

VISION

Modular Structures





Product Profile



Vision Modular Structures manufacture Volumetric Turn-Key Residential & Commercial units for the construction industry.

Vision modules are manufactured within a controlled assembly line environment by skilled operatives, supported by quality control and technical guidance personnel. The manufacturing process continues with site erection, final connections and commissioning being carried out under strictly monitored procedures by Vision personnel.



Vision modules are manufactured utilising integrated structural steel framing with solid concrete floors. Ideally suited to apartments, hotels and the health care sector. The integrated structural design facilitates the assembly of buildings up to 16 stories high without the requirement for a secondary structural support system.



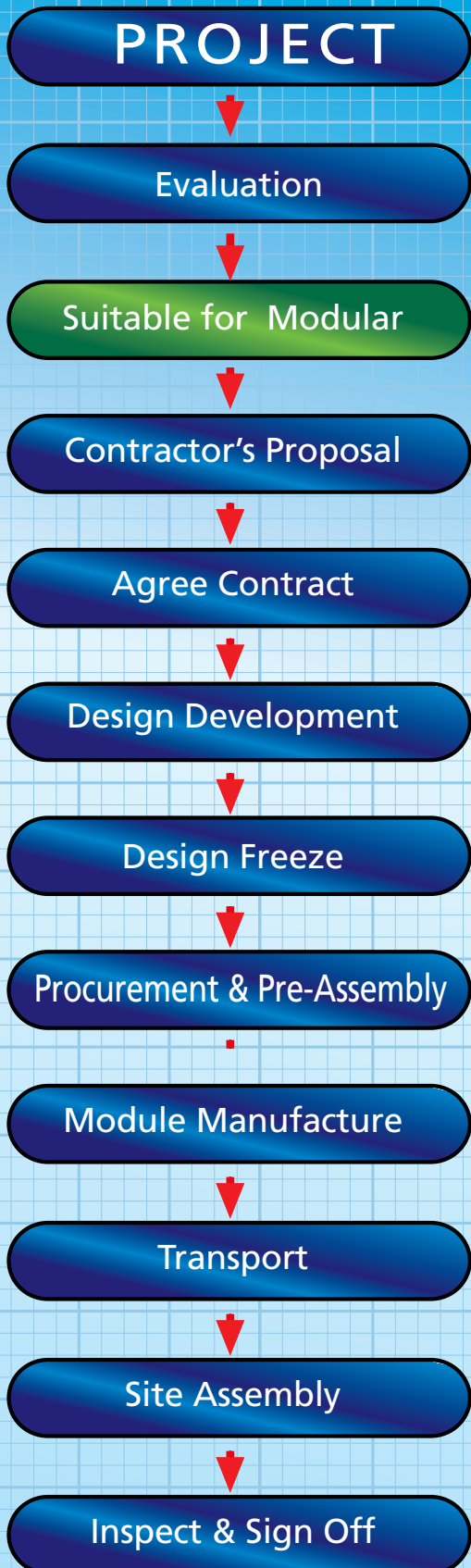
Vision's flexibility in structural framework design accommodates market requirements in:

- Size and Shape Versatility
- Finished product Quality
- Robustness
- Buildability





Process Flow



The Project is assessed for suitability to Modular system of construction.

Assuming the project is suitable; Vision will evaluate client requirements and forward a costed proposal for client's consideration.

Within the scope of contract agreement design development is progressed to Design freeze stage.

During the 16 week period from design freeze to module delivery, works to podium level and cores are carried out ready to receive the modules and main roof structure in modular format. Specialised Vision teams carry out the erection, final connections and commissioning.

Inspection and sign off is carried out on a progressing programme basis.

Technical Features

The Vision module can be designed to the following technical specifications subject to budget and project requirements.

Thermal (elemental U-Values)

Wall from 0.27 to 0.12 W/m²K

Ground Floor from 0.2 to 0.11 W/m²K

Roof from 0.25 to 0.12 W/m²K

Sound

Separating walls can offer airborne sound performance in excess of 5dB better than Building Regulation requirements.

Separating floors can offer airborne sound performance in excess of 4 dB better than Building Regulation requirements.

Separating Floors can offer impact sound performance in excess of 5 dB L_{ntw} better than Building Regulation requirements.

