

# Newsletter for the “Kernick Works” project, Parkengue, Penryn



Dear Neighbour

The object of this newsletter is to keep you informed of the progress of our project close to your home. To let you know what will be happening in the following weeks and to allay any fears you may have on what is happening in your locality.

This development will provide accommodation for 528 students studying at the Penryn Campus, which is shared by Falmouth University and the University of Exeter. Caledonian Modular will manufacture the modules at its factory in Newark concurrently as the construction of the concrete framed structure is created on site, this volumetric approach will enable handover in time for the new term in September 2021

The development will provide accommodation for students with ancillary facilities including:

- Ensuite/ study bedrooms in both cluster flats and studio configurations.
- Laundry, fitness suite and games studio.
- Winter garden library with flexible space for both students and business start- ups.
- Individual business units and meeting rooms
- Flexible working space.
- Café.

The winter garden library will house a café, a place to work, an art gallery, a stage and a meeting place. The design is inspired not by other educational buildings but by well loved public spaces found in hotels, art galleries and museums.

The project will consist of 306 premade modular units that will sit 6 levels high on a concrete podium, each module is made and finished up to 90% in our factory in Newark. These will then be placed onto a lorry and travel to site where it will be craned off the lorry and into position then bolted to the previous modules. This process is repeated until all 306 modules are installed. Site works will then be undertaken to clad the building so it looks like the image provided. At the same time as this internal works will be ongoing.

## **CURRENT & IMMINENT WORKS**

At the moment we are in the process of finishing off the foundations for the concrete podium, ready for the modules to arrive in around November this year. Increased activity will become apparent over the coming weeks and months and the concrete podium will start to become visible from the site boundaries as the works increase in height around September. As the concrete is poured it will need to set before it is finished. This may involve some works later in the day out of hours with minimal crews. It is anticipated at this time that this will be necessary on five occasions whilst we construct the main podium slab.



## **EFFECTS ON OUR NEIGHBOURS**

You will have undoubtedly have noticed that we have leased the local football pitch to utilise as a site compound and storage area. The walkway around the football pitch will remain open throughout the project and if water logging becomes an issue we will put wood chippings down as per the council's request. It is noteworthy that access to Parkengue will be via the footpath to the east of the pitch as the one to the west will imminently close for the duration of the works. We would like to allay any fears that this pitch is to become a permanent car park. This is not the case as our terms with the local council are to return the pitch to its former state on completion of our works.

## **OUR TEAM**

The Site team for Caledonian are as follows



Mark Leader

Project Manager



Roger Truen

Site Manager



Pat Griffin

Assistant Site Manager

Any questions or queries please direct to [PRGriffin@caledonianmodular.com](mailto:PRGriffin@caledonianmodular.com)