

Neasden Town Centre, London



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Challenge

London Borough of Brent's urban regeneration scheme for Neasden Town Centre aimed to revitalise the local shopping parade in Neasden Lane South – making it an attractive place to visit, shop and for businesses to invest in. The plan required improved paving, lighting, trees, furniture, new controlled parking areas and improved public transport stops, to create a safe and attractive pedestrian environment outside the town centre shops.

The paving was a key element of the scheme, focused on overcoming problems caused by occasional vehicular overrun which was leading to cracked pavements. As well as being a potential health and safety hazard for pedestrians, damaged and uneven pavements were also an eyesore which had the potential to act as a deterrent to attracting investment and shoppers.

Solution

After consulting with Marshalls technical paving experts, Brent specified 4,000 m² of Fibre Reinforced paving in a combination of 600 x 450 x 63 mm and 600 x 600 x 63 mm flags – representing the first major installation of Marshalls Fibre Reinforced paving. The paving package also included 1,560 m² of Marshalls Tegula concrete block paving in Pennant Grey and Traditional colours and 200 m² of Tegula cobbles, which were used to complement the grey flags in providing traffic calming measures and delineated areas in front of retail units. Marshalls Conservation kerb formed durable edging to the paved areas and parking bays.

Raj Patel, Brent's Principal Engineer in charge of the project said: "In Neasden Town Centre we had particular problems with double parking and vehicles

mounting pavements, leading to badly damaged pavements which can be a trip hazard for pedestrians. As part of the regeneration of the shopping parade on Neasden Lane South, we initially considered smaller 400 mm x 400 mm pavers that would withstand a small number of vehicles per day accidentally mounting the pavement. We chose Fibre Reinforced paving in the larger flags as the preferred solution to this particular element of the wider project – due to its capabilities to maintain its integrity despite being subjected to occasional vehicular overrun."

Benefits

Marshalls Fibre Reinforced paving has increased the predicted lifespan of the paved area in the Neasden enhancement scheme, ensuring it will remain visibly undamaged for much longer, with no cracking, spalling or failure visible to pedestrians. This removes the danger of the broken, twisted or uneven flags which can often cause trip hazards, and lead to a safer, more pleasing and fully functioning paved area.

The synthetic fibre reinforcement means the toughness of the concrete flag is vastly increased when compared to standard paving but also ensures that – if the paving does begin to crack – the natural adhesion of the fibres holds the pieces together and the flags continue to perform as if no failure had taken place. In addition, Fibre Reinforced paving is lighter than steel reinforced alternatives as the thickness of the flag can be reduced, making life easier for contractors.

Depending on the success of the Neasden scheme, Brent is considering rolling out Fibre Reinforced paving on a wider scale to other street landscape developments in the Brent area.

Products Used:

- Fibre Reinforced Paving
- Tegula
- Conservation Kerb

Specialist involved:



