

Station Quarter

The Next Phase of Carpenters Estate



June 2026

The new Station Quarter to the north of the masterplan boundary will provide the principal gateway to the Carpenters Estate from Stratford Station. It will be a vibrant and active streetscape with public spaces that provide a sense of arrival into the neighbourhood. This area will have the largest concentration of non-residential uses at ground level, with a diverse array of shops, hospitality and food and drink outlets with warm and welcoming fronts.

This busy urban environment includes carefully placed taller buildings that provide high volumes of apartments, meaning that the streets will be busy with visitors and residents, making the area feel safer. These taller buildings will be set along the railway edge in line with residents' feedback creating 'urban marker buildings' that help people to find their way around the area.

The public spaces will be prioritised for pedestrian and bicycle movement with time-controlled access for servicing and business deliveries.

Key Themes for Station Quarter

- Design compliance with the new Building Safety Act
- Landmark buildings and townscape markers
- Building forms that respect the masterplan and design code
- Key pedestrian routes from the station and public squares
- Destination food outlets as part of the commercial offering
- Active frontage at ground floor

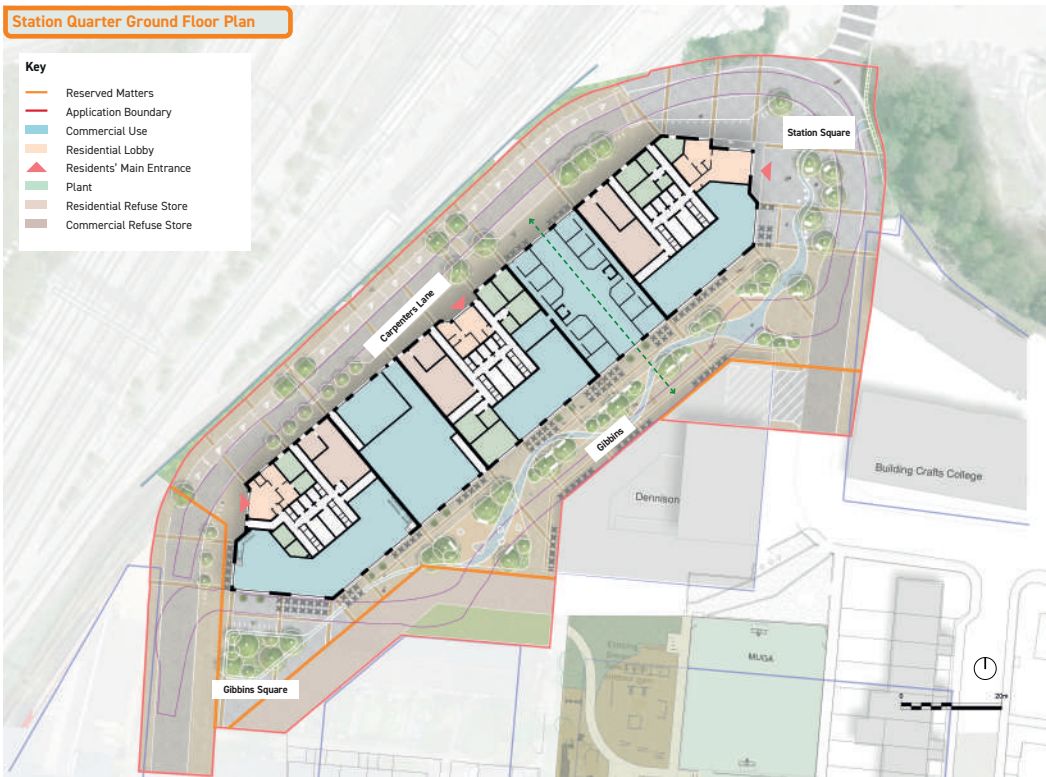


KEY

- Phase 1 JRP
- Phase 2 Lund Quarter
- Phase 3 Station Quarter
- Phase 4
- Phase 5
- Phase 6
- Phase 7
- Phase 8
- Masterplan Site

Station Quarter Ground Floor Plan

- Key**
- Reserved Matters
 - Application Boundary
 - Commercial Use
 - Residential Lobby
 - Residents' Main Entrance
 - Plant
 - Residential Refuse Store
 - Commercial Refuse Store



Enhance character and context through improved connectivity



Create a strong edge along the railway with views to the Olympic Park



Define and activate Gibbins Road as a key arrival point



Deliver high-quality tall buildings as local landmarks



Provide exemplary mixed-use commercial space



Maximise site potential through efficient, financially viable design

What will Station Quarter deliver for the Carpenters?

*figures are subject to change as the design develops



520 New Homes



59 Family sized homes of 3+ bedrooms



5 Commercial Spaces



17 car parking spaces for Blue Badge holders



93% Dual aspect homes



Around 800m² of Play Space



Around 90 new trees to be planted



22% Social Rent Homes by number

Spring 2026



Establishing unit numbers, heights and massing

Summer 2026



Refining concept design and key technical items

Winter 2026



Planning Submission

Spring 2027



Planning Decision



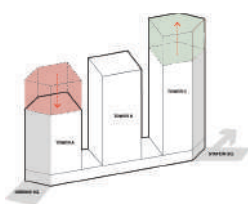
Station Quarter

Design Development

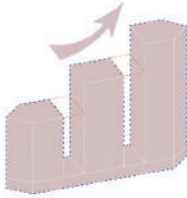


June 2026

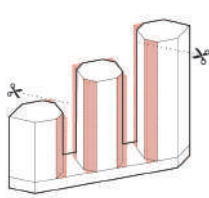
These diagrams set out the key principles for Station Quarter's massing (ie its overall size) and composition. The massing reflects what was set out in the Outline Planning Application (OPA). The towers were designed with shoulders and setbacks to reduce the impact of the wind, creating elegant forms that allow for larger homes at lower levels. The scheme also offers commercial opportunities at ground level and improvements at street level.



