



# Carpenters

## Community Plan 2013

# *A selection of comments from consultation on the Community Plan*

*“Carpenters estate has the potential to be a true example of Olympic Legacy, showing not just Newham but the world, how empowered communities can derive low carbon and sustainable living in a diverse and cohesive community.” (Resident)*

*“I definitely share the [the plan’s] visions and values. Having a strong community sharing the same vision and moving towards its goal is always beneficial for all parties.” (Local business)*

*“I’d like to stay on the estate until I’m very old .” (Resident)*

*“We need continued community pressure and cohesion.” (Local Stakeholder)*

*“It would be good to have an outside gym like at Abbey Road Park - that’s fantastic. We need organised sports activities for young people. We need West Ham down here doing training with young people.” (Resident)*

*“We wouldn’t want to see any loss of green space. The small children don’t like to stay long in the play spaces. Gym stuff would be good, everyone seems to like this. We need stuff for teenage girls – tennis, badminton and table tennis.” (Resident)*

*“Open the train station gate. There should be access for us on this site. The gates need to be opened so we can get to the park. Stop the police stopping street traders and get them to focus on real crime.” (Resident)*

*“There needs to be more support for local businesses. We should foster links between local businesses to save time, money and carbon.” (Local business)*

*“I believe that if pedestrian traffic is managed well, it can have a positive impact on the community; especially the local economy. It is important for residents to let the outside world have access to our estate in a controlled way. This will ensure we remain relevant.” (Resident)*

*“It would be nice to see fresh produce shops / stalls; to give some character, provide quality alternatives to supermarkets and opportunities for local entrepreneurs.” (Resident)*

*“We need workshops on the estate. I am a skilled tradesman, but am currently struggling to pay £200pw for a workshop.” (Resident)*

*“It is reasonable to refurbish the estate and to take away the threat of losing it to development and developers seemingly just out to make profit and not understanding residents wishes to stay and keep the estate as it is.” (Resident)*

*“All the green spaces on the estate should be preserved and make some more.” (Local business)*

*“The businesses here are seen, like the residents, as ‘lower class’. I have full respect for those who have survived the Olympics.” We should have a good relationship with them. (Resident)*

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# INTRODUCTION

## Background, preparation and consultation

Carpenters Community Plan has been produced by Carpenters Estate residents, local businesses and stakeholders, supported by London Tenants Federation and Just Space through a grant awarded by Antipode (an international Journal of Geography). Voluntary support has also been provided by masters and PhD students from University College London (most of them planning students organised through Just Space) and LTF members.

The Community Plan sets out a community determined vision for the estate as an alternative to those that have previously been produced by London Borough of Newham.

It is particularly conscious of the London Plan's intent (Policy 2.4A) that as London's most important regeneration project for the next 25 years, the legacy of the 2012 Olympic Games 'will sustain existing stable communities and promote local economy

investment to create job opportunities (especially for young people) driven by community engagement.'

Preparation and consultation work included organisation of:

- four workshops and three walkabouts with residents and other stakeholders;
- an exhibition of the 'draft' community plan, held in four different venues in the Carpenters locality - St Johns Church, the Carpenters and Docklands Community Centre, PA Finlay's and the Carpenters Arms Pub;
- an extensive consultation exercise in which residents and other stakeholders completed consultation papers; either a long survey (containing a summary of the draft plan text and 21 questions relating to the text) or a short survey (asking those responding which of the 10 key objectives of the Community Plan they supported);



- one-to-one in depth interviews with 11 local businesses.

The walkabouts focused on mapping

- local businesses / economy;
- green and open spaces;
- access, transport and links with the surrounding area.

# INTRODUCTION

## Background, preparation and consultation

Workshops facilitated discussion on

- the values important to estate residents; what might be included in a vision statement (looking ten years ahead) and themes of the Community Plan;
- housing tenure and management and ownership of housing and community assets;
- the mapping exercises that were carried out on the estate, compilation of a list of stakeholders in the area and full discussion on the local economy,



- green and play spaces, and access and transport;
- discussion on interviews carried out with local businesses and stakeholders;
- research on refurbishment v demolition and the exhibition and outreach activities.

