

THE COPPERMAKER



THE BEST
THINGS TO DO
AND SEE IN
STRATFORD

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WHY
PEOPLE
THRIVE IN
CO-WORKING
SPACES

P10 →



STYLE YOUR
NEW HOME
WITH JOHN
LEWIS &
PARTNERS

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WELCOME TO EAST LONDON'S BRIGHTEST NEW COMMUNITY



VIEWINGS

Show homes are available for viewing from November 2022

To register your interest and arrange a viewing, visit coppermakersquare.com

Our leasing team will be in touch to arrange a personal appointment at a time that best suits you

Imagine a vibrant living space with working hubs, community gardens, a gym, shared entertaining and green areas, all alongside its residential buildings. Benches populate the walkways where people sit and enjoy their surroundings, untroubled by a daily commuter dash as they divide their working week between the office and the co-working space that's just a few feet from their home. Evenings are whiled away talking to neighbours on the rooftop garden, or relaxing with friends in an intimate private cinema.

Sounds like a dream doesn't it, but what if it were a reality? Stratford's Coppermaker Square has been designed to help you live your best life. We promise a "new standard" for rental thanks to contemporary designed and sustainably minded apartments that come with a whole host of benefits including low upfront deposits, long-term tenancies and a trusted onsite lettings team.

But at Coppermaker Square, your home doesn't simply begin and end at your front door. Instant access to exceptional work and social facilities, landscaped gardens, a 24/7 concierge, excellent utilities and automatic membership to our state-of-the-art gym and spa set within the grounds are at your disposal, once you've settled in. Plus you'll be a part of the Capital's impressively dynamic post-code, E20, which is home to Queen Elizabeth Olympic Park, a raft of shopping and leisure opportunities and excellent transport links to central London and beyond.

Over the following pages we delve into Coppermaker Square's unique residential experience and find out why our development will not simply provide you with an enviable home, but will give you a lifestyle to match.

Above:
The landscaped roof gardens are perfect for enjoying the sunshine or an evening al fresco



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THE GRAND PLAN

Whether you're after an apartment with a spectacular view or a homely space for all the family, Coppermaker Square has something for everyone



THE FOUNDRY BUILDING

Where you'll find key amenities such as the club lounge, gym, co-working space, swimming pool, communal bar, games room, terrace and private dining area

GYM & STUDIOS

The perfect workout is on your doorstep with our state-of-art on-site gym featuring a spin room and a pilates/yoga studio



XAVIER BUILDING

ROOF GARDENS

The landscaped gardens are perfect for enjoying the sunshine or an evening al fresco



HARRISON BUILDING

This will be the first building available for occupancy



POOL & SPA

All residents get exclusive access to the 25-metre swimming pool and spa facilities including a jacuzzi, steam room and sauna