Fire

Standard load bearing wall specification offers 120 minutes Fire Resistance to EN 1365 and can easily be modified to 180 minutes fire resistance.

Standard concrete compartment floor offers 120 minutes load bearing fire resistance.

Air Tightness

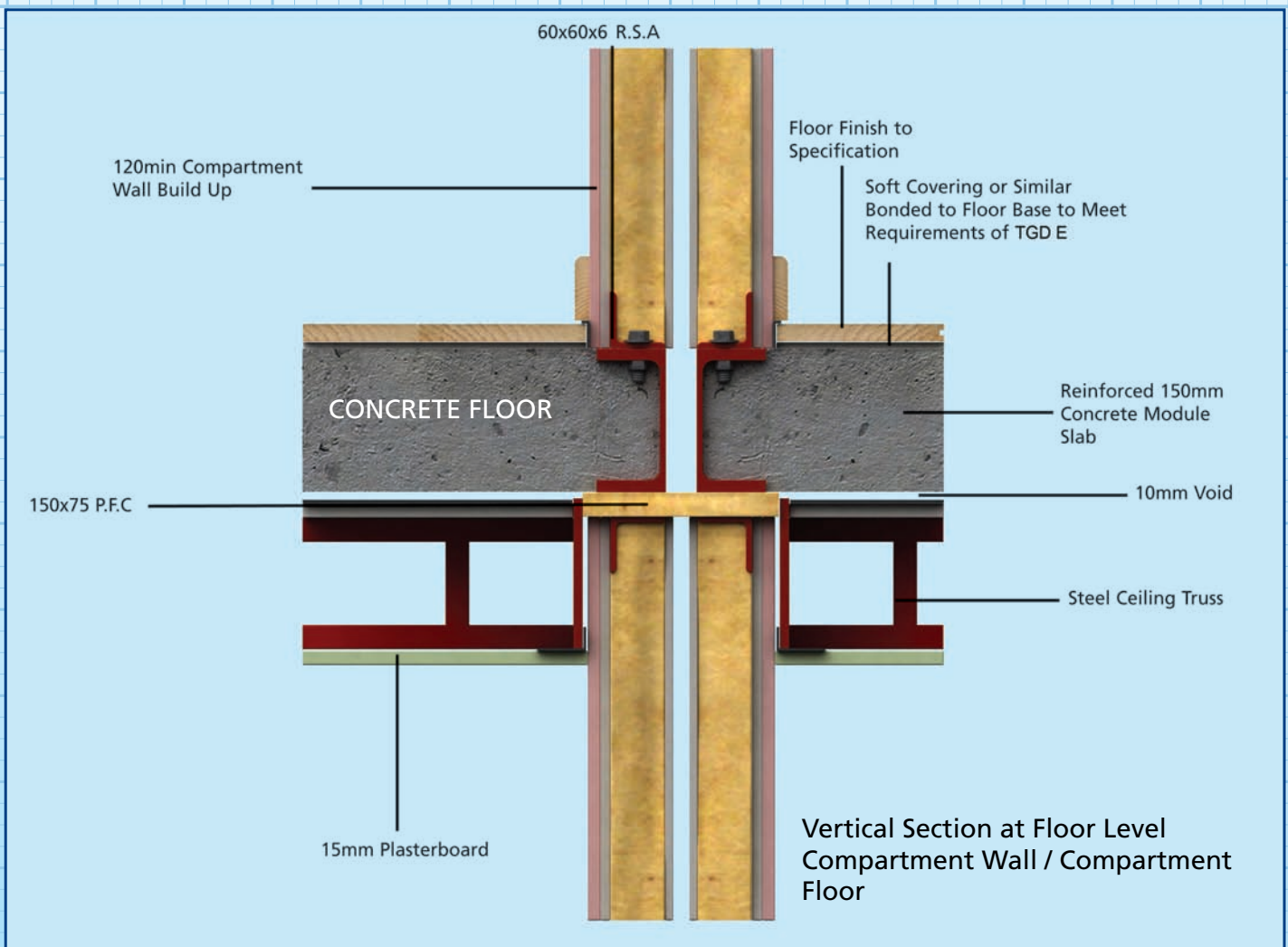
Air tightness levels of less than three air changes per hour can be achieved.

