

Specialists in modular construction





Wernick[®]

BUILDINGS

Wernick Buildings specialise in the design and build of permanent modular buildings. Healthcare providers have been coming to us for their accommodation solutions for decades.

Whether you are looking for a brand-new building or an extension of an existing facility, Wernick provides sophisticated and sustainable offsite solutions that inspire creative architectural individuality with accelerated project delivery.

Our unique approach harnesses all the properties of traditional build performance but with the added benefits of market-leading offsite manufacturing techniques and technologies.

Learning from almost 90 years of experience designing, manufacturing, and constructing modular building solutions, we can tailor your project to deliver a permanent healthcare facility that caters to your specific needs.

WERNICK MODULAR BUILDINGS DELIVER:



**SUSTAINABLE
DESIGN &
CONSTRUCTION**



**50+
YEARS
DESIGN LIFE**



**FULL
TURNKEY
MANAGEMENT**

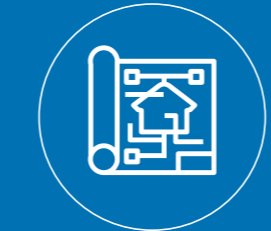


**UP TO 50%
FASTER BUILDING
METHOD**





What offsite means to us



DESIGN OPTIMISATION

Our modular designs will maximise the premanufactured value (PMV) potential of your project.

By engaging with us at project inception, you streamline the design process, negating time spent 'modularising' existing designs. We'll use our tried and tested modular systems as the basis of your design to provide performance and cost certainty with process efficiency.



SUSTAINABLE MANUFACTURE

The production of the building 'modules' in a controlled factory environment not only improves quality and eliminates defects, but also makes the programme less susceptible to costly delays.

On site factors, such as inclement weather, have no impact on manufacture and the process is more efficient with the added benefit of being able to manufacture multiple stories simultaneously.



SITE PREPARATION

Site work can begin at the same time as your building is being manufactured, drastically reducing the overall build programme. Simplified foundation solutions reduce time and cost whilst minimising your carbon footprint. Reduced work on site also improves the overall safety of your project.

We can also undertake all your landscaping requirements inclusive of soft landscaping and parking facilities.



DELIVERY & INSTALL

Buildings can be delivered, installed and watertight within as little as one day.

Fit out and finishing can therefore commence immediately which means a safer working environment on a shorter build programme. Maximum time and cost benefits are achieved with minimal disruption to the ongoing operation of your business or organisation.



COMPLETION & HANDOVER

Where PMV is maximised, modules can be delivered to site fully fitted out.

It's then just a matter of applying the finishing touches and connecting to services to start getting a return on your investment. Your local construction team will be sure to provide you with a 'soft landing' inclusive of training on the use of your new building with a full aftercare service.

Modular programme benefits versus traditional construction: Key construction phases

- Site development & foundations
- Building construction at factory
- Modular units delivery to site
- Building construction on site
- Building fit out

TRADITIONAL CONSTRUCTION

MODULAR CONSTRUCTION



You're in safe hands

When time is of the essence, and resources are limited, putting your project in the hands of an experienced provider is essential.

Clients can rely on Wernick's experience in the sector and our understanding of live healthcare environments.

Our turnkey service ensures that all needs are met and that your building is ready to use 'out of the box.'

Design service

- In-house chartered professionals
- Full interior design service
- Experienced in working collaboratively

Project management

- Dedicated construction team
- A single point of contact to ensure the smooth running of the project
- Complete range of services to ensure a seamless handover





Expressive exteriors

Wernick's building systems deliver the quality and durability our clients expect with the flexibility to meet architectural aspirations.

- Opt for a finish that helps the building to integrate with existing buildings – or that really makes it stand out!
- We offer a full range of cladding including brickwork, timber render and rainscreen
- Add external canopies, covered areas or links for enhanced patient comfort
- Add up to 5 storeys
- Let us take care of the building's surroundings upon completion with the addition of landscaping, seating areas or therapy gardens



Call us today on 0800 18 18 22 | 9



Inventive interiors

Whilst each building is manufactured to strict requirements, our clients individual needs dictate the layout and design, making each building bespoke.

- Where required, buildings can be supplied which are fully compliant with HBNs and HTMs
- Open-plan, large, column-free spaces can be easily incorporated into the design of your building
- Add specialist healthcare features including bedhead trunking incorporating medical gasses, nurse call systems and access control
- By integrating portal frame systems to your design, areas such as double-height receptions and atriums can be easily delivered





Ward accommodation

Wernick's modular systems include a standardized building solution designed with urgently required hospital ward space in mind.

Its increased heights, spans and widths allow Wernick to incorporate a four-bed ward within just two modules, thus reducing the number of deliveries required and time on site.

