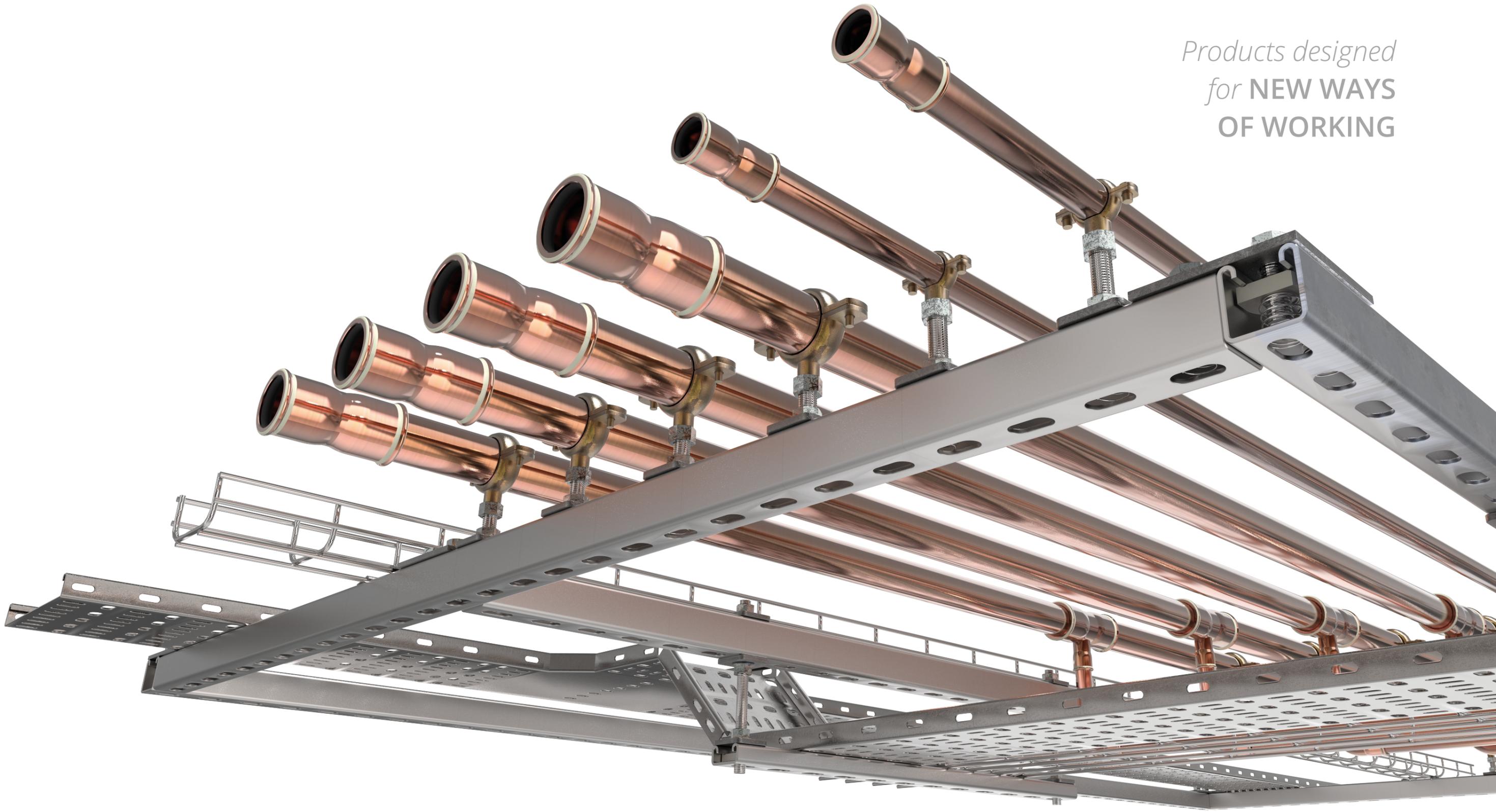




*Products designed  
for **NEW WAYS**  
OF WORKING*





# BETTER PROJECT DELIVERY

Innovate. Imagine. Inspire.

Modular Engineering provides an efficient solution to the challenges faced within today's construction industry through a faster production and installation process than traditional methods.