AARONS BUILDING

Westfield Stratford City

1 min

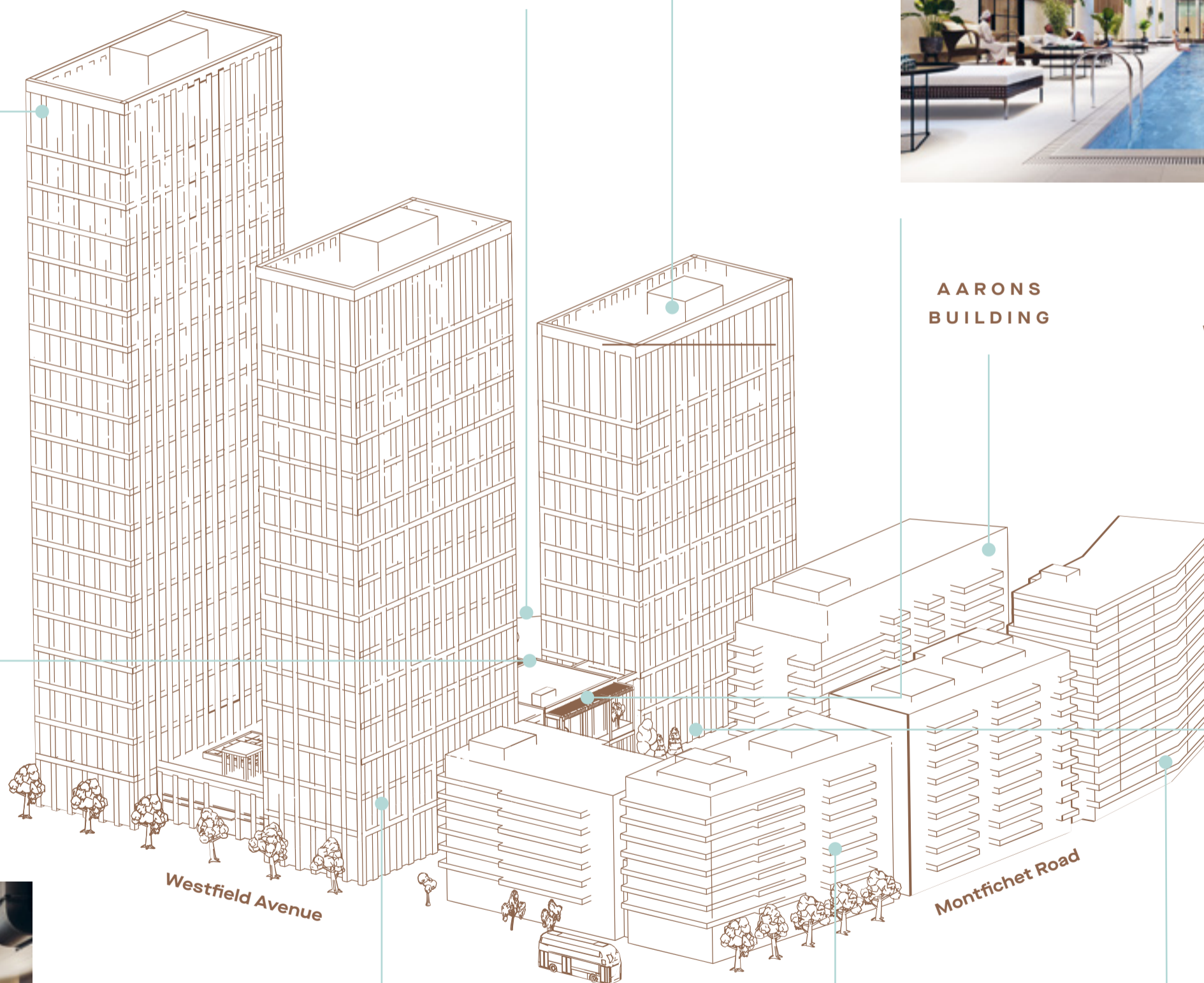


Stratford Station

2 mins

↑
Stratford International Station
5 mins

← Queen Elizabeth Olympic Park
2 mins



BUSSELL BUILDING

HOWS BUILDING

SANDHU BUILDING

Will include a communal green space and screening room

COPPERMAKER SQUARE IN NUMBERS

120

FLOORS ACROSS 12 BUILDINGS

1,000+

SECURE CYCLE SPACES

3

EXCLUSIVE RESIDENT OUTDOOR SPACES

2,000

SQUARE METRES OF AMENITIES IN THE FOUNDRY BUILDING

1000'S

OF PLANTS HAVE BEEN USED IN OUR LANDSCAPED OUTDOOR SPACES



GREEN SPACES

Verdant outside areas and pedestrian walkways ensure nature thrives at Coppermaker Square

M A D E I N S T R A T F O R D

Once a thriving hub of the locomotive industry, Stratford has a fascinating history that paves the way for the arrival of E20's brightest new address: Coppermaker Square

Take a leisurely walk around Stratford and you'll discover beautiful green spaces, awe-inspiring architecture, world-class amenities and a thriving hub of shops and restaurants. There's something for everyone, both young and old, and the strong community spirit here is clear to see. But while you might be familiar with the area that's come to be known as E20 (the postcode was officially introduced in 2011 pre-Olympics), this town grew from much humbler beginnings and has a notable history as a key manufacturer for the railway industry.

During Roman times, Stratford (then known as Straetforda) was a small village close to a crossing on the River Lea that linked London to Colchester. Like much of East London at the time, it was mostly farmland but by the mid-19th Century it had become a buzzing community of artisans. The industrial revolution that followed ushered in the golden age of railway and connected the dots between cities, docks and clusters of commerce - an enormous network that gave British industry a new-found freedom in which to flourish.

