

# TEVIOT RSG CO-DESIGN WORKSHOP – HOMES PART ONE

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21 February 2022

POPLAR **HARCA**

 **Hill**



# INTRODUCTION

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## Purpose of tonight:

RSG to explore aspirations and ideas in relation to your homes

- 1 Community - October
- 2 Streets – November
- 3 Parks/Open Space – December
- 4 Homes part one – February**
- 5 Homes part two – March/April



# INTRODUCTION

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## Update

- 🌸 Progress since last meeting
- 🌸 Pontoon application

## Format of Tonight

Ideas & Aspirations:


- 🌸 Revisit Aspirations from visits / Architects response
- 🌸 Explore ideas for your homes / highlight priorities





# RSG ASPIRATIONS

**1** The area around the war memorial should become a focal point for the estate with a new square surrounded by two storey 2 bed roomed houses, from which the rest of the low-rise homes should gain in height, starting with three storey 3 and 4 bed roomed houses, then low rise maisonette and flatted blocks.

 **Yes, we can meet this aspiration in full**

## **Explain how the masterplan is able to respond/include:**

Yes, as set out in previous RSG sessions this is the emerging masterplan direction for the area around St Michael's Church / war memorial, with lower rise buildings including townhouses.

## **Mitigations – explain why the masterplan is unable to respond/include**

Some of the earlier concepts for a larger square and retail space in this location are under review in the context of the wider masterplan.



# RSG ASPIRATIONS

2

The replacement homes for the existing tenants should be low rise, in a variety of blocks typologies taking into account the personal preferences for residents who want:

- a. open plan living or separate kitchens and living rooms
- b. either integral or protruding balconies
- c. windows in bathrooms or not
- d. utility cupboards or not
- e. access to their homes through deck access balconies or internal landings/corridors



**Yes, we can meet this aspiration, but with some qualifications and compromises**

## **Explain how the masterplan is able to respond/include:**

2a. We are working on the basis that there will be enough new homes with separate kitchen and living rooms for existing residents who prefer that style, but there will also be open plan homes within the blocks especially in the 1-bedroom homes so that residents have choice.

2b. There will be a combination of both types of balcony across the masterplan.

2d. We will include utility cupboards in each new home.

2e. Yes, we are proposing a combination of both options.

## **Mitigations – explain why the masterplan is unable to respond/include**

2c. We will be prioritising windows into the main habitable rooms (Bedroom, kitchen, living etc), so this will be unlikely in most cases.





# RSG ASPIRATIONS

**3** Look at maximising the tall housing along the A12 and DLR so that there can be low rise on the rest of the estate prioritised for existing residents, however without them overshadowing the rest of the estate or creating wind tunnels.

**✓** **Yes, we can meet this aspiration, but with some qualifications and compromises**

**4** Allow residents who want to remain close to Bromley By Bow Station to do so.

**✓✓** **Yes, we can meet this aspiration in full**

## **Explain how the masterplan is able to respond/include:**

.....  
We are looking to optimise the number of tall buildings along the A12 and around the new Teviot Central area and minimise their impact of the surrounding development.

## **Mitigations – explain why the masterplan is unable to respond/include**

.....  
We are looking at some limited amount of height facing Langdon Park in phase 1, and some feedback from the council (including Council planning policy) emphasises this as a location for taller buildings as well.

## **Explain how the masterplan is able to respond/include:**

.....  
This is possible however they may be in a later phase of the development.

## **Mitigations – explain why the masterplan is unable to respond/include**

.....  
N/A



# RSG ASPIRATIONS

**5** All kitchens for existing residents must have a window.

**✓✓** Yes, we can meet this aspiration in full

## Explain how the masterplan is able to respond/include:

We are working on the basis that there will be enough new homes with separate kitchen and living rooms for existing residents who prefer that style, but there will also be open plan homes within the blocks especially in the 1-bedroom homes so that residents have choice.

On this basis there will be a window in the kitchen.

## Mitigations – explain why the masterplan is unable to respond/include

N/A

**6** All homes for existing residents to have dual aspect views.

**✓✓** Yes, we can meet this aspiration in full

## Explain how the masterplan is able to respond/include:

We are proving significantly more dual aspect homes than existing residents needs, so yes, we are aiming to have this opportunity, but this will depend on the final masterplan layout, detailed building design, are your choice of home.

