



Modular Construction
solutions by Modulek
Think outside the box.

Class leader

Combining speed, experience
and intelligent design to
deliver outstanding buildings.

Modulek LTD®
Education Portfolio



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Think outside the box.



Best in class

Modulek is a market leader in the education sector, pushing the boundaries of modular construction, challenging the traditionally built environment with a revolutionary hybrid alternative that delivers in half the time, minimizing disruption on-site, is more sustainable, and accelerates learning programmes.

Stephen

Statement by **Stephen Pester**
Commercial Director, Modulek





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ModuleKTM



SCIENCE & TECHNOLOGY CENTRE

Why modular?

The answer lies in the re-framing of the problem or the challenge. By thinking outside the box we're able to deliver the key benefits of modular construction and demonstrate the reasons why you should partner with us.

Smart alternative

Combining speed, experience and intelligent design to deliver outstanding buildings that represent a unique hybrid of traditional and modular construction methods.

The benefits of modular construction stem from the controlled factory construction environment. For example:

- Reduced susceptibility to weather and other delay factors
- Reduced on-site labour requirements for a safer more predictable work process
- Parallel on-site and off-site work results in an accelerated timetable
- Minimised material waste that is better aligned with sustainable building practices
- Enhanced quality control thanks to the ability to achieve a high degree of precision in manufacturing

5 Key benefits of adopting modular construction with Modulek...

Speed

With up to 90% of the work completed off-site, our construction method delivers in half the time of traditional build, minimising disruption on-site and ensuring a faster building occupation.



Quality

Construction and finishes are of the highest quality and produced in a factory-controlled environment, protected from the elements and subject to stringent quality control procedures, audits and certified to ISO14001.



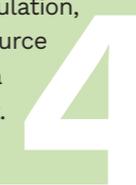
Economical

Cost efficiencies are maximised through our turnkey end-to-end service from concept to completion and a faster construction timeline, delivering a quicker return on investment.



Environmental

Off-site construction has a smaller carbon footprint than traditional methods. Our designs feature the latest energy-saving technologies, including enhanced insulation, solar panels, and air source heat pumps, ensuring a sustainable investment.



Versatile

The modular approach offers flexibility for future expansion, allowing vertical or horizontal module additions and internal layout changes without affecting structural integrity. Ultimately, the building can even be relocated if required.





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Desirable design

Our in-house professional architectural team excels in creating spaces that perfectly fit the way our clients want to operate and appear, with a distinctive focus on balancing functionality with aesthetics and cost.



Cranmore School

Location: **Leatherhead, Surrey**

Time on site: **14 weeks**

Value: **£3,000,000**

Completed: **2022**



Project

Cranmore School, a leading independent school, replaced its outdated science centre with a new, state-of-the-art two-story building. Incorporating the latest STEM learning spaces significantly boosted the school's offerings, meeting a critical need for school stakeholders.



Turnkey elements completed:

- Design (from a blank canvas)
- Construction off-site (70%) and on-site (30%)
- Internal fit-out, including Science Labs
- Service connections/infrastructures
- Directly Project Managed for the end user



Derby High School

Location: **Derby, Derbyshire**

Time on site: **28 weeks**

Value: **£6,700,000**

Completed: **2024**



Project

Derby High School were looking for a new dining facility to accommodate growing numbers in a light and inviting central hub where pupils and staff could dine and socialise together. Smart new changing facilities were part of the building design so the school could host internal and external sporting competitions on their new courts, which were also an important feature of the construction project.



Turnkey elements completed:

- Manufacturing
- Groundwork
- Delivery
- Service Connections
- External works including landscaping



Emanuel School

Location: **Battersea, London**

Time on site: **18 weeks**

Value: **£2,500,000**

Completed: **2023**



Project

Emanuel School in Battersea, South West London, upgraded its sixth form environment to meet student's needs with a bespoke hexagonal extension engineered by Modulek's specialist design team. The project was delivered with our comprehensive all-inclusive turnkey service, including interfaces with the existing building structure.



