

# Sustainable Construction Without Compromise





**“ I am both happy and relieved; I would never have guessed that such a large building project, with an inspection taking place in the middle of it, could have gone so smoothly and looked so good. ”**

Principal Dr Kevin Bawn,  
Clyst Vale Community College, Devon



## Wernick™ Buildings deliver bespoke off-site building solutions to clients nationwide.

The Wernick™ Group has been family owned and run since it was founded over 80 years ago, making it Britain's oldest independent modular building manufacturer.

We know that unique requirements can't be met with an 'off the shelf' building. That's why we take a flexible approach to our projects, to ensure we deliver a bespoke solution that responds to your needs.

Our approach means you can enjoy all the advantages of off-site construction without compromising on the quality or finish achievable with traditional building methods.

Wernick™ are also the only modular building provider in the UK with a dedicated Construction Division, which means that we can take full responsibility for every stage of your project, from inception to completion.



# Why Modular Buildings?



**Modular buildings are made up of individual factory built modules which are then delivered and combined on-site to form a complete building.**

When compared to traditional methods of construction, manufacturing a building off-site has a number of advantages:



## Cost

A more efficient method of construction allows cost savings throughout the project, without compromising on the quality of your finished building.



## Accuracy

Controlled factory conditions lend themselves to a high quality product made to strict tolerances. Wernick™ Buildings' Quality Management System is certified to ISO 9001. With design and manufacturing teams under one roof, off-site construction ensures the building you approve at design stage is the one that is delivered to your site.



## Speed

While your building is being manufactured, foundations are simultaneously being prepared on-site, drastically reducing both the build programme and the impact of on-site factors like poor weather conditions.



## Sustainability

Factory manufacture also means better control of materials, leading to a reduction in waste and an increase in recycling. Wernick™ Buildings' Environmental Management System is certified to ISO 14001 and the timber used in our buildings is FSC certified. This means your buildings are made from responsibly sourced materials using processes that minimise waste.



The controlled factory environment in which our buildings are produced mean more environmentally friendly processes and products:

- The energy used in the construction process is more easily measured; the Wernick™ Buildings factory is fitted with 285 photovoltaic panels, reducing the carbon footprint of your building before it even arrives on-site.
- Most of the construction work takes place in the factory which means that the impact on-site, both logistically and environmentally, is greatly reduced.
- Waste can be more easily controlled, with far less materials going to landfill. The design of Wernick™ Buildings' modules is also informed by the sizes of building materials as they are supplied, to further reduce waste.
- A greater degree of precision facilitated by factory manufacture means it is easier to achieve better energy performance.



## Procuring a new building doesn't need to be difficult. At Wernick™ Buildings we can take responsibility for your entire project from conception to handover.

This gives you a single point of contact to ensure you receive a consistent, professional service throughout the process. If you already have a design or use in house teams for some of your building needs, we'll be happy to collaborate with them.



### Concept design

From your initial enquiry we will liaise directly with you to help define your needs and what you hope to achieve with your building. We offer our expert advice and guidance to produce a variety of concept designs, and can produce visuals to bring to life even the most ambitious ideas.



### Building regulations and planning

With your concepts in mind, we conduct thorough site investigations to determine the services and foundation design, and also perform any required demolition. Wernick™ Buildings acts as your agent for the purpose of gaining planning approval and Building Regulations approval.



### Foundations, infrastructure, manufacture and delivery

Your building is manufactured in a controlled factory environment to a rigorous quality standard. While your building is being manufactured, preparations can begin on-site. We will also take care of all required landscaping, including multi-use game areas, playgrounds and parking facilities.



### Completion and handover

Modules can be delivered to site with decoration and fit-out nearly complete, meaning that once the building is on-site it is often just a matter of adding finishing touches and connecting to services.