In 1847 the Stratford Locomotive Works was established, playing a crucial role in the area's booming new infrastructure. The works was responsible for the building and maintenance of engines and carriages for the Great Eastern Railway, a company whose trains operated out of Liverpool Street Station. It also created a demand for local copper-making workshops - copper



Photographs: Science Museum Group Collection; Superstock

Right:
A workman manually inserts rivets at the Stratford Locomotive Works



being a vital component of the locomotives and the train network itself. The workshops duly sprang up to meet demand, and it is from this pivotal piece of Stratford's history that Coppermaker Square takes its name.

The railway was a significant local employer, transforming Stratford into a bustling centre of industry and making huge investments to improve the area's infrastructure for its swiftly burgeoning population. A surrounding town was built to accommodate the influx of railway workers and their families - originally called Hudson Town though it was later renamed Stratford New Town - and by the 1860s there were more than 20,000 people living and working in the area.

Community spirit, craftsmanship and enterprise are all still very much alive in Stratford today. The 2012 Summer Olympics turned the area into a world stage and the momentum for change hasn't lost its pace. And as Coppermaker Square opens its doors in 2023, we're excited to be part of E20's bright future.

Left:
A diesel electric locomotive D1567 undergoes a routine service in 1968

WHAT'S IN A NAME?

Our residential buildings are named after heroes of the railway, all of whom fought throughout history to create change and make the world a more equal and inclusive place...

ASQUITH XAVIER (XAVIER BUILDING)

In 1966 Xavier became the UK's first non-white train guard, having fought to overturn discriminatory 'colour bars' at London stations.

HETTIE BUSSELL (BUSSELL BUILDING)

Bussell joined the Great Western Railway in 1934, becoming the UK's first female railway engineer.

KAREN HARRISON (HARRISON BUILDING)

In 1978 Harrison became the UK's first female train driver, despite a recruitment officer urging her towards a secretarial role.

TRUDY AARONS (AARONS BUILDING)

Aarons began her career as a train guard for British Rail in 1989, and went on to become one of Britain's first Black female train drivers.

NIRMAL "NELLIE" SINGH SANDHU (SANDHU BUILDING)

Part of a group of Asian rail workers who in the 1990s fought against racial discrimination to qualify as train drivers.

JULIAN HOWS (HOWS BUILDING)

One of London Underground's first openly LGBTQ+ train guards, Hows' activism included the issue of gender-conforming uniforms.

LOVE LOCAL

The world is quite literally at your fingertips at Coppermaker Square. Here's our guide to the best local amenities in Stratford and beyond. Prepare to be inspired



FOOD & DRINK

Speciality coffees, sustainable dining and locally-brewed beer are part of what make Stratford a thriving foodie destination

1. **MOTHER**
With an inventive plant-based menu and canal side views, this spot is ideal for lazy Sunday brunches.
2. **SAINT ESPRESSO**
Friendly neighbourhood coffee shop with speciality coffees and homemade cakes and pastries.
3. **DARK HORSE**
Spacious restaurant/bar serving delicious cocktails alongside Northern Italian-inspired fare.
4. **TAP EAST**
Award-winning brew-pub with nearly 150 craft beers to choose from.

ART & CULTURE

Stratford is home to a huge range of arts venues and has become a cultural mecca thanks to a thriving East Bank

5. **THEATRE ROYAL STRATFORD EAST**
Acclaimed boundary-pushing theatre showcasing productions that represent the spirit of London.
6. **VUE CINEMA**
State-of-the-art 17-screen cinema showing all the latest blockbuster releases.
7. **STRATFORD EAST PICTUREHOUSE**
Relaxed neighbourhood cinema chain screening a mixture of mainstream and arthouse films.
8. **ART IN THE PARK**
Free showcase of 26 permanent sculptures dotted around Queen Elizabeth Olympic Park.

