

UNIV

UNIVERSITY COLLEGE OXFORD

UNIV NORTH DEVELOPMENT PROGRESS SO FAR

MAY 2026





INTRODUCTION

We are delighted to share the latest progress at Univ North. With the completion of the Nursery, Water Court West, Water Court East and the Woodstock Pavilion, students have now moved in, and the site is coming to life.

Construction is advancing on the remaining buildings, Walnut Lawn Villa, Banbury Road Villa and on the full refurbishment of Fairfield House. Scaffolding is now down at Walnut Lawn Villa, with a magnificent pergola made from Univ wood erected on the terrace. Banbury Road Villa's brick façade has reached the second floor, and strong progress continues on the wholesale internal and external renovation of Fairfield House.

We are pleased to announce that Walnut Lawn Villa will be renamed Frederick House, Walnut Lawn will be known as Frederick Quad, and the new orchard at the entrance of the site will be called Sophie's Orchard, in honour of Dr David Frederick (1983, Politics) and his wife Sophia Lynn, whose innovative philanthropic support has been central to the development.

Univ North will also honour Dr David Booth (1950, Physics), the second largest donor to the development, by unveiling Woodstock Pavilion as Booth Pavilion.

The College has also announced new names for the Water Court buildings: Crewe House (formerly Water Court West) in honour of Sir Ivor Crewe, Master of Univ 2008-2020, who led the fundraising efforts for Univ North during his tenure, and Amos House (formerly Water Court East) in honour of Baroness Valerie Amos, current Master of University College.

Donor recognition across the site, including the naming of rooms and other spaces and a Donor Board, will be shared ahead of the 2027 Grand Opening.

Thank you for your continued interest and support as Univ North enters this exciting new phase.



