



Univ North Development

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

Dear Resident,

Winter has certainly settled in over the past few weeks, and the team on site has very much felt the cold mornings and frequent rain. Even so, progress has continued steadily, and we're pleased to share another update on how things are taking shape across the project.

At Walnut Lawn Villa, we are now approaching the final stretch. Most of the internal work is complete, with the team working through the last few snagging items. Outside, the final pieces of hard landscaping are being finished off. If you've walked along the Banbury Drive shared access road recently, you may have spotted the new pergola on the south elevation. It's built entirely from English Oak grown in a Univ-owned woodland, where the timber was sustainably felled as part of ongoing forestry management. It was then milled locally, meaning every stage – from woodland to installation – took place here in the UK. It's a small detail, but one that reflects the care

that has gone into this project.

Over at Banbury Road Villa, we've been working hard to complete as much roofing and brickwork as possible before temperatures drop further. A few cold spells have already slowed down bricklaying, so the team is doing what it can to keep momentum up while the weather allows. Inside the building, things are beginning to take shape nicely. All partition walls are now up, giving a much clearer sense of the finished layout. On the second floor, the first coats of paint are on the walls, and kitchen installations are underway. Floor finishes will follow in the next few weeks, which always brings a space to life and makes it feel far less like a building site.

Fairfield Villa, with its Victorian character, continues to move forward in its own distinctive way. After stripping the interior back to the original structure earlier in the year, we're now gradually putting it all back together. Externally, the re-roofing is progressing well

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underneath the temporary scaffolding roof, and the stone windowsills and reveals are being cleaned and repaired. One of the milestones we're looking forward to is the installation of the new windows, which will help us get much closer to a fully- watertight building. Inside, the new partition walls for bedrooms and en-suite areas are being erected, and that work will carry on over the coming weeks.

Along Staverton Lane, we're very nearly at the finish line. The new terrace at Redcliffe Maud House has now been laid, and the only task that remains is the installation of a few external lighting bollards before we can fully hand over the area to the College.

We also want to touch on the topic of parking again, as we know it has been a source of frustration for some residents. We have reiterated to all subcontractors and operatives that parking on site is not permitted, and we do not allow on-road parking either as we continue to operate the minibus shuttle service to and from the Park&Ride each day. This service will remain operating right up until the end of the project. SDC continues to monitor the surrounding roads, and we take action whenever we identify a breach of the rules. We understand the impact this can have on neighbours, and we're making every effort to keep the situation tightly managed.

As always, if you have any questions or concerns about the works, please feel free to contact either myself or Phil. We appreciate your ongoing patience and understanding as we continue to move the project forward through the winter months

With kind regards,



George Ilett
Relationship Manager



Artistic impression of the project

A Look Ahead

- Completion of works in Staverton Road area
- Erection of the temporary roof on Fairfield House
- Christmas Shutdown

