

Over 30 Years Experience in Traditional & Innovative Construction Techniques

Our Construction Expertise is founded on an extensive portfolio in Education, Health, Commercial & Residential Projects

Construction through innovative thinking & exacting standards

**western**



# BUILDING INNOVATION

Western is an established construction firm delivering a diverse range of building projects across the UK and Ireland. We are a market leader in project delivery, delivering on cost, quality & timescales. Our core principle is to be at the forefront of modern, innovative building techniques to deliver buildings the exceed expectations. Western has fostered strong client relationships and delivered world-class construction projects.

The team at Western are committed to excellence across our operations. It is this commitment that has helped us to grow our business to become one of the most successful construction companies in the UK & Ireland.

We have a highly skilled workforce that can construct buildings in a variety of innovative techniques to deliver efficient, cost effective construction solutions for projects.

Our ability to adapt and utilise modern construction techniques reduces build time, impact on the environment and impact on the construction site. Our experts can provide you with a range of solutions, finishes and furnishing for your build.

We are passionate about design and believe that truly great buildings are not just built well but also designed well. It is for this reason that we have established

a skilled design team to deliver project management across the specification, planning, design, programming, resourcing and procurement. It is this attention to detail that has gained Western a reputation of excellence in delivering projects on time and on budget by excelling at functionality.

Standards are important to us, and this was the core consideration when we began creating our own InHouse Manufacturing Systems.

Our InHouse Supply Chain provide specialist joinery, contract & home furniture, timber-frames, A-rated uPVC & Aluminium windows, doors & glazing systems, kitchens and residential turnkey products all manufactured onsite at our facility.



- Rapid Build
- Modular Construction

# CONSTRUCTION TECHNIQUES

Western has been delivering world class build projects for over 30 years. Our expertise, project management and building approach deliver buildings of the highest standards. We provide a range of construction techniques to offer our customers who often comment on the desire of our people to go the extra mile to ensure every aspect of the project is completed within time, on budget and which exceeds their expectations.

Our team work from the design concept to the complete build, taking in all facets of the build process. We work with our clients to choose the best build method to suit their specific requirement.

To do this we consider budget and timeframes and will outline the full specification of construction material, including finish options from our In-House Supply Chain.

- Timber Frame
- Steel Frame

- Panelised Construction
- Traditional Construction

Western has a tested and proven track record in the Education, Health Care and Commercial Sectors. Our involvement has the added advantage of reduced lead in time, increased flexibility of design, full responsibility and agreed budgets.

Western understand that Health, Education or Commercial sectors all have wide and varied needs for their end build to fulfil. We work with our clients to identify

and build bespoke, purpose built buildings that are made for their requirements.

At Western we work closely with clients to fulfil all their requirements and with our build approach we reduce time spent on a project. This efficient working practice has allowed Western to become the market leader in buildings to specialist sectors.

Each new build can stand alone or can be adapted to existing structures to complete an internal and external appearance which complements established elements of a previous build.

Our expert staff will be delighted to sit down and steer your thinking to ensure you get the right design and a building constructed to your specification and to the highest quality



- 80% Constructed Off Site
- Minimal Site Disruption

# OFF-SITE MODULAR CONSTRUCTION

Modular units comprises of pre-finished timber frame or steel frame that are linked together to create finished buildings. Our purpose built unique manufacturing facilities enables us to construct multiple modules or sections under one roof, before delivering them directly to the intended site of use

Modular construction is a process where sections are constructed offsite at our manufacturing facility. Each fabricated modular sections include mechanical, electrical, internal and external finishes.

Each modular section must pass a series of stringent factory controlled tests to ensure the highest build quality. Our construction methods allow us to create a work environment with minimal waste and impact to the surrounding environment.



- Includes Mechanical & Electrical Fixings
- Greater Efficiency in Construction

- Reduced Waste of Building Materials
- Build Programme Reduction upto 50%

Our streamlined modular process means that 80% of construction is completed off-site – drastically reducing build times and the impact on the environment.

While sub-structures and site services are being carried out on-site, the super-structure can be progressed simultaneously off-site.

**Key benefits:**

- Reducing build programme by up to 50%
- Up to 80% of construction completed off-site in controlled environment
- Up to 90% of mechanical and electrical installation and testing completed off-site
- Best value for client
- Ecological solution
- Sustainable solution

- Minimal disruption on site
- Reduced environmental impact
- Bespoke, quality solutions
- Projects delivered on time
- Cost Effective

**Highly Efficient**

Greater precision is achieved during the build at our facility as our staff has access to specialist factory equipment. All materials are more efficiently measured, cut and constructed ensuring reduced waste of building materials.