**“ We needed it yesterday!  
The speed with which  
Wernick turned things  
round was incredible. ”**

Clair Wilkins, Director of Resources for  
Weald of Kent School, Tonbridge, Kent

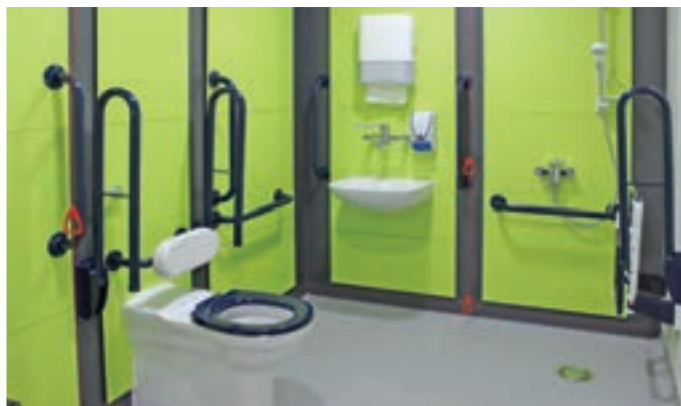
# Education





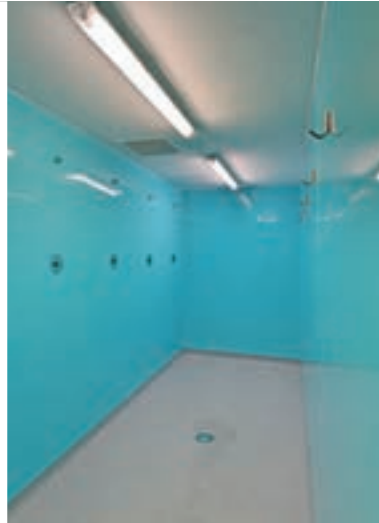
Patients especially like the en-suite facilities and increased availability of side rooms. The new facilities have really enhanced the privacy and dignity elements of care that the hospital can offer.

Louise Naylor, Project Manager with Leicester Royal Infirmary.



“In order to meet the growing demands of the sport we need good officials who are properly trained. This is where our new clubhouse will be invaluable. It’s a well designed and equipped purpose-built facility delivered within a very tight time frame.”

Mark Doel, British Cycling’s Central Region Events Officer.







It's spacious, airy and light, it's really got the wow factor. It's a much nicer working environment for the staff, and our visitors have nothing but compliments for the building.

Tony Bailey, Centre Manager, Edgbaston Community Centre.





“ The building has met all our expectations, both our crew and visitors prefer the new facilities and have commented on the accommodation’s open plan design which makes for a light environment. ”

Becky Tinsley, Air Operations Manager, Midlands Air Ambulance.





**Our modular buildings are designed and built to order, based on each client's specific requirements.**

This is why, instead of having a long list of different products, we have developed building systems flexible enough to meet any requirement.

This offers the best of both worlds; a bespoke building to meet your needs, based on proven design principles.

**Wernick™ has two permanent modular systems:**

**Rapidplan™**

Rapidplan™ is our permanent modular system designed for maximum flexibility. Rapidplan™ can be used in a wide variety of applications, from retail space to sleeping accommodation and classrooms.

**PCflex™**  
police custody | flexible layout

PCflex™ is our patented secure modular system with a range of applications. Initially conceived to provide modular custody suites, PCflex™ has also been used in other sectors when secure buildings are needed on short timescales, including healthcare.



**Wernick™ buildings are built to last, with a backed 25 year structural warranty and a 60 year design life expectancy across all of our building systems.\***

Our modular buildings can be supplied with:

- A range of ceilings including a variety of suspended and exposed soffit.
- A range of suitable cladding considered including brickwork, timber, render and rainscreen.
- Painted internal walls.
- A range of roof configurations including barrel or pitched roofs.
- External canopies and other architectural features.