Working in parallel to your build sequence and within a controlled factory environment, prefabricated modules help to remove the reliance on other site trades. This change over more traditional installation methods often produces shorter lead times, a faster construction programme and a safer working environment.

Experienced production teams, based at our UK Research & Development facility and nearby Production line in Rochford, Essex, work across a range of sectors with current operations in the commercial and residential markets. All modular services take the design information supplied and are coordinated to work within an off-site manufactured environment wherever possible but only where true benefit to the project can be delivered.

Products currently offered range from vertical service risers to horizontal services distribution and prefabricated utility cupboards. With various finishes and packages available, our modules are built to suit the needs of your project exactly.

## Production

Site efficiency is increased with the use of prefabricated products. No longer inherently dependent on site conditions or complex supplier logistics.

## Certainty

Fewer trades increase certainty in delivery, timescales and costs with early engagement reducing the risk of buildability issues.

## Safer

A more efficient deployment of skilled resources removes the need for large numbers of site based contractors and in turn provides a safer working environment.

## Value

A shortened and more reliable programme offsets construction cost inflation, lowers client borrowing interest costs and generates an earlier revenue stream.

Through a faster production and installation process than traditional methods we work in parallel to your build sequence



*We provide a packaged construction solution, offering consistent*  
**QUALITY, SAFETY, and STANDARDS.**

# OUR PRODUCTS

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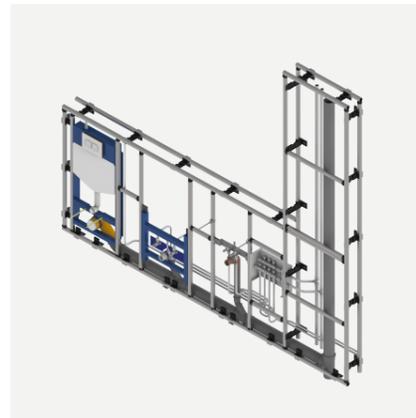
## UTILITY CUPBOARDS

Our packaged utility cupboard produces less waste during assembly, offers a consistent standard throughout your project and a parallel construction advantage over traditional install methods.



## CORRIDOR MODULES

Building services modules for horizontal distribution can be assembled within our controlled environment, parallel to the build sequence and installed on site quickly, safely and with minimal operatives.



## WALL MODULES

Building services modules for low level distribution can be assembled within our controlled environment, parallel to the build sequence and installed on site quickly, safely and with minimal operatives.



## SECTIONAL RISERS

Sectional riser modules for vertical distribution can be assembled within our controlled environment, parallel to the build sequence, saving programme time over more traditional installations.



## TOILET MODULES

Designed for standalone or modular configurations, the toilet module can be quickly connected to temporary site services and provides contactless use to mitigate the risk of cross contamination.