“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



1. No. 104 Woodstock Road

5. Percy Building

9. Greenwood Building

13. Amos House

17. No. 96 Woodstock House

2. No. 25 Staverton Road

6. No. 98 Woodstock Road

10. Redcliffe Maud House

14. Frederick House

3. Skirlaw Building

7. Nursery

11. Fairfield Residential Home

15. Fairfield House

4. Bennet Building

8. Booth Pavilion

12. Crewe House

16. Banbury Road Villa

PROJECT TIMELINE

SPRING
2020

PLANNING
PERMISSION
GRANTED

JANUARY
2023

SITE
PREPARATIONS
COMMENCE

SPRING
2023

CONSTRUCTION
WORK STARTS

SUMMER
2025

FIRST
BUILDING
HANDED OVER

AUTUMN
2025

FIRST STUDENT
OCCUPATIONS

SUMMER
2026

PROJECT
COMPLETE



STUDENT WELCOME VIDEO

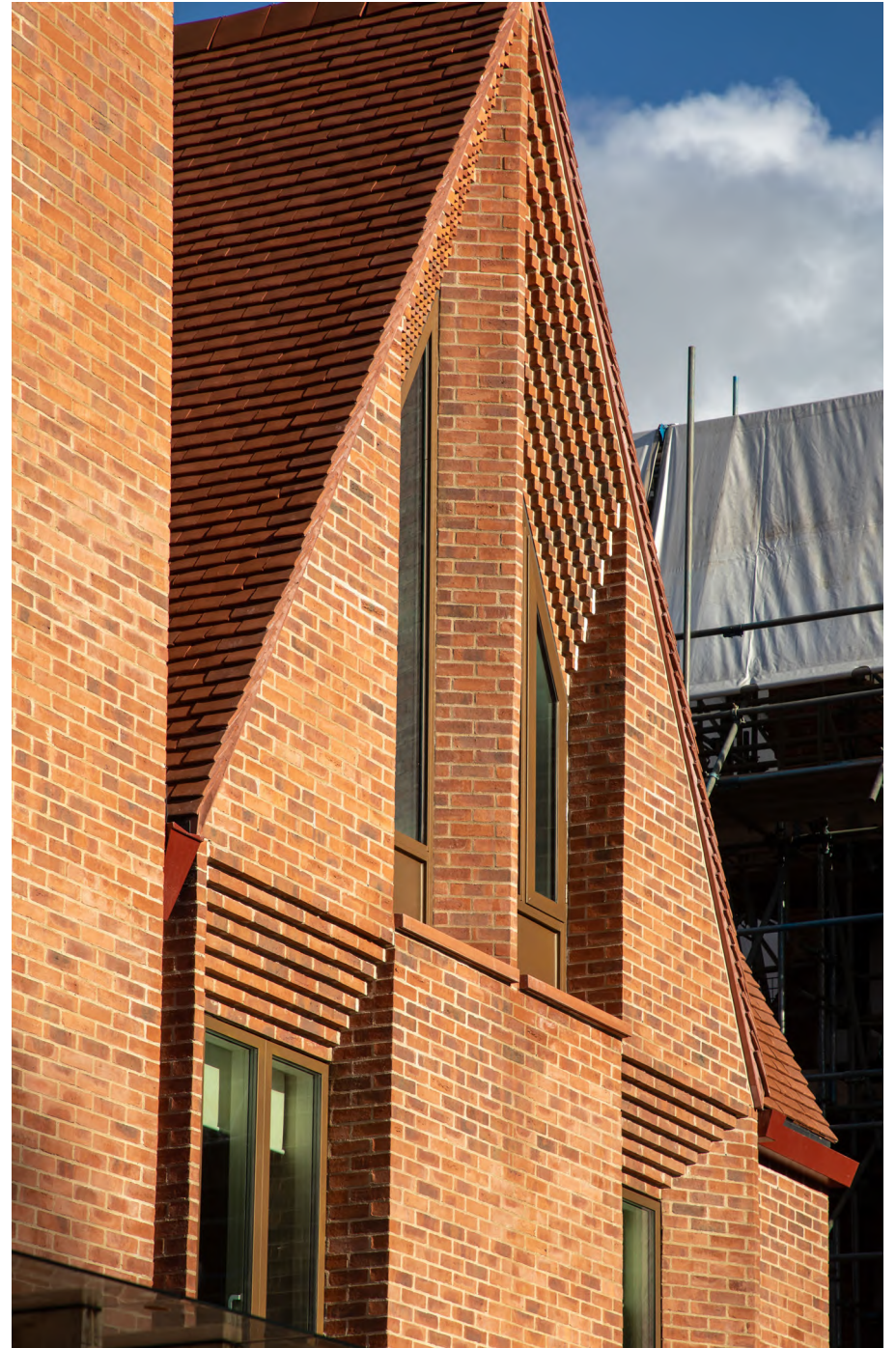
©Picture Plane/Niall McLaughlin Architects Ltd

Scan this QR code to watch the Master, Valerie Amos, welcome students into their new accommodation.



FREDERICK HOUSE

Almost complete at the end of 2025, Frederick House (formerly Walnut Lawn Villa) is undergoing its snagging inspections and final pieces of commissioning before the building is handed over to the College. Almost identical to the Water Court buildings, Frederick House differs in that the café space occupies the entire ground floor of the building. Containing a very well-equipped and high-specification commercial kitchen, the new café will be capable of catering for a range of events and College needs.





The pergola on the southern elevation is made with oak sourced from Univ-owned woodland in Yorkshire. The trees were felled as part of the ongoing woodland management and sent to a local sawmill to be cut to shape.









The café on the ground floor of Frederick House comes with a fully-equipped commercial kitchen, capable of preparing a range of food options.

South-facing, the café will soak up the sunlight from morning to late afternoon and become a fantastic place to enjoy something to eat.



FAIRFIELD HOUSE

Fairfield House is being completely refurbished, inside and out, bringing the level of comfort and convenience to the same standard that students in the new buildings will enjoy. The roof and windows are being replaced to ensure the building is waterproof and we are making extensive repairs to the masonry and brickwork where required. After a lengthy strip out phase that left only the structural walls and floors in place, work has commenced to put everything back together again. New partitions have been erected to create 16 bedrooms, all of which will be ensuite.