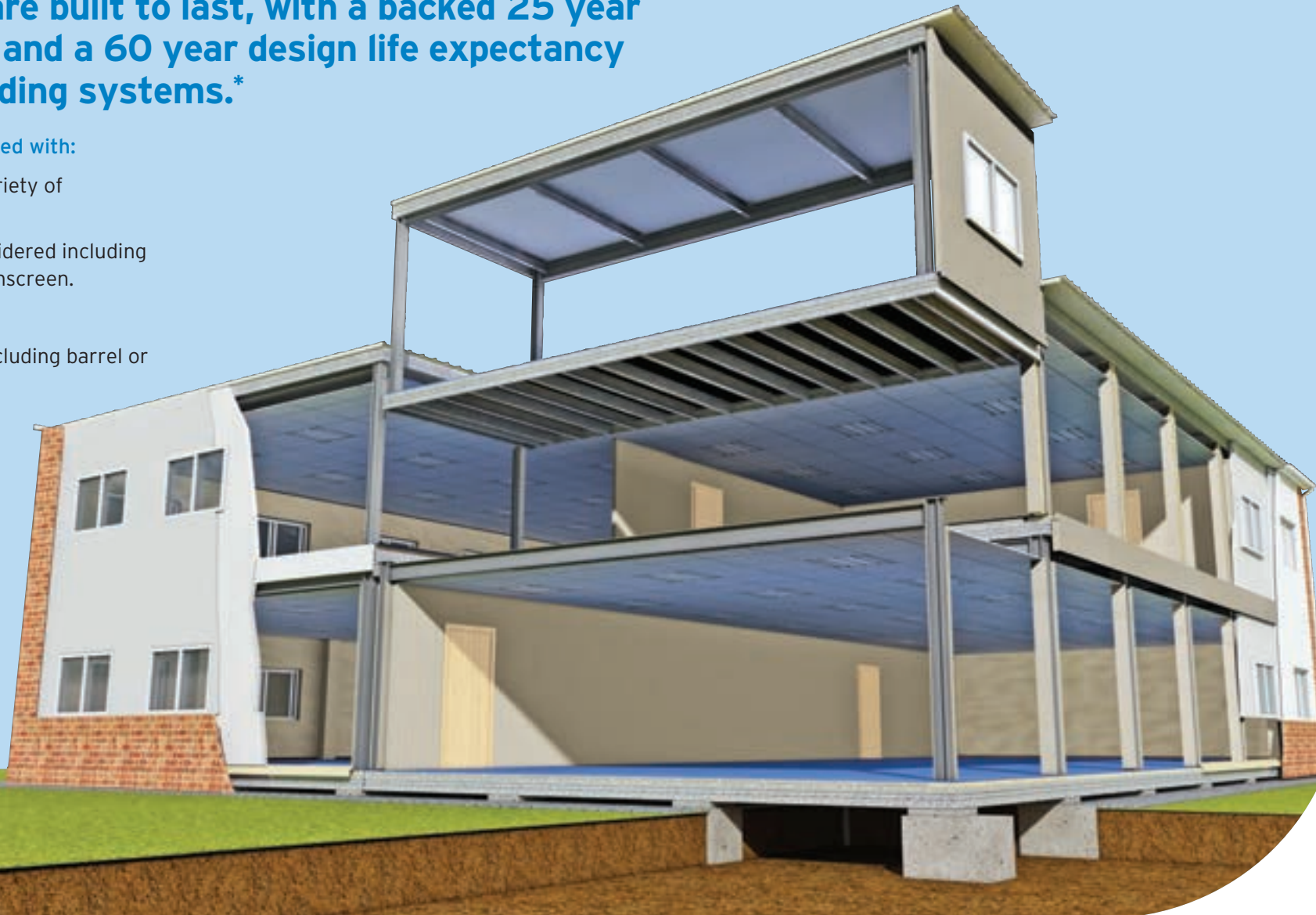
We are BIM level 2 compliant.



**25 years  
structural  
warranty**



**60+  
years  
design life**



\*Under current Building Regulations

## Energy Saving

### Fittings / sustainable additions:

- Non concussive push taps.
- PIR lighting.
- Dual flush toilets.
- Underfloor heating.
- Solar panels.
- Ground and air source heating solutions.
- Solar panel water heating systems.
- PV panel electrical supply.
- Biomass boilers.
- Rainwater harvesting solutions.
- Controlled heating and lighting (BMS).
- A wide range of highly efficient air conditioning and comfort cooling / heating systems.

**Advances in sustainable technology mean that not only will your building be kind to the environment, but kind to your pocket as well.**

**Wernick™ buildings typically achieve an energy efficiency performance rating of 'B', but can achieve an 'A' rating with the inclusion of sustainable fittings.**

Our certified in-house energy assessor will provide a building regulation compliance certification and, upon completion of the project on-site, energy performance certificates (EPCs) indicating level of energy efficiency of the finished building.



