

UNIV

UNIVERSITY COLLEGE OXFORD

UNIV NORTH DEVELOPMENT PROGRESS SO FAR

JUNE 2025





INTRODUCTION

Welcome to this third edition of the Univ North Progress Update and you join at what (to us at least) is an incredibly exciting point in the project. SDC are delighted to be able to share with you the huge strides that have been taken towards completing the construction works. In October 2024, at the time the last progress book was produced, the frame for Walnut Lawn Villa was still being erected and we had just completed the first student bedrooms. Since then, the CLT frame to Walnut Lawn Villa has been completed and we are virtually finished with the façade works and brick cladding allowing us to progress with internal works. Banbury Road Villa's frame is now complete, and we are just starting to cover the frame with insulation and brickwork.

More consequentially however, we are pleased to say that SDC has now handed over possession to the College of the Nursery, Water Court West, Water Court East and Woodstock Pavilion allowing the teams from the Domestic Bursary to begin preparing for the first students to move in at the start of Michaelmas Term.

We hope that you enjoy seeing these latest progress images from throughout the project.



"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."

BARONESS VALERIE AMOS LG CH PC, 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

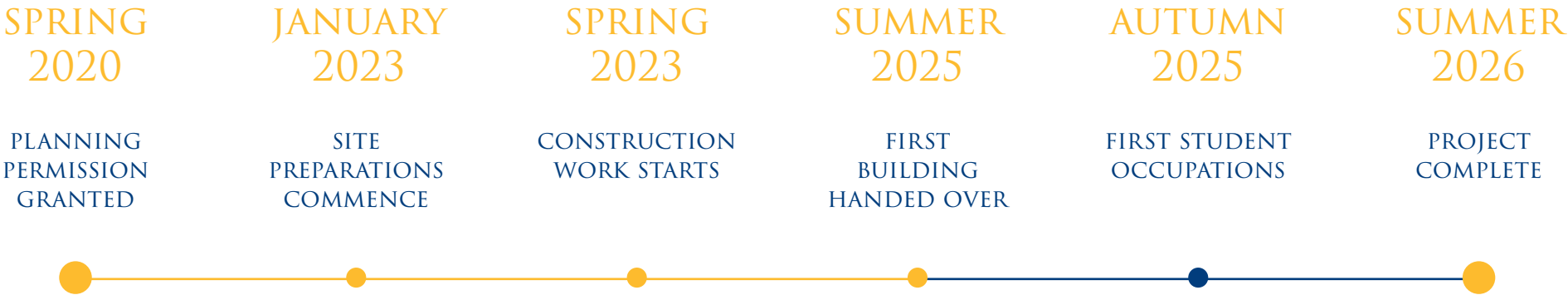
8. Woodstock Pavilion

12. Water Court West Villa

16. Banbury Road Villa

17. No. 96 Woodstock Road

PROJECT TIMELINE

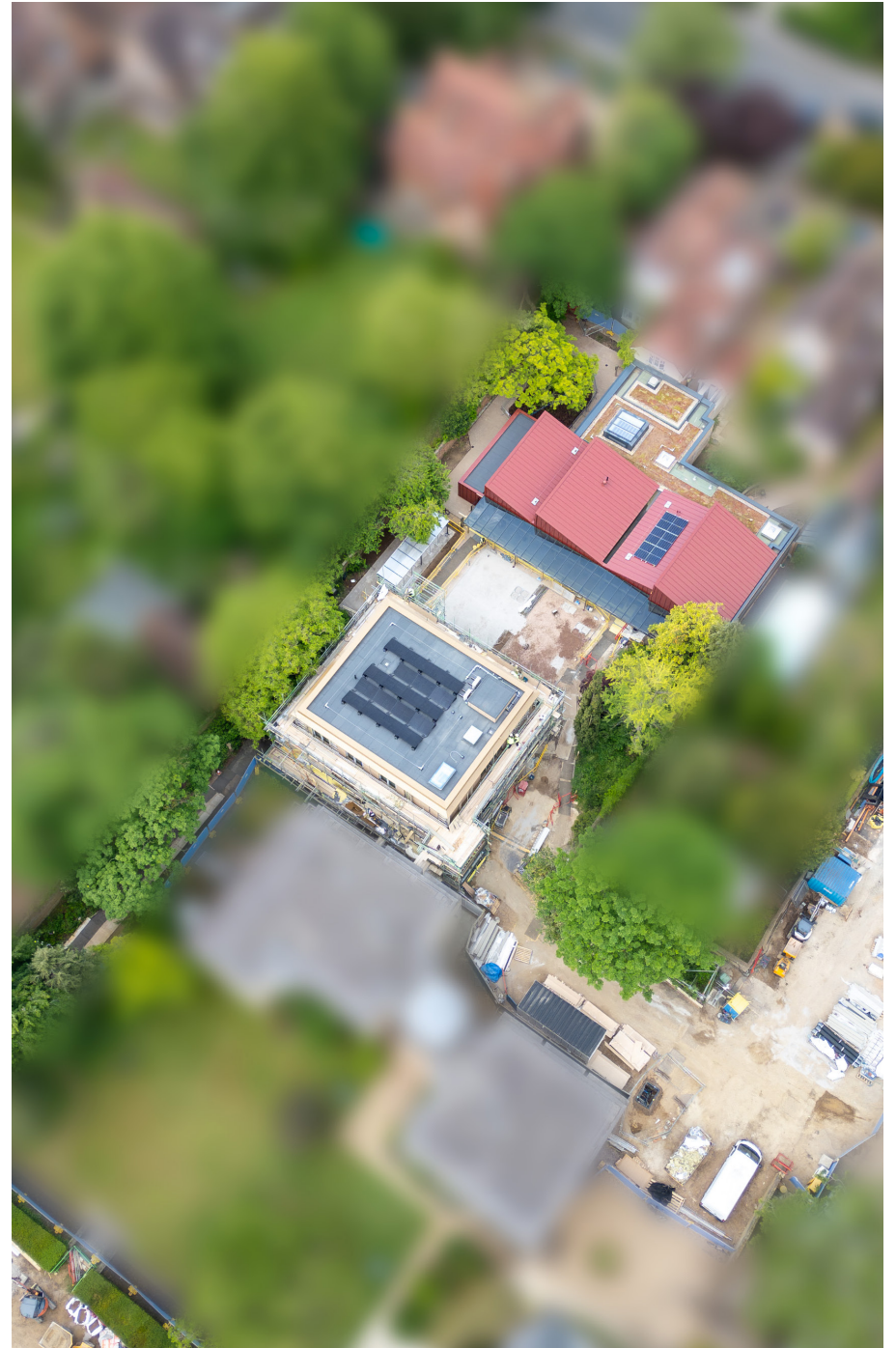




PROGRESS FROM THE AIR

PROGRESS FROM THE AIR

Recent drone footage captured over the Univ North development site showcases significant construction progress across multiple phases of the project. These aerial views offer a comprehensive look at ongoing works, highlighting the evolving landscape, structural milestones, and the logistical coordination on-site. These aerials cover the time from October 2024 up until May 2025.