## Mitigations – explain why the masterplan is unable to respond/include


N/A





# RSG ASPIRATIONS

**7** All homes to have satellite and TV points in bedrooms as well as living rooms.

 **Yes, we can meet this aspiration in full**


**Explain how the masterplan is able to respond/include:**

Yes, there will be a main media plate in living rooms and then we will put a TV aerial point in all bedrooms.

**Mitigations – explain why the masterplan is unable to respond/include**

N/A

**8** Allow for a Tesco Express or Sainsburys Local type store under the tall blocks on the A12 side of the estate.

 **Yes, we can meet this aspiration in full**

**Explain how the masterplan is able to respond/include:**

There will be provision for a Tesco Express or Sainsbury local (or similar) within the masterplan we will work residents to identify the best location for this and will respond to feedback from the community mapping (so the most likely location would be Teviot Central).

**Mitigations – explain why the masterplan is unable to respond/include**

N/A





# RSG ASPIRATIONS

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9 Confirming the date on which gas for cooking will no longer be able to be used in new homes.

✘ **No we can't meet this aspiration**

**Explain how the masterplan is able to respond/include:**

N/A

**Mitigations – explain why the masterplan is unable to respond/include**

New homes will not have gas from the outset in line with the latest rules which ban this from 2025.



# RSG ASPIRATIONS

10

Ensuring that balconies:

- a. Don't have wooden floors
- b. Don't allow water to penetrate on to the balcony below
- c. Have a canopy over it if on the top floor
- d. Don't stop light entering the property below



**Yes, we can meet this aspiration in full**

**Explain how the masterplan is able to respond/include:**

10a, All balconies will be designed to have non-combustible material and as such will not include wood.

10b. We will work on the basis that all balconies are positively drained i.e. water will be collected and drained via a downpipe.

10c. We have not reached this level of design detail yet however we will endeavour to achieve this.

10d. All balconies will be designed with assistance from daylight and sunlight consultant to maximise the amount of light entering each property.

**Mitigations – explain why the masterplan is unable to respond/include**

N/A



# RSG ASPIRATIONS

11

Confirm what the health and school requirements would be for the increase in population. If a new health facility is required, it should be located by the new shops and the newly positioned Teviot Community Centre. The impact on Manorfield and Langdon Park Schools.



**Yes, we can meet this aspiration, but with some qualifications and compromises**

## **Explain how the masterplan is able to respond/include:**

We are assessing school requirements, working with the Council, Langdon Park School and Manorfield Primary about any need for new space.

## **Mitigations – explain why the masterplan is unable to respond/include**

We cannot directly control the commissioning of health services, such as a new GP Practice, although we are able to have space for facilities within the masterplan.





# RSG ASPIRATIONS

12

Exploring all parking options to provide parking for existing residents not relying on undercroft parking which has been unsuccessful in nearby Nairn Street.



**Yes, we can meet this aspiration, but with some qualifications and compromises**

## **Explain how the masterplan is able to respond/include:**

There will be a variety of parking across the masterplan with (we expect) some on street and some within the buildings, underground or in undercrofts.

However, much of this detail is yet to be resolved. Existing residents with estate parking permits will continue to have a parking space.

## **Mitigations – explain why the masterplan is unable to respond/include**

Some parking under blocks will be required to maximise the quality of the public realm and the amount of ground level green space. We will ensure this is secure, well lit and safe from fire. The recently published draft Area Action Plan currently states no parking should be on-street apart from Blue Badge spaces, however we are seeking greater flexibility on this from the council planners.



# RSG ASPIRATIONS

13

Ensuring the new linear park is overlooked, is not the only walking route through the estate and has no areas in which youths can gather.



**Yes, we can meet this aspiration in full**

## **Explain how the masterplan is able to respond/include:**

There will be a variety of new routes across the masterplan, and all will have pedestrian priority be well overlooked and have good lighting. However, we do want to create safe spaces for young people to meet and play.

Discouraging anti-social behaviour is a key focus of the design..

