



# EXPERT MODULAR BUILDING SOLUTIONS

**INNOVATION FROM THE  
GROUND UP**

<https://jdcbuildingworks.com>



# WHO ARE JDC BUILDING WORKS?



Based in Mid Ulster, JDC Building Works Ltd. specialise in providing high quality, bespoke Modular Buildings primarily for Commercial, Education, Health Services and Transport Sectors.

In all projects it is an absolute commitment of JDC Building Works to provide services that meet the customer's requirements, fulfil contractual, safety, environmental, economic and quality requirements and strive for continual improvement.

As a result our team is highly experienced in working in various environments; severely restricted sites, sites adjacent to major traffic routes, historic sites or sites of interest, and environmentally sensitive areas.

## FOR MORE INFORMATION

 028 8675 1700



<https://jdcbuildingworks.com>

 4A Flo Road, Cookstown, BT80 9HZ



[info@jdcbuildingworks.com](mailto:info@jdcbuildingworks.com)



# EXPERT QUALITY CONTROL SYSTEMS



JDC Building Works endeavour to maintain an effective quality management system for all company activities.

JDC management ensure that all employees and alliance partners are aware of this commitment and are suitably educated and trained to carry out these projects successfully and to an exceptional standard.

It is the committed policy of the organisation to achieve this objective by development and continual improvement of its operations through an integral management system that will comply with the requirements of BS EN ISO 9001, Industry Regulations, Approved Codes of Practice, and relevant product standards.



**UNPARALLELED FLEXIBILITY IN SERVICE AND OFF-SITE TECHNOLOGY  
TO ADD VALUE TO YOUR NEXT BUILDING PROJECT**

# Key Sectors

## Education

Our skilled design, pre-construction, and project teams are aware of the challenges in creating educational facilities and the significance of minimising interruption to education.

Our exemplary building solutions produce motivating settings for primary, secondary, further, and higher education in addition to helping to satisfy the growing need for school spaces.

SEN – We construct specialist units for SEN schools, providing a range of accessible equipment, designed to enhance the experience of the students.



# Transport

For large infrastructure projects, our sector-leading modular solutions enable customers and contractors to securely maximise space on sites with limited space. We can accommodate high-custom project offices, welfare, training and ancillary facilities.



# Commercial

Commercial offices and associated facilities have been provided by our off-site solutions and temporary modular structures for both temporary and permanent purposes.

Through the use of highly effective, rapid-build off-site construction, we can assist businesses and manufacturers in achieving a quicker return on investment and early occupation while also minimising disturbance to ongoing activities throughout the commercial modular building process.



# Healthcare

Our specialised teams has demonstrated expertise in the provision of high-quality facilities in operational hospital settings. To minimise the disruption of patient care during construction, our modular healthcare structures are produced off-site.

We work with healthcare providers to develop excellent patient experiences and build the greatest modular hospital building utilising the most recent modular technology.



## Additional Projects

We provide commercial offices and associated facilities for both temporary and permanent purposes.

Through the use of highly effective, rapid-build off-site construction, we can assist businesses and manufacturers in achieving a quicker return on investment and early occupation while also minimising disturbance to ongoing activities throughout the commercial modular building process.



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**CASE STUDIES**

**GROW WITH  
CONFIDENCE**

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## SPERRINVIEW, COOKSTOWN

This landmark project for the Education Authority (Northern Ireland) represents the first permanent two-storey modular SEN classroom facility within the framework. The new building expands Sperrinview Special School's Cookstown campus, which supports pupils aged 3–19 with severe learning difficulties, providing enhanced, purpose-built spaces for early-years education and specialist learning support.

Designed to deliver a modern, inclusive environment, the development includes six classrooms with associated support areas, a covered link to the existing school, playground and car park improvements, and internal refurbishment works. The modular units were manufactured offsite to minimise disruption, improve efficiency, and uphold the highest standards of quality and sustainability.

Client: Education Authority (NI)  
Architect: Paul McAlister Architects Ltd  
Main Contractor: JDC Building Works



## **KNOCKBREDA PRIMARY SCHOOL**

Knockbreda Primary School received a high-quality, single-classroom modular building of approximately 72 m<sup>2</sup>, comprising a 60 m<sup>2</sup> classroom, 7 m<sup>2</sup> lobby, 5 m<sup>2</sup> store, and fully equipped accessible toilets.

Designed to meet all UK regulations, the building offers excellent thermal, acoustic, and environmental performance for a comfortable learning environment. Off-site fabrication and careful on-site installation ensured seamless integration with minimal disruption. Features include modern finishes, thermally broken aluminium.

LED lighting with dimming controls, hybrid ventilation, and locally controlled heating/cooling systems, fully compliant with DDA and DE Building Handbook standards. Delivered on time with full commissioning certificates, O&M manuals, and “as-built” drawings, the project demonstrates the ability to provide durable, high-impact educational facilities.