Taken in Nov 24, this shot shows Water Courts West and East, with Sparkle the Tower Crane still sat in between. At this point, we were approximately half way through the bricklaying to the external façade of Walnut Lawn Villa.



Dec 2024 – Waterproof membranes had been laid onto the roof of Water Court East in preparation for the roof battens and tiles to be laid.



Woodstock Pavilion, a building with a very different design style to the other buildings on the site is now structurally complete. Works to waterproof and seal the building are now underway.



Early 2025 top down view of Walnut Lawn Villa. We were able to take lessons learnt from the other buildings in the project and apply them here to make faster progress in sealing the building and installing the roof tiles.



March 2025 – Roof tiling to Water Courts East & West in full swing.



April 2024 - Scaffolding and weather protection to Walnut Lawn Villa.



This photo shows the incredible brick detailing and intricate design on the 2nd floor gables of Water Court East.





MAY

In the last book, we talked with great pride of SDC's bricklaying team and of their unmatched craftsmanship.

Earlier on in the year we removed the scaffolding surrounding both Water Court Villas following completion of the façade and now both buildings can be seen in all their glory.





This photo taken during the removal of the scaffold now reveals the terracotta coloured roof tiles, deliberately chosen to blend in with the skyline of this part of North Oxford.





This top down image shows the four buildings on the eastern part of the site in the various different stages of construction.



