

Tungsten, Basingstoke

Project Value £10m

Programme 44 weeks

This new build estate was a design and build industrial development comprising of 2 units totalling 126,000 sq. ft with ancillary office spaces, external service yards, car parking and associated external works.

Earthworks on this project consisted of a substantial cut & fill across the site with significant ground engineering / stabilisation using the previous re-processed material from the earlier demolition works and Rolling Dynamic Compaction over the whole site to provide a suitable bearing capacity for the new foundations and floor slabs. PCC Retaining walls were installed to the yard area at an early stage to retain the fill plateau.

Drainage works included a 3000m³ attenuation tank system to withstand a full siphonic system along with yard run off.

S278 works were also required to relocate the existing bell mouths in and out of the site.

Above ground, façade features included a mix of composite and built-up wall cladding systems complete with curtain walling & glazing to the office areas along with a full PV system

Externally there was extensive concrete hardstanding's, permeable/ impermeable car parking areas with EV & future EV points, picnic areas and landscaping.

The site was adjacent to Air Products who we had to be cognisant of throughout the works, this included close liaison and regular communication to detail possible disruptive activities and how we would overcome them, such as including reducing the slab pours down to ensure power floating works did not run late into the night.



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- Employer – Tungsten Developments London Ltd
- Project Team
 - KAM-Project Consultants
 - HTC Architects
 - PRP Engineers
 - HBA – M&E Consultants
- GIA – 124,000sq.ft
- Procurement Route – Competitive tender / JCT D&B 2016
- BREEAM – Very Good
- EPC A+



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