



## Univ North Development

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

Dear Resident,

Welcome to the October edition of the Univ North newsletter. In this issue, we share updates on the ongoing development as well as some important milestones. Our goal is to keep you informed and engaged as Univ North continues to grow and evolve. Your feedback and involvement are always valued.

I start by sharing my delight that the rooms in the buildings that were completed in July are now ready for students to move in. The site configuration has been adjusted to allow the build to proceed while Fairfield Residential Home and student residents can live on site alongside construction works.

Seeing the spaces come to life with energy and activity is a moment of pride for everyone involved in bringing this project to fruition. This does, however, bring challenges for our team on site who now must maintain a safe and efficient site with half the site having people living in very close proximity. We take this opportunity to reiterate

that our foremost concern is the safety of all those working on and living near the Univ North site.

By way of progress, we are also close to completing Walnut Lawn Villa, with the internal final finishes and snagging underway as I write this piece. The external scaffold has been removed, which now allows the external groundworks and landscaping to move along. The vacuum excavator that I wrote to you about a few weeks ago is now finished, and the work was completed a lot faster than anticipated: we do thank you for your patience with the noise. An external pergola that runs along the south elevation of Walnut Lawn Villa is in the process of being erected using felled green oak from Univ's own Yorkshire orchards. It really does finish the southern elevation of the building.

On Banbury Road Villa, the scaffold is complete, and we are commencing work on the pitched elements of the roof, laying the insulation and tile battens. Our bricklaying team are currently up

## Contact Us



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to the 1st floor level and are working hard to get as much completed as possible before the winter arrives and cold weather begins to slow their progress. Internally, we have laid the acoustic flooring which prevents sound transfer between floors. This system is made up of small rubber feet that the timber floor battens sit on surrounded by insulation that prevent vibrations and loud noises carrying through into the bedrooms below.

Fairfield House is also moving along well, and the perimeter scaffold with its canopy top will be completed shortly. Although smaller in extent, this scaffold is made far more complex by the different shape of the building and our inability to tie into the building's structure for support as it is too fragile to bear lateral load. If you pass on Banbury Road, you will see that the scaffold has buttresses sticking out to enable it to support itself and make it safe for people to work on.

Internally, we have completed the strip out of the building which gives us a clean and sound base on which to start. New beams, door openings, structural wall alterations and similar have created the space needed into which we shall fit the new bedrooms. Deep layers of insulation are being laid which were not present in the Victorian structure and will help greatly the energy efficiency of the building. In parallel, electrical first fix has begun.

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 Look Ahead

- Handover of Walnut Lawn Villa
- Completion of works in Staverton Road area
- Erection of the temporary roof on Fairfield House