The formal consultation was probably a more thorough consultation than any other than has previously been carried out on the estate. This was achieved via a team of volunteers talking to residents at their doors about the draft Community Plan and encouraging them not only to comment on the draft but also to submit additional ideas. It was agreed that the greater the number that engaged with the consultation, the greater the strength of collective ownership of the Plan.

186 individual responses were completed by 157 residential households (more than half

the remaining households on the estate) and 15 businesses / stakeholders. Some of the comments made in consultation responses are included in the Community Plan.



# COMMUNITY PLAN

## Values and vision

Our community comprises residents of different cultural backgrounds, but we are one community whose members care for one another. It is a strong and supportive community whose adult members know each other and our children, and who look after one another. It is a diverse population, with people of different races and religions accepting and respecting the different backgrounds they may have.

It is a mixed community of 703 local authority homes occupied by tenants, leaseholders and freeholders in a variety of one to four-bedroom sized homes. Adults and children feel safe and like living here on the Carpenters Estate and want our community to benefit from the Olympic Legacy.

The location of our neighbourhood in the north west of the London Borough of Newham is good. It is adjacent to Stratford train, tube and bus stations, shops and the

Lea Valley. There is great potential here; good open green and play spaces, community facilities, including the Carpenters and Docklands Centre and the Tenants Management Organisation's offices. A local pub, primary school, health centre, the Building Crafts College, East London University and many businesses and shops are all within the immediate vicinity. New facilities created for the Olympic Games including the park and stadium are virtually on our doorstep.

Our community currently feels under threat from top down plans that are already causing damage to our community, running down the homes on the estate and reducing the use of the facilities and amenities that we depend on and value, through dispersal of some of our estate residents. A priority is to re-populate the estate.

Our vision is for community-led and sustainable improvements that will build on

the solidarity of our community and will provide benefit to the health and well-being of residents, young and old. Local employment policies are essential, with work placements and workspaces, and with strong links between local businesses and residents.

Existing homes will be refurbished; local facilities, amenities and businesses will be retained and revived; links with the surrounding community, transport, shops and other social and community facilities will be improved and our community will be strengthened through community ownership of our homes and community facilities.

*"I feel the Carpenters estate is the only part of Stratford that feels homely. So the wider Stratford can get a feel of what we really experience; a sense of community spirit." (Resident)*



# THEMES

## 1. Housing and environmental issues

Homes on the Carpenters estate were built in the 1960's and whilst structurally sound, require refurbishment and other improvements to bring them at least to the decent homes standard (including new roofs, electrical wiring, pipe work, windows, heating system, kitchens and bathrooms). A large number of new private sector homes have been constructed in the locality. The energy facility in the Olympic Park needs to spread its benefits more widely.

- We will ensure that improvements are long-term socially and environmentally sound and sustainable.
- We will make the case for the refurbishment of all homes on the estate and their retention as secure council homes. A full analysis of the costs and benefits of refurbishment will be carried out. This will include environmental costs including embodied energy costs. It will include

social costs, important at a time when loss of social rented and family sized homes can mean displacement of low income households and / or higher replacement housing and benefit costs with potential detriment to health and well-being.

- We will seek to retain the family sized homes
- We will seek to provide a combined heat and power scheme and look to include other social and community facilities in the locality within this scheme.
- A 'right to return' will be available for residents who have been dispersed from the Carpenters Estate and who wish to move back.
- We will negotiate the best deal possible for leaseholders with Newham Council, to ensure costs of refurbishment are fair and affordable.



# THEMES

## 2. Social and community facilities and amenities

Our strong sense of community derives from historic roots; particularly the construction of industrial units, workers cottages, an evening institute (later a day school), by the Worshipful Company of Carpenters in the late 19<sup>th</sup> Century. The Carpenters' Institute and the Carpenters and Docklands Centre have provided social and recreational facilities for the area since the Second World War. The Company's Building Crafts College moved back to the estate from the West End of London in 2001.



