



Bracknell Town Centre Redevelopment

Linear Drainage System

Just add water management



Client:

Legal and General and Schroder
UK Real Estate Fund

Engineers:

BDP, Gillespies and Pinnacle

Project:

Bracknell Town Centre Redevelopment

Contractors:

MACE Group - London

Marshalls Products used:

Slot Drain Duo
Drexus 100

Background

In 2002, civic chiefs in Bracknell, Berkshire decided that the town centre was in need of a dramatic overhaul. As part of a £240 million redevelopment project designed to attract new investment to the area, the brutalist architecture that had stood there for five decades would be demolished.

In 2017, following years of planning and a five-year construction project, the Lexicon was unveiled: a one million sq ft modern shopping centre ready to compete with rival shopping amenities nearby.

Approach

A crucial element of this project was the regeneration of Charles Square. This part of the redevelopment would be an area of high footfall, so as well as needing to look attractive, this prestigious pedestrianised space required a robust, high-quality drainage solution that would stand the test of time. And of course, the project also had to be installed on time and within budget.

Marshalls Drexus Slot Drain Duo fitted the bill perfectly. Alongside pleasing aesthetic qualities and functionality, this drainage solution was made from concrete, which gave it durability and ease of installation. It was also discreet enough to fit seamlessly into the landscape and would provide a highly efficient water management solution, making it the natural choice.

Where a grated system was preferred, Marshalls Drexus 100 was also implemented. This linear drainage system features a stainless steel grate and a concrete channel, providing a cost-effective and equally robust solution in this high footfall space.

Marshalls was involved heavily in this project, providing crucial design support, site visits and logistical planning support over the course of three years.

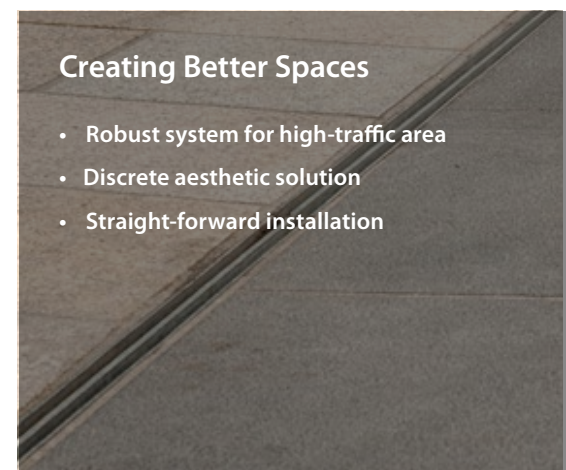
Outcome

The ultimate aim was to reinvigorate the town centre as a destination for both residents and those living in the surrounding areas. By creating an enjoyable shopping, visiting and family experience, this urban regeneration project encouraged more visitors to the area and stimulated further investment.

In this regard, the project has been a resounding success. The Lexicon shopping centre features 70 new shops, department stores, numerous restaurants and a cinema, and has helped to boost visitor numbers to Bracknell town centre by almost four times. What had previously been described as a 'concrete wind tunnel' has been replaced with an attractive covered street that features huge units housing a broad range of big name retailers.

Combining pleasing aesthetics with manufacturing excellence, Marshalls delivered unique drainage products that precisely satisfied the technical requirements of the brief, and helped to create a better space that people will enjoy for decades to come.

Throughout the contract Marshalls had one representative that dealt with all departments across Advance Construction making communication quicker and more effective to assist and help with the scheme. On completion, Marshalls products have helped to create a highly efficient and robust water management system which is not only capable of withstanding the high volume of surface water, but also the heavy vehicle overrun on site for many years to come.



Creating Better Spaces

- Robust system for high-traffic area
- Discrete aesthetic solution
- Straight-forward installation