Energy Ratings

The system can easily be designed to A-Rated standard.

Code for Sustainable Homes

The Vision system can easily be designed to facilitate up to Code Level 5 for sustainable homes.



Company Profile

The foundation of Vision Modular Structures owes its origin to the formation of the *John Fleming Construction Company* in the 1970's. Over the past 35 years the Fleming Group has established itself as a leader in innovation, design and product quality.

With ever increasing energy costs, environmental considerations and a determination to offer clients the highest product standards, new technologies were needed in the industry.

Vision Modular Structures, based in the port of Cork was established as an independent subsidiary of the Fleming Group in 2005. The Cork based manufacturing operates within an 18,000m² state of the art plant, with in excess of 350 employees.

Plans for additional manufacturing in the UK are well advanced with a 30,000m² + plant scheduled to open during 2009 in south Wales.

The combined facilities of both the Cork and UK plants will enable an annual production in excess of 8,000 modules.



Ringport, Cork, Ireland.



***World Leaders in the Manufacture of
Residential and Commercial Modular Structures.***

Cost/Project Management

- Easier cost control facilitated by up front design.
- Earlier sales owing to finished nature of product.
- Earlier end user occupation.
- Cash flow periods reduced.
- Guaranteed programme for module delivery.
- On site labour greatly reduced.
- Safer system and reduction of risks on site.
- Shorter project construction periods.
- Factory made main roof structure in modular format.

Quality

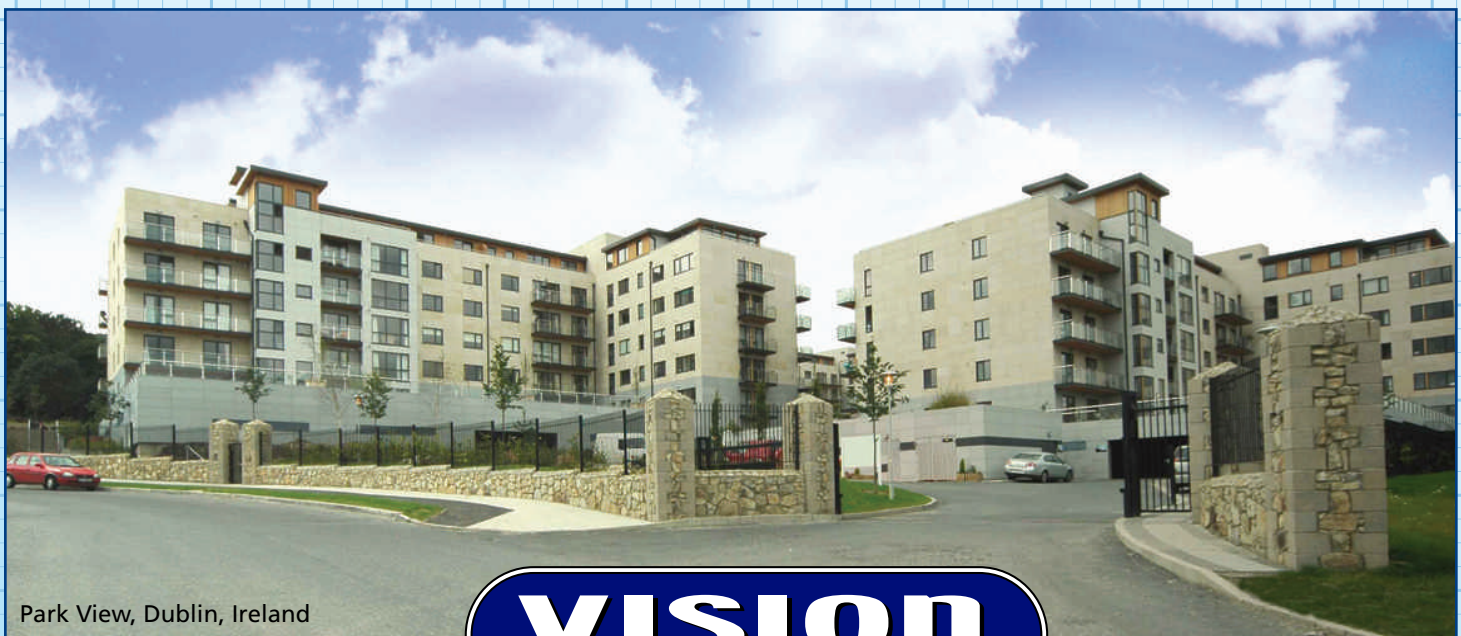
- BRE and IAB Certification.
- Strong accurate structures with no shrinkage.
- Rigorous quality assessments are a standard procedure prior to and during procurement, manufacture, erection and commissioning to ensure the product is of the highest standard to meet client expectations.
- Long term commitment to client.