**Sustainability**

With so much of the work completed off-site this greatly reduces the need for a wide range of machinery and personnel on the construction site.

- Fast, Eco Friendly Construction
- Delivers High Insulation Performance

## PANELISED CONSTRUCTION

Panelised construction offers a fast, Eco-friendly, highly insulated building solution with huge savings. Westerns panelised build approach delivers total flexibility of design and faster construction for the creation of unique buildings.

Panelised systems are constructed at our purpose built manufacturing facility then delivered to the site. Factory produced Panels when delivered to site for erection form a structural frame for the building when incorporated into a pre-erected steel frame structure

This method of construction is undertaken in a quality controlled environment and undergoes rigorous checks and testing throughout the production process. Panelised production reduces the risks associated with more traditional construction.

- Superior Quality Control
- Consistent & Uniform Construction

- Reduced Site Labour
- Reduces Site Materials

The panelised process offers benefits in terms of reduced overall build times, increased flexibility and better value for the customer. Off-site panel construction in a controlled environment means that quality is maintained to exacting standards, and it also reduces on-site disruption and waste. We can offer the qualities of traditional build with the advantages of offsite production.

### Key benefits:

- Reduction in onsite labour
- Superior quality control
- Consistent, uniform products
- Faster, more reliable build
- Enhance Programming measures
- Best value for client
- Material and cost savings
- Reduced environmental impact



## IN HOUSE MANUFACTURING

Our purpose built in-house manufacturing facilities enable us to provide a complete turnkey service for our customers. We can provide a diverse range of quality build solutions within robust time-frames.

### Specialist Joinery

At our manufacturing facilities we provide a range of specialist joinery services. Our facilities produce and install a wide range of building products including pre-hung doors, staircases, door lining, skirting and internal screens.

### Contract & Home Furniture

Our supply chain and services expertise mean that Western can provide a range of bespoke furniture for contract or residential use. Our team manufactures products from reception desks, bedroom furniture, IPS panels, and kitchens to storage units. Our showroom allows us to showcase the materials and finishes available to our customers. Our team can manufacture and fit all furniture to deliver a full turnkey service for customers.

### Timberframe

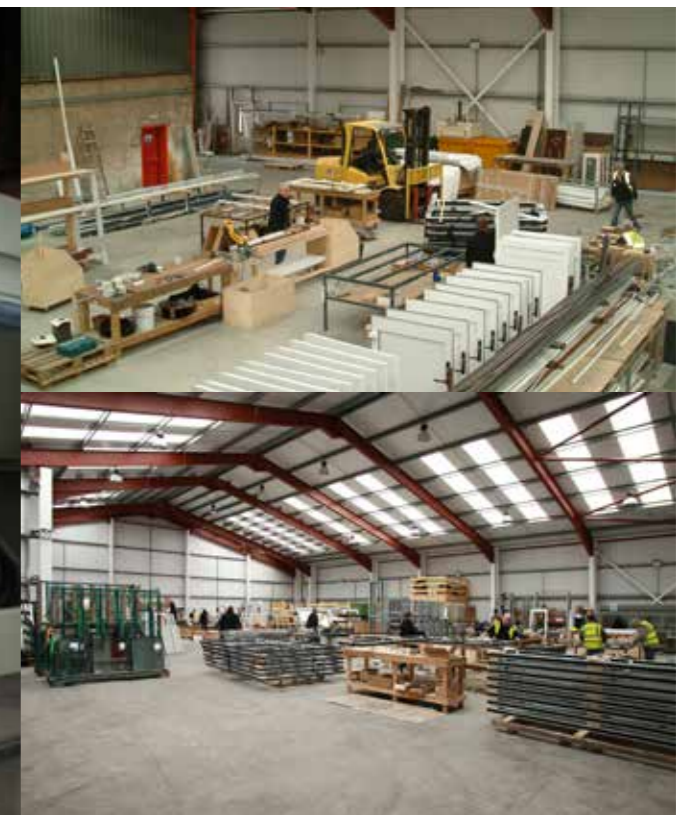
At our facility we have a timberframe department which constructs frames for residential and commercial projects. Complex timberframe units are manufactured off-site and delivered to the project location and fitted at the site. Timberframe sections, trusses and panels can be completed with all fixtures off-site to increase the speed of construction.

### Benefits of In-House Services

The advantage of having our internal manufacturing facilities ensures that the overall project programme is not delayed by having direct control in-house.