Turnkey elements completed:

- Groundworks and modifying the existing façade
- Construction off-site (70%) and on-site (30%)
- Internal fit-out and refurbishment of the existing spaces behind
- Design and Build contract



Kingsleigh School

Location: **Bournemouth, Dorset**

Time on site: **26 weeks**

Value: **£4,500,000**

Completed: **2016**



Project

With a growing school population, Kingsleigh Primary School urgently needed to expand its school and teaching facilities. A new building and an extension were desperately required to accommodate rising pupil numbers and meet the demands of the growing school.



Turnkey elements completed:

- Groundworks
- Construction off-site (70%) and on-site (30%)
- Internal fit out and finishing
- External works including landscaping
- Link to existing building



Fred Longworth High School

Location: **Tyldesley, Manchester**

Time on site: **20 weeks**

Value: **£3,000,000**

Completed: **2021**



Project

Due to a condemned existing structure, Fred Longworth High School needed a replacement teaching block. Modulek's Design and Build expertise offered a single point of contact, reducing client involvement and onsite disruption, delivering a cost-effective solution on time and within budget.



Turnkey elements completed:

- Groundworks
- Service connections/infrastructures
- Construction off-site
- Delivery and installation
- Internal fit out and finishing



Lady Eleanor Holles School

Location: **Hampton, London**
Time on site: **total 28 weeks**
Value: **£3,000,000**
Completed: **2022**



Project

Lady Eleanor Holles school, is a leading independent school for girls that provides education from junior school age through to sixth form. With a growing number of pupils on roll, the school required a new two-storey classroom block. However, they wanted the project to be phased and spread across two years. There was also a requirement for this project to be BREEAM accredited, a service Modulek are able to provide.



Turnkey elements completed:

- Design and planning submission
- Fulfillment of BREEAM accreditation
- Offsite construction to minimise onsite disruption
- Phased construction process (Phase 1 – 16 weeks, Phase 2 – 12 weeks)
- Internal fit out and finishing



Solihull 6th Form College

Location: **Solihull, West Midlands**

Time on site: **20 weeks**

Value: **£2,200,000**

Completed: **2020**



Project

Solihull Sixth Form College needed to build a new two storey Science Block. A large and busy site meant that disruption had to be kept to a minimum. Traditional Build was not an option due to the length of time required on site and the impact of the disruption it would cause to the college.



Turnkey elements completed:

- Full turnkey solution from initial idea, to completion
- Groundworks
- Offsite construction to minimise onsite disruption
- Delivery and installation
- Internal fit out and finishing



