



Univ North Development

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



Issue Number 13 – February 2024

Dear Residents,

With spring just around the corner, the works on site are progressing well and you may have seen that the erection of the first building is well underway.

The structural frame of this building is manufactured from cross laminated timber (CLT) and is supplied in a kit of components, which makes the erection reasonably fast. The bathrooms are not fitted out on site, but delivered in a pod, which has been manufactured offsite, and these will be lifted into position as the frame erection proceeds.

Work at the Staverton Road end of the site is also progressing well with the construction of the new nursery. Most of the timber wall and roof carcassing have been erected and we are just starting with the flat and pitched roof elements. The bricklayers are progressing with the blockwork walls and the windows and doors are all in manufacture. Once we are watertight, we

can commence with the advance internal finishings.

The Scottish and Southern Electricity Networks (SSEN) work to install the cable ducts in Banbury Road and Staverton Road have been completed. The cables themselves are yet to be installed and the timing of this activity is subject to the construction of the substation on the site, we will update you about this in a future newsletter.

We are pleased to report that we have been able to silence the reversing beepers for the larger deliveries and we have put closer traffic controls in place with our traffic marshalls. However, we must also make you aware of some noisier works involving vacuum excavation. Unexpected tree roots in the vicinity of the substation and associated buildings have been found, so we must do further careful investigations using vacuum excavation, which protects tree roots and is safer when working around buried services.

We are sorry for any inconvenience this may cause you and we thank you for your understanding.

Another 'Meet the Builder' event will take place towards the end of spring, when, you will be able to see the progress on site in more detail. I would also like to introduce you to our Construction Manager, Lee Davis, who is your new contact, in place of our previous Project Manager, Farid Zadeh, who has now left SDC to work in the Middle East.

Please contact either of us if you have any queries or concerns relating to the Univ North construction . Thank you for your ongoing cooperation and understanding during our development works.

Email Mailing List

If you would like a more detailed outline of our work, please contact us, on the contact details below. We would also like to offer any of our interested neighbours the opportunity to sign up to an email mailing list, should you wish to receive these regular newsletters in digital format. This will also allow us to issue interim updates by email, should the need arise along the way. Should you wish to sign up to the email mailing list, please drop us a note to: sarah.long@sdc.co.uk.

Should you have any queries or concerns, please do not hesitate to contact Lee or I on the contact details shown.

We thank you for your cooperation during our construction.

With kind regards,



David Heard

SDC Project Director

An Early Timeline of Events



Mar - April 2024:

- Water Court West Structural Frame completion
- Water Court West Roofing
- Water Court East low-level Brickwork
- Water Court East Structural Frame
- Works to Fairfield Residential Home shared access road
- Working within Fairfield House Basement
- Nursery Roofing and internal works
- New Substation construction



April 2024 onwards:

- Above ground building façade work
- Nursery internal works
- Water Court West advance internal finishings

Contact Us



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<https://bit.ly/UnivNorthSDC>