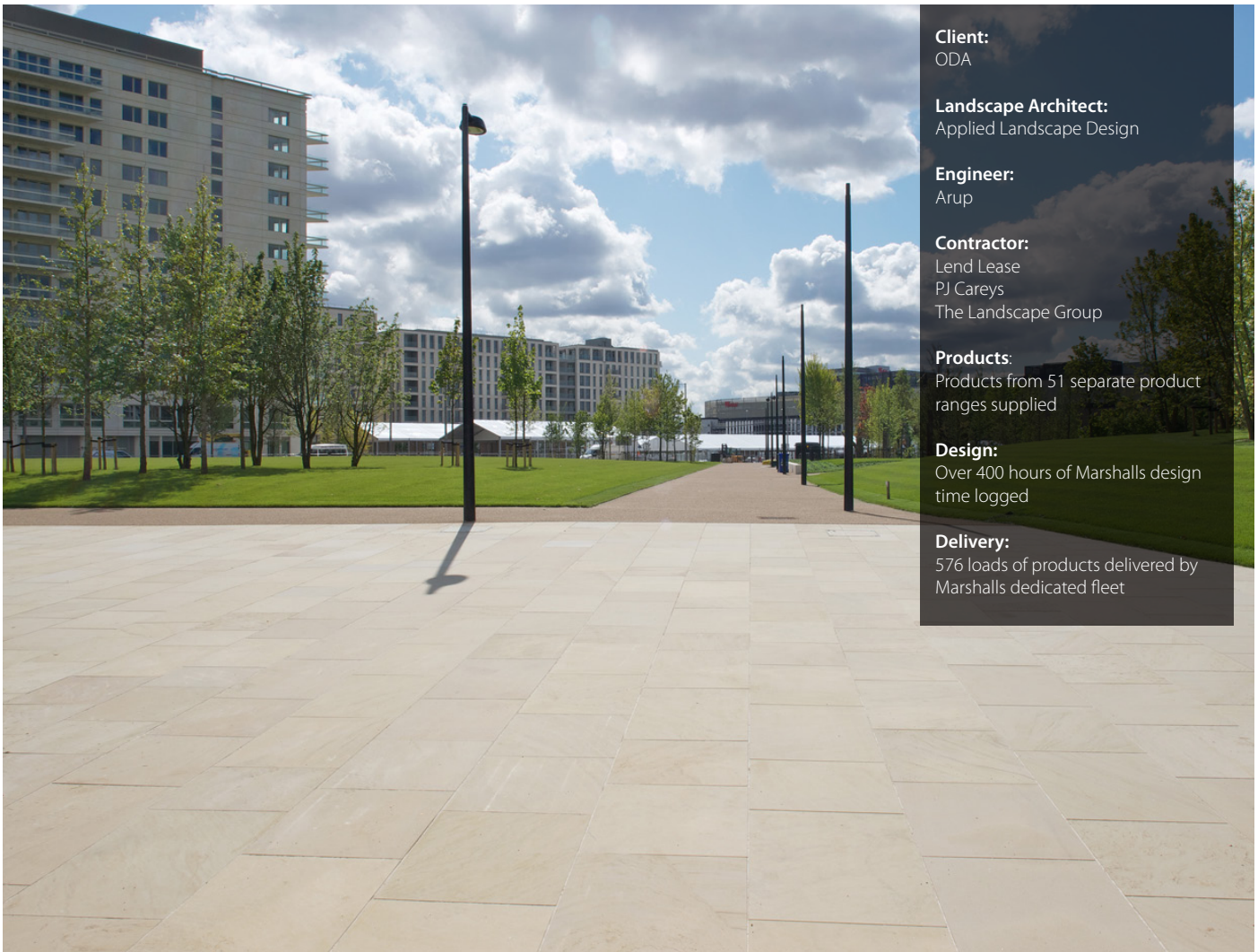


The Athletes Village, Stratford, London


Client:

ODA

Landscape Architect:

Applied Landscape Design

Engineer:

Arup

Contractor:
Lend Lease
PJ Careys
The Landscape Group
Products:

Products from 51 separate product ranges supplied

Design:

Over 400 hours of Marshalls design time logged

Delivery:

576 loads of products delivered by Marshalls dedicated fleet

Cromwell Yorkstone and Birco linear drainage, East Village public realm, Stratford, East London

The Athletes Village is one of the most significant new urban developments in the UK. The purpose built development consists of 12 individually designed apartment blocks and several hectares of public realm. The area housed 23,000 athletes and officials for the duration of the games, and now during the legacy phase, is being transformed into a brand new London district, including 2,818 new homes.

Public Realm

The main area of open space in the Athletes Village creates a 'green lung' running through the development. The award winning space includes 10 hectares of new parks, including 35,000m² of paving, and will remain largely unchanged during the legacy phase.

Lend Lease's Richard Watler was the Senior Project Manager for Infrastructure at the Athletes Village, and is now working on the Legacy phase of the development.

Richard said of the Athletes Village public realm: "I've worked on a number of large scale projects worth several hundred million pounds, so I wasn't daunted by the size of the project, however I could see from an early stage that there were going to be a number of challenges in delivery.

"The design of the public realm space, although beautiful, was difficult and complex, particularly because of the specification for the hard landscaping elements. The British Standard for natural stone tolerance is +/- 3mm, however in this case it was specified as +/- 1mm, a challenging requirement for any supplier to meet, and for us to deliver.

"As well as the quality of goods required, the quantity of raw materials needed was substantial; the design of the Athletes Village public realm included 12,000m² of Cromwell natural stone, 19,000m² of Conservation paving, 7,000 metres of kerb, and over 500 metres of linear drainage, therefore we needed a supplier who could deliver large quantities of materials within tight time periods, and who could also offer a wide palette of products.