SHOPPING

From big-name brands to independent businesses, you'll find a little bit of everything right here in Stratford

9. **WESTFIELD STRATFORD CITY**
Home to over 250 shops, including department store titans John Lewis & Partners and Marks & Spencer. Plus, opening hours that stretch late into the evening.
10. **LEYTONSTONE FARMER'S MARKET**
A Sunday morning must-do for high-quality organic produce from local brewers, bakers, growers and makers.
11. **DINA**
Independent wine shop in Leytonstone with a stellar range of natural wines.
12. **VENNER**
An independent homeware shop in nearby Leyton selling handmade ceramics, jewellery and art prints.

NIGHTLIFE

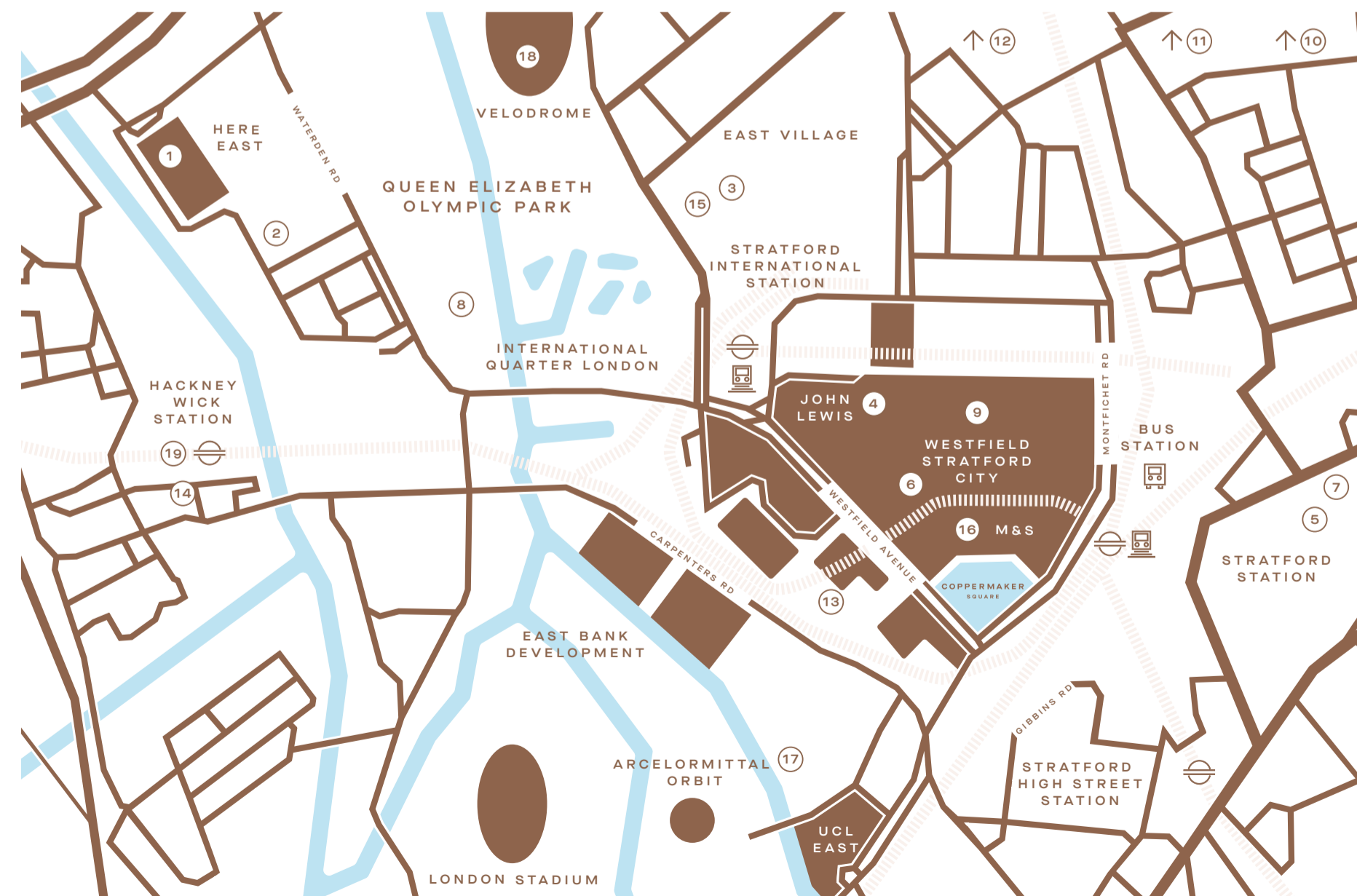
Want to make a night of it? Have fun minus the cab fare with a host of local happening hotspots

