



**Jesus College  
Oxford University**



## Jesus College - Oxford University

**Project Title:** The Ship Street Project

**Project Outline:** Redevelopment of a Victorian warehouse in the centre of Oxford into teaching and conference facilities with student accommodation.

**Project Manager:** Derryn Cope

**Design Team:** Architects Design Partnership, Couch Perry Wilkes, Beaufort Ellis Associates, AKS Ward and Total CDM

### **Project Summary:**

The Clarkson Alliance were appointed early in 2008 to manage the design, procurement and construction of a new £6m residential conference facility and student accommodation for Jesus college. In 2007 Jesus College acquired a long-term lease of the former Oxford Storey site, which is adjacent to central Oxford location of the College. The location provided an ideal location in which to extend the student accommodation and improve the accessibility accommodation provided by the college.

The college propose to convert and extend the existing 3 storey Victorian furniture warehouse incorporating the Oxford City wall, into a high quality residential conference facility aimed at the corporate conference market. The accommodation will provide 31 bedrooms on the first second and third floors, with a 100 seater lecture theatre and 2 conference rooms on the ground floor.

The Clarkson Alliance started their task of managing the project by first of all assisting the College's Governing Body to focus on the purpose of the project and then on the business benefits that the facility should deliver. Having defined and agreed these, The Clarkson Alliance could then direct the design team towards providing a solution which would deliver the business benefits that the facility is set up to achieve.

The business benefits can only be achieved if the facility is delivered within a certain budget, to defined quality standard and opens by summer 2010

The Clarkson Alliance conducted a series of risk management workshops to consider the risks involved in delivering the facility within the site constraints. Out of this processes the project team proposed certain strategies of how these risks could be either eliminated or mitigated.

Roles and responsibilities were devised and assigned to the project team members on the basis of who was best qualified and most able to mitigate each risk. This process established a co-ordinated set of roles and responsibilities amongst the consultant team and formed the basis of their appointment with the college. The Clarkson Alliance drew up this set of co-ordinated appointments between each consultant and the college and acts as agent administering each of their professional Services Contract.

### **Scope**

Design and cost plan for the required facility approved by the Project Board.

English Heritage approval, conservation and planning approval.

Demolition of the Oxford Storey infrastructure.

Archaeological investigations to allow documentation of the below ground history before the new facility was constructed.

Selection of the main contractor and set up of NEC ECC3 contract.

Construction of two extensions to the original Victorian warehouse structure and raising the roof to allow a third storey which could accommodate student rooms.

Conversion of the warehouse and including the Bastion – the Oxford City wall scheduled ancient monument – into 31 student bedrooms, including 5 accessible rooms.

Create a lecture theatre for 100 people and two seminar rooms on the ground floor with an individually styled breakout area which includes the Bastion as a feature.

Provide a building with sustainable infrastructure whilst adhering to the conservation guidelines.

### **(Aims)**

Increase the student accommodation in a location close to the main College buildings and to provide additional accessible type of accommodation.

Increase the space available for teaching and lectures for the College students.

Provide facilities which could be used for the conference market in the holiday periods.

### **(Challenges)**

Adhering to the conservation and English heritage requirements whilst achieving the time, cost, sustainability and quality objectives of the project. The Oxford City wall element "The Bastion" has been incorporated into the building using sensitive and specialist remedial works.

The location which is building locked and only accessed via a passage way from Ship St. The central location requires a crane to be constructed on site with detailed logistical planning to enable materials and equipment to be delivered to a site with very limited storage space.

**(Solution / business benefits)**

Improved and increased number of student rooms very close to the main college. Reduce the numbers of rooms which have often to be rented from other colleges for years at a time. Increased accessibility accommodation which could attract students with disabilities to participate in the College curriculum

Opportunity to increase the income from the conference market.

**TCA's project management style**

Careful and considered risk management

Clearly defining the business benefits

Keeping the scope and deliverables in line with the benefits and cost plan.

Transparent and accountable contingency management

Collaborative approach to issues

Quality data management including version control

Consistent and clear reporting

**Value of overall project:** £6,000,000

**Duration:** Spring 2007 to Summer 2010.