



Univ North Development

Information Update from University College, Oxford
and Construction Partner, SDC



Issue Number 22 – January 2025

Although we are nearing the end of January, this is our first newsletter of 2025 and so we would like to wish you a Happy New Year. We are looking forward to maintaining the cordial and cooperative relationship that we have built with yourselves.

2025 will be a big year for the project as the first buildings in the scheme are handed over to the College with our teams on site working hard to deliver this on time. The second half of the year will also see the commencement of the CLT (cross laminated timber) frame to the final building still to be erected, Banbury Road Villa.

On the Banbury Road side of the site works are progressing well and preparatory groundworks and service ducts for the Villa have started. Walnut Lawn Villa has now reached the stage where we are starting the internal fit out, and the façade works which includes the roof and brick cladding is continuing.

Both Water Court West and East are getting closer to completion internally, and the facades are also progressing at a good rate. By the end of the month, 'Sparkle' the tower crane will be removed from the site, allowing the works to the

Rill (water feature) to start, which will finally bring the design together within this area. It will be a shame to see the crane go, as it has become a familiar part of the North Oxford skyline over the last 18 months, although we are pleased that some of the Nursery children involved in the naming were able to visit the site last summer and see Sparkle in action!

It hasn't all been smooth sailing as we have been hindered by the very cold temperatures experienced earlier in the month meaning that some of our external works had to be paused. The biggest consequence of this has been on the brick facades as we can only lay bricks when the temperature goes above 5 degrees to prevent the moisture in the mortar freezing before it has set.

The road works on the shared access road to Fairfield Residential Home have recommenced with the existing Victorian shed being remodelled and the new LV (Low Voltage) store being built to allow the installation of the mains-powered electrical cables to start, giving us a permanent power supply to the buildings.

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On the Staverton road side, again the works are progressing.

As previously stated, the Nursery is practically complete with the final M&E (Mechanical & Electrical) systems being commissioned under temporary power. The external hard landscaping is also heading towards completion.

Woodstock Pavillion is now virtually weather tight with the roof covering and nearly all windows installed. This releases us to commence the internal fit out.

As always, we are committed to being open and cooperative and so should you have any questions or concerns about construction activities, please feel able to contact either myself or Lee through the contact details provided in this letter.

We would also like to remind you again of an email mailing list that exists for any interim updates or communications that we may need to send ad hoc. We also will issue these monthly newsletters digitally as well. Should you wish to sign up to the email mailing list, please drop us a note to: sarah.long@sdcc.co.uk.

With kind regards,



George Ilett

Relationship Manager

An Early Timeline of Events



January 2025

- Tower crane removal
- Continuing brickwork and roofing to all Villas.
- Continuing internal fit out to all Villas.
- Banbury Road Villa substructure to commence.
- Continuing Shared access road.



February 2025

- Permanent roof works to Walnut Lawn Villa.
- Continuing to substructure to Banbury Road Villa
- Continuing brickwork and roofing to all Villas.
- Continuing internal fit out to Villas.

Contact Us



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