

Queen's Road Building, Clifton

The Queen's Road Building was constructed in 1965 and has been part of Clifton's landscape ever since, offering its many and varied users a place of social, leisure and intellectual activity.

After 45 years of constant use the University made the decision to modernise the facility by refurbishing the entire building both internally and externally. 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.

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



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

Timetable and phasing of works - key date:

Completion of Enabling Works	October 2011
Commencement of Construction	September 2011
Completion of Construction (Approx)	April 2015

The enabling works involve large scale asbestos removal, lift work and the decanting of users from the building. The building will remain in use throughout the construction periods. We do not expect these works to cause major disruption, however there will be an increased level of traffic to and from the site. Initial enabling works are being carried out by Cabot Thermals, and works are due to be completed by early October 2011.

Measures to minimise disruption to the local area:

The hoist will only be used between 8.30am – 4.30pm week days only.

No more than 3-4 skips per day are expected and no skips will be delivered on a weekend.

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

To ensure safety of all, the road will be closed for a short time whilst skips are being delivered.

Commencement of Construction, 26 September 2011

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.

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