



Univ North Development

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

Dear Resident,

We hope that you were able to enjoy the Easter Holiday and the nice weather. As part of our recent brand refresh, you may notice that it has a new look. You can also visit our updated website for the latest news and project information. It has been another busy month on site as we work towards the summer handover to the College of the first buildings. Inevitably, there is a lot of finishing activity taking place.

We are thrilled to have started the removal of the scaffold to both Water Court Villas. With the scaffolding out of the way, the stunning brickwork is really revealed. Prior to the scaffold coming down, we undertake snagging inspections with the architect and then sign-off inspections with representatives from the College, so that we can be assured of total satisfaction with the quality of the brickwork.

Internally, work is also continuing at pace. We are deep into mechanical

and electrical (M&E) second fix and final decoration works in the bedrooms – which is all nearing completion. In addition, we are beginning to install furniture, in preparation for the handover in a few months' time.

Further east, we have made good progress with Walnut Lawn Villa, which has received a lot of attention. We are approximately a third of the way up the building with the brick façade and all the external doors and windows have been installed, save for some which we have deliberately left open to enable material to be brought up to the higher floors. The timber battens that support the roof tiles have been fitted and laying of the roof tiles has commenced. Internally, we are focusing on the fire protection to all areas as well as the first fix mechanical and electrical items.

To Banbury Road Villa, which is the final new structure to be erected, we have constructed a base around the building's perimeter for MEWP

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(Mobile Elevated Work Platform) access and poured the ground floor concrete slab. Works to erect the cross-laminated timber frame have started, and the ground floor framing is virtually complete.

At the Woodstock Road part of the site, Woodstock Pavilion is making rapid progress. While the timber fins and cladding are being installed to the external envelope, we are pushing on with the internal fitting out. Stair balustrades, as well as other carpentry items, such as internal doors and skirtings, are being fitted.

We are expecting Scottish and Southern Electricity to arrive on site imminently to complete the electrical connections and provide mains power to the site. This will then release the last part of works to the Nursery, which is the final testing and commissioning of all the mechanical and electrical equipment inside.

Across the site, our groundwork teams have commenced the hard landscaping and are continuing with work to the Rill (long pond) that sits between the Water Courts.

I would like to repeat our awareness of the restrictions and sensitivities that surround parking, and to reaffirm our commitment to being a responsible contractor. SDC continues to ask our subcontractors and operatives to utilise our shuttle minibus service to and from the Park and Ride.

As always, we remain committed to being open and accessible, so please feel free to contact me, either via email or phone, using the contact details provided in this letter.

With kind regards,



George Ilett
Relationship Manager



Artistic impression of the project

A Timeline of Events



May 2025

- Continue CLT structure erection on Banbury Road Villa
- Site wide power on.
- Scaffold fully struck on Water Court West
- External landscaping ongoing



June 2025

- Scaffold fully struck on Water Court East
- Internal works to Walnut Lawn & Woodstock Pavilion continuing
- Banbury Road Villa structure complete