13. **HAUGEN**
Lively rooftop bar with an alpine-inspired menu and weekend DJ slots.
14. **THE LORD NAPIER STAR**
Graffiti-covered pub in Hackney Wick with a legendary quiz night every Tuesday.
15. **TINA, WE SALUTE YOU**
Fashionable yet friendly bar serving up Gaslight Gin cocktails and drag show repartee in spades.
16. **BAT & BALL**
Buzzy venue offering round-the-clock action in the form of table tennis, pool, karaoke and beer pong.

FITNESS & WELLBEING

From olympic-sized pools to mountain bike trails, staying fit in E20 is no sweat

17. **LONDON AQUATICS CENTRE**
World-class facilities including two 50 metre pools, a 25m diving pool and a state-of-the-art gym.
18. **LEE VALLEY VELOPARK**
Keen cyclists can race the road circuit, tackle the mountain bike trail or BMX track.
19. **AURA ORGANIC SPA**
Yoga, pilates and wellness studio with a full range of luxury treatments including chakra-balancing massages and pedicures.



Photographs: Ben Quinton



ALL TOGETHER NOW

Being part of a community comes with some very real benefits, from improved mental health to increased wellbeing. Are you ready to live your best life?

There's something particularly special about shared spaces. Collaborative areas, gardens and co-working spots help bring together a multitude of people, whether for work or fun. Even at leisure you can end up bouncing around ideas or sharing project leads.

"We're meant to be in a community with each other," says Charlotte Haigh, director of community hub Kingston Hive. "We're social animals," Haigh explains, "and

the way most of us live now is quite unnatural. Work life can be an opportunity to come together with others." She elaborates further: "Having people around while you work helps because you can share stressful moments. It also encourages healthy behaviours, such as exercising together, and it gives you a routine."

Strong mental health is all about balance – and having the choice to opt in or out

of being sociable. At Coppermaker Square the sense of ownership is as important as community. "There's this whole movement towards quiet time and having a bit of time for yourself. It's important to have a balance between private and community space, and this can be done by having several communal areas diluting people and making these feel more personal," explains Shanu Walpita, youth expert and WGSN editor.

“WORK LIFE CAN BE AN OPPORTUNITY TO COME TOGETHER”

Charlotte Haigh, director of community hub Kingston Hive

THE FOUNDRY BUILDING

Residents can effortlessly integrate home with community at Coppermaker Square's communal hub. The second floor of The Foundry building houses inviting co-working spaces with a selection of soundproofed booths and well-spaced solo and communal desks, all with mellow overhead lighting. Porcelain floor tiling adds elegance and drama, while oak-ribbed panelling, blue accents and outside house plants speak of tranquillity.

Meanwhile a terrace offers a breathtaking bird's eye view of the city skyline.

The shift from work to life mode is stressfree. On the third floor is a social space, perfect for entertaining after the day's business. There's a shuffleboard area, pool table, e-gaming lounge, self-service pantry and another scenic terrace to linger on with a glass of something fizzy.

Another element of Coppermaker Square's instant appeal is the surrounding leafy oases. "The green spaces that I've been looking for are ones that encourage interaction with nature," says student and prospective resident Emma. And nature couldn't be easier to access than it is in the rolling hills, wetlands and meadows of the nearby Queen Elizabeth Olympic Park.

Opposite page:
Pedestrian-friendly outside spaces

This page:
The sleek co-working space in The Foundry

WESTFIELD EAST BANK CREATIVE FUTURES FUND

Our neighbour, the creative and cultural powerhouse East Bank, will be home to UCL, Sadler's Wells, London College of Fashion, V&A and BBC Music studios. As a founding partner, Westfield has invested £10m to create a dynamic community project: the Westfield East Bank Creative Futures Fund. Collaborating with charity Foundation for Future London, our aim is to cultivate local talent and a thriving neighbourhood brimming with creativity, from theatre projects for disadvantaged teens to an LGBTIQ+ community-run space.

