

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 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:

- 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.

The first phase of the main contract works 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 April 2012 will include the following:

Internal works

- Cabot Thermals ongoing enabling works on asbestos removal in North Block and swimming pool areas.
- General preparation works which will involve drilling and cutting works including propping and cutting out risers and staircase apertures.

Queen's Road Elevation

- Pouring foundations and erection of new steel frame for the front extension.
- Retaining walls foundations and block work.
- Roof and masonry works to new extension.
- Window removals and replacement to link block.

Richmond Hill/Richmond Hill Avenue

- Make good window openings and windows replacement.
- Concrete cleaning and repairs and mastic repair works.
- 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.
- Window removal and replacement to North elevation.

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 till 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.
- Banksmen 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