ONSITE EVENTS

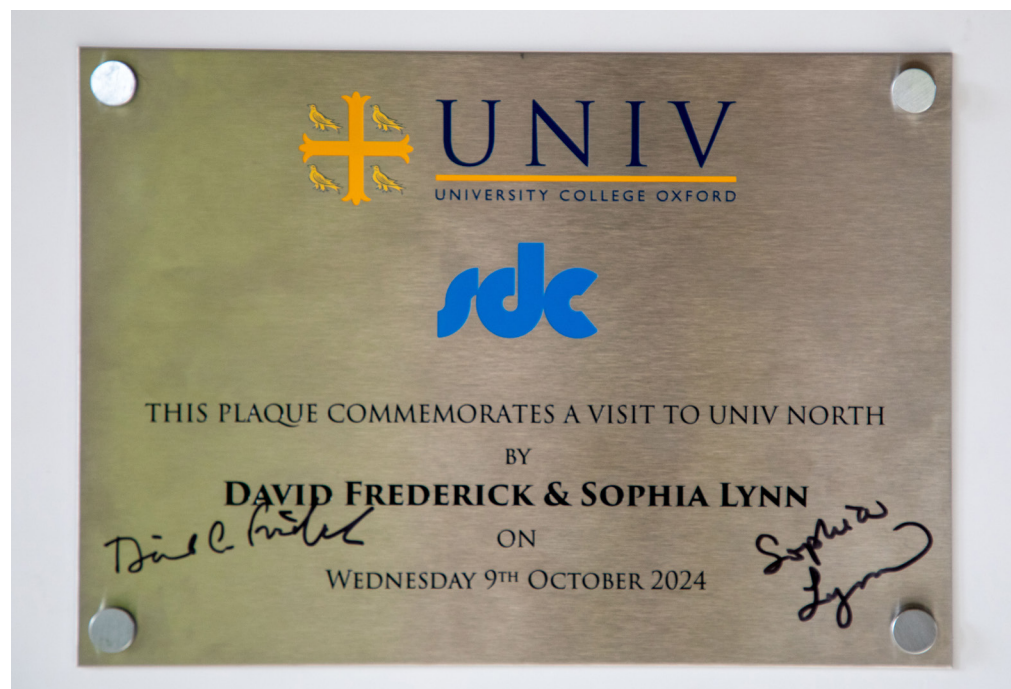
PRINCIPAL DONOR VISIT

In October 2024 we were honored to receive a visit to the Project by the principal donor for the Univ North scheme, David Frederick and his wife Sophia Lynn.

David was given a tour of the site by Univ's Finance Bursar, Andrew Grant and SDC Director, Daniel Changer, showing how the visionary donation – along with the support of many other donors – will transform Univ's accommodation offering to students.



David Frederick with Richard Todd – Head of Built Environment, Bidwells









INTERNATIONAL VISIT

At the end of 2024, we were proud to receive visitors from the University of Pittsburgh's David C. Frederick Honors College to the site, to look at progress and hear from Univ's Finance Bursar, Andrew Grant, on plans for the development once it was completed.













INTERNAL PROGRESS





Now that Water Court West has been handed over to the College, the gym space shown in this photo will begin to be equipped over the summer in preparation for student occupation.



These photos show the student living spaces which are now complete inside in the Water Court Villas. These spaces will become occupied for the first time by the students at the start of Michaelmas Term 2025.



Work has progressed in the commercial kitchen area of the cafe. Situated in Walnut Lawn Villa, the cafe will become a focal point of the Univ North development.



BANBURY ROAD VILLA

Banbury Road Villa is the final structure of the development to be erected. This was completed at the start of the summer 2025 and work has now progressed on the external façades and fire proofing of the internal structural elements.

The completion of the CLT (Cross Laminated Timber) frame marked a major milestone in the Univ North project as all the buildings on the site have taken shape.











EXTERNAL PROGRESS

Across all areas of the site, much attention has recently been given to the external hard and soft landscaping.

Work to the Nursery play area has progressed significantly as well as the paved areas around the Water Court Villas.





Woodstock Pavilion, shown here with the scaffolding removed, has followed a different design philosophy to the other buildings within the development.





During the design phase early on in the project, much consideration was given to creating a calm and tranquil environment. The photos in this spread taken only a few weeks apart show the rapid transformation of these external areas.



Learn more about the development by
scanning the QR code or visiting:
www.univ.ox.ac.uk/about/univ-north



Email: development@univ.ox.ac.uk



This Progress update has been produced by SDC Builders, for and on behalf of
University College, Oxford.