EASY LIVING

At Coppermaker Square we put your needs front and centre with design-led apartments serviced by an array of enviable residents-only amenities that are on your doorstep



GYM & SPA

Shake off your stress in the wellness centre where you can sweat it out in the gym with a dedicated spin studio, plus cardio and strength training zones. Laps in the swimming pool, a steam room session or a pilates class will help you to press pause on life.

SCREENING ROOM

Plush sofas, roomy club chairs, a dedicated bar and a sweeping projector screen all set the scene downstairs in the dedicated cinema room, where you can enjoy a private screening of your favourite movie or the latest release alone or with friends.

GAMING SPACE

Epic games night planned? Settle old scores in style in the e-gaming space, kitted out with the latest consoles and games. Stretch your legs with a short stroll to the well-stocked self-service pantry to refuel before round two.

DINING ROOM

Gather round in the private dining room and put an end to the eternal conundrum: your place or mine? A stylish, intimate space to entertain a few close friends or larger parties with roof garden views and a generous-sized banquet table.

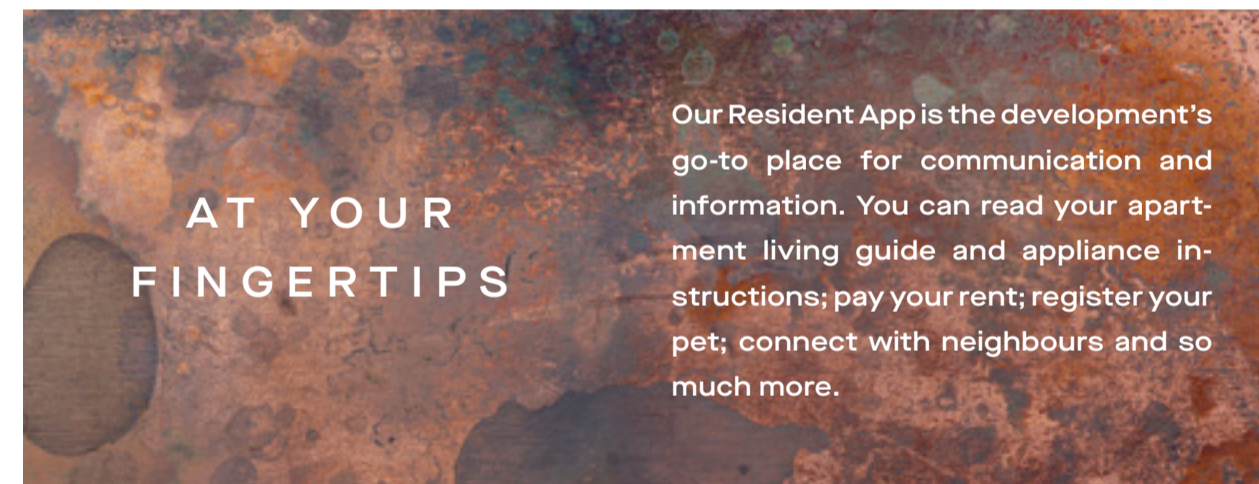
ROOF GARDEN

Mark the end of a long day or the start of a much-needed weekend by decamping to the roof garden for drinks and panoramic vistas at dusk. Leading off from the Club Lounge, you'll find all you need for a good time in the self-service pantry.