Marshalls

Creating Better Landscapes

"We originally met with Marshalls in 2009 following a competitive tender process, where they were able to demonstrate that they had the product range, design and logistical capabilities to deliver a project of this size and quality, we therefore entered into a Framework Agreement with them. This agreement meant that Marshalls became the official supplier to Lend Lease and the Athletes Village for a selection of materials for both the public realm and residential plots."

Solution

Steve Atfield, Key Contract Manager at Marshalls, said: "As soon as it was announced that London had won the bid to host the 2012 Olympics we knew that this was a construction project that we wanted to be involved in.

"Early engagement and client focus enabled us to enter into a Framework Agreement with Lend Lease and the ODA.

"The final spend was close to double the value of the original Framework Agreement. The extra spend was achieved as we were able to offer

a wider range of products than was originally agreed. Some of these included a number of specialist granite items, including the 100 tonne curved bench and 240 metre wall, both being focal points of the public realm space, as well as a wide range of products across the apartment block podium gardens including street furniture. In fact, there are products from a total of 51 separate Marshalls ranges featured across the site.

"In order to effectively manage orders, deliveries, and quality control, as well as overseeing installation on a project of this size, we located two project managers on site at the Athletes Village for the duration of the construction phase and up to completion.

"Supplying the quantity and range of products, including the natural stone, was not a problem for us as we have the capability to deliver the required consistency, colour and quantity for very large projects, however there were challenges working to the lowered natural stone tolerance. We overcame this issue by working closely with the client, ensuring that what we delivered met the required standard.

"Deliveries to the Athletes Village were subject to complex security checks, with all drivers and vehicles needing to be logged and approved 48 hours in advance of their arrival, and to make things more restrictive only a limited number of delivery slots were available per day. However, by having a project manager located on site, we were able to ensure that all deliveries, 576 in total to the Athletes Village alone, were able to access the site with few issues."

Working with Marshalls

Lend Lease's Richard Watler commented: "Having a Framework Agreement in place with Marshalls brought us a range of benefits. Transportation costs were significantly reduced because lorries could be filled rather than receiving half loads from a number of suppliers, and we also had the flexibility to receive mixed product loads.

"Sourcing a wide range of products from Marshalls has also meant a greater consistency of finish, and this can only be achieved by working with a supplier who has a wide palette of products, the result is a fantastic flow in the hard landscaped areas.



Bespoke 100 tonne granite bench, a key focal point of the public realm space



Conservation paving within an apartment block garden



Linear Drainage Channel



Woodhouse escofet bench.

"The large bespoke granite bench, one of the key focal points of the Athletes Village public realm, is a good example of the excellent quality of Marshalls products and installation. The bench was six months in design, procurement and production, however final delivery to site and actual installation was completed in a day and a half. Once installed it required only very minor fixes by a Marshalls supplied stone mason, which for a product of this size, weight and material is extremely impressive.

"Having Marshalls Project Managers on site made the whole process a lot easier as they were based with our team which allowed for open communication. They were able to find answers to issues quickly, and could manage orders and the delivery of enormous quantities of raw materials onto the site efficiently and effectively, and were

also present to assist with or comment on any installation or product issues.

"With the size, scale and complexity of quantity and tolerances, the supply of products wasn't without issue, but a collaborative approach by all parties meant that the project was still delivered on time and to a high standard. In particular the consistency, colour and quality of the natural stone supplied is superb."

Richard concluded: "I'm delighted with the finished result, it looks incredible and the feedback we've received, some from some very high profile individuals, has been nothing but positive. I look forward to working with Marshalls on the legacy phase of construction."

A Landscape Architect Perspective

Kym Jones is the Managing Director of Applied Landscape Design, and was the Landscape Architect/Lead Consultant responsible for the delivery of the East Village Public Realm. Kym said of the project: "I was very excited when I found out I would be working on the delivery of the East Village public realm, not only is it a prestigious project, there's nothing like it in terms of scale, it's unprecedented.

"We have worked with Marshalls before but nothing on this scale. The quality of the materials and installation is exceptional, and the project has opened my eyes to a greater range of Marshalls materials, products and opportunities. The

materials have been selected to stand the test of time, they're designed to be robust and will last long after the games have finished.

"This was a difficult project to deliver, but Marshalls had a very hands on approach throughout; from supply chain, design to delivery, even locating project managers on site.

"Everyone involved in this project would agree with me that every aspect exudes quality; it really does raise the bar for all future developments."

Kim concludes: "It's exciting that a new community will come and take ownership of this space and what we've created will be here for generations to come."

Marshalls Products Supplied:

- Saxon, Perfecta and Charnwood Paving
- Natural Yorkstone paving, Kilkenny Limestone paving, Granite kerbs, setts, and tactile along with bespoke walling and seating
- Woodhouse furniture and illuminated signage
- Slot drain and channel system to suit the stone paving
- Argent coping stones from domestic range
- Specialist wet cast bench lids

Marshalls Services Utilised:

- Fully phased takeoff for the complete public realm area
- Indemnified structural design for walling units
- Full design for slot drain system
- Carbon schedule for all materials used
- Full sustainability qualification document
- A dedicated on site support team
- Commitment to stringent quality control processes
- Full logistical support



Conservation paving



A bird's eye view of an apartment block garden featuring Marshalls paving and street furniture



Marshalls bespoke curved granite wall



A loading bay featuring Marshalls granite setts and a Conservation silver grey kerb with special profile for ease of vehicular access



Conservation paving



Cromwell Yorkstone and Birco linear drainage, East Village public realm, Stratford, East London



Argent coping used as walling in an apartment block garden

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