



Univ North Development

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

Dear Resident,

I hope that you are keeping well. Although the recent warm weather doesn't suggest it, summer is coming to an end, and our teams are continuing to make strong progress as different parts of the Univ North development reach various levels of completion.

In Walnut Lawn Villa, the building is moving into its final stages of construction with our decorators adding the finishing touches that will bring the interiors to life. Internal snagging has begun, ensuring every detail is checked before completion. These tasks represent the fine-tuning phase of construction, where craftsmanship and quality assurance take centre stage. In the coming weeks, we will also make a large step towards completing external works as the scaffolding comes down, marking a visible change to the site's appearance.

On Banbury Road Villa, activity remains steady. Following the

completion of the CLT frame, which I detailed in last month's newsletter, we have commenced the facade works and our bricklayers have completed the splash course. This refers to the brickwork that sits below the DPC (damp proof course) layer. Inside, the partitions are taking shape to define the internal layout, and we are a good way into the first fix M&E (Mechanical & Electrical) works. We have already started working on the flat part of the roof to lay the waterproof membrane before moving on to the sloped sections, which are tiled. Very shortly, we will be erecting the scaffold to allow our bricklayers access to the outside of the building so that they can commence the external facade works.

For those residents who live closer to the western part of the site, you may have noticed that we have continued activities related to completing the external works around Woodstock Pavilion and the Nursery Garden. These works are now almost complete, and we are

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moving on to the groundworks on Staverton Lane. Here, we are installing a new bin store area, EV charging facilities and creating additional parking spaces. We appreciate that these works may have been noisy and disruptive, and I am grateful for your ongoing patience and support whilst we complete them.

We are excited to share with you more information regarding Fairfield Villa, which is the Victorian villa that fronts the site on Banbury Road. Work has now begun on the restoration and refurbishment of this building. The internal strip out has been completed, and the interior of the building has been stripped back to its original structure. We will use a combination of existing and new partitions to create the new room layouts. New windows will be fitted and the roof tiles refurbished and replaced as necessary, with new insulation placed within the roof and on the inside face of the external walls, to upgrade the thermal insulation and energy efficiency of the building. We will also be repairing the brick and stonework as required and rebuilding the chimneys. Importantly, we are sure that you will be pleased to hear that the work to Fairfield House is planned to complete within our existing programme.

As always, we remain committed to maintaining a good relationship with our community, so please do feel free to contact either myself or Phil if there is anything that you wish to discuss regarding the Univ North development.

With kind regards,



George Ilett
Relationship Manager



Artistic impression of the project

A Timeline of Events



Summer 2025

- Complete internal and external works to Walnut Lawn
- Brickwork and roof to start BRV
- Commence internal work to BRV
- Tree and shrub planting
- External landscaping to Woodstock Pavilion