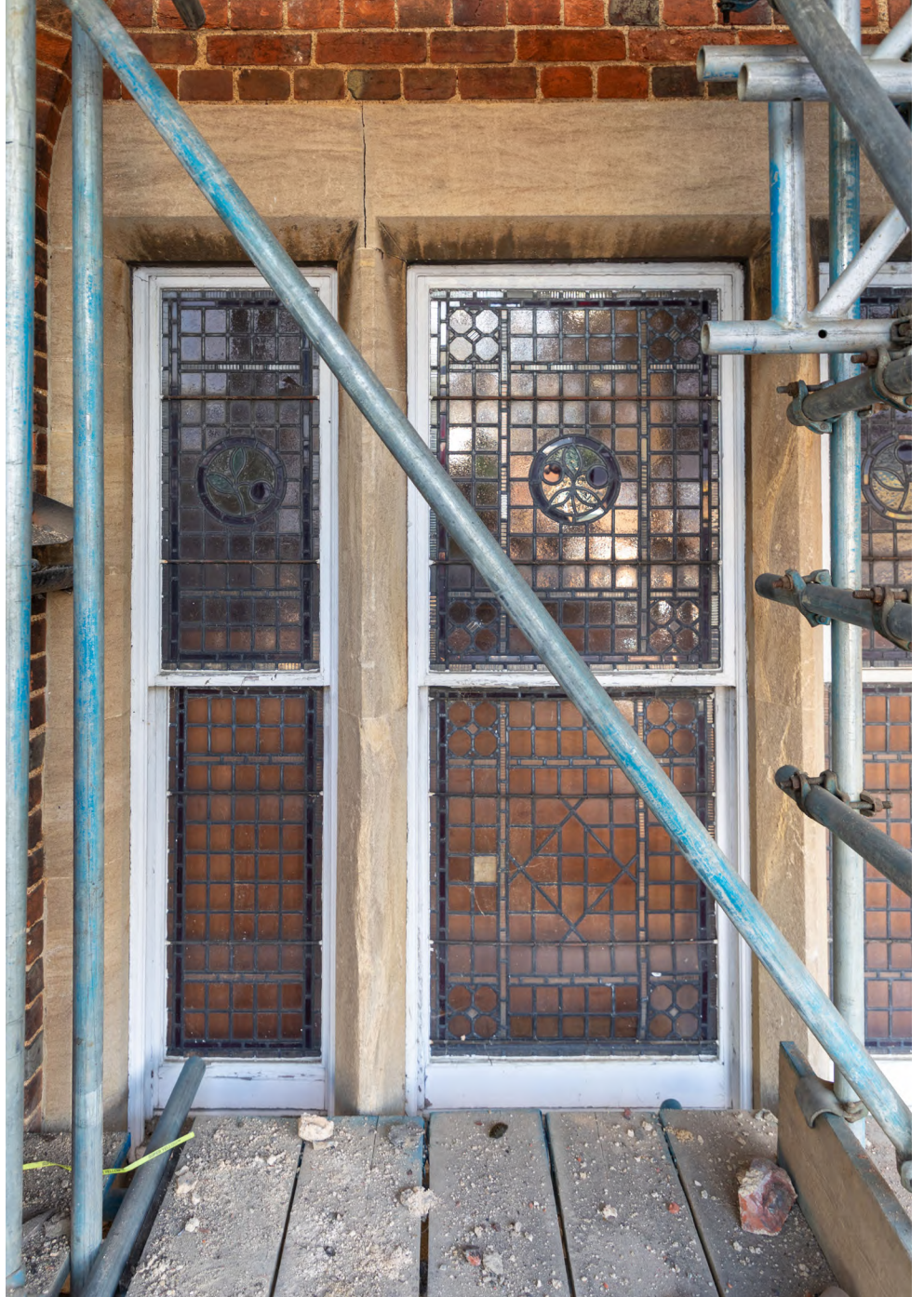


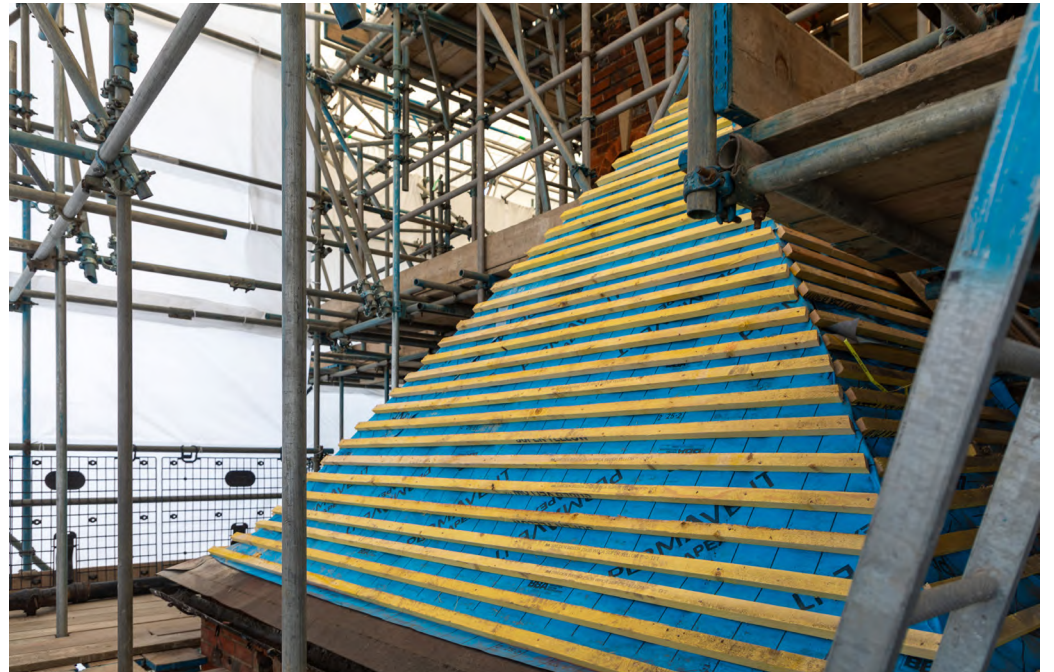
In order for the roof to be replaced whilst internal works were progressing, SDC installed a temporary monoflex roof above the scaffolding. This meant that we could continue with the roof repairs over the winter months while the internal fit out works continued.

These photos show the internal progress that has been completed whilst the roof is being repaired. We are working on the new partitions that create all of the bedrooms and ensuite spaces as well as creating all the necessary fire protection and compartmentalisation works.

Refurbished to the same standard and quality as the new buildings on the site, Fairfield house will include the modern comforts that students will expect. However, some of the period and characterful features such as the staircase and stained-glass window seen overleaf will be retained.







BANBURY ROAD VILLA

Banbury Road Villa will be the final new building to complete, marking the end of the project. Sitting at the front of the development on Banbury Road, the ground floor of the building contains the Porter's Lodge and associated offices, as well as communal study spaces, all of which sit below two floors of student bedrooms.

In the last few months there has been significant progress on the brick façades. Our bricklayers have been racing to get as many bricks laid as possible before the colder weather has slowed progress. Meanwhile, work has continued inside the building. Interestingly, work inside starts at the top floor and works down. This is done so that once areas are completed, the spaces are cleared and closed off to avoid damage and the need to make good before the building is finished.





The trees on the Univ North site are protected and incredibly important to the College. Banbury Road Villa has been specifically designed to wrap around a mature Lebanese Cedar tree.



Still hidden by the scaffolding, Banbury Road Villa is progressing nicely. Our bricklaying team are working when temperatures permit to get the brick façade completed as quickly as possible.





STAVERTON LANE

Our works around Staverton Lane are almost complete and, as we are the clearing site, the landscaping elements are starting to take shape.

The large expanse of tarmac has been dug up and replaced with ground to be turfed for a lawn as well as a mulched area. Returning this to a more natural-looking space will enhance the Staverton Lane site for students and contribute to a relaxing and tranquil environment.