## **NEWBURGH PRIMARY SCHOOL, SCOTLAND FIFE COUNCIL**

JDC Building Works delivered a 270 m<sup>2</sup> modular facility for Newburgh Primary School – a fast, flexible solution that enhanced both functionality and design.

JDC designed and installed a bespoke modular unit featuring:

- ✓ Multi-use Dining Hall adaptable for assemblies and events.
  - ✓ Modern Kitchen Servery for efficient meal service.
  - ✓ Integrated Storage for equipment and supplies.
  - ✓ Inclusive Welfare Facilities for students and staff.
- ✓ A hybrid Cedar Cladding and Kingspan Micro-Rib exterior provides a sustainable, energy-efficient finish that complements the school's surroundings.

Delivered on time and to the highest standard, the new modular building has become the heart of the school – a vibrant, multi-functional space that showcases JDC's commitment to smart, sustainable educational design.



## St Patrick's Primary School, Dungannon Bespoke SEN Development

We're proud to announce the successful handover of our 400 m<sup>2</sup> bespoke SEN building at St Patrick's Primary School, Dungannon – designed to provide an inclusive, safe, and supportive environment for pupils with additional needs.

The new facility includes:

- ✓ Two SEN classrooms linked by a shared lobby, each opening onto a secure 50 m<sup>2</sup> fenced canopy for outdoor learning.
  - ✓ Each classroom includes accessible bathrooms/hygiene rooms with specialist fittings and a ceiling hoist.
- ✓ Dedicated sensory rooms with soft finishes for calming, supportive environments.
  - ✓ Built-in storage and kitchenette areas in both classrooms.
- ✓ Shared lobby access to a staff utility room with full kitchen and an accessible staff toilet.
- ✓ Site enclosed with 1.8 m black fencing, opening to the playground for inclusion.
  - ✓ Additional 2.4 m anti-climb security fence.

This purpose-built development showcases JDC Building Works' commitment to high-quality, inclusive educational spaces that prioritise accessibility, comfort, and functionality.

# CRAIGAVON SENIOR HIGH SCHOOL



JDC Building Works Ltd completed a transformative modular refurbishment at Craigavon Senior High School, delivering a modern, energy-efficient learning environment while ensuring minimal disruption to daily school operations. The project involved the careful removal of outdated heating, plumbing, and electrical systems, followed by the installation of new gas, heating, plumbing, ventilation, lighting, and power systems.

Prefabricated modular components were used to accelerate construction, reduce on-site labor, and minimise noise and dust, while works were carefully scheduled around school hours, including drop-off and pick-up times. The refurbishment also included full redecoration and system commissioning, providing students and staff with improved comfort, safety, and functionality.

Praised by the Education Authority for professionalism, efficiency, and adherence to budget and schedule, the project exemplifies JDC's ability to deliver high-spec, sustainable educational infrastructure with minimal disruption.



## Dublin Pearse Railway Station Iarnród Éireann

Located on Westland Row in central Dublin, Pearse Station is Ireland's busiest commuter hub. JDC Building Works Ltd. partnered with Irish Rail (Iarnród Éireann) to design and deliver a two-storey modular office facility, enhancing staff welfare and operational efficiency.

The project provided welfare facilities on the ground floor and modern office spaces above, all completed using JDC's sustainable modular methodology to minimise disruption on site.

### Key Features Include:

- ✓ Inclusive design with lift access, automated doors, and accessible washrooms.
- ✓ Modern offices with bespoke joinery and technology-ready infrastructure.
- ✓ Ample storage and dedicated welfare areas promoting staff comfort and accessibility.

The result is a durable, sustainable, and inclusive facility, reflecting JDC's ongoing partnership with Irish Rail and commitment to high-quality modular construction.



## Inchicore Works | Iarnród Éireann

This project involved the manufacture and installation of a two-storey steel-framed modular building at Irish Rail headquarters in Dublin. Covering 1,200 m<sup>2</sup>, it includes offices, meeting rooms, kitchen areas, and toilet/shower facilities, providing a modern, efficient workspace.

Associated site works—foundations, drainage, fencing, and parking—were carefully coordinated to minimise disruption on the live campus. Detailed planning ensured smooth deliveries, site traffic, and project progression.

Delivered as a full turnkey solution, the building features Kingspan insulated roof and wall panels, high-quality internal finishes, and advanced mechanical and electrical installations, including door access systems, fire alarms, platform lifts, and rooftop AC platforms.

Completed on time, within budget, and to high standards, the project demonstrates JDC Building Works' expertise in large-scale modular solutions.

# COMMUNITY HUB | KILDRESS WOLFE TONES GAC



Completed in 2021, this purpose-built hub continues to serve the Kildress community for sport, meetings, and events.

