

UNIV

UNIVERSITY COLLEGE OXFORD

UNIV NORTH DEVELOPMENT PROGRESS SO FAR

APRIL 2024





# INTRODUCTION

The location of Univ's visionary North Oxford development has been a second home for students for 50 years. The new Univ North development will provide the College's community of staff, students and academics with modern energy efficient buildings with up to 150 study bedspaces, gym, café, study, and meeting spaces, as well as nursery provision. The scheme will renovate existing buildings, rejuvenate heritage orchards, all within beautifully landscaped gardens. Working together, Univ will provide the College community with thoughtful design, which encompasses the benefits of natural light and an appealing landscape, together with improved walkways within the site. This continues Univ's aim to provide the very best facilities for students, staff and academics.



*"Univ North is transformational for Univ, enabling us to further realise our ambitions with respect to academic excellence, diversity and inclusion. Generous support from our alumni has made this project possible. It will enhance the experience of our students and benefit our whole community."*

**VALERIE AMOS, MASTER**



1. NO. 104 WOODSTOCK ROAD

5. PERCY BUILDING

9. GREENWOOD BUILDING

13. WATER COURT EAST VILLA

2. NO. 25 STAVERTON ROAD

6. NO. 98 WOODSTOCK ROAD

10. REDCLIFFE MAUD HOUSE

14. WALNUT LAWN VILLA

3. SKIRLAW BUILDING

7. NURSERY

11. FAIRFIELD RESIDENTIAL HOME

15. FAIRFIELD HOUSE

4. BENNET BUILDING

8. WOODSTOCK

12. WATER COURT WEST VILLA

16. BANBURY ROAD VILLA

17. NO. 96 WOODSTOCK HOUSE

# PROJECT TIMELINE

SPRING  
2020

PLANNING  
PERMISSION  
GRANTED

JANUARY  
2023

SITE  
PREPARATIONS  
COMMENCE

SPRING  
2023

CONSTRUCTION  
WORKS STARTS

SPRING  
2025

NURSERY  
OPENS

AUTUMN  
2025

FIRST STUDENT  
OCCUPATIONS

SUMMER  
2026

PROJECT  
COMPLETE





# ESTABLISHING THE SITE

## PREPARING THE SITE

Existing poor quality extensions to Fairfield Villa were demolished to make way for the new development.

During this work, large amounts of asbestos were discovered and safely removed. Given the dangerous nature of the material, specialist and licensed contractors were employed to handle the disposal.







# TREE PROTECTION

Preserving the many mature trees on the site is crucial, not just because the site sits within the North Oxford Victorian Suburb Conservation Area (NOVSCA), but because it's the right thing to do.

Implementing protective measures such as establishing fenced-off zones around tree root areas serves as a proactive strategy to safeguard against potential damage during construction activities. These precautions not only mitigate the risk of excavation-related harm but also minimize the impact of heavy vehicle traffic in close proximity to the delicate root systems.

In instances where work necessitates close proximity to trees, specialized equipment, such as vacuum excavators, is employed. This advanced machinery allows for precise soil removal without compromising the integrity of the intricate root structures.





A temporary car park was built for the Fairfield Residential Home to use whilst their main access road was blocked during service installations.





Image showing the foundations to Water Court West & Water Court East

# GROUNDBREAKING

The Master, Baroness Amos, welcomed guests to the Staverton Road site, which included Old Members and friends of the College – including benefactors of the development – current students, College staff, and representatives from the Fairfield Residential Home, which shares the site with the College, the Univ North Neighbourhood Review Group and contractors, SDC Builders Ltd.

Following the ceremonial shovelling of earth and photos, guests were invited to have a short tour of the site. The tour showed some of the current work taking place, including the removal of the old Fairfield House south and west extensions, the tree protection measures and preparations for the foundations of the new buildings.







# A MEANINGFUL START





The site welfare units were assembled in spring 2023 for the project team to occupy. The facilities, include site offices, canteen, toilets, a drying/ changing room and prayer room.



The site hoarding on Banbury Road has been adorned with information about the project for passers by to look at as well as the usual contact information for the contractors.



# MURAL

To enhance the blue hoarding directly facing Fairfield Residential Home, a local artist Layla Cope, teamed up with the residents and staff at Fairfield and the SDC Team to create a beautiful mural. The mural spans 10m and depicts a senior couple arm-in-arm with herons and robins in front of a lake lined by trees, poppies, and sunflowers.

A new mural to accompany to the existing one is planned for later this year.