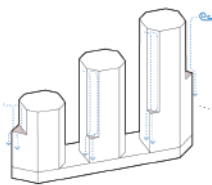
Tower A is a 'neighbourhood marker' at Gibbins Square, while Tower C is a 'Townscape Marker'.



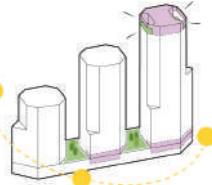
Maximum building heights are set out in the OPA, getting larger towards Stratford Station and stepping down toward the masterplan centre.



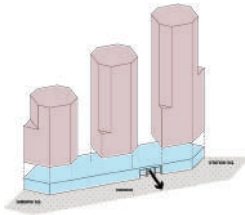
The tower corners are trimmed to create dual-aspect apartments with corner balconies and better views. This gives public spaces better light.



Setbacks limit the impact of wind and downdraft. The shoulders allow for larger homes, break down massing, create a more human-scale street.



Residential communal amenity spaces are provided at mezzanine and podium levels, with lounges and external gardens, and a roof garden at Tower C.



The plinth links the towers and separates uses, with shops and restaurants below and homes above, with a vibrant new street.

Previous Masterplan Engagement



We ran engagement sessions with residents at The Dovetail to establish design principles for the regeneration of the estate.



We ran bike workshops with residents as part of early engagement.



The Dovetail acted as a hub for both residents and designers and garnered a community spirit that we want to bring to our proposals.



We engaged with young people from the surrounding areas to establish what their needs and wants for the new Carpenters Estate were.

Summer 2027

Autumn 2027



Creation of more detailed drawings

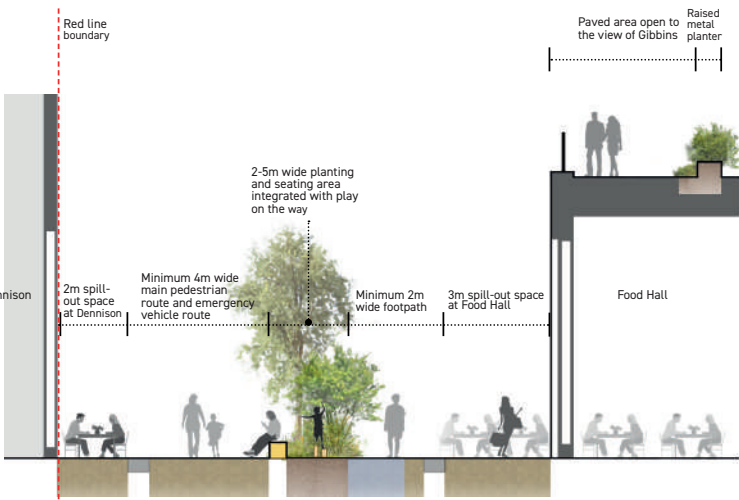


Station Quarter

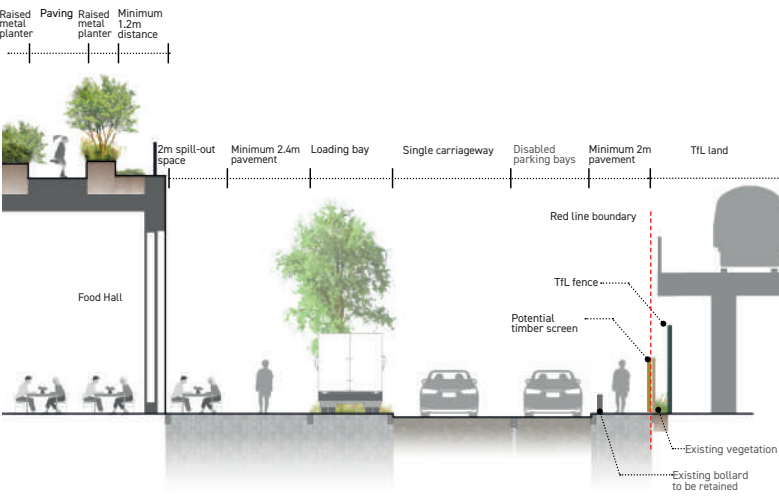
The Emerging Design



June 2026



Gibbins will become a key pedestrian route of the site, with shops and restaurants running from Station Quarter and Gibbins, to help create a lively pedestrian focussed space. The food hall acts as an anchor for the scheme and helps to break up the building, whilst also offering a through route to Carpenters Lane. The landscaping proposal integrates in SUDS, natural play elements, seating and lighting.



The design team are exploring ways to make Carpenters Lane a joyful street, with areas of active frontage and residential lobbies to give a sense of liveliness. The food hall also has access to Carpenters Lane, with opportunities for some outdoor seating on the street as well. The design team is also looking at ways to improve the Network Rail boundary fence through the introduction of screening and living walls.



Summer 2028



Construction begins on Carpenters Station Quarter

Autumn 2031



Construction finishes



Design engagement for each phase prior to planning applications

This timeline is indicative and is subject to change*



Phased development of the masterplan over a 10 - 15 year period