Harper Green School

Location: **Farnworth, Manchester**

Time on site: **16 weeks**

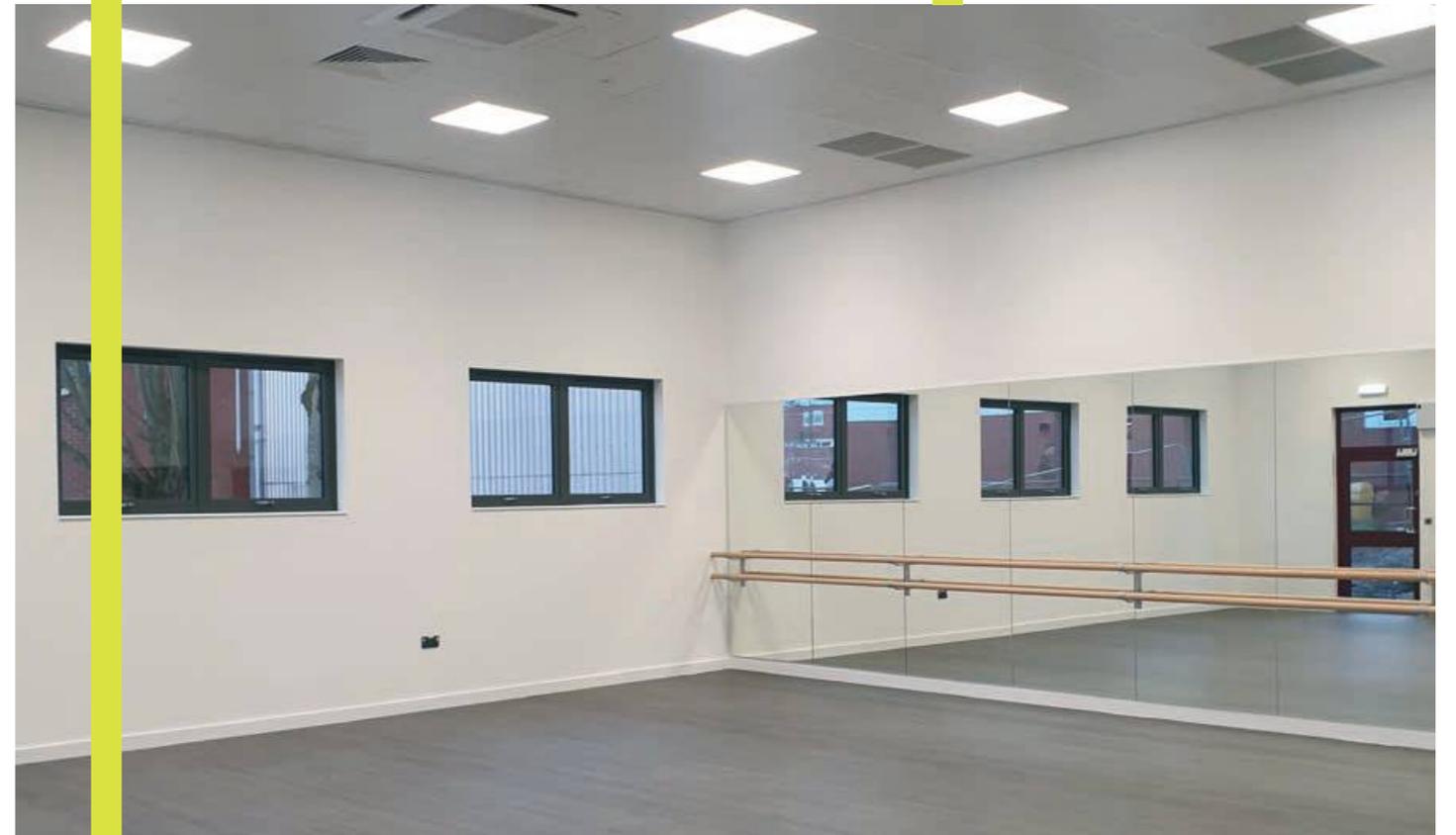
Value: **£1,300,000**

Completed: **2023**



Project

Harper Green School is a thriving senior school that was looking to improve its current educational provision. After receiving Government funding, the school had a requirement for new classrooms and an arts and humanities block to include drama and dance provision.



Turnkey elements completed:

- Design
- Groundworks
- Service connections/infrastructures
- Construction off-site
- Delivery and installation



Heathlands School

Location: **Bournemouth, Dorset**

Time on site: **10 weeks**

Value: **£1,500,000**

Completed: **2016**



Project

For Heathlands Primary School, prioritising speed of construction and budget compliance was a priority. With ages ranging from pre-school up to Year 6, the school needed additional space and wanted a bright and modern building with welcoming classrooms and plenty of natural light.



Turnkey elements completed:

- Demolition of existing structure
- Groundworks
- Offsite construction to minimise onsite disruption
- Delivery and installation
- Internal fit out and finishing



Linwood School

Location: **Bournemouth, Dorset**

Time on site: **10 weeks**

Value: **£1,200,000**

Completed: **2017**



Project

A new and modern building was badly needed to replace an old and unfit for purpose modular building. This new space would enable a collaborative approach from all partners, inclusive of education, health, social care and volunteers, to provide a safe and inviting space to empower the learning of their children and young adults.