The Environment

- Factory controlled waste recycling policy.
- Environmentally friendly structure manufactured of structural steel and concrete fully recyclable.
- Waste on site greatly reduced.



Victoria Road, Portsmouth, Hampshire.



Park View, Dublin, Ireland



Client: Fleming Developments, Ireland.

Location: Stepside, Dublin, Ireland.

Architect: Duignan-Dooley, Architects & Planning Consultants.

Number of Apartments: 380

Number of Modules: 1,224

Number of Floors: 6

Total Module Area: 36,755 sq.m

Vision Build time: 31 weeks

Project Summary:

Located with the backdrop of the Dublin mountains, Parkview consists of 6 Blocks of luxury residential apartments for the private sector.



Client: Dun Laoighaire, Rathdown Council.

Location: Stepaside, Dublin, Ireland.

Architect: Duignan-Dooley, Architects & Planning Consultants.

Number of Apartments: 143

Number of Modules: 418

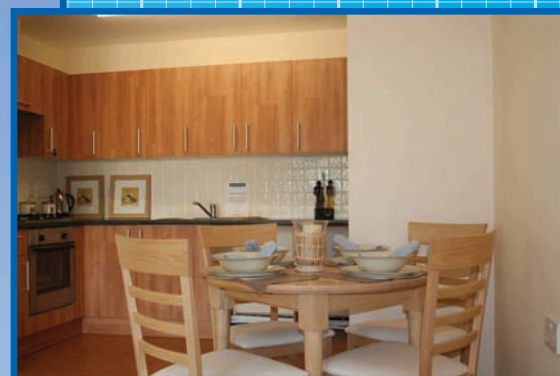
Number of Floors: 6

Total Module Area: 10,865 sq.m

Vision Build time 11 weeks

Project Summary:

Located on the south east of Dublin. This project consists of 1 Block (7 Cores) of residential apartments for the Housing Association sector.



Client: Sentinel Housing Association.
Location: Houndsmills, Basingstoke, Hants, UK.
Architect: PRP Architects Ltd.
Number of Apartments: 160
Number of Modules: 360
Number of Floors: 10
Total Module Area: 10,582 sq.m
Vision Build time: 10 weeks

Project Summary: Located on the outskirts of Basingstoke, this project consists of 3 individual blocks of residential apartments for the Housing Association sector.



Client:

Location:

Architect:

Number of Apartments:

Number of Modules:

Number of Floors:

Total Module Area:

Vision Build time:

Portsmouth Housing Association.
Victoria Road North, Portsmouth,
Hampshire.

Ken Scadden Associate Ltd.

72

167

9

4,746 sq.m

4 weeks

Project Summary:

Located in historical
Portsmouth a single block of
apartments for the Housing
Association sector.



Client:

Swan Housing Association.

Location:

Leven Road, Poplar, London.

Architect:

BPTW Partnership.

Number of Apartments:

63

Number of Modules:

192

Number of Floors:

7

Total Module Area:

4,525 sq.m

Vision Build time:

5 weeks

Project Summary:

Located in the heart of East London a single block of residential apartments for the Housing Association sector together with art studios & recreation facilities.



Client: Fleming Developments Ireland.
Location: Rockbrook, Sandyford, Dublin 18.
Architect: HKR Architects.
Number of Apartments: 1,350
Number of Modules: 3,167
Number of Floors: 8 no
Total Module Area: 71,695 sq.m
Vision Build time: 80 weeks

Project Summary: Located adjacent to the Sandyford LUAS with panoramic views over Dublin Bay. A mixed development of luxury apartments & commercial office space.