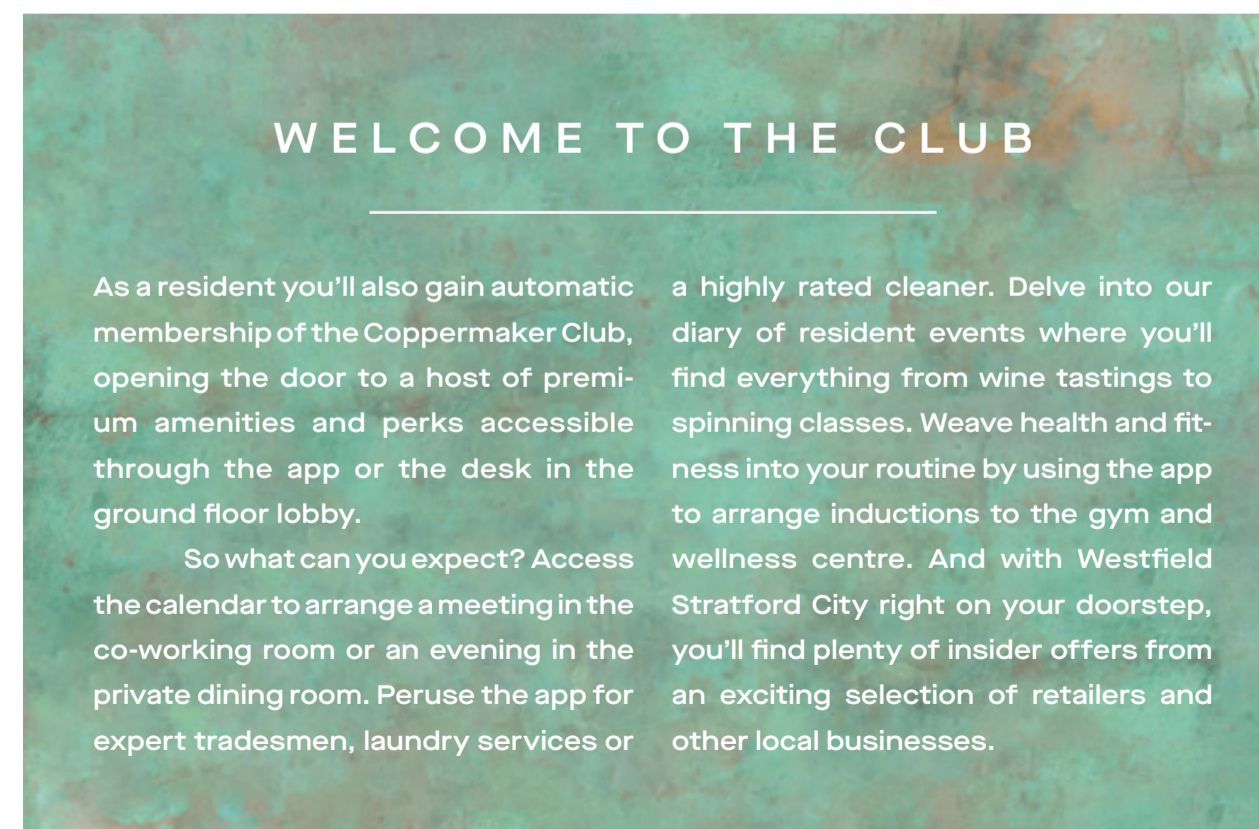
Opposite page:
Enjoy a relaxing dip in Coppermaker Square's 25-metre swimming pool

Above:
The state-of-the-art gym with an extensive range of weights and cardio machines



AT YOUR FINGERTIPS

Our Resident App is the development's go-to place for communication and information. You can read your apartment living guide and appliance instructions; pay your rent; register your pet; connect with neighbours and so much more.



WELCOME TO THE CLUB

As a resident you'll also gain automatic membership of the Coppermaker Club, opening the door to a host of premium amenities and perks accessible through the app or the desk in the ground floor lobby. So what can you expect? Access the calendar to arrange a meeting in the co-working room or an evening in the private dining room. Peruse the app for expert tradesmen, laundry services or

a highly rated cleaner. Delve into our diary of resident events where you'll find everything from wine tastings to spinning classes. Weave health and fitness into your routine by using the app to arrange inductions to the gym and wellness centre. And with Westfield Stratford City right on your doorstep, you'll find plenty of insider offers from an exciting selection of retailers and other local businesses.

A NEW ERA FOR RENTAL LIVING

What if you could rent on your own terms and not someone else's? Welcome to Coppermaker Square's new, forward-thinking rental blueprint

Forget hefty month-upfront deposits and unreliable, faceless landlords. Secure your own long-term rental apartment at Coppermaker Square with a move-in fee. That's it. No add-ons, no solicitors' fees and no 'admin' charges. Just a stylish, ready-to-move-in apartment you can call your own.

