

# Carpenters Estate Meanwhile Uses

## Temporary uses and community spaces to revitalise the wider Estate throughout upcoming regeneration

### CLIENT

Populo Living for London  
Borough of Newham

### LPA

London Legacy Development  
Corporation (LLDC) /  
London Borough of Newham

### STATUS

Ongoing

### SERVICES

Planning

### Project overview - our role and results

- Our London Planning team has secured planning permission for, and continue to work on the delivery of, a number of flagship meanwhile use projects across the Carpenters Estate ahead of upcoming multi-phased regeneration. The Carpenters Estate regeneration is expected to deliver over 2,000 new homes and over 10,000 sq m of commercial space over the next 15 years, involving the phased demolition of much of the existing estate.
- Populo Living is Newham's wholly owned housing company, and these projects are part of its strategy to create vibrant community spaces and improvements for Estate residents and the wider community, in line with the council's vision for more inclusive regeneration. With sustainability at the forefront, Populo has used reclaimed and recycled materials to deliver high-quality, medium-term structures.

### Carpenters Green and Carpenters Park (planning consented and works completed)

- Revitalised 2 existing open spaces within the Estate to provide enhanced amenity through planting, sculptures, adventure playground, improvements to a MUGA, community gardens and a new outdoor gym. The scheme has used reclaimed equipment or created equipment bespoke using reclaimed timber and railway sleepers, and steel gym equipment recycled from knife amnesties.

### Dialogue Express café (planning consented and works completed)

- Providing a new community café and decking area for community events within a refurbished train carriage rescued from being scrapped. The adjacent new community garden is managed by residents. Operated by Dialogue Hub, a social enterprise for Newham supporting for deaf (d/Deaf\*) and hard of hearing communities. See BBC News report [here](#).

### Tenant Management Office (TMO) and community and workspace hubs (planning consented, works ongoing)

- The scheme seeks to refurbish and extend the existing TMO to provide additional office and community spaces as well as provide new temporary buildings and repurpose existing vacant garages to provide incubator workspaces for local businesses and start-ups.

### Temporary Foodbank (planning consented and works completed)

- This scheme has re-housed an existing foodbank and community hub on the Estate so that it can continue to operate and provide its services to the community in an enhanced space during the early phases of redevelopment.

# Turley