## **Mitigations – explain why the masterplan is unable to respond/include**

N/A



# RSG ASPIRATIONS

14

Look at gated communities for external communal areas that are accessed by certain blocks only.estate and has no areas in which youths can gather.



**Yes, we can meet this aspiration in full**

## **Explain how the masterplan is able to respond/include:**

We are providing a number of perimeter block buildings that shape communal gardens. These would be secured and only used by the residents living in that building.

Poplar HARCA will manage public amenity spaces. Private sale blocks will be maintained to their boundaries (known as the curtilage) by a management company appointed by Hill.

## **Mitigations – explain why the masterplan is unable to respond/include**


N/A





# RSG ASPIRATIONS

**15** Ensure refuse disposal is external to the block through URS that includes both general waste and recycling.

 **Yes, we can meet this aspiration, but with some qualifications and compromises**

**Explain how the masterplan is able to respond/include:**

.....  
We are exploring this across the majority of Teviot however we are struggling to achieve this on Phase 1 due to street widths (Chadborn Street) and existing tree locations.

**Mitigations – explain why the masterplan is unable to respond/include**

.....  
In these instances where URS not used, a refuse store is currently proposed within the building accessed externally using a key fob by residents.

**16** Ensuring that any green lighting does not affect security with lower quality coverage.

 **Yes, we can meet this aspiration in full**

**Explain how the masterplan is able to respond/include:**

.....  
All lighting will energy efficient and will be designed by a lighting specialist to ensure a good distribution of lighting in all locations. We will also be engaging with the local Secured by Design Officer to meet their requirements for safe streets.


**Mitigations – explain why the masterplan is unable to respond/include**

.....  
N/A



# RSG ASPIRATIONS

**17** Ensure any fob system is not like the Swan HA development where access to visitors is via a smart phone.

 **Yes, we can meet this aspiration in full**


**Explain how the masterplan is able to respond/include:**

.....  
We would propose to install a video entry system to all the homes which would be hard wired.

**Mitigations – explain why the masterplan is unable to respond/include**

.....  
N/A

**18** Ensure any private outdoor space is secure.

 **Yes, we can meet this aspiration in full**

**Explain how the masterplan is able to respond/include:**

.....  
All private outdoor space associate with a new home will be enclosed and secure.

**Mitigations – explain why the masterplan is unable to respond/include**


.....  
N/A





# RSG ASPIRATIONS

**19** Confirm what back up there would be for lighting, lifts and security systems in the event of a power failure.

 **Yes, we can meet this aspiration in full**


**Explain how the masterplan is able to respond/include:**

.....  
We have two options which we need to agree when we finalise our proposals: using generators or having a second direct electrical supply for the block.

**Mitigations – explain why the masterplan is unable to respond/include**

.....  
N/A

**20** What will the architects propose for future proofing the new homes.

 **Yes, we can meet this aspiration in full**

**Explain how the masterplan is able to respond/include:**

.....  
All homes will be designed to current adaptable standards as set out in M4 2 (the latest standards for lifetime, adaptable homes).

**Mitigations – explain why the masterplan is unable to respond/include**

.....  
N/A





# RSG ASPIRATIONS

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21

No separate entrances for different types of tenure within the same block



**Yes, we can meet this aspiration in full**

**Explain how the masterplan is able to respond/include:**

Where there are mixed tenure blocks, there will not be a separate entrance based on tenure type. In addition, where different tenures face onto a private open space this will be accessible to all residents of those blocks.

**Mitigations – explain why the masterplan is unable to respond/include**

N/A



# HOMES – IDEAS EXERCISE

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## Ideas Exercise

1. Show you a range of ideas for difference features of homes
2. You discuss, negotiate and select your preferred ideas
3. We record your likes, dislikes and other ideas that are important to you
4. You create a mood board of your preferred ideas
5. Feedback to each group

The feedback provides a steer to the architects in developing designs for new homes

## Reality Check

Will every image you select tonight be delivered as part of the regeneration – No

Will all your feedback & ideas be used to steer the type of homes that are designed - YES



# NEXT STEPS

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## Next Steps

- 🌸 Feedback from tonight incorporated into design ideas
- 🌸 Next session on phasing and types of homes  
– when information is available

