



Muddy Yard Depot

Client: Metropolitan Thames Valley Housing

Contract Type: Design & Build

Procurement Route: Open Procurement

Contract Value: £1.2 million

Gross Internal Area: 230m²

Completion: January 2025

Project Overview

Mudie Yard is a strategically located industrial site used for open storage and logistics operations. The site required a high-quality, durable modular office and welfare facility to serve as the operational hub for staff, visitors, and site management. Explore Modular was appointed as Main Contractor to deliver a turnkey solution that would be quick to install, efficient to operate, and robust enough for the demands of a busy yard environment.

The scope included the design, manufacture, and installation of a single-storey modular building incorporating offices, meeting rooms, a kitchen, and welfare amenities for staff.

Design & Specification

Our design team worked closely with the client to create a building that maximised functionality while blending into the industrial setting. Key features included:

- Steel-framed modular construction for long-term durability in a high-traffic yard environment.

- Thermally efficient building envelope with PIR roof insulation and Celotex wall insulation to reduce running costs.

- Hardie Plank cladding on treated timber battens for a low-maintenance, weather-resistant façade.

- Fully glazed external entrance for a professional appearance and natural light.

- Modern kitchen and tea point for staff welfare.

- Separate male, female, and accessible WC facilities to meet Building Regulations.

All layouts, sections, and elevations were produced in-house, allowing the client to approve every aspect of the design before manufacture



Construction & Delivery

Explore Modular coordinated every stage of the project:

Preconstruction surveys and planning to ensure seamless integration into the operational yard.

Off-site manufacture to reduce on-site disruption and ensure consistent quality.

Transport and crange carefully scheduled to avoid operational downtime at the yard.

Full M&E installation including lighting, heating, and data connectivity.

The modular nature of the project meant the building was delivered and installed in a fraction of the time of a traditional build, without compromising quality.

Outcome

The new office and welfare building at Mudie Yard was delivered on time and within budget, providing a comfortable and functional space for staff and management. The project demonstrated Explore Modular's expertise in delivering practical, cost-effective solutions in challenging commercial environments.

