

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:

The main contract is taking place in two phases:

- Phase 1 involves: 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 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 January 2013, with the aim to complete the whole project by September 2014.

Activities during January 2012 will include the following:

Internal works

- Cabot Thermals enabling works on asbestos removal - ongoing

Queen's Road Elevation

- Pouring foundations and erection of new steel frame for the front extension.
- Removal of old glazing from front link and balconies and inserting new windows.
- Removal of existing roof of level 5 balcony.

Richmond Hill/Richmond Hill Avenue

- Windows removal and replacement.
- Alterations to the underground car park to make this 2-way.
- Extending the hoist up two more floors.
- 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.

To enable cleaning and repairs to all external concrete cladding new scaffolding will be erected and compressors will be operating throughout the cleaning process. Following cleaning the exterior will be specially coated to prevent future discolouration.

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.
- 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