residents will be given prior warning regarding dates.

North elevation/South elevation

- Concrete cleaning and repairs and mastic repair works continues until end of May.
- Window removal and replacement to North elevation will be ongoing until July.
- Scaffold adaptations are ongoing throughout works, cantilevered scaffold to west elevation will commence June. Scaffold will progressively come down starting north elevation from June to October.

Roof works to main building

- Roof stripping and preparatory works with removal of debris to skips via debris chute.

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