

Jan Kattein gets the OK for community hub in £1bn Stratford estate regen

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1/7 Carpenters Estate - TMO office conversion to 'meanwhile campus' design by Jan Kattein Architects (approved november 2024)
Source: Jan Kattein Architects

Jan Kattein Architects has won planning consent for a temporary community hub and workspace at the heart of the £1 billion Carpenters Estate regeneration scheme in east London

The scheme will revamp and extend an existing tenant management office within the 1960s estate, which is set to be overhauled as part of the wider Metropolitan Workshop and Proctor & Matthews Architects-designed masterplan.

Drawn up for Populo Living, Newham Council's wholly-owned housing delivery company, the estate-wide plans will create 2,000 new, refurbished and replacement homes over the next 15 to 20 years. Outline planning for the masterplan was approved in February by the London Legacy Development Corporation (LLDC).

Now the LLDC's officers have given a five year permission for Jan Kattein's 'meanwhile campus' on the site between Gibbins Road and Carpenters Road (*plot 7a on masterplan layout below*).

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According to the team, the nearly 1,200m² scheme aims to support the local community during the early phases of the Carpenter Estate overhaul by providing affordable workspaces, infrastructure for residents and space for community organisations.

It will also become a new home for Populo Living's office, allowing the project's backer to be more accessible to the local community as the phased masterplan is rolled out.

The scheme also includes the repurposing of a row of garages in the north-west corner of the plot and a derelict garage yard at the junction between Gibbins Road and Hutchin's Close.

The five 'block' proposal will be arranged around three courtyards and includes adding a single-storey roof extension to the northern portion of the revamped tenants' management building, the refurbishment and conversion of the garages, and two new small two-storey buildings. Of the 1,197m² total enclosed floor area promised by the project, two-thirds will be housed in existing buildings and garages.

New build elements will be constructed from reclaimed materials and sustainable timber. There are plans to stockpile used building materials, including surplus windows, bricks and cross-laminated timber and set up a circular economy hub on the site.

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An existing community hall will be retained for events and residents' use, but new doors will be added along the western facade to improve accessibility and allow events inside the hall to spill out into a new landscaped courtyard. Community programmes currently held at the nearby Dovetail community space will relocate to the hall.

Project architect **Alastair Johnson** said: 'With the phased regeneration of the Carpenters Estate programmed to taking 12 years, our project will play a vital role in providing social and cultural spaces for old and new residents and encouraging enterprise in the interim.

'We know from similar projects elsewhere that a well-thought-out meanwhile programme can help to establish community organisations and new businesses and built their capacity to subsequently take up ground-floor spaces created as part of the legacy development.'

The wider masterplan includes new buildings for the Building Crafts College and improved access into Stratford station and the Olympic Park.

Two of the estate's existing tower blocks, James Riley Point and the 167-apartment Lund Point, will be retained and refurbished.

According to the council, 73 per cent of residents living on the estate voted in favour of the redevelopment in an independent ballot in December 2021.

Carpenters Estate was developed between 1968 and 1972 and includes 710 homes split across three high-rise blocks, low-rise blocks and terraced houses on 11.5ha next to Stratford station, Westfield Stratford City and the Queen Elizabeth Olympic Park.

The multidisciplinary team working on the project is led by the **Tibbalds** CampbellReith joint venture. In addition to **Metropolitan Workshop** and **Proctor & Matthews**, which are collaborating on the masterplan, and Jan Kattein other architects involved include tower retrofit specialist **ECD Architects**, landscape architects **LDA Design** and community engagement expert **Make:Good**.

The existing Carpenters Estate, with its mix of low-rise homes and three tower blocks, has been subject to redevelopment proposals since 2001 and was at one point earmarked as a new £1 billion home for University College London. **Those plans were shelved in 2013**.

In 2017, Newham Council **launched a search for a development partner** to regenerate the neighbourhood and create 3,000 homes, of which 35 per cent would have been designated 'affordable'. The search was abandoned in December 2018 in favour of direct control of the programme by the local authority, which has pledge to deliver a minimum of 50 per cent genuinely affordable housing.

In 2020 Populo Living – previously Red Door Ventures – picked the current multidisciplinary team to draw up a fresh masterplan for the neighbourhood.

Work on Jan Kattein's 'meanwhile campus' is set to start towards the end of next year and to complete in summer 2026.



Project data

Location The TMO, 17 Doran Walk, London E15 2JL
Local authority Newham
Planning authority London Legacy Development Corporation
Type of project Retrofit of existing buildings into community and enterprise space
Client Populo Living
Architect Jan Kattein Architects
Planning consultant Turley
Structural engineer Simple Works
M&E consultant SGA
Quantity surveyor MDA
Principal designer Jan Kattein Architects
Main contractor TBC
Funding Newham Council
Tender date Winter 2025
Start on site Summer 2025
Completion Summer: 2026
Contract duration TBC
Form of contract Traditional
Annual CO2 emissions TBC
Total cost Undisclosed
Planning application reference 24/00210/FUL (LLDC)

