



Queen's Road Building, Clifton

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 (aiming for a BREEAM Excellence rating) and fit for the future.

Works include enhancing its external appearance and setting, improving access and re-modelling the interiors. In addition, the proposals will focus on improving facilities for students and enhancing aspects of the building that also serve the community, such as the swimming pool.



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

Timetable and phasing of works:

The main contract is taking place in two phases:

- Phase 1 involves: refurbishment of the North block, including cleaning and re-glazing, improvements to the 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 mainly involves 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.

The first phase of the main contract works is due for completion by September 2012

Current work is progressing as follows;

- Cabot Thermals enabling works on asbestos removal continues.
- Erection of scaffolding to North & East Elevations.
- Demolitions to lower West Elevation (Queen's Road) - now completed.
- Foundations works to the new extension at West Elevation (Queen's Road).
- Timber hoardings to Queen's Road elevation.
- Cleaning of concrete cladding test areas.

Measures to minimise disruption to the local area continue:

The hoist will operate between 8am – 6pm, Monday to Friday and till 1pm on Saturdays.

Skip deliveries will be scheduled outside of major circulation times eg school runs/rush hour.

No skips will be delivered on Saturday pm or Sundays.

Banksmen will control traffic during delivery times

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