



Queen's Road Building, Clifton

The University is investing in this project in order to put the building back into good repair and to make it more sustainable (aiming for a BREEAM Excellence rating) and fit for the future. Works will 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.

Updates will be provided monthly to CHIS and Richmond Terrace Residents Group and will also be posted on the site hoardings.

Timetable and phasing of works

Initial enabling works are being carried out by Cabot Thermals, work is scheduled to run from 3 May, and all works are due to be completed by early September 2011.

The main contract is due to commence in October 2011 and will take place in phases until completion in early 2015.

- The first phase 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.
- The second phase mainly involves upgrading the Students Union facilities and refurbishment of the South block.

Some key dates to note in the coming months:

May 2011

- Asbestos removal, stripping out and diversion/isolation of services in the North Block on levels 3, 4 and 5.
- Erection of a site compound to the rear elevation (where the minibuses are currently parked), with some pavement closure in this area, erection of scaffolding to carry a hoist and increased traffic for skips etc.
- Erection of a scaffold and electric hoist to the outside elevation.

We do not expect these works to cause major disruption, however there will be an increased level of traffic to and from the site.

Measures to minimise disruption to the local area:

1. The hoist will only be used between 8.30am – 4.30pm week days only.
2. No more than 3-4 skips per day are expected and no skips will be delivered on a weekend.
3. Skip deliveries will be scheduled outside of major circulation times eg school runs/rush hour.
4. To ensure safety of all, the road will be closed for a short time whilst skips are being delivered.

June 2011

- Erection of a small compound in front of the South Block on the Queen's Road frontage (4 parking bays in front of the south block), with some increase in vehicle movement when existing lifts are removed and during the delivery of the new lift.
- Internal works.

If you have any queries relating to the works programme or require further information please call AVRIL BAKER CONSULTANCY 0117 977 2002 or email info@abc-pr.co.uk



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