AMOS HOUSE AND CREWE HOUSE

Completed and handed over to the College in the summer of 2025, both Amos House (formerly Water Court East) and Crewe House (formerly Water Court West) now have the look of two well-established buildings in a thoughtfully-designed scheme. The Univ gardening team have been busy in the last six months progressing the soft landscaping of the areas.

More substantially, in October, Univ North welcomed its first cohort of student residents, marking the moment that Univ North became operational for the College.





The rill that sits between Amos House and Crewe House is shown here in all its glory, basking in the morning sun.









A katsura tree (*Cercidiphyllum japonicum*) was planted inside the seating area at the end of the Water Rill. Katsura trees are a medium-sized deciduous tree which often bear bronze-tinted leaves when young that turn yellow, orange and pink in autumn, giving off a scent of burnt sugar.





NURSERY

Much like Amos House and Crewe House, the Nursery was completed in the summer of 2025 and possession given to the College.

The photos provide a glimpse inside the finished building before it becomes operational.











Q&A WITH ANGIE

Univ North is starting to come alive now that some buildings are finished and students have moved in. We sat down with Angie Carter, Resident Caretaker/ Porter to get a small glance into her experiences so far, insights and reflections.

Angie offers a unique perspective on how Univ North is shaping day-to-day life, the challenges and opportunities it brings, and the impact it will have on the College community.



1. Tell us what a typical day look like for you as a Porter at Univ?

A typical day includes making sure the site is safe, reporting any issues and dealing with any student queries or issues. I am also responsible for sorting out the deliveries of packages and answering any emails that come my way. No two days at Univ are the same!

2. What are some of the most rewarding and challenging parts of your job?

Knowing that I will always do my best to make a positive impact on the students living here is definitely the most rewarding part of my job. Being a part of student living can of course come with challenges, but difficult situations are infrequent.

3. How did you and the portering team prepare for the arrival of the first student residents - were there new systems, access controls, or routines to learn?

Between the Head Porter and me, we started by looking at what we were going to need for the arrival of the students to be as smooth as possible for everyone. Moving back into Bennet Lodge gave me a more central place to be able to see what was going on, putting in new procedures that need to be followed, and getting extra help by having a weekend Porter and night security. We are still working on routines and procedures in preparation for the new Lodge.

4. Do you think the new buildings have changed the atmosphere of the college?

It's clear that the new buildings have made a positive change to the site. You can feel a real sense of community across the Univ North development now.

5. Have students or staff given much feedback about the new buildings?

From speaking with both staff and students, there's been a lot of positive feedback about the new buildings. Not only are they visually impressive, but they also contribute to a stronger sense of belonging among the students.

6. What's been the biggest change now that students have moved in?

The biggest change since the students have moved in has been the increase in the number of students now living on the campus, which has really brought the buildings to life and transformed the atmosphere.

7. How has it been having students living in the newly completed buildings while construction continues nearby?

The disruption has been a lot less than expected, and the new paths leading to all the buildings have made getting around the site so much easier. It's been great to see the improvements coming together, and students seem to be enjoying the new spaces.

8. Tell us what you like the most about the new accommodation buildings?

I really like the rooms and the kitchens; they are great new spaces. The lifts are a fantastic addition too, making it so much easier for students and staff to move things between levels. That's definitely made a big difference for everyone. I also like the look of the buildings, they fit in nicely with the surrounding area.

9. Do you notice a difference in how students use or treat the new buildings compared to the older accommodation?

From what I've observed, students seem to be taking better care of the kitchens in comparison to the older accommodation, which is great to see.

10. What's your overall impression of Univ North - do you think it fits in well with the college's character and needs?

I think it is great! It will be even better when we can get the café and gym up and running, and I can't wait to see the gardens in the summer. I think the development fits in with the College's character very well and certainly the College's needs - it's very exciting!



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



If you have any comments or questions about the Univ North development,
please email

development@univ.ox.ac.uk



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