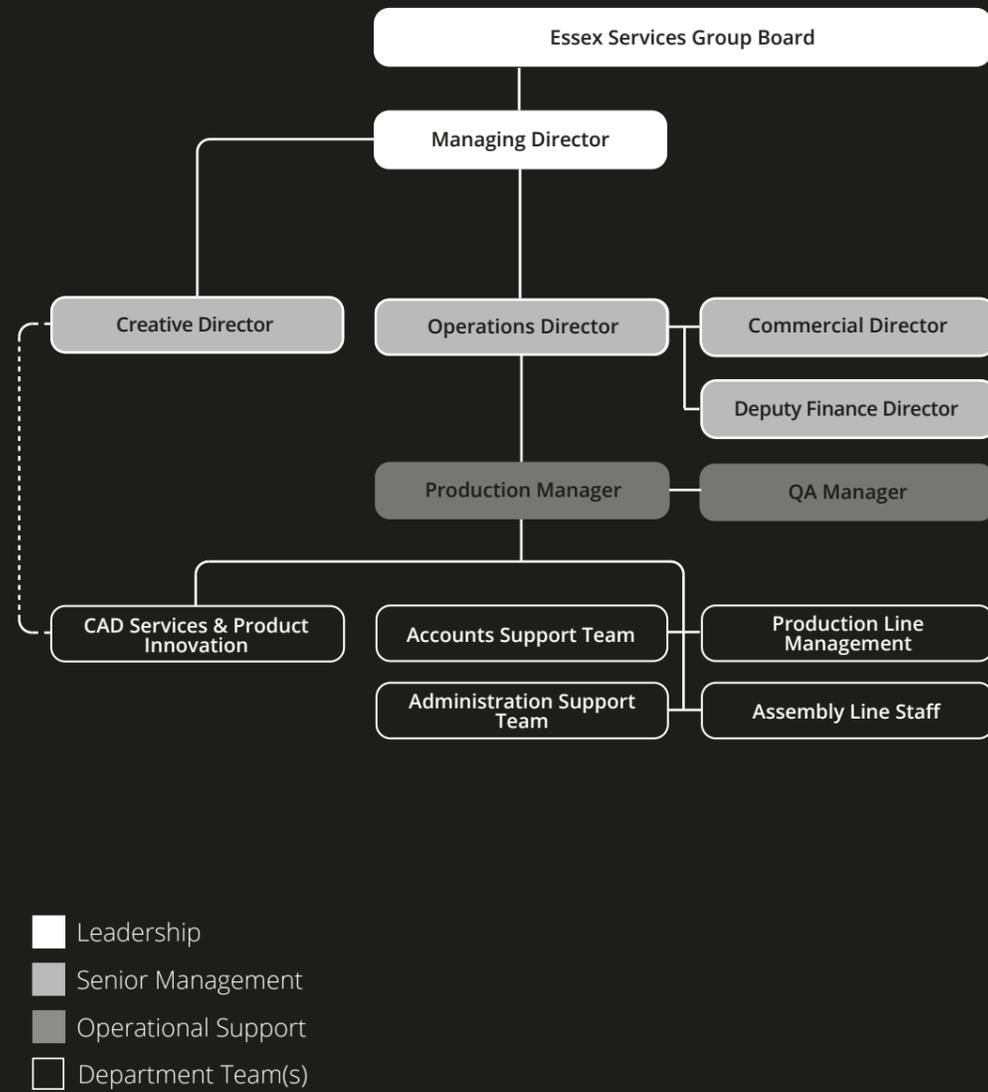


## AFTERCARE

A range of aftercare services are available for our packaged utility cupboard. Contact us to learn more and see how we can provide complete cradle to grave support for your project.

# THE TEAM

Provide a contractor-focused solution to prefabrication and have the project delivery experience other suppliers don't have.





## CHALLENGES

A desire to succeed helps us to push the boundaries of what is possible.

With demand growing for safer working environments, faster build programmes and increased efficiency across all aspects of modern construction, Modular Engineering provides a solution that works in parallel with the build sequence and aims to meet these challenges head on.

Our production facility offers a controlled environment that offers a safe and efficient space to assemble products such as sectional risers, horizontal services distribution modules and utility cupboards with fewer deliveries to site required and less waste materials generated throughout the construction process.

With a range of frame designs and finishes, built in less time than traditional methods, our products deliver a premium solution that avoids multiple trades having to work in cramped and unsafe conditions. Only products that achieve the correct standard leave our facility.

### 60% less

On average, modular led projects require fewer deliveries and generate around 40% less waste materials.

### 15% faster

With a more efficient construction process, modular projects can be up to 15% faster than traditional methods

### 50 hours

Typical build time savings on utility cupboards when using a modular approach.

# PROJECT CASE STUDIES

Proven experience in delivering quality and high standards.



## VAUXHALL SKY GARDENS

Year: 2017/18  
 Value: £16 million  
 Client: Fraser Property/Mace  
 Utility modules: 257  
 Corridor modules: 500

A completely modular approach was delivered to Vauxhall Sky Gardens, a central riverside location between London Vauxhall and Battersea.

Part of the largest regeneration project seen in Europe, the 130m tower relied heavily on a prefabrication approach, delivered seamlessly by ESG and Modular Engineering's production team.

Services provided include modular plant skids, sectional risers, horizontal services distribution and over 250 prefabricated utility cupboards.