Our existing social and community facilities / amenities are valuable to both our immediate and the wider community. These include our local doctor's surgery, primary school, the Carpenters and Dockland Centre, local shops and pubs, the Building Crafts College, TMO building and the local police station. The Carpenters and Docklands Centre hosts a variety of activities for people of all ages, with play care and sports facilities, and hosts a regular computer fair and space for business start-ups. Facilities which people would like to have include: a

multi-faith chapel, gym, pharmacy, NHS dentist, permanent doctor, library, laundrette and café.

We aim to retain and increase use of these facilities and amenities, through:

- facilitating better links and access to our neighbourhood and surrounding facilities;
- physical improvements – retain and renovate existing facilities and amenities;
- seeking community ownership of some key assets;
- building on existing facilities, develop a new community hub which will host a variety of activities for young and old including social, leisure, sports, educational and faith activities, which will link with other outdoor and indoor community facilities;
- improve links with other voluntary and community sector groups in Newham.



# THEMES

## 3. Green and play spaces

The Carpenters Estate has a good amount of green space, a key asset for the estate which we will seek to protect. There are number of green spaces, including public and individual gardens and other games areas. It is close to the Lea Valley and the Olympic Park. The green spaces in our neighbourhood require improvements. We have a five aside kick about pitch, but lack good play facilities. We need better spaces for young people, but also spaces that will accommodate people of all ages and benches where people can sit and relax. We will:

- improve the green spaces and communal gardens;
- create a village green as a space for young people;
- create an outside gym as part of a range of sports facilities, both outdoor and indoor;
- increase the number of trees;

- create and improve children’s play facilities;
- provide spaces for food growing and decorative planting (roses, creepers and wildflowers);
- identify spaces that are suitable or unsuitable for dogs;
- improve access and links to the canal, the Olympic Park and other green spaces in this part of Newham.



*“It would be nice to have a garden or park area where older residents could meet with the younger ones and plant together, pass on growing skills and get to know each other. Maybe a vegetable area, benches to sit and relax in nice weather as older people feel so isolated.” (Resident)*

# THEMES

## 4. Transport, access and security

Public transport to and from Stratford is very good, with the Central and Jubilee tube lines, the DLR and London over ground train stops here. A major bus station is situated in front of the tube station.

The Carpenters Estate / Neighbourhood, however, has poor and indirect links and connectivity to the bus, tube and train stations and to surrounding areas such as the canal, the Aquatics Centre and the Olympic Park. A direct link to the station has



been planned / designed, but not been formally opened.

Security in the neighbourhood is very good, with minimal anti-social behaviour, in part because of the area's strong sense of community with families and individuals knowing and caring for each other. We will ensure that our security is not compromised through the creation of improved links and connections with the surrounding areas.

We will:

- improve links, access and connection with the surrounding area for the benefit of local residents, local businesses and services
- encourage wider use of the facilities and amenities in our locality to support their long term viability
- use our intimate knowledge of our community, our neighbourhood and wider area to ensure that design of new community infrastructure and

improved access in and out of the estate actively discourages anti-social behaviour

- improve estate cleaning and lighting
- improve links / access to the canal, Olympic Park and the Greenway
- provide cycle storage and a bike hire scheme



*“Transport and access should be improved, including re-opening Carpenters Road, opening up the Carpenters Estate entrance to Stratford Station, and removing parking restrictions in Rowse Close.” (Local business)*

# THEMES

## 5. Local economy

Our local economy has many strengths. The area provides excellent facilities for start-up businesses, which should be retained and potentially expanded. There are existing concentrations of businesses in construction, maintenance and refurbishment, as well as the Building Crafts College and artists' studios, which together should be recognised and seen as an asset for the future.

There are excellent training facilities in the Building Crafts College, the Carpenters and Docklands centre hosts a popular computer fair, and there are a number of local education and training colleges. Improved transport and access to the estate is essential for these and other local businesses to thrive.

We will encourage

- development of stronger links between local education, training and local jobs;
- retention and support of local small businesses and light industry in our neighbourhood through improved access and through repopulating the estate, leading to increased usage and business;
- improved links with East London University and the Building Crafts College;
- more apprenticeships, work placements and up-skilling of local residents;
- more workspaces where people make things;
- local hotels and retail stores to use local employment policies and to pay the London living wage;
- re-establishment of local links between homes and jobs with the promotion of local employment practices.



