

TEVIOT RSG SHAPING THE FUTURE OF TEVIOT 2017-23

Summer 2023

POPLAR **HARCA**

 **Hill**



SETTING OUT THE VISION... 2017 – 2019

Our ambitions are high, but the regeneration will need to meet the following demands and tensions:



Resources

- ❁ Ambitious plans, but won't be able to afford everything, will need to prioritise
- ❁ Market fluctuations



Decision Making/Politics

- ❁ LBTH & GLA Planning policy
- ❁ Key partners, LBTH, TfL, Canal & Rivers Trust can have competing demands, financial expectations



Land

- ❁ Limited space to build on
- ❁ LBTH ownership of Langdon Park/Celtic Green



SETTING OUT THE VISION... 2017 – 2019



Listening Campaign



**RSG Formed /
Meetings / Workshops /
Outreach**



**Leaseholder
Sub Formed**



RSG select ITLA



**RSG develops
Landlords Offer**



**Planning for
Real event**



**Community
Ballot**



SETTING OUT THE VISION... 2017 – 2019



CREATING THE VISION... 2019-2020



RSG Study Visits

Kidbrooke,
Acton Green,
Sumner Road,
Packington



RSG regeneration
training sessions



RSG select
developer



RSG select
architect



CREATING THE VISION... 2019-2020



DELIVERING THE VISION / TEVIOT MASTERPLAN...2021-2023



RSG Study Visits
Teviot walkabout,
Bartlett Park



**Social Value
group formed**



**Revival of Teviot
Festival**



**Co-Design
Workshop**
Homes, Community,
Open Spaces, Parks,
Streets



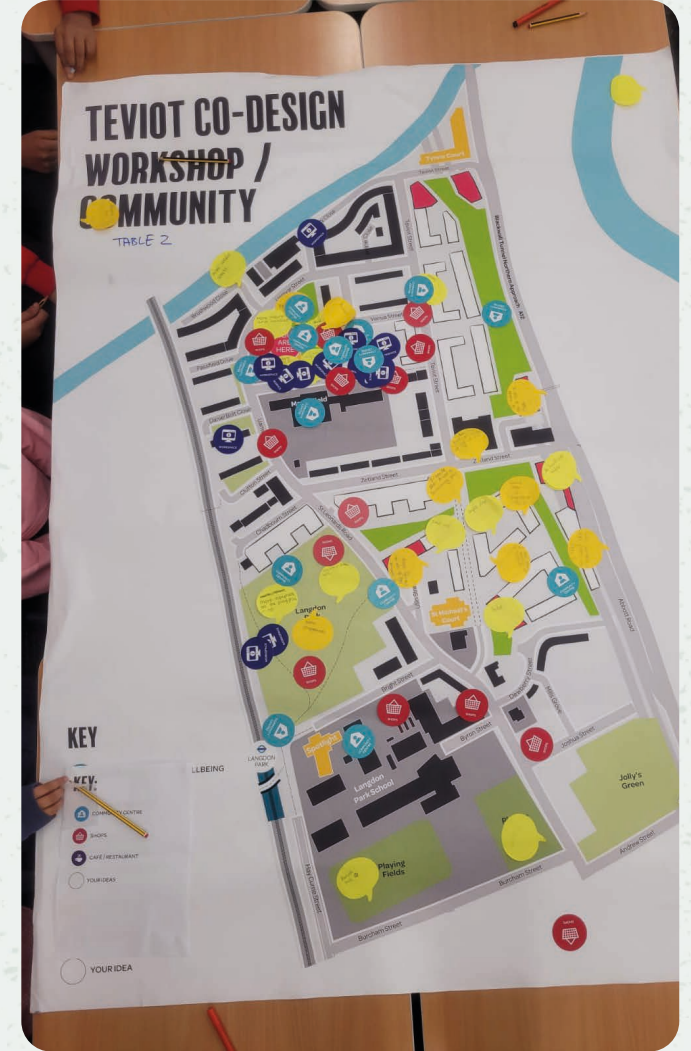
**Public
Consultation**



DELIVERING THE VISION / TEVIOT MASTERPLAN...2021-2023



DELIVERING THE VISION / TEVIOT MASTERPLAN...2021-2023



DELIVERING THE MASTERPLAN – RSG WORDS INTO ACTIONS

STREETS - HAPPENING



Happening

Reduce ASB in Teviot through better lighting, design & CCTV ✓

Connect Langdon Park to the rest of Teviot ✓

Retain Bus route ✓

All private communal outside space connected to new homes to be enclosed and secure ✓