AT YOUR SERVICE

Our concierge staff are on hand 24 hours a day, seven days a week. Their duties include:

PARCEL STORE

Let us know if you're expecting a larger item delivered and we'll prepare for its arrival

PERSONAL ASSISTANCE

We're a friendly face, here help with all your bookings and enquires

KEY RELEASE

Need to grant someone access to your apartment? Let us be the middleman

THE EXTRAS

Keep your daily life running like clockwork with these add-on services:

ZIPCAR

Two onsite car-sharing spaces and free membership for residents for 12 months

TULU VENDING MACHINES

On-demand access to essential day to day items, from vacuum cleaners to food mixers and more

SECURE BIKE STORAGE

A safe space for your two wheels

WORLD OF INTERIORS

We talk to the designers behind Coppermaker Square's sleek and sustainably-minded furniture



Step inside one of Coppermaker Square's apartments and you'll discover a residential experience that seamlessly blends together sustainability, modernity and functionality. It's due in no small part to the innovative team at The Furniture Practice, whose pieces have helped showcase this phase of the development's elegant, homely interiors.

With more than 25 years of experience and an impressive client portfolio, the collaboration between The Furniture Practice and Coppermaker Square was a natural one, as Zainab Numman, interior designer at The Furniture Practice explains: "We have a

strong interest in the development and regeneration of this area of London. In addition, the development's incredible long-term vision, ethos and design brief made us feel that we were truly aligned with the project."

The company had a clear idea of what would work for Coppermaker Square's tenants: "We understood the importance of providing residents with spaces that exude comfort, sophistication and a sense of community and wellbeing," says Numman. "A crucial element to the brief was to offer residents the ability to customise and add their own personality to the apartments. We



Opposite top: Coppermaker Square's contemporary interiors are designed for a modern lifestyle

Opposite below: A tranquil retreat. Apartments are decorated in welcoming yet subdued tones

also looked at using pieces of furniture that incorporate some removable elements, so between tenancies they can be easily refreshed and rejuvenated."

Quality, form and function were key, as was sustainability – another important design element for The Furniture Practice: "The majority of the furniture for Coppermaker Square is sourced from the UK and Europe, thereby reducing carbon emissions and the embodied footprint," says Numman. The end result? Sleek dining tables with plenty of room for hosting friends, comfortable sofas perfect for unwinding in front of the TV and a soothing palette of greens and neutral tones – the perfect antidote to the busy world outside.

THE FINISHING TOUCHES

Here are just some of the high-end specifications you'll find in every Coppermaker Square apartment:

- Low energy chrome downlights
- Composite kitchen worktops
- Fully equipped kitchen with Zanussi and AEG appliances
- Underfloor heating
- Rainfall shower
- Built-in wardrobes
- Amtico flooring
- Video entry phone system
- Mains operated smoke alarms
- Sprinkler and heating systems
- WiFi and USB points

WELL FURNISHED

Two of Coppermaker Square's stunning show homes have been designed by John Lewis & Partners using contemporary accessories, soothing soft furnishings and lush house plants. Here's how to get the look with a few key pieces:



Clockwise from top right: East End Prints Jazzberry Blue 'London Boroughs' Framed Print, from £45; ANYDAY Woven Colour Block Cushion, £15; Copper Plated Non-Stick Pan Set, set of five, £125; The Little Botanical Scindapsus Ceramic, £33; ANYDAY Nylon Kitchen Utensils, set of four, £15. All available at John Lewis & Partners

GET CONNECTED

Coppermaker Square's excellent transport links
put the best of life within easy reach

The development is part of E20's thriving local community, yet directly connected to the rest of the world. The City and West End are minutes away via the Underground, Overground or DLR. Day trips beckon with direct trains to Margate, Cambridge and more from Stratford International station while Amsterdam, Ibiza and Milan are closer than you think with London City Airport just 15 minutes away by train. Short hops to Shoreditch, Spitalfields and Columbia Road are a cinch with Stratford's trusty bus network, but if bikes are your thing, grab a Santander Cycle from the rank outside Westfield Stratford City, where a steady stream of taxis also awaits.

8 MINUTES to London St Pancras from Stratford International station	15 MINUTES to London City Airport from Stratford DLR station	14 MINUTES to Bond Street underground on the Elizabeth Line
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CONTACT

Contact our leasing team today
to enquire and book a tour
of our show apartments:
team@coppermakersquare.com

Or visit our Marketing Suite at
1 Cherry Park Lane, Coppermaker
Square, Stratford E20 1NX



Westfield | RESIDENCES

MADE YOU LOOK

Rent your dream apartment at
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