### Key benefits:

- Ensures that the overall project programme is not delayed by having direct control in-house.
- Quality of product and quality of processes are two of the priority objectives of Western on any given project. To this end the company's in house system has been developed over a number of years to ensure that all projects are carried out to the highest standards and programmes are achieved.
- Our approach ensures that the procurement & off-site manufacturing process meets all the dates as set out in the master programme for on-site construction activities



Our ranges of PVC and Aluminium systems have been supplied to the private, commercial and residential sectors for over 20 years. Our glazing systems are built onsite in our purpose built facility. We also have a showroom where customers can view our range of products.

### Aluminium

Western has many years experience in the field of commercial aluminium. We design, manufacture and install our own aluminium systems which can be used on a wide range of new or refurbishment works. From simple framework and partitions to complex curtain walling, from a single aluminium office entrance door to entire banks of automatic sliding/ folding doors or from a set of commercial tilt/ turn windows to multi-storied window walling installations, Western Windows can provide the solution that best suits your requirements.

### PVC

Our goal is to provide customers with the finest choice available on the market and our selection of lead free PVC doors and windows is no exception. The versatile range offers distinctive styling and excellent craftsmanship but also outstanding value for money. From A-Rated casement windows to composite doors, our range of windows and doors enrich the appearance of any building while being extremely easy to use and maintain. All work is carried out using quality materials to the highest standard with full guarantee and back up service.

### Benefits of In-House Glazing

- Flexibility to offer various systems for a wide range of sectors
- All systems are BFRC 'A' Rated approved
- Controlled documented Quality System as a means of ensuring that all the uPVC and Aluminium windows and doors manufactured.
- Products are built to the highest standards with quality materials to deliver superior performance.
- Controls in place to ensure maximum level of heat is retained, a benefit that few of our competitors can offer.

- Significantly Reduced Disruption
- Specialist Construction Expertise

# HEALTH CONSTRUCTION

Western has been delivering bespoke, high quality building solutions to the healthcare across the UK and Ireland for over 30 years. We understand the pressures on health authorities with strict budgets and programme requirements and we are fully committed to delivering best-in-class, best value construction projects.

**Project Management**

Our excellent project management skills have been instrumental in Western becoming a leader in the provision of world-class health care facilities. We are committed to providing an excellent level of customer service to all our clients, and our stringent quality control systems enable a smooth and efficient build process for large or small scale build projects.

Our reputation for quality, service and results is testament to the success of the projects we deliver. Our purpose built off-site manufacturing facilities combined with our specialist construction expertise enable us to deliver world-class healthcare construction projects with significantly less disruption on-site than traditional building methods and minimal impact on the local environment

- Reputation for Exacting Standards
- Structural Design

Our innovative approach saves our clients' time and money, and often enables us to accelerate programmes to meet client deadlines. We have been involved in both new build and renovation projects within a number of areas including surgical, acute, heart, lung and blood transfusion facilities.

- Renovation & New Build Projects
- In House Supply Chain

We offer a complete design and build package, covering all elements from Structural Design to Mechanical & Electrical installations. We also provide specialist services including Medical Gas Systems, Air Conditioning and Ventilation and Full Data Installation Systems

Western is committed to the highest health and safety standards across our sites. All of the company's employees and sub-contractors are competent in current legislations.

**Expertise**

Our role in the supply chain can range from design and build lead contractor to providing our service as a subcontractor or supplier where the company has completed a wide range of modular and system build solutions.



- Design to Completion
- In House Manufacturing Supply Chain

# EDUCATION CONSTRUCTION

Education needs have been transformed in recent years and our education building systems now offer more choice and meets greater requirements. Western is one of the leading builders of schools in Ireland and in the UK. Western is consistently delivering on cost, quality and programme.

### Education Facilities

Western works closely with our clients to ensure that all Education Projects have the amenities, facilities and building solution that best suits their needs. We are passionate about Education and our projects are finished to the highest design, build and finish standards to provide an exceptional learning environment for Students and Staff alike.

We are committed to working closely with our clients and suppliers to ensure that all work is completed with minimal disruption to the education facilities and the surrounding community. We often deliver major schools projects ahead of schedule.

- Rapid Construction
- Over 25 Schools Completed in 4 Years

- Minimal Disruption
- Windows & Door Manufacturing

### Meeting Education Needs

Western is currently included on a number of important procurement frameworks for school buildings. We provide complete turnkey building solutions for the education sector. We manufacture our own windows, door sets, external wall panels, and fitted furniture all at our manufacturing base which means we can offer our clients very competitive prices and deliver quality building solutions within limited time-frames.