Better access to green spaces ✓

Re-Provide secure parking ✓

Link South & North Teviot ✓

Provide accessible/effective refuse systems ✓

Improve access/safety of Everest Place foot tunnel/both sides of A12 ✓

Northern junction with A12/ Teviot Street – manage speed/ safety ✓

Services roads to access

Shops ✓

Research flood risks ✓

Traffic calming St Leonards Road ✓

Reinstate historic Teviot Street ✓

Safe routes through the neighbourhood – remove hidden spaces ✓

New southern entrance to Teviot ✓

Top quality street lighting across Teviot/CCTV ✓

DELIVERING THE MASTERPLAN – RSG WORDS INTO ACTIONS

STREETS - HAPPENING



Happening

Improve Safety ✓

DLR entrance safety ✓

Move Zebra crossing ✓

Safe pedestrian and cycle routes ✓

Improve Fawe St Bridge ✓

DELIVERING THE MASTERPLAN – RSG WORDS INTO ACTIONS

COMMUNITY - HAPPENING



Happening

Café – close to / overlooking the park ✓

Community Pub by the Canal ✓

Keep the community together
Mixed homes, to allow
young people to stay local,
high rise A12 ✓

Retain mixed community, no 'us
& them' ✓

Provide training and job
opportunities ✓

Provide places to study/work
from home ✓

Health provision ✓

Shops more choice ✓

Mini Supermarket ✓

Places to eat and relax ✓

Activities for whole
community ✓

Childrens Play ✓

Workspace along A12 ✓

Re-Provide Teviot Mosque ✓

Community Art ✓

Jobs opportunities ✓

DELIVERING THE MASTERPLAN – RSG WORDS INTO ACTIONS

HOMES - HAPPENING



Happening

Choice of deck access or internal landings ✓

Good level of storage space ✓

Provide space between building, retain privacy ✓

Choice of open/separate kitchen ✓

External brickwork ✓

Houses/Low rise by St Michaels stepping up ✓

High rise on A12 ✓

Provide video door entry system ✓

Windows in kitchens for existing residents ✓

Chadborn homes to have view of park ✓

Homes for life ✓

Tall building overlooking Langdon Park, offering views/easy access to DLR ✓

A range of property types, houses, flats, maisonettes ✓

Explain the type of properties and number of bed properties in each location ✓

Dual aspect homes ✓

Sustainable homes reducing the burden of bills ✓

Low to medium rise homes for existing residents ✓

Safe & secure homes ✓

Top quality build ✓

DELIVERING THE MASTERPLAN – RSG WORDS INTO ACTIONS

HOMES - HAPPENING



Happening

A choice of integral or protruding balconies ✓

Same size or bigger ✓

Increase number of social homes ✓

A variety of designs ✓

More homes for people in housing need ✓

2 bed houses ✓

Good access to daylight and sunlight ✓

Big living room window ✓

Houses on Teviot Street ✓

DELIVERING THE MASTERPLAN – RSG WORDS INTO ACTIONS

OPEN SPACES - HAPPENING



Happening

More open space ✓

Provide a centre / heart to Teviot ✓

Areas to sit, relax, meet, work ✓

Secure communal spaces ✓

Sunlight / daylight a priority ✓

Improve access to Canal / provide pontoon/activities ✓

Extend Langdon Park into Teviot ✓

Design out crime in hotspots, Spey St, Langdon Park, Fawe St Bridge, Zetland Street, Teviot Street ✓

Open private spaces available to all residents in the block – no ‘us & them’ ✓

Defensible spaces in front of homes/include hedges ✓

Quiet / private spaces ✓

Community gardens ✓

Homes to have views of green space ✓

Celebrate the area around the War Memorial/focal point ✓

Growing spaces ✓

Water features need to be well managed/safe ✓

Improve Langdon Park ✓

Improve Tow path and pontoon ✓

TEVIOT RSG SHAPING THE FUTURE OF TEVIOT 2017-23



YOUR MASTERPLAN



YOUR MASTERPLAN



YOUR MASTERPLAN



YOUR MASTERPLAN