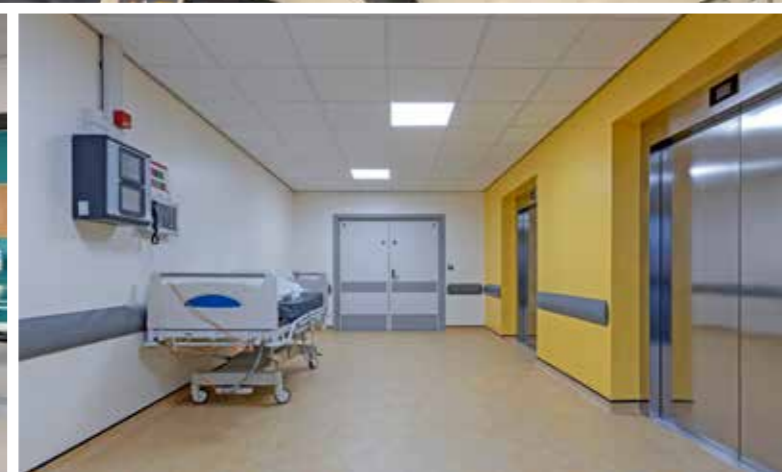
Our buildings suit a range of ward applications including intensive care, acute medical, paediatric and maternity.

Where required, buildings are completed to meet your obligations under the Health Technical Memoranda (HTM) and Health Building Notes (HBN).

- Up to 75% fit out in the factory
- Pre-fitted services including full ensuites, bed head trunking and M&E
- Large, light and airy buildings
- HTM and HBN compliant

"Excellent product, finished ahead of time and within budget. This is particularly impressive as it coincided with the COVID-19 pandemic first wave."

Kirstie Webb, Head of Estates & Facilities for George Eliot NHS Trust





Modular & hybrid operating theatres

Wernick's state of the art hospital theatres deliver on speed and efficiency, while ensuring full compliance with healthcare regulations.

Our modular solution offers bespoke and high-quality spaces, ideally suited to the unique requirements of hospital theatres.

We work alongside trusted partners, consultants and specialist suppliers to supply client-specific equipment and facilities.

- Extra height ceilings to accommodate pendant and canopy installation
- Floor to ceiling height of 3.0m, with service void to sufficiently maintain HTM compliancy for clinical use, whilst providing adequate space to accommodate complex MEP service requirements
- High performance robust floor solution
- Laminar flow ventilation
- Flexibility to accommodate various preferred suppliers of specialist equipment
- IPS/UPS incorporated
- Options to incorporate recovery ward and support spaces
- Laparoscopic, ophthalmic and orthopaedic capabilities



To watch the video,
scan the QR code

Mental health

Wernick's mental health facilities allow your team to provide safe and effective care in a comfortable yet robust environment.

Our buildings satisfy even the most stringent regulatory requirements in healthcare. In-house specialists can design compliant facilities which are completely bespoke to each customer's requirements.

We create welcoming, purpose-designed spaces, associated with improved treatment response and better behaviour towards staff.

Specialist mental health environments include de-escalation units, day care, psychiatric intensive care and therapy suites.

- Robust construction
- Spacious and light spaces
- Specialised internal fit-out
- Optional patient safety features



Non-clinical

Non-clinical spaces are also available from Wernick, thanks to our adaptable buildings systems.

In addition to wards and theatre facilities, Wernick can supply spaces to suit a wide range of applications within a healthcare setting.

Like you, providing outstanding care is our utmost priority, and our buildings are designed with the comfort of staff and patients in mind.

- Office space
- Multi faith rooms
- Storage
- Training rooms
- Canteens
- Restrooms
- Gyms
- Nurseries

