



1960s tower blocks have been replaced with a mix of low rise flats and housing

Waltham Forest Housing Action Trust, North-East London: <i>Focusing on the infrastructure</i>	
Location	Three sites in North East London.
Design team	Masterplan: Hunt Thompson Associates Alan Baxter & Associates
Client	Waltham Forest Housing Action Trust
Architect	Hunt Thompson Associates
Project	Partial demolition and phased redevelopment of three 1960s East London high-rise housing estates. Involves relocating 3000 residents into 1400 new housing units consisting of terraced housing and low-rise flats.
Details	<p>In creating the masterplan for the redevelopment of the estates, a key issue was the services infrastructure. Important points were:</p> <ul style="list-style-type: none"> • The integration of new infrastructure into the existing. • A coordinated approach to infrastructure, covering all facilities including roads and services. • Identifying the location of existing services despite inaccurate existing information. • Taking into account major existing services and accommodating them within the overall framework. • Allowing for future access and ease of maintenance by sensibly locating new services and buildings and by using common trenches. <p>The existing infrastructure necessitated particular solutions:</p> <ul style="list-style-type: none"> • In one instance there were an EHV (Extremely High Voltage) mains and a 4ft gas mains running across the site. It would have been prohibitively expensive to relocate these, with the result that the site layout was adapted so that these mains would run beneath roads. • By contrast, in another case the proposed street plan necessitated the diversion of a culverted river. It was found to be the most economical solution. The culvert was relocated along the periphery of the site and runs for most of its length beneath one of the new streets. • A major sewer ran beneath the proposed site of a new housing block. After initially rejecting the idea of building over, it was decided to construct the block so as to straddle the existing sewer using piled foundations on either side.
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