

Client: David Watson Transport

Value: £1 Million

Completion: October 2024



David Watson Transport – Modular Office Building

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Contract Type: Design & Build

Procurement Route: Open Procurement

Contract Value: £1 Million

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Project Overview

David Watson Transport, a leading name in UK specialist transport and logistics, required a modern, energy-efficient office building to support their expanding operations. The brief called for a bespoke, high-quality workspace designed to reflect the company's brand image while meeting strict performance and sustainability targets. Explore Modular was appointed as Main Contractor to deliver a full turnkey modular building solution.

The scheme involved the design, manufacture, and installation of a two-storey steel-framed modular building, complete with high-specification finishes and integrated staff facilities, including offices, meeting rooms, welfare spaces, and a kitchen & drinks area.

Design & Specification

Working closely with David Watson Transport, Explore Modular developed a tailored design that balanced aesthetics, performance, and cost-efficiency. The specification included:

- Steel-framed modular construction for long-term durability.

- High-performance building envelope incorporating 120mm PIR roof insulation and 100mm Celotex wall insulation to meet energy efficiency requirements.

- Firestone single-ply membrane roofing for weatherproofing and longevity

- Hardie Plank cladding with treated timber battens and ventilation gaps for an attractive and durable

- Fully glazed external doors and high-quality double-glazed windows to maximise natural light

- Modern kitchen and drinks preparation area for staff welfare

A complete set of elevations, sections, and roof details were produced, ensuring full clarity for fabrication and installation.

Construction & Delivery

Explore Modular managed the project from concept through to handover, providing:

Full design development in collaboration with the client's team, including interior layouts and fit-out details.

Precision manufacturing of modules at our facility, ensuring high quality and minimal on-site disruption.

Transport and crange coordination with David Watson Transport's own logistics experts, ensuring a seamless installation process.

On-site assembly and completion, including all M&E services, internal finishes, and commissioning.

The project required careful planning to work within the operational constraints of a busy transport depot. Our team developed a detailed delivery and lifting plan, and method statements were issued to ensure safe and efficient installation.



Sustainability & Quality

The modular approach significantly reduced on-site waste and installation time.

The building's thermal performance and airtightness ensure reduced operational energy costs.

Durable external materials were selected to minimise future maintenance requirements.



Outcome

The new modular office was delivered on time and within budget, providing David Watson Transport with a modern, comfortable, and efficient headquarters space. The building reflects the company's professional image and will support operational needs for years to come.

"Explore Modular delivered exactly what we needed – a high-quality office, installed quickly with minimal disruption to our operations." **Mark Watson, Managing Director, David Watson Transport.**