

Drainage solution helps waterfront property with spectacular view achieve its vision for the future.



Ocean Drive is a next generation, buy to rent development situated on Albert Docks, the historic industrial docklands in the North of Leith. With spectacular views across the Firth of Forth, the 2.5-acre site will deliver 373 homes across four apartment blocks and provide 1.3 acres of new public realm space. Once completed, Ocean Drive will be one of Scotland's most sustainable residential developments. The project follows a detailed ESG strategy and employs innovative construction methods, including bespoke pre-fabricated pods.

Terrain FUZE Stax,
specially adapted by
Polypipe Advantage to
integrate with custom-
designed bathroom pods.

CASE STUDY

Project

Ocean Drive, Leith.

Client

McAleer & McGarrity on behalf of
McAleer & Rushe.

Application

Drainage.

Products

Customised Terrain FUZE Stax.

Innovative design and customisation combine to deliver on ambitious plan.

McAleer & McGarrity were looking for a drainage stack solution that was easy and quick to install, would work with custom-designed pre-fabricated pods and support the project's sustainability goals.

Terrain FUZE Stax is an innovative two-part system that delivers significant savings on drainage stack installation in terms of cost, time and waste. Stax are routinely available as a range of stacks that accommodate the most frequently used kitchen, bathroom and utility room configurations found in high-rise developments, and can be 'ordered off the shelf' through the PBS merchant network. But the Ocean Drive project, while looking for the regular benefits that Terrain FUZE Stax provides, also required a more customised approach.

Ocean Drive's design utilises pre-fabricated bathroom pods. Polypipe's Advantage Pre-fabrication team therefore worked with McAleer & McGarrity to develop a customised version of Terrain Stax that would fit directly with pods and make for seamless installation.

Jason Duncan, Regional Sales Director at Polypipe Building Services explained:

"Pre-fabricated systems are all very well, but if they're to deliver the benefits of rapid and cost effective installation they need to be able to integrate perfectly with other components and with the build as a whole. Otherwise, the benefit they can deliver is much reduced.

"With Terrain FUZE Stax range and our Advantage Team, not only can we deliver a drainage stack solution that is easy to install, easy to handle and that streamlines the whole installation process – we're also able to configure the Stax perfectly to fit the pods that have been designed for the Ocean Drive project.

"The Dockland site was also quite tight and so the fact that we could work with our merchant partners to design a scheduled delivery programme that matched the progress of the build was very useful."

"Since we introduced the Stax range in 2023, they've proved to be very successful and very popular. Indeed Stax were recognised for their level of innovation at industry awards this year. They can enhance every element of the installation – cost, time, waste and logistics. And their modularity means they factor in perfectly with project planning. When we started talking with McAleer & McGarrity about Ocean Drive, we were confident that the Stax solution would be a good fit. And with the design input from the Advantage Team it absolutely was."



Sean Hagan, Project Manager at McAleer & McGarrity, comments:

"Ocean Drive is a spectacular development, and the project had some challenging goals in terms of doing the location justice and enhancing its environment. The building uses innovative techniques and the whole project was run very much with ESG in mind, but Polypipe Building Services really understood what we're trying to do. The Stax range was already very attractive because of the cost and time savings, the streamlined logistics and the lack of on-site waste. But the fact that the Advantage Service could tailor the stacks to fit perfectly with the pods we designed was a massive benefit. And not only did Polypipe work with us at the design and spec stage, but they also supported us throughout the installation. It all went very smoothly."