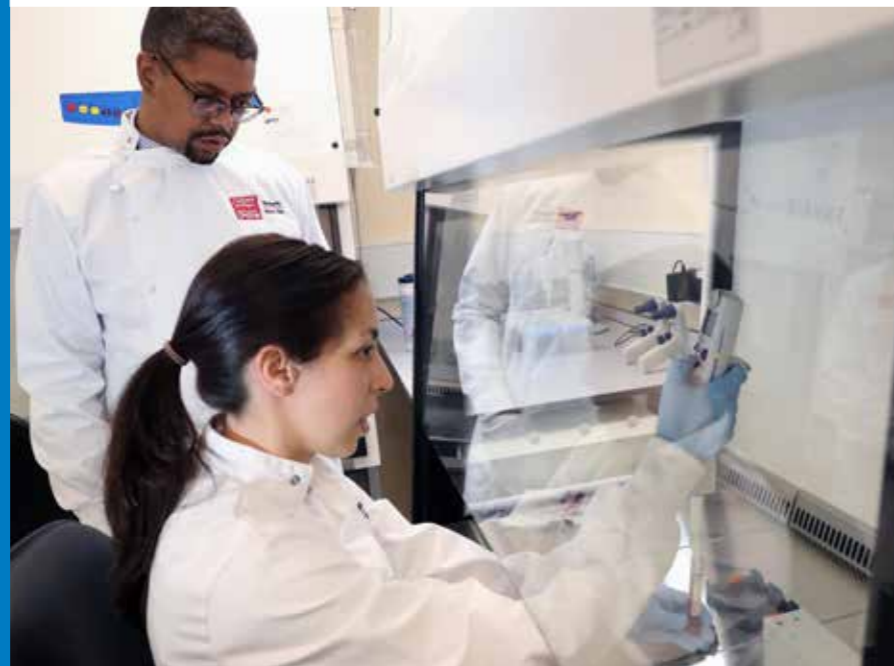
Laboratories

Our laboratories offer sterile and climate-controlled environments to the high standards that you would expect from a specialist facility.

Wernick's in-house teams will design your laboratory to meet healthcare standards including NHS HTM (Health Technical Memoranda), HBN (Health Buildings Notes), SHTM (Scottish Health Technical Memoranda) and WHTM (Welsh Health Technical Memoranda).

Our laboratories offer ultra clean environments, in what needs to be a controlled environment for intrinsic work.

- Secure facilities
- Hygienic and ultra clean
- Full internal fit out
- Robust for specialist equipment
- Reinforced floor options where required



Specialist imaging facilities

Design experts at Wernick ensure that your building meets every requirement, no matter how complex. Working alongside suppliers of specialist equipment allows us to provide a world-class facility in a matter of months.

Imaging facilities delivered by Wernick can include MRI, CT, PET-CT, X-Ray and Cardiac Catheterisation Laboratories. These are designed to meet NHS HBN and HTM requirements, in particular HBN06 - Facilities for Diagnostic Imaging and Interventional Radiology.

In order to create a self-contained diagnostic imaging facility, we also supply support facilities such as consulting, changing rooms and waiting areas.

- Robust steel framed/concrete construction to manage the load of specialist equipment
- High performance ventilation systems
- Safe and controlled environments for safe operation of equipment
- High performance floor solution

Our greener process

Sustainability is inherent throughout the construction of modular buildings.



Controlled factory processes make optimum use of building materials, reducing waste



Your building will be designed to maximise the amount of work that can be completed in the factory



Shortened onsite build programme means fewer vehicles and operatives on location, reducing any impact on the surrounding areas



Compared to 'traditional' buildings, modular building projects require around 50% less concrete and 25% less steel



Modular buildings can be recycled or repurposed into new buildings when the building is no longer required



Our manufacturing facility in South West Wales utilises solar panels for energy



2024 CARBON ZERO



Our commitment

“The challenges being presented by climate change should not be underestimated and it is essential we act now to reduce global emissions. Our Carbon Management Plan clearly sets out the steps we are going to take to reduce our emissions to achieve carbon net-zero by 2040. This is the beginning of a challenging but exciting journey and marks the next chapter in the Wernick Group's almost 90 year history.”

Jonathan Wernick, Group Chief Executive Officer



To watch the video,
scan the QR code



Your greener project

We understand the importance of sustainability to our customers, and we are committed to working with you to reduce your carbon footprint.

Our buildings can achieve EPC 'A+' and BREEAM 'Excellent' ratings and can be fitted with the latest in sustainable technology including:



Green roofs



Natural ventilation



Rainwater harvesting



Battery integration



Solar or biomass energy

In addition, the enhanced quality achieved through factory manufacture results in improved building performance, lowering your running costs and reducing your project's impact on the environment in the long term.

We actively support you in achieving your net-zero carbon target.



Routes to procurement

Our membership on a range of national frameworks provides assurance that we continuously offer real project value through cost, quality, sustainability and reliability.

Our ability to provide you with an OJEU compliant direct route to market via a framework of your choice means we can work with you from project inception and guide you every step of the way for ultimate turnkey delivery.

This collaborative approach means you will receive expert advice from the outset, providing both cost and programme certainty. We can therefore design a building that responds directly to your requirements, providing in-built efficiencies for cost and time with opportunity for innovation and project specific social value requirements.



Do it the Wernick way

Established in 1934, Wernick are the UK's longest standing modular buildings manufacturer.

We are dedicated to innovation - always striving to supply superior quality buildings and change long-held preconceptions of modular construction.

There has never been a better time to choose a modular building for your next project. Modular offers speed, programme reliability and reduced carbon emissions.

Find us on a range of national frameworks or call us direct to start your modular journey.

View our case studies,
scan the QR code



Controlled Access Scheme
Building 075 emissions rate calculation - 01808
Certificate Number 012 001



UK GOVERNMENT CERTIFICATION SERVICE



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ISO 14001



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Wernick[®] **BUILDINGS**

Accommodating people

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