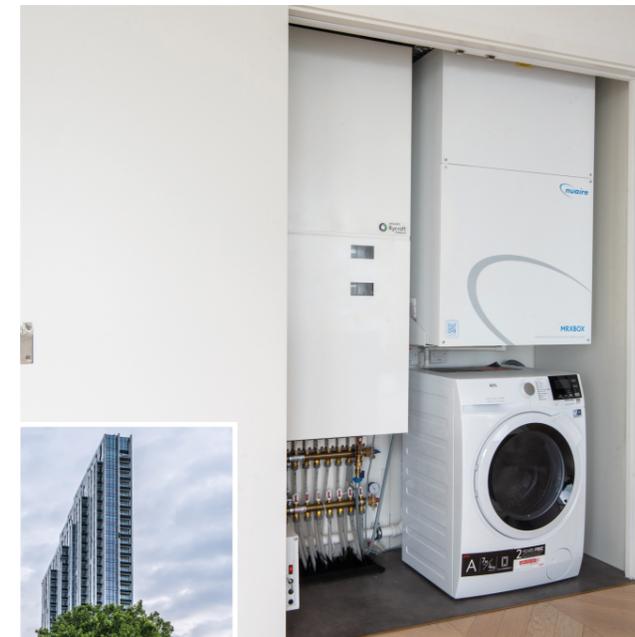


## BURLINGTON GATE

Year: 2016/17  
 Value: £10 million  
 Client: Native Land/Multiplex  
 Utility modules: 46

Providing utility cupboards, sectional risers and horizontal distribution modules, Modular Engineering supported ESG and the building services installation within this high end, luxury residential project.

Burlington Gate is a redeveloped 83,000 sq.ft space in London's Bond Street, including art galleries and is centred around the first new arcade in Mayfair since 1930.



## 145 CITY ROAD

Year: 2017/19  
 Value: £15 million  
 Client: Rocket Investments/Mace  
 Utility modules: 573

Taking our welded frame design one step further, the 145 City Road utility cupboards made use of a fully finished internal design with clean, white melamine panelled surfaces and internal floor.

The 'finished wall' concept for mechanical, electrical and combined services designs were standardised across the project to maximum effect with over five hundred units delivered for 302 apartments.



## WANDSWORTH RIVERSIDE

Year: 2019/20  
 Value: £13.5 million  
 Client: Frasers Property/Galliford Try  
 Utility modules: 172

Across 2 buildings of 10 and 14 storeys, Modular Engineering provided 172 prefabricated utility cupboards, supporting ESG and the building services installation.

Situated along the banks of the River Thames in Wandsworth Town, Wandsworths Riverside Quarter is high-end residential development that is the last of ten buildings developed on former wasteland by Frasers Property.



## GREENWICH PENINSULA

Year: 2016/19  
Value: £54 million  
Client: Knight Dragon/Mace  
Utility modules: 1276\*  
Corridor modules: 505

Our projects across the Greenwich Peninsula have employed extensive fabrication techniques with over a thousand utility cupboard modules delivered so far across multiple sites in addition to sectional risers, corridor distribution modules and plant skids.

The Upper Riverside development has made extensive use of our skeleton design utility cupboard, a lightweight welded steel frame that is coordinated with cupboard services, providing equipment support points and integrated cable trunking. This particular design has proved to be a huge success has since resulted in further project involvement across the £8.4 billion transformation over the coming years.

\*statistics based on multiple projects



# PROJECT CASE STUDIES

Proven experience in delivering quality and high standards.



## 2 DOVEHOUSE STREET

Year: 2019/21  
 Value: £16 million  
 Client: Fraser Richmond International/Multiplex  
 Utility modules: 56

A luxury Later Living development of 56 apartments and amenity areas including gym, swimming pool and a healthcare facility, located in the Kings Road, Chelsea.

Modular Engineering developed an off-site design for projects Utility Cupboards from schemes previously delivered, working within the small spaces provided and allowing for complete design flexibility. The high standards achieved on this project are testament to the skill and engineering experience of our coordination team.



## MARBLE ARCH PLACE

Year: 2019/20  
 Value: £13 million  
 Client: Almacantar/Multiplex  
 Utility modules: 128 plus 5 in penthouse

Marble Arch Place, opposite Hyde Park is a high-end mixed-use apartment development on one of London's most sought after locations. The development consists of an 18-storey residential tower, with 54 apartments and a 7-storey commercial building providing over 95,000 sq.ft. of high quality office space.

Providing an off-site utility cupboard solution offered up a number of challenges with a design that was one of our most complex. The large format modules were carefully delivered within London's West End, successfully achieving the high standard expected on a project of this level.