*“There is too much focus on retail. There should be more workspaces where people make things, such as upholstery, stone masonry, and carpentry. The Building Crafts College could go up a storey to provide workspaces and a work placement scheme.” (Resident)*



# THEMES

## 6. Community ownership

We value working together through social events, regular publicity, meetings and consultations, and with continued support from others. We feel that the best way to ensure that our community gains genuine benefit from the Olympic Legacy is through our community taking greater control of what happens to our homes, local facilities and amenities.

We will work together to ensure that

- our community's voice is heard and taken into proper consideration in relation to all decision-making that impacts on our homes and neighbourhood;
- our intimate knowledge of our neighbourhood informs any development proposals;
- our community's priorities are at the top of the agenda;
- we have genuine bottom up rather than top down 'regeneration';

We are investigating different types of community ownership including:

- community ownership (and not only management) of the Carpenters Estate homes, through a community owned housing association or a housing co-op or a community land trust
- community ownership of community facilities and amenities, for example by a social enterprises or a community development trust;
- a Neighbourhood Plan, taking up the opportunity in the Government's Localism Act.

A Neighbourhood Plan has legal weight and would receive funds from developments in the area. To happen, it needs a wide range of support from everyone – local residents, local businesses, voluntary sector, schools, Universities and health centres and others, and the setting up of a Neighbourhood Forum.

We will investigate these different types of community ownership and work carefully for the adoption of a model that our community feels best fits our needs.



*“Residents needs to take greater control and ownership of facilities and how they are managed. The community needs to be aware of the situation and to not be intimidated by the council.” (Resident)*

# DETAILED POLICIES AND PROPOSALS

## Local economy

1. An alternative vision for the local economy, would recognise the existing local businesses and which take account of the skills and needs of local residents, rather than ignoring them. By putting forward an alternative proposal for the development of the local economy, the Community Plan will show how the Carpenters Estate can be an asset and resource for residents, for businesses from within and immediately surrounding the estate and for the wider community. Getting involved in the development of the Community Plan is therefore one way for businesses and residents on the Carpenters Estate to try to protect their future in the area. We want to see a healthy growth of businesses on the estate. To support this, there needs to be learning on how local businesses work and what business expansion would mean.
2. The starting point is that there are existing local active businesses and they should be able to continue to operate on the site in the future. They have run successful businesses for many years and should be able to continue to do so. Like many residents, local businesses want to play a part in the future of the area, rather than be excluded from it.
3. Businesses providing goods and services for the local resident and working population have been badly damaged by the depopulation of the area over time, as well as by the disturbance of the Olympics. There is an urgent need to reverse the depopulation of the Carpenters Estate. This would boost demand for local goods and services, and enable businesses and organisations to return to their previous health and indeed grow further.
4. The success of the Carpenters and Docklands Centre in providing low cost space for start-up businesses should be recognised and retained, and potentially further developed. For example, this could be expanded, and linked to local advice, training and funding sources for entrepreneurs. There needs to be positive encouragement of local employment schemes. For example, young people of the area could benefit through local apprenticeships.
5. It should be recognised that the area still offers significant advantages for construction, maintenance and refurbishment firms. This is evidenced by the continued presence of long-standing family firms (such as P.A. Finlay & Co. and Stratford Wire Works), which have been resilient in the face of significant changes in Stratford associated with the Olympics and in the construction and manufacturing sectors in London more generally. Young and growing firms have also chosen to locate in the area. Combined with the presence of popular low-cost artists' and interior design studios, the Building Crafts College and the rich history of the Carpenters Estate and Stratford more generally, the presence of