# Projects featured in this brochure include:

## Education:

- Slough & Eton College, London
- Clyst Heath Nursery and Community College, Exeter
- Godolphin Infant School, London
- Weald of Kent School, Tonbridge
- Brampton Manor Academy, London
- Castleview School, London
- St Giles-on-the-Heath Pre-school, Launceston
- Edgbaston Community Centre, Birmingham

## Healthcare:

- Velindre Cancer Centre, Cardiff
- Leicester Royal Infirmary, Leicester
- Warwick Hospital, Warwick
- Hammersmith Hospital, London

## Public Sector:

- Tinkers Lane Fire Station, Windsor
- Ruislip Lido Woodland Centre, London
- Twickenham Squadron Air Training Corps, Twickenham

## More projects:

- Carey A & Son, Audenshaw, Manchester
- Goals Soccer Centre, Doncaster
- Hillingdon Cycle Circuit Clubhouse, London
- Privett Park Cricket Club Pavillion, Gosport
- Elephant & Castle, London
- Mole Valley Veterinary Practice, Newton Abbot





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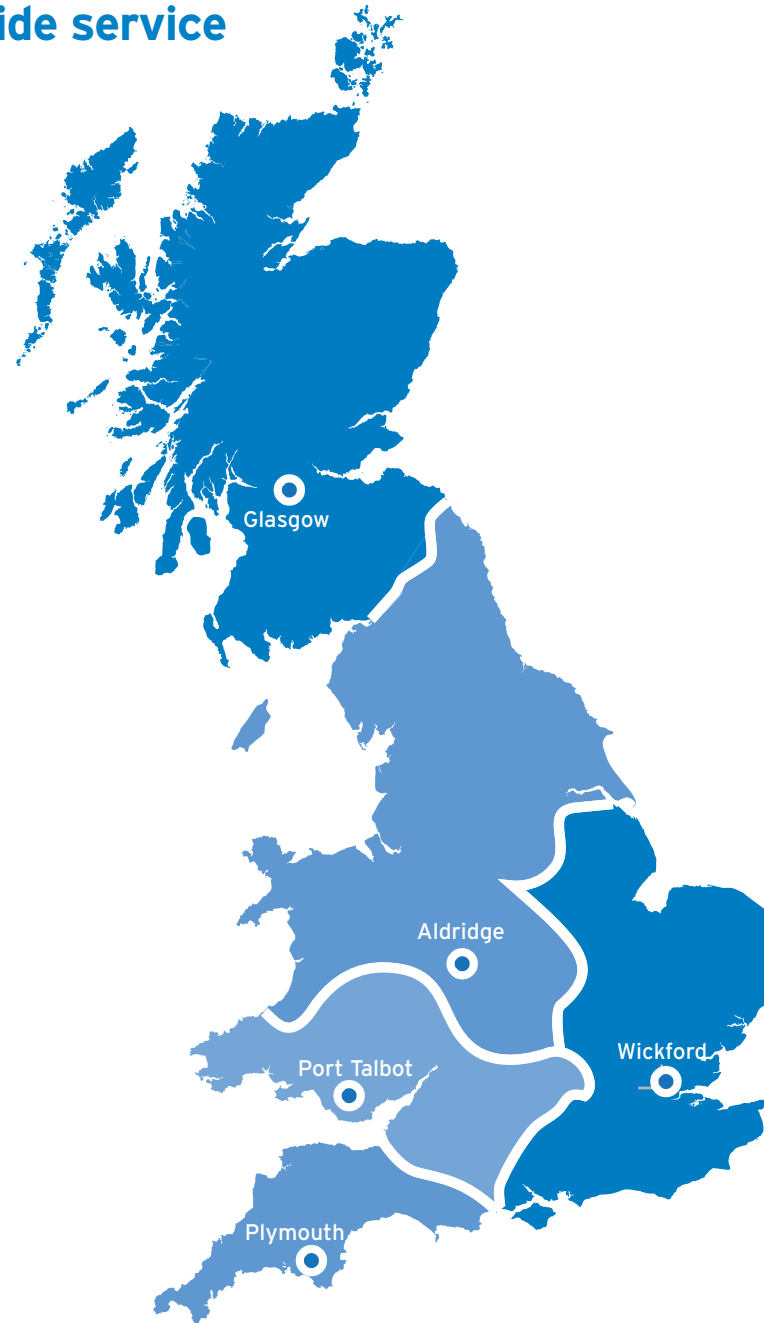
For details & specifications visit:  
[www.wernick.co.uk](http://www.wernick.co.uk)

Wernick Buildings is an approved supplier  
on local and national frameworks

Sustainable construction without compromise



## Nationwide service



Part of the Wernick Group of Companies  
The information supplied in this folder is for guidance only.  
A detailed specification is supplied with our design quotation.

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