## Key Features:

- ✓ Full-size sports hall & gym
- ✓ Four changing room suites
- ✓ Kitchen & bathroom facilities
- ✓ Upper-floor conference & meeting rooms
- ✓ Balcony covered viewing area
- ✓ Main foyer & entrance
- ✓ Project Highlights:
- ✓ New build with Kingspan insulated panels and aluminium windows/doors
- ✓ Internal finishes: plastered & painted walls, sports flooring, carpet & tiles
- ✓ Complete mechanical & electrical systems: lighting, fire & intruder alarms, door entry
- ✓ Site works: car park, fencing, drainage, balcony viewing area

## Outcome:

A durable, functional, and visually appealing facility, built to last and support the community for years to come.





## MAGHABERRY PRIMARY SCHOOL, CO. ANTRIM



This project involved the design, manufacture, and installation of a two-classroom block with a resource area, toilet facilities, stores, and associated site works. The prefabricated timber-framed building, constructed on a structural screed floor, included full Building Control approvals, site clearance, foundations, aluminium windows and doors, full mechanical and electrical installations, and all internal and external finishes.

The building had a rendered exterior with aluminium windows and powder-coated doors. Inside, walls were plastered and painted, with carpet tiles in the resource area and non-slip vinyl flooring elsewhere, along with suspended ceiling grids and tiles.

Mechanical and electrical works included new lighting, fire and intruder alarms, door entry systems, and fully fitted toilet areas with new cubicles and wash facilities. External works included new parking areas, fencing, drainage alterations, and a covered viewing area.

As the project took place in a live environment, strict compliance with CDM 2007 regulations and the construction-phase health and safety plan ensured user and public safety.

JDC Building Works ensured all staff and partners were trained to meet time, cost, quality, and safety targets, maintaining the company's commitment to continual improvement and client satisfaction.

# Modular Classrooms for Aquinas Diocesan Grammar School



**Client: Education Authority NI**

**Sector: Education**

**Project Size: 260 sq. m (Two 130 sq. m double-classroom units)**

JDC Building Works was appointed to create additional teaching space for Aquinas Diocesan Grammar School to accommodate rising student numbers, focusing solely on general teaching facilities.

We delivered a bespoke modular building with four classrooms arranged as two double units, designed for flexible, multi-subject teaching. The classrooms feature versatile spaces, sinks, and interactive whiteboards to support modern, hands-on learning.

Built with durable, low-maintenance materials, the modular classrooms integrate seamlessly with existing school buildings, providing essential space to maintain high-quality education. The project highlights JDC Building Works' expertise in delivering efficient, functional, and tailored educational solutions.



## Riverside Special School, Antrim

Riverside School caters to pupils aged 4–19 with severe learning difficulties (SLD), including those with physical or sensory impairments, following the mainstream school term schedule. Staff use personalised strategies, which include sensory stimulation, TEACCH, behaviour management, Makaton, and medical support to meet individual needs.

The new facilities include two 65 m<sup>2</sup> SEN classrooms with anti-slip flooring and quiet-room sections, plus standard and cleaning storage for organised, secure equipment. Accessible male and female toilets run along the main corridor. A soft-play area with a sheltered canopy and gated fencing provides safe outdoor space.

Modern technology, including fire alarms and interactive whiteboards, supports safety and engaging learning experiences.





# Scoil Mhuire, Clifden



## Delivering a High-Quality Learning Space for Scoil Mhuire, Clifden

At JDC Building Works Ltd., we are committed to delivering specialist education facilities that meet the evolving needs of schools. Our recent project at Scoil Mhuire, Clifden, completed in collaboration with the Department of Education – Ireland, provides a purpose-built learning space designed to support both mainstream and SEN students.

### **Project Overview:**

- ✓ One SEN classroom – a dedicated space designed to support students with additional needs.
- ✓ One mainstream classroom – providing a comfortable, modern learning environment.
  - ✓ A link corridor – connecting both classrooms for ease of access.
- ✓ Adapted exterior groundworks – designed to improve accessibility for all students and staff.

### **Designed for Learning & Inclusion:**

The newly completed facility is already in full use, with students and staff settling in seamlessly. The modular construction method allowed for an efficient and high-quality build, ensuring minimal disruption to the school while delivering a modern, accessible learning space.



# Donard's Nest, Banbridge



## Delivering Specialist Learning Spaces at Donard School, Banbridge

Donard's Nest at Donard School, Banbridge, is a bespoke 950 m<sup>2</sup> modular development providing a safe, inclusive, and engaging environment for pupils with special educational needs. The two standalone buildings are designed to enhance learning experiences and support staff in delivering specialised education.