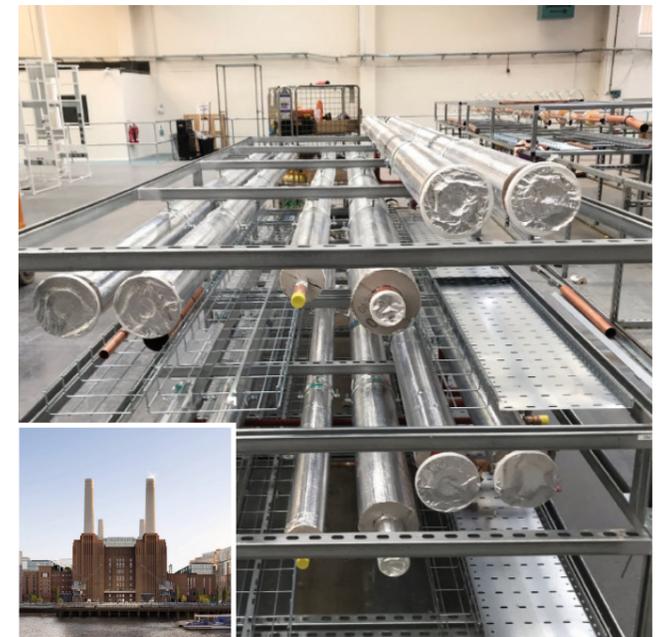


## NIGHTINGALE HOSPITAL

Year: 2020  
 Value: - - -  
 Client: NHS/Mace  
 Bedhead trunking: 2004  
 Nurse stations: 344

In response to the Covid-19 Pandemic and the urgent need for emergency healthcare, Excel Centre London was converted into a 4000 bed Intensive Care Unit with the project up and running within a few short weeks.

Supporting our National Health Service during a time of crisis, the need to reduce the number of site based operatives, deliver a fast track programme and abide by social distancing guidelines was paramount and aided by the use of Modular Engineering who delivered over two thousand pre-assembled bedhead units as part of a rolling 24-hour operation, including final installation on site.



## BATTERSEA POWER STATION SHW

Year: 2018/20  
 Value: £15 million  
 Client: BPSDC/Mace  
 Corridor modules: 116

Battersea Power Station is the center piece of the areas wider regeneration masterplan. The iconic Grade 2 listed building, located within a busy part of London provided many logistical challenges and is testament to the collaboration and professionalism of our assembly and install teams.

Consisting of many design elements, there was a lot to get right. With difficult and compact details such as the heavy steel structure to coordinate with, Modular Engineering provided large scale multi-service modules that complemented the overall design theme and ensured consistent standards were achieved throughout the project installation.



## BRUNEL STREET WORKS

Year: 2019/20  
Value: £4 million  
Client: GLA/Galliford Try  
Corridor modules: 975

Surrounded by the DLR, Jubilee Line and Silvertown, this new development is part of the Silvertown Way regeneration masterplan, designed to redevelop and expand the town centre as well as increase local housing.

Once complete, Brunel Street Works will provide a mix of tenures, community spaces and various commercial elements.

Work is well underway for the manufacture and supply of 975 M&E utility cupboards to the residential element by our Modular Engineering Team. Each utility cupboard has been designed with a modular wiring 'plug & play' connection system to keep the need for electrical final fix activities at a minimum once safely delivered to site.



## STEP N PULL

Improve safety, one step at a time

Avoid cross contamination with our authentic foot operated door pull. To use StepNpull® simply rest your foot over the serrated edge of the device and pull your foot back, this will open the door allowing you to walk out hands free.

The advantage of StepNpull is that it can be with all types of foot wear but it is not to be used with bare feet.

Suitable for children and adults, it can even be used with a walking stick or when carrying bags.

It's simple to install and works on any commercial solid core wood or metal door.

### Hands free

Being foot-operated these door openers allow you to open the door when your hands are full.

### Hygienic

The sanitary way to exit a commercial door by reducing the spread of germs and avoiding cross-contamination

### It's easy to install!



**1. Mark**  
Mark the holes with a pencil whilst holding against the door.



**3. Check**  
Once fitted, check the door for any issues opening or closing.



**2. Mount**  
Drill the appropriate pilot holes and bolt the centre hole if required.\*



**4. Complete**  
Add the instructional sign above the door handle and you are good to go!

\*Full install instructions included with the product.

