

# Old Garden Hostel, Kings College, Cambridge

## SITE ENTRANCE



We are currently refurbishing and extending Old Garden Hostel, a student accommodation building located at King's College in Cambridge. Works will deliver 70 en-suite student bedrooms, two single-bed flats, ten kitchens, laundry facilities, and an upgraded common room. Construction commenced in July 2019, and the building was almost watertight on the 23rd of March 2020, when UK lockdown was announced, and all Barnes Construction Sites were closed.

Amidst the pandemic, safely recommencing works was a priority for Barnes Construction, to ensure that students only require alternative housing for as short a period as possible.

## Coronavirus Response

Measures taken, in line with the Construction Leadership Council's Site Operating Procedures;

- Temperature monitoring by Gate-man on arrival.
- Decommissioning of 'high touch items' (toasters, kettles) from communal facilities.
- One in, one out system in toilets.
- Addition of three new toilets to site compound, reducing queuing.
- Removal of majority of chairs from mess huts, ensuring one person uses a table at a time.
- One way systems throughout the building.
- Staircases designated as either 'up or down only' wherever possible.

## Site Specific Challenges

- Every trade needs to visit every room in the accommodation. Careful programming has been employed, with one trade being deployed per floor at any one time.
- The glazing contractor was originally programmed to take 4 weeks to complete window installation in the 3rd floor extension. With new measures in place, this would have had a significantly negative impact on the programme. We increased the resource of the glazing contractor, allowing installation time to reduce to 2 weeks. We also required windows to be installed in blocks of five, allowing the snagging process to be completed steadily. Therefore, we do not need to make future allowances for glazing operatives to return, ensuring that other trades can work uninterrupted.
- On-site parking was extremely limited. Prior to lockdown, subcontractors were parking in paid car parks, and walking to site. We worked with the College to identify areas on site which could be used for contractor parking during lockdown, reducing the cost of attending site to our subcontractors at a time when finances are of particular concern.



*"It is wonderful to be back on site at Old Garden Hostel, delivering much-needed accommodation to King's College. We are confident that our new ways of working will protect our staff and sub-contractors, and deliver results for our client."*

Mark Hart & Bob Steward, Joint Managing Directors, Barnes Construction