Turnkey elements completed:

- Design
- Groundwork
- Manufacturing and delivery
- Installation
- Internal fit out, finishing and landscaping



St. James High School

Location: **Farnworth, Bolton**

Time on site: **20 weeks**

Value: **£3,000,000**

Completed: **2021**



Project

Faced with the demolition of their traditional three-story school block, which was dilapidating structurally, the school urgently needed a brand-new building. Space was required for additional classrooms, a dedicated group working area, kitchen and canteen, storage, WC facilities, and a plant room.



Turnkey elements completed:

- Design & Management
- Groundworks
- Construction off-site
- Delivery and installation
- Internal fit out and finishing



Carshalton High School

Location: **Sutton, South London**

Time on site: **16 weeks**

Value: **£3,700,000**

Completed: **2022**



Project

Carshalton High School for Girls needed a new classroom block for Design Technology, Food, Textiles, and Art due to outdated facilities. The new purpose-built block unites all curriculum areas under one roof. Located in an established quad, construction required craning the building into place, a feat achievable only through Modern Methods of Construction.



Turnkey elements completed:

- Demolition of existing structure
- Groundworks
- Offsite construction
- Delivery and installation
- Internal fit out and finishing



Sutton Valence Pre-school

Location: **Sutton Valence, Kent**

Time on site: **16 weeks**

Value: **£1,400,000**

Completed: **2023**

Project

Sutton Valence Prep School needed to enhance its pre-school offering to service local demand. Modulek provided a turnkey solution directly to the school, encompassing all aspects of the project to minimise disruption and simplify the project delivery.



Turnkey elements completed:

- Groundworks
- Design and construction
- Delivery and Installation
- Footpaths and play areas
- Service connections



St. Georges College

Location: **Weybridge, Surrey**
Time on site: **10 weeks**
Value: **£1,000,000**
Completed: **2018**



Project

St. George's commissioned an architecturally designed changing pavilion for their college site. The costs received for a traditional build contract exceeded the school's budget. Modulek were invited to review the plans and propose a matching design in their hybrid construction method to rescue the build so it could go ahead.



Turnkey elements completed:

- Design
- Groundworks
- Service connections/infrastructures
- Construction off-site
- Delivery and installation



Long Road Sixth Form College

Location: **Cambridge**
Time on site: **16 weeks**
Value: **£2,650,000**
Completed: **2023**

Project

Long Road Sixth Form College added eight classrooms and two study rooms to accommodate more students. The two-story building matched existing architecture with brick finishes and aluminium windows, featuring a green sedum roof and solar PV installation. Construction was completed during term time on a tight schedule, ensuring readiness for the increased student intake by September.



Project

Jewell Academy needed to expand its teaching facilities and build 14 new classrooms in a very short time frame. Modulek's unique hybrid construction method in conjunction with their in house design team provided the exact traditional looking building that was required.

Jewell Academy

Location: **Bournemouth, Dorset**
Time on site: **24 weeks**
Value: **£3,000,000**
Completed: **2016**





Peter Symonds College

Location: **Winchester, Hampshire**

Time on site: **8 weeks**

Value: **£1,000,000**

Completed: **2013**



Project

Modulek rescued this project that had run out of time for a traditional build solution. Using our unique hybrid construction method, the design team replicated and constructed the same architectural design within the client's required timeframe and budget.



Project

Springwood is a specialist school for students with autism. It required a new bespoke building to enhance its educational and supported learning on its existing school site. Modulek used its unique hybrid construction method to create a purpose-built school that would enable students to achieve their full potential in a supported environment.

Springwood Campus

Location: **Bournemouth, Dorset**

Time on site: **20 weeks**

Value: **£1,500,000**

Completed: **2013**





Joseph Whittaker

Location: **Rainworth, Mansfield**
Time on site: **10 weeks**
Value: **£1,300,000**
Completed: **2019**



Project

With an immediate need for an increase in space due to an expanding roll of 1300 pupils. The Joseph Whittaker School approached Modulek after being granted funding from the local authority. Modulek installed four modular science labs, featuring highly insulated cladding panels and double-glazed curtain walls, to maintain cost efficiency.