On a temporary basis, access to the site for Fairfield residents has been re-routed to go through the site whilst their main entry road is unusable.

# NAME THE CRANE

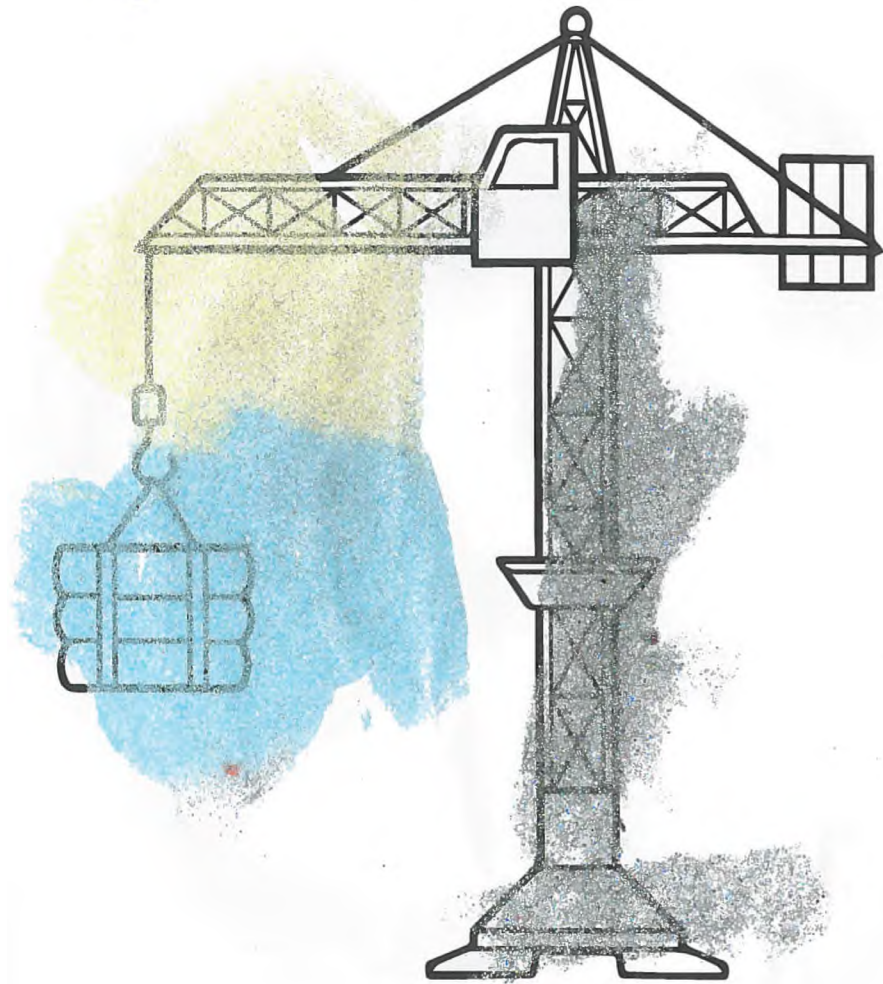
*“This tower crane has been named Sparkle, by Zoe Ryan.”*

SDC and University College, Oxford, organised a “Name the Crane” competition with nurseries within the University of Oxford’s Childcare Services. Out of the entries received, it was Zoe’s creative colouring and excellent name that stood out as the winner.

The other artwork has been displayed around the surround of this crane, including four highly commended entries.



# SPARKLE



Highly Commended









## CRANE INSTALLATION

During 2023 a luffing Jib tower crane named 'Sparkle' was installed that sits directly in between Water Court East & West.

The below image shows the size of the foundation slab required for the crane





# GOING UP





## WATER COURT WEST

The above ground works commenced with Water Court West being the first new villa erected. Constructed out of a cross laminated timber (CLT) frame, large pre-fabricated panels were craned into position and slotted together quickly. Using wood for the main structure of the building is a much less energy intense method of construction and emits far less carbon than steel or concrete.

Work is now underway to complete the structure for Water Court East.



# THE NURSERY

The nursery is built from a traditional timber stud frame and sloped timber roof.

The bottom right image shows the Reception Area with the floor screeded.





This image shows the 3-5 years room with the flooring insulation installed, prior to the laying of underfloor heating pipework.



The timber roof has been added and the first roof layer fitted which now makes this watertight allowing the internal finishes to continue.



3-5 years room with underfloor heating pipework laid.

Learn more about the scheme by scanning  
the QR code or visiting:  
[www.univ.ox.ac.uk/about/univ-north](http://www.univ.ox.ac.uk/about/univ-north)



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