Marshalls

Transforming Britain's Landscapes



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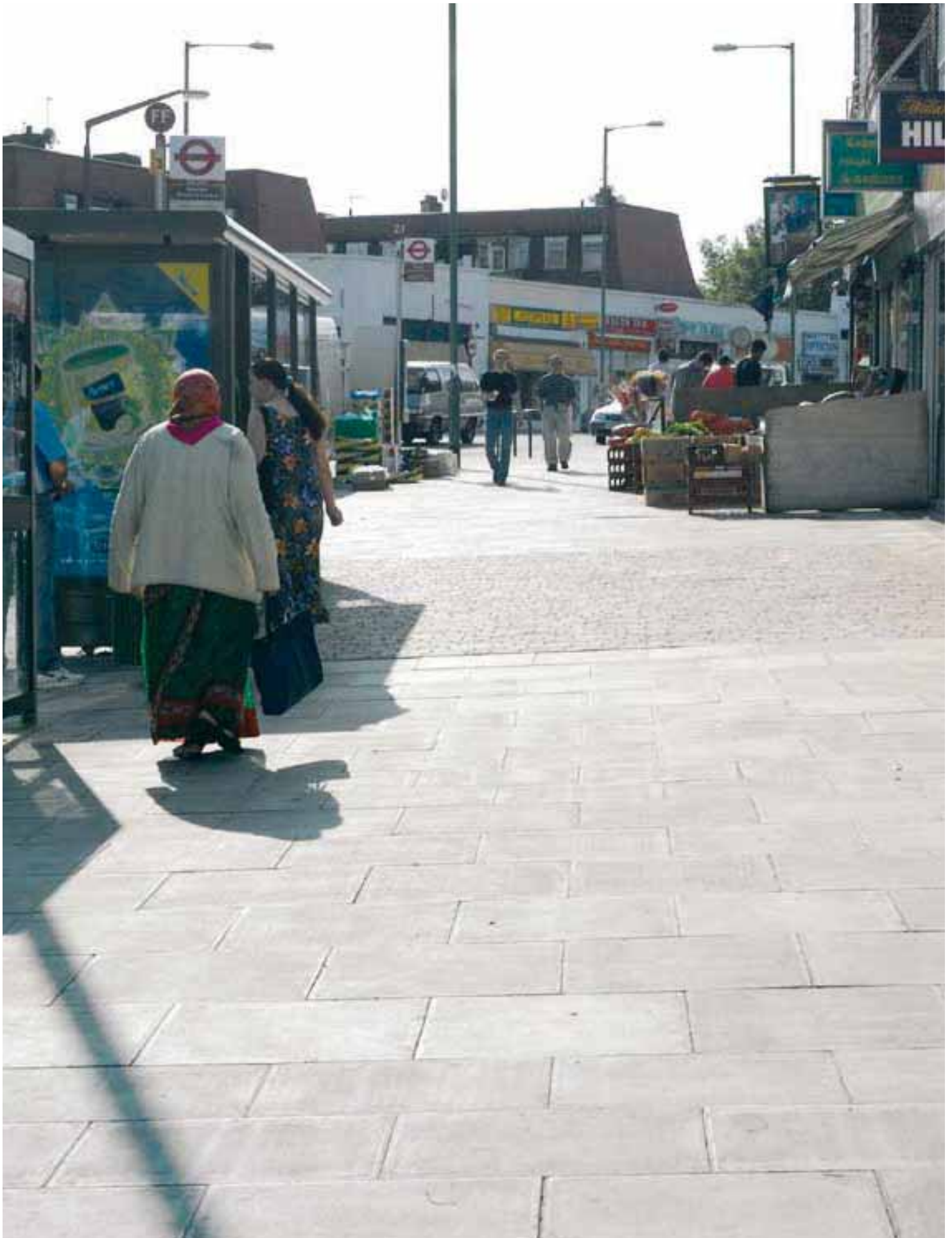
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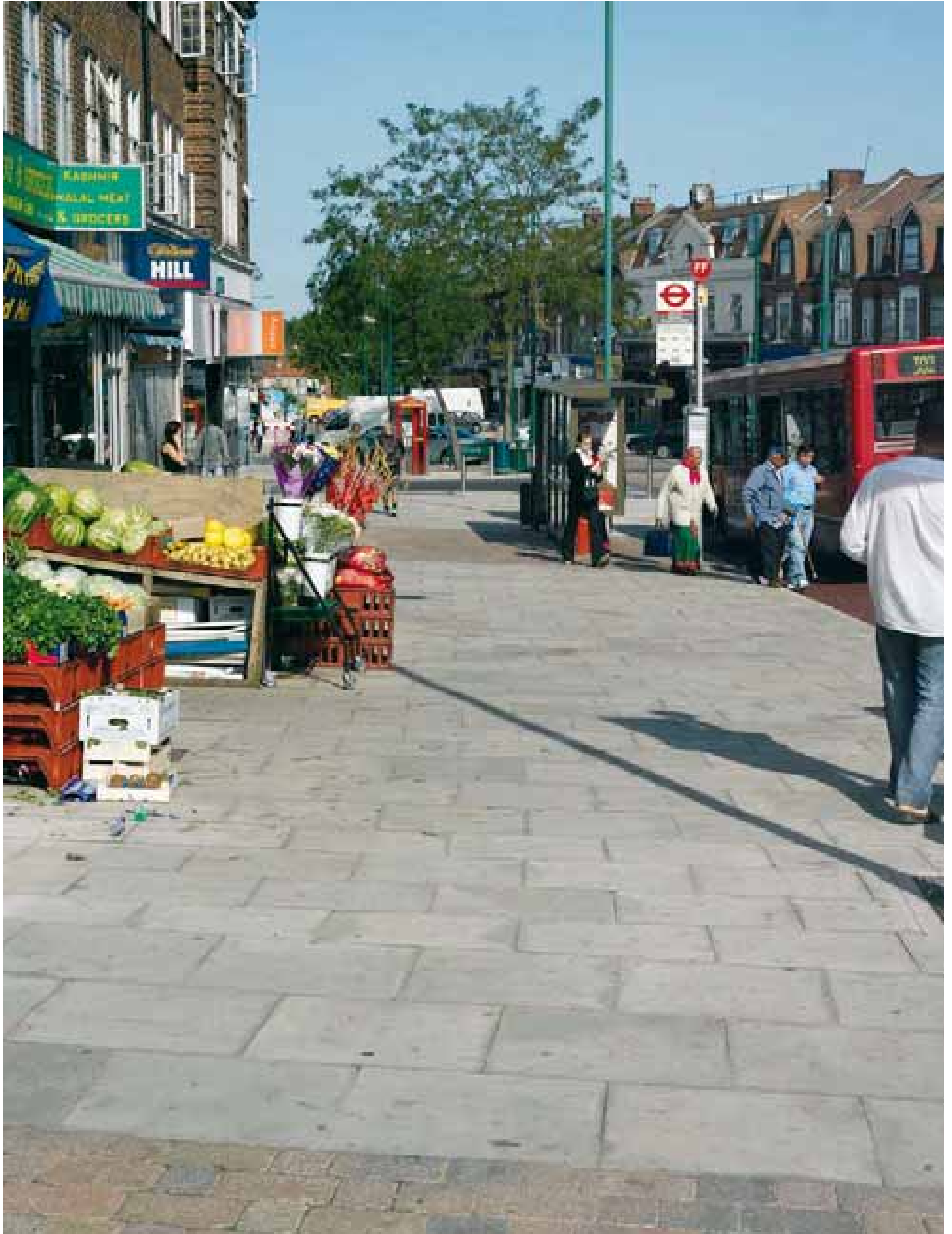
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