Our success in this sector is testament to our ability to deliver best-in-class building projects which meet our clients' requirements. Western aims to use local resources and employs local contractors where possible to deliver projects. Typically we invest around 70% of schools building projects into local services and materials suppliers.

### Expertise

Western has built over 25 new permanent schools in Ireland over the past 4 years. A new school at Lucan 20 weeks ahead of schedule and handed over the Flemington School and Fingal Community Centre project 10 weeks ahead of schedule.

### Completion Time

Our build techniques and unique in-house manufacturing facilities enable education projects to be delivered within tight timescales and programmes.





- Bespoke to Requirements
- Choice of Construction Processes

# COMMERCIAL CONSTRUCTION

Western has extensive experience in providing bespoke building solutions for the commercial sector within strict budgets and timeframes. We can deliver high quality, energy efficient buildings with minimal site disruption.

**Expertise**  
We work with our clients from the outset to ensure the design and specification meets their requirements. Whatever the building requirements, Western has the knowledge and expertise to deliver high quality solutions within strict budgets and timeframes.

Our in-house manufacturing facilities allow us to provide commercial properties without affecting the day-to-day operation of your existing business. We can complete construction projects more efficiently and rapidly than other construction firms – enabling you to get on with your everyday business without unnecessary delays.

- Exacting Build Process
- In House Manufacturing Facility

- Renovation & New Build Projects
- Wide Range of Specification Options

**Bespoke Buildings**  
We also offer a range of specialised facilities within our buildings including air-conditioning, computer network cabling, specialised lighting and special acoustic suspended ceilings. Our unique manufacturing facilities enable us to build windows, door sets, external wall panels, and fitted furniture all on our premises at competitive prices and deliver quality building solutions within extremely tight time-frames.

These in-house building facilities also enable us to minimise on-site disruption and the environmental impact. Our growing commercial portfolio includes supermarkets, conference facilities, call centres, changing rooms, showrooms, office buildings, canteens, reception areas, administrative centres and meeting rooms.

**Finish Options**  
Exterior facades and interiors of our buildings are also an important part of our design process. Our team can guide you to achieve the most modern appearances for your build.

**Completion Time**  
Our focus is to minimise disruption around the existing live working environments due to innovative off-site construction techniques by reducing labour, plant and time on-site.



## RESIDENTIAL CONSTRUCTION

Western is committed to delivering high quality, energy efficient and affordable homes which meet the need of modern living. We supply a wide range of timber-framed and modular homes for the housing sector.

### Residential Build

The company can provide the build solution that suits your budget. Both modular and timber-framed homes are built to the most demanding standards and offer outstanding value for money. Western also continues to acquire prime sites for new housing developments which are highly sought after. Each development is constructed using our wide construction methods using our experience and material to create modern, cost effective homes for future families. Western properties continue to exceed our customers' expectations.

### Housing Developments

Western have a growing number of completed residential developments and currently build housing developments for both ourselves and contract business. We construct our homes to the highest standards have completed a wide range of house types to suit any budget. Depending on the house design products such as solar panels have been incorporated into the build specification. For more information about our developments or to engage western in a development project contact us for more information.

### Timberframe Homes

Our timberframe homes can be built On-Site or partial construction can be completed Off-Site by our skilled craftsmen. Timberframe buildings are designed, engineered and manufactured to specification directly from architect's plans. We exceed our clients' expectations with a product that is competitively priced and can be delivered to site within weeks of placement of order.

Western Homes provide timber frame solutions for both property development and commercial buildings. Western are one of Irelands fastest growing timber frame manufacturers and customer satisfaction is at the core of our business strategy.

### Modular Homes

Western homes have been manufacturing lodges, modular homes and built around homes for over 20 years with an extensive portfolio of designs to choose from. Our modular homes can be completed in modular sections and delivered to your location. We provide a complete turnkey solution for our homes with a wide range of choice available for bespoke furniture and finishes which are all manufactured and fitted at our purpose built In-House Manufacturing facility.

### Manufacturing & Showroom

Our purpose built in-house manufacturing facilities enable us to provide a complete turn-key service for our customers. We can provide a diverse range of quality build solutions within robust time-frames.

### Key benefits:

- Specialist Joinery providing pre-hung doors, staircases, door lining, skirting and manufacturing of bedroom furniture, kitchens and storage units
- All your glazing systems for windows and doors are manufactured on-site
- You can choose from a wide range of materials in our showroom to build your home to your exacting standards - from kitchens to glazing options



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