# DETAILED POLICIES AND PROPOSALS

## Local economy

- construction, refurbishment and creative firms in the area should be seen as an asset.
6. It is important to involve local businesses in developing the plans for the area. Dialogue between local businesses and Newham Council has been non-existent thus far. This should be immediately addressed, as lack of information and uncertainty is having a further negative effect on businesses, as they are unable to make investment and maintenance decisions.
  7. To attract more businesses to the area, the transport connections should be improved:
    - There is an immediate need to re-open Carpenters Road, the closure of which is having a serious adverse impact on local businesses, particularly the Carpenters Arms.
    - Opening up the Carpenters Estate entrance to Stratford Station would also have an immediate beneficial effect for businesses. This entrance had been open during the Olympics, so it is not clear why it is now closed again. Care is needed to avoid a rat run through the estate.
      - The parking restrictions on Rowse Close should be removed for the businesses located there.
  8. Basic street maintenance of the Carpenters Estate should be initiated, in terms of removal of graffiti, replacement of street lights, removal of litter. This had been very good during the Olympics but has since been ignored.
  9. The lack of accessibility to Newham Council's procurement process for local small and medium sized businesses should be addressed. For example, existing housing could be refurbished using local construction and maintenance firms. This should also provide local employment.
  10. Temporary uses / pop-ups, including the possibility of short-term use of under-used garages for micro-enterprises and workshops, potentially linked in some way to local businesses
  11. Links with local education and training colleges to be improved. The private college at Queensway House could be important, as would the Building Crafts College and the University of East London. A joined-up local work placement scheme would be useful. A library and community hub would be good for connecting local businesses and residents.
  12. Local employment and living wage policies are essential: few local people gained jobs at the Olympic Park and jobs in Westfield are often temporary and low paid.
  13. There needs to be an on-going dialogue between residents and businesses, perhaps through a business forum.

# DETAILED POLICIES AND PROPOSALS

## Housing: refurbishment versus demolition

There is compelling evidence that estate or tower block refurbishment, in all but the most extreme cases is both cheaper and less damaging to the local environment than demolition and new build (*Anne Power, 2008, "Does demolition or refurbishment of old and inefficient homes help to increase our environmental, social and economic viability?"*).

Power identifies a list of issues and assumptions that are not addressed in arguments in favour of demolition.

- Embodied carbon in homes that are being destroyed and in replacement homes is not 'counted' in proposals in favour of demolition.
- Demolition and renovation waste make up about one-third of all landfill.
- The infrastructure required for new building and its significant energy costs and emissions impact are not discussed.
- Demolition breaks up the essential social infrastructure and social capital in neighbourhoods, which take decades to build up again. Facilities and meeting

places are costly to reinstate once they have been lost, and young people can become very disorientated as demolition is planned and carried out. Government research about social capital identifies a strong relationship between local social networks and individual wellbeing and resilience. There is a need for research that looks at the social and financial costs of breaking up local social networks, in particular the impact on young families, children and the elderly.

- Demolition plans have knock-on effects on schools, shops, health provision, banks and other local services, most of which leave an area before it is demolished and do not return till long after rebuilding, if at all. This causes hardship to the residents and, if they are elderly, can have very negative health impacts.
- Rebuilding timescales are slowed by the need to renew infrastructure after demolition. The whole process can take up to 20 years. All in all, it is rare for a demolition plan to deliver replacement housing

in less than 10 years, even with strong government backing and funding, as the Housing Market Renewal area demolitions are showing. It often takes far longer.

All these factors make demolition costly, disruptive, damaging to wider areas and therefore unpopular. The local environmental impacts of demolition are obvious: unsightly boarding up, accumulated rubbish, increased dumping, overgrown gardens, decayed streets and reduced maintenance. The wider environmental impacts of demolition are even more serious: loss of valuable and increasingly scarce materials; impact on landfill sites; transport of materials to and from demolition sites; particulate pollution in the process of demolition and transportation of rubble; and loss of housing, creating the need for new housing with its high embodied energy. Only the most extreme physical conditions justify such high social, economic and environmental costs.

Here are three recent examples of refurbishment, with an explanation of costs incurred:

# DETAILED POLICIES AND PROPOSALS

## Housing: refurbishment versus demolition

**Edward Wood Estate, Hammersmith and Fulham.** The refurbishment works included adding wind turbines, cladding and solar panels to three tower blocks. In addition, there was refurbishment of the communal areas, construction of 12 penthouses for sale (on top of the tower blocks), new lighting and refurbishment of main electrical systems, double glazing to windows in stairwells, installation of gas central heating to bedsits and conversion of ground floor spaces to provide seven offices for voluntary organisations. The total cost was 16.3 million.

