

Case Study

# University Campus Suffolk



## Delivered for University of Suffolk

Facilities: A seven storey building with a 45 degree sloping roof proving teaching and admin space  
Value: £22.7 million | October 2008



THE SUNDAY TIMES



INVESTOR IN PEOPLE

**Introduction** The Waterfront Building is for a brand new University, with a stunning design that stands out on the Ipswich Waterfront. The client's requirements were for a Landmark Building that incorporated flexible teaching and administrative space for the new institution.

The Waterfront dominates the Ipswich skyline, with the unusual 20 degree sloping roof, curved aspect and multi-coloured façade. It sets the standards for sustainable development by attaining BREEAM Excellent, boasts a bold and innovative design and creates a thriving hub of activity in the local area and town. It also importantly provides local graduates for local businesses and enhances the economic sustainability and prosperity of the region and contributes to Suffolk's economic and cultural success.

**Key Facts**

- The façade is covered in multi-coloured Eternit cladding with large areas of curtain wall glass.
- The programme ran for 83 weeks

**Details** The Waterfront campus is the new centerpiece for University Campus Suffolk and a landmark building creating a striking visual for the university, as well as flexible teaching and administrative space.

The programme ran for 83 weeks from March 2007 to October 2008 costing £22.7 million. It was a technical challenge to build; three-quarters of the building is curved and the seven-story front elevation slopes down to two stories at the rear. The façade is covered in multi-coloured Eternit cladding with large areas of curtain wall glass.

The project was delivered from inception to completion in 31 months. This included a very tight construction period where we overcame numerous challenges by our collaborative approach and team working ethos.

**Successes**

- Value engineered £1.8 m off the cost to ensure it kept within the budget.
- Dealt with major issues such as late design changes and down time caused by high winds from the estuary

**Sustainable achievements** All recyclable materials, such as wood, metal, glass and cardboard, were removed from site by a professional waste contractor and hand-sorted for individual recycling. The recycler was contractually bound to recycle at least 75 per cent of materials recovered from site.

**Relationship** Relationships between all the parties to the contract were excellent, especially during the complex design and development stage. Collaborative working and openness were the key attributes which helped deliver the project.

**BREEAM** Excellent

**Testimonial** **Neil Jackson, Director of Estates & Facilities | University Campus Suffolk**

"It was to Willmott Dixon's credit that they bought into the schedule; they promised to deliver the university building on time and that's exactly what they did."

"Willmott Dixon maintained excellent relationships with all parties involved, was realistic and was totally professional, so much so that on the quality side there was little to criticize on inspection – if there were any issues, Willmott Dixon had already dealt with them"

**Contact** Bob Athroll, Education Sector Manager | 01675 476 666