



## Chalk Hill Estate, Brent

### THE TASK

To help the London Borough of Brent transform the failing Chalkhill Estate into a new vibrant community. To achieve this a plan was needed for the phased demolition of the existing 1600 dwellings in the 1960s Bison Blocks and the construction of 900 new dwellings both on the site and on a new site in the Borough.

### THE SERVICE

TPS were involved from the start providing a wide range of engineering advice to the team trying to create an opportunity for the council to redevelop. The result was New Horizons a partnership between The London Borough of Brent, the Metropolitan Housing Trust and George Wimpey. TPS were initially commissioned separately by all three parties to provide Civil and Structural Engineering services. However as the project moved towards a start on site it became clear that TPS were in the best position to lead the Value Engineering necessary to ensure the project stayed on budget and this was added to our commission.

### THE RESULT

TPS were able to ensure that each decision during the early demolition and remediation stages of the project was made in the light of the engineering requirements of the final 450 house scheme. For example in the earthworks, bulk cut and fill was transferred into the demolition contract. This work was more suited to a demolition/groundwork contractor than to a house-builder and it enabled contaminated material to be retained on site; being placed at depth in future areas of fill. This also gave the residents and the team an environmental benefit; significantly reducing lorry movements through the occupied part of the estate.

#### CLIENT:

London Borough of Brent,  
Metropolitan Housing Trust  
and Wimpey Homes Ltd

#### VALUE:

£600k

#### SERVICES:

- Design and project management

#### TYPE:

Urban regeneration