Project

Humphrey Perkins School were awarded CIF funding to enable a replacement classroom block, comprising of 14 classrooms, designed as a permanent modular building with a 60 year design life, using modern Rockpanel and Cladex finishes, contrasted with traditional brickwork to the ground floor.

Humphrey Perkins School

Location: **Loughborough**
Time on site: **12 weeks**
Value: **£3,000,000**
Completed: **2022**



St. Edmunds School

Location: **Hindhead, Surrey**
Time on site: **16 weeks**
Value: **£800,000**
Completed: **2019**



Project

St. Edmund's School needed to expand its classroom facilities quickly. Modulek's unique hybrid construction method offered an ideal solution, delivering a traditionally styled building that met local planning requirements within a tight timeframe.



Project

Due to an expansion in student numbers, Reigate St Mary's School urgently needed more classroom space. With limited access due to clubs running at the school and the build taking place on an SSSI site, Modulek was able to provide the school with a suitable solution that fulfilled planning requirements and was installed in one day.

Reigate School

Location: **Reigate, Surrey**
Time on site: **8 weeks**
Value: **£700,000**
Completed: **2022**





Portsmouth High School

Location: **Portsmouth, Hampshire**

Time on site: **6 weeks**

Value: **£650,000**

Completed: **2017**



Project

Modulek's value engineering expertise secured them the tender for this project. Traditional construction exceeded the available budget, so a modular solution was chosen to meet design requirements and complement the school's existing architecture. The modular building was completed within budget and seamlessly blended with the existing structure.



Project

Bayhouse School in Gosport needed to replace outdated mobile classrooms with 10 new permanent classrooms and create a new space for a 'Marine Training Centre' that would serve both the school and the wider community. Modulek provided a turnkey service encompassing all aspects of the project, including a 500-tonne mobile crane lift over the existing listed building.

Bayhouse School

Location: **Gosport, Hampshire**

Time on site: **13 weeks**

Value: **£1,900,000**

Completed: **2021**





Bevendean School

Location: **Oxshott, Surrey**
Time on site: **9 weeks**
Value: **£800,000**
Completed: **2017**



Project

Bevendean Preparatory School needed a new early years teaching provision. A tight timescale was needed to make structural changes to the existing building and then adjoin a two classroom traditional construction style extension. A full turnkey package was provided within just 9 weeks, working predominantly within the summer holiday period.



Project

Situated on a beautiful 16 acre site and home to 2 listed buildings, Beech Hall School needed to demolish an existing building and replace it with a brand new Science and Technology space. With restricted access a specialist plan was put in place to ensure a smooth delivery with minimum disruption.

Beech Hall School

Location: **Macclesfield, Cheshire**
Time on site: **15 weeks**
Value: **£658,000**
Completed: **2019**





John Bentley School

Location: **Calne, Wiltshire**
 Time on site: **8 weeks**
 Value: **£550,000**
 Completed: **2017**



Project

John Bentley School needed a single-story block with three classrooms, an office, and a staff room. Built during term time, it was crucial to minimise disruption to the existing site and daily school operations. A fixed-price turnkey solution allowed the build to commence seamlessly.



Project

A turnkey solution was provided to design and construct a half-modular, half-steel frame building. A key requirement was natural ventilation for the main hall, achieved without mechanical pumps. This eco-friendly, modern solution is more economical than traditional systems.

Kinson Primary School

Location: **Bournemouth, Dorset**
 Time on site: **10 weeks**
 Value: **£650,000**
 Completed: **2017**





Alderbrook School

Location: **Solihull, West Midlands**

Time on site: **10 weeks**

Value: **£500,000**

Completed: **2018**



Project

Alderbrook School in Solihull required a bespoke state of the art new building to enhance the learning and development of Year 7 and 8 pupils with specific and complex needs and who have a diagnosis of Autism. Modulek collaboratively designed the layout, creating spaces tailored to enhance each pupil's learning and development.