### Key features include:

- ✓ Two SEN classrooms per building, offering structured and supportive learning spaces.
- ✓ 60 m<sup>2</sup> soft play areas with canopy-covered outdoor spaces for all-weather play.
- ✓ Dedicated sensory rooms, including a calming light room for relaxation.
  - ✓ Secure 1.8 m gated fencing for student safety.
- ✓ Individual pupil toilets and class stores for accessibility and convenience.
- ✓ Laundry rooms supporting hygiene and daily operations.
- ✓ Staff kitchen and office space for a functional workspace.
  - ✓ Medical room providing on-site care facilities.



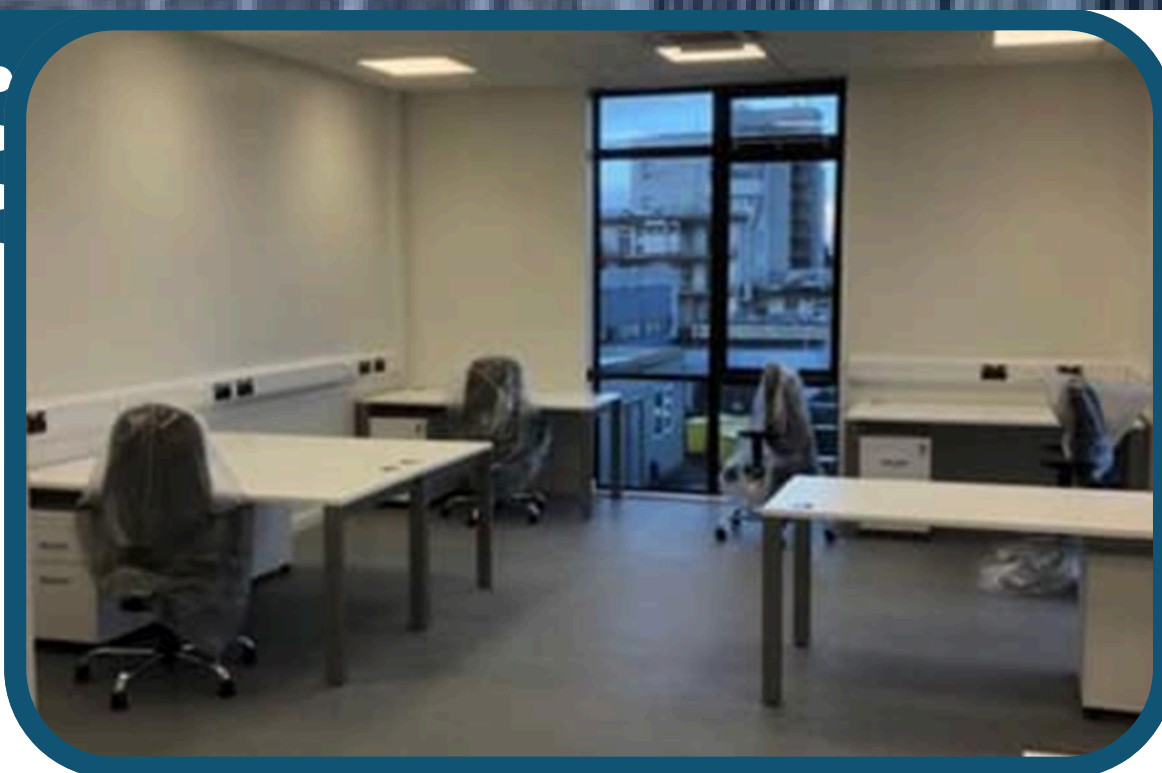
## RATHORE SCHOOL, NEWRY

Rathore School in Newry received new SEN facilities, including specialist classrooms and two multi-sensory rooms. The school supports pupils aged 3–19 with severe learning difficulties across the Newry and Down region, aiming to nurture lifelong learners in a safe, engaging environment.

The project faced challenges due to the steep, roadside site requiring a major retaining structure and services straddling the boundary. With a tight schedule from April to August, early consultation and structured communication resolved M&E, architectural, and civil layout issues, minimising programme impact.

The project informed JDC's adoption of Autodesk Construction Cloud (ACC) for live, version-controlled updates. Completed on time, within budget, and to the highest standard, it showcases JDC Building Works' expertise in large-scale modular solutions.

## University Hospital, Limerick (UHL)



University Hospital Limerick provides a 24/7 emergency and critical care service and is the only Emergency Department in the region. It is also one of eight designated cancer centers in the country, handling many emergency and complex surgeries.

### Key Features:

- ✓ Inclusive design elevator lift, mechanical doors, disabled toilets, and wheelchair-accessible entryways
- ✓ Office areas fully equipped with technological amenities, desks, and furnishings built by our in-house joiners
- ✓ Storage dedicated spaces for equipment and supplies welfare facilities male, female, and accessible washrooms designed for inclusivity and accessibility.