However, the funding for the works came from a variety of sources – including sale of the penthouses, money from the Greater London Authority and section 106 planning gain monies.

The total cost to the Housing Revenue Account (which leaseholders would have been required to contribute to) was £3.5m. Each block had 176 homes, so the total cost to each leaseholder would seem to be £6,666. There is an expected 72% reduction in fuel bills for residents as a result of the environmental improvements.

**Colne and Mersea Houses, Barking and Dagenham.** These are two 17 storey 1960's blocks with 204 flats. The works carried out comprised installation of photovoltaic roof panels generating 55 kilowatt peak (kWp) of electricity, triple glazed windows (some with integrated blinds), external cladding, insulated roofs, flood mitigation works, life replacements, improved door entry systems and CCTV, upgraded common areas, single IRS satellite TV system, new heating and heat distribution system, Smart meters for each home, kitchen and bathroom upgrades and low water appliances.

The low carbon work carried out plus decent homes work cost £10.6 million. £3.6 million came from the GLA. The proportionate cost to each leaseholder would have been around £34,000. There is an estimated reduction in residents' fuel bills of £400 per year.

**Ethelred Estate, Lambeth** Three tower blocks were part of a 'sustainable refurbishment' project to achieve an 80% reduction in carbon emissions. The blocks were built in the 1970's,

comprising 297 flats.

The works included new kitchens and bathrooms, thermal installation, window renewal, roof renewal, communal heating improvements, a photovoltaic façade / solar panels, redecoration of communal areas, lift replacement and landscaping works.

The total cost was £15.7 million, with £9m coming from the LDA and Concerto Project. The cost to leaseholders would have been around £22,500

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The costs of these three projects vary and are dependent on how much additional money is drawn in to reduce the cost to the Housing Revenue Account and thus the proportionate cost to leaseholders. Newham would have the potential to use section 106 monies – including from the Olympic Park and also monies raised from the use of the Carpenters Estate tower blocks for advertising.

# DETAILED POLICIES AND PROPOSALS

## Green and play spaces

1. Green spaces are included in planning documents because of their wider positive impact on health and well-being, young people and biodiversity. In this light, the relatively generous provision of green space in the Carpenters Estate is a key asset of significance and should be protected.
2. The Village Green is the largest green (grass) space on the estate with a section cut out for a Multi-Use Games Area (MUGA). The space should be retained as a place for young people.
3. Brick walls could be replaced with green walls or have young people's graffiti, murals or mosaics, hung or nailed on them to brighten up the area and identify it as a space primarily for children and young people.
4. Introduce green walls either in slim cage or panel sections that plants can be grown on, or encouraging the planting of climbers on the ends of blocks and on brick walls.
5. The many public green spaces across the estate are surrounded by unattractive red metal gates and 'fences'. These could be gradually removed and replaced with hedges.
6. Some green space could be developed as wild meadows or be planted with flowers, roses or other flowering bushes, particularly those closest to blocks of flats and some could be used for food growing.
7. To develop links with Carpenters Primary school, which would have benefits for the school itself (given its green space was lost due to the building of a hotel on it) and for the estate as the green spaces or beds could be maintained by children.
8. The green space could be diversified further e.g. introducing more gardening; bird boxes; etc. Maintenance could be carried out by individual estate residents or gardening clubs. There could be links with a college and training for local young people to do gardening.
9. Outdoor gym facilities for older and younger people, alongside play areas for children, would be excellent in terms of health and well-being, and inter-generational mixing, and could be integrated with the idea of a running track around the estate. Gym facilities and equipment such as table tennis tables have been introduced along the greenway nearby and work really well. There is an older people's outdoor gym in Abbey Lane, which is a success.
10. Existing play areas and equipment should be retained but need refurbishment.