Project

Due to a sharp rise in student numbers, Unsworth Academy urgently needed to create more space. With pupil numbers set to soar above 1000 a new six-classroom block was required to house the extra capacity. The school utilised Modulek's turnkey solution, receiving full service from planning to completion.

Unsworth Academy

Location: **Bury, Manchester**

Time on site: **12 weeks**

Value: **£800,000**

Completed: **2019**





West Kidlington Primary School

Location: **West Kidlington, Oxon**

Time on site: **10 weeks**

Value: **£1,000,000**

Completed: **2017**



Project

West Kidlington Primary School needed six new classrooms within a short timeframe for emergency replacement of existing buildings that had been condemned as dangerous for use. Modulek installed six modern, bespoke classrooms within eight weeks to minimise disruption to the school, completing on time and within budget.



Project

Dorset County Council needed to provide further community provision to Maiden Newton. Modulek built a new Children's Centre, complete with access ramps and child-friendly fencing, and had it operational within five weeks.

Maiden Newton Children's Centre

Location: **Maiden Newton, Dorset**

Time on site: **8 weeks**

Value: **£300,000**

Completed: **2010**





Foundry Lane Primary School

Location: **Southampton, Hampshire**

Time on site: **10 weeks**

Value: **£500,000**

Completed: **2013**



Project

A contemporary kitchen extension for a 400-place primary school, providing state of the art facilities to prepare and cook quality hot meals for the pupils. To blend in the extension the building was linked and finished with brick cladding to match the external traditional appearance.



Project

Set in a beautiful Victorian setting, a new single storey building was needed to accommodate new facilities and to provide the right environment for their students. This unique modular building was finished with external façades that blended perfectly with the existing Victorian school building.

Brewood School

Location: **Deal, Kent**

Time on site: **12 weeks**

Value: **£400,000**

Completed: **2019**





Bishops Canning School

Location: **Bishops Cannings, Wiltshire**
Time on site: **8 weeks**
Value: **£450,000**
Completed: **2022**



Project

Bishops Canning needed a new Early Years setting to continue to provide the very best provision they could to the younger members of the school. Particular attention was needed to ensure learning environments were early years focused with bespoke classroom blocks and additional breakaway spaces for calm and quiet areas.



Project

Successful funding from the Government's Condition Improvement Fund was won to replace the 1960's SCOLA Geography building, which had more than surpassed its original 10 year life span. The new two storey modern building consists of six classrooms, conference rooms, staff room and an elevator for disabled users.

Ringwood School

Location: **Ringwood, Hampshire**
Time on site: **8 weeks**
Value: **£500,000**
Completed: **2016**





Bridgewater Hamp Academy

Location: **Bridgwater, Somerset**

Time on site: **6 weeks**

Value: **£250,000**

Completed: **2017**



Project

Bridgewater Hamp Academy needed three new classrooms and a multi-use activity space for both children and staff. A crucial requirement was to ensure the new building seamlessly blended with the existing structures on site, while providing a state-of-the-art collaborative working environment internally.



Project

A double classroom was swiftly installed during the summer holiday, featuring contrasting Thermowood timber cladding and plastic-coated steel exterior finishes.

Walthamstow Academy

Location: **Walthamstow, London**

Time on site: **6 weeks**

Value: **£250,000**

Completed: **2016**



Hedgewood School

Location: **Hayes, West London**
Time on site: **14 weeks**
Value: **£2,000,000**
Completed: **2021**



Project

Hillingdon Borough Council required two specialised SEN teaching blocks, each containing two classrooms, a kitchen, and WC facilities, delivered within a very short timeframe that other bidding contractors considered unfeasible. The project also encompassed extensive civil works, including the construction of a car park and playground.



Project

The primary school building offers a bright, cheerful environment to inspire and engage students. Built within an entry-level specification and restricted budget, it features vibrant colours, ample natural light, and thoughtfully designed spaces that foster a positive learning atmosphere.

Christchurch School

Location: **Christchurch, Dorset**
Time on site: **5 weeks**
Value: **£150,000**
Completed: **2016**

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