*"More gardening opportunities would mean residents can get involved in community gardening competitions or having 'own veg patch' to grow vegetables etc. Even children can have activities or growing competitions." (Resident)*

# DETAILED POLICIES AND PROPOSALS

## Access and transport linkage

1. To reopen the gate under the railway (on the T-junction of Warton Road and Carpenter Road) and to improve the access to the Aquatics Park behind so that many commercial/business companies from the other side could come and use the Carpenters Arms pub; at the same the residents could enjoy the park and shops in the Aquatics area.
2. To improve the cycling routes within the Carpenter Estate. New cycling infrastructure and facilities (including separated cycle lane/ superhighway) are to be provided on the main High Street and parallel along the quieter Jupp Road in Carpenters. We will extend this through the Carpenter Road (at the moment, the road is wide enough and has the potential to add a new cycle lane) to connect with the Aquatics area, the canal and the Greenway. We will seek to provide a new cycle hire station.
3. To improve the access to Stratford Station

from Gibbins Road, and to have an access/ entrance directly to the platform of Jubilee line (which is literally next to the Gibbins Road behind the bars). This entrance was used during the Olympics and there is already an Oyster card reader here. This would improve access for the many people who currently walk across Carpenters to the station, and ensure that people don't have to spend 15 more minutes to walk around and then to cross a bridge to get to the station.

4. These proposals will lead to additional pedestrian traffic through the estate. This need not have a negative impact on the estate; it can be beneficial in terms of more people being around bringing a feeling of greater security. Certainly, there is interest in opening out and developing a closer relationship between the estate and Stratford town centre, but this needs to be done gradually and the impact monitored.



*"It would be great to be able to get to the station from Carpenters Road. I really want to go to the Aquatics Centre." (Resident)*



# *A selection of comments from consultation on the Community Plan*

*“We should visualise a refurbished Carpenters Estate with more residents living here in the empty flats and with more green spaces. This would result in a friendlier neighbourhood; having a positive impact in Newham. Other estates could follow our example. People will be happier.” (Resident)*

*“Wild flower meadows are a great idea; butterflies and bees!. I’d also like to see flower beds with circles of daffodils and tulips on some of the grassed areas.” (Resident)*

*“As a member of a team of one of the local construction companies, I would also suggest that construction companies would have a more deeper, wide view in planning of the estate’s future. This could also encourage us to take more apprentices on board.” (Local business)*

*“Our pub is an extremely popular place and full of great friendly people. Without our regulars from the estate, this pub wouldn’t be how it is today.” (Local business)*

*“The estate may be able to support young people in achieving their future ambitions by playing a more active role in engaging with schools and colleges and to build a stronger relationship.” (Resident)*

*All the homes on the estate could be refurbished, This is what I want. There are homeless families in Newham; they too need a home. (Resident)*

*“Having additional pedestrian traffic should be good for the pub, shop and to integrate and link with new developments.” (Local Stakeholder)*

*“We need a better or new medical centre. I’d like to see the existing facilities to be expanded and used in multiple ways, including for religious meetings and services; (Muslims need a space to pray). At present we have to go off the estate for things like exercise or art classes for example. I’d like to see the TMO building converted into a much larger community run building. It’s a good place, right in the centre of the estate and near to the Carpenters Arms.” (Resident)*

*“Having more people on the estate and pedestrian traffic going through it would be beneficial to the local area and to local businesses.” (Local business)*

*“We need the bus back that used to go from Carpenters Road to Homerton,” (Resident)*

*“I have noticed that wildlife, including birdlife and insect life etc. is being affected by too many green areas being built on by developers and concreting of open spaces thus affecting the balance of wildlife in the area.” (Resident)*

*“Perhaps we could be one of the few areas to survive the gentrification process. It would be nice to think so.” (Resident)*

*“A neighbourhood plan is would be what we need to have a say over development. It’s hard to get everyone round the table, but it could work. The council always splits people up and won’t talk to everyone together.” (Resident)*

The Carpenters Community Plan was formally adopted in September 2013. Photographs in this document were taken by Julian Cheyne, former resident of Clay Lane Estate and Myfanwy Taylor, PhD student, UCL.

A full consultation report can be obtained by contacting London Tenants Federation, email [info@londontenants.org](mailto:info@londontenants.org)

