



kanda

Teviot Estate

Residents' Steering Group Workshop - Community NOTES

12 October 2021



Introduction

The first co-design workshop with the Teviot Residents' Steering Group was held on 12 October 2021 with the theme of 'community'. The event was organised around a group activity across four tables, seeking feedback on the potential location of key community uses and facilities within the emerging masterplan. The main items were based on previous feedback from residents and included, retail, workspace, café/restaurant, community pub, community centre, community art and 'your idea'.



The co-design activity



Each table had a large-scale plan drawing of the emerging masterplan showing approximate building outlines, streets and spaces. The areas where the design team are currently suggesting 'active' ground floor uses (such as shops) was highlighted. However, it was explained that this was a guide, and RSG members were free to make alternative suggestions for locations or clarify how and why they felt community uses could be delivered.

Each RSG member was given a set of coloured card tokens, representing the key uses, and asked to make an initial placement on the plan of where they would like to see these be located. Some followed their individual view, and others sought to discuss and come to consensus positions at this stage.

The locations were then discussed in groups, with notes taken. This focused on the nature of those community uses and why the location was chosen.

The discussion was themed around each of the use categories. A plenary session reported this back to the whole room, then the masterplans were cleared with members asked to place their token a second time after they had heard the discussion. In most cases this altered some positions, and tended towards a more consensus position, at least on some core elements. A round up discussion on the final placing followed to close the workshop.

Subsequently, some individual members of the RSG who could not make the event have added their own feedback, and we are planning to do the same activity with groups such as the Youth Empowerment Board.

Overall feedback

TEVIOT CO-DESIGN WORKSHOP / COMMUNITY

ALL TABLES

YOUR IDEA

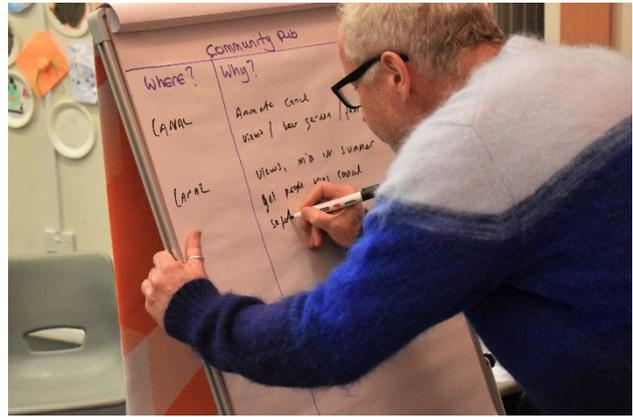
- 1 MOSQUE
- 2 GP (AND /OR DENTIST/MEDICAL)
- 3 GYM
- 4 TRAINING OR EDUCATION
- 5 HEALTH AND WELLBEING / SUPPORT
- 6 ELDERLY COMMUNITY
- 7 CHURCH
- 8 LANDSCAPING IMPROVEMENTS

KEY

- COMMUNITY CENTRE/WELLBEING
- COMMUNITY PUB
- SHOPS
- CAFÉ / RESTAURANT
- COMMUNITY ART
- WORKSPACE
- YOUR IDEA



- The majority of feedback suggested retaining a community centre at the location of the current Teviot Centre, although some suggested the need for improvements and potentially homes above. Many stated this was a familiar location, and the links to the school were valuable. There were also suggestions for locations by the canal, or in/facing onto Langdon Park to activate those spaces.



- Most people suggested that a community pub should be located near the canal, with some other suggestions of around the park or elsewhere. Not all supported this use however, and some comments about potential noise were bought up.
- Most suggestions for shops were clustered in the centre of the masterplan, although some suggested the current location of Teviot Street, Spey Street or by the canal. The two key specific types of retail uses mentioned were a supermarket or larger grocery store, and a cash-machine.
- Café and restaurant spaces were more widely distributed, but the main clusters were around the centre of the masterplan facing the park, and in the north facing the canal. Many also supported retaining a café in a community centre. Many comments focussed on ensuring the offer was for everyone, and there was a variety including some more affordable places.
- Community art locations were dotted around the masterplan, largely in green or public areas. In particular key entrances and junctions were suggested. Water based installation or fountains were suggested in Langdon park. Some suggested more links to local history, although other noted that community art could quickly become dated if not carefully designed.
- Workspace suggestions largely had consensus that they could form a good buffer with the A12 (as the Poplar works garages do currently). There were also some suggestions of space closer to Spotlight with youth or school links. Some were concerned about any manufacturing uses and noise.
- There were many other ideas or categories suggested, including some specific ones such as:
 - Medical facilities, such as a GP surgery with a number of suggestion that this could be located near the centre of Teviot. Note such a use will require discussion with the local NHS and council as it is about more than just a building.
 - Mosque and/or other religious building. Note that the Mosque on Teviot Street will be reprovided as part of the masterplan, and discussions are ongoing with them about their requirements.
 - Gym, health and wellbeing facilities (beauty or spa), specific services for the elderly, training or education uses, particularly adult education.
 - Many landscaping suggestions were also made, such as more trees, fountains or water features, dog park, rubbish bins, and growing space. R-Urban requested to stay.

Detailed feedback

Community Centre / wellbeing (Round 1)	
Where?	Why?
Zetland St / St Leonards Road	Place near a park it makes it safer to go through park (Langdon Park)
Teviot Street/ Canal	To place near green/park, limit noise, access to canal. Access to canal. Like in Bartlett Park- bring more people to the canal and make it safer.
Current place	Close to school, accessible, everyone knows it, convenient.
Where it is now (i.e., Teviot Centre) x 10	There is one there already, and everyone knows where it is and it is a base, quite central, can be utilised by the school, good location but needs expanding like Poplar Union, Good area as if any noise it's not too near people's properties – it's away from Spotlight. Just needs a refurb, properties on top. Close to school, accessible, everyone knows it, convenient. Should be near the school, clubs etc.
Teviot Street	Open area, close to the shops
Langdon Park	Animate the park, close to the DLR, Access from Chadbourn Street.
Zetland/ Teviot Street	Central and visible
Teviot Street	Flats on top like Poplar Union, area already used x 2, more visible.
Community Centre / wellbeing (Round 2)	
Where?	Why?
Canal	Access to canal, water activities (affordable). Cluser of services.
Where it is now (i.e. Teviot Centre) x 8	Keep it where it is, school needs it, some feel only the school use it, make it more of a community use. No change. Good location for school but integrate workspace.
Ullin Street	Seems to make sense to keep it central
Langdon Park	Access from station. Part of a cluster of services.
Community Pub (Round 1)	
Where?	Why?
Canal x 11	Animate Canal, views, beer garden, families, views, nice in summer, get people using the canal, safety – overlooked, bring canal into the Community, Regen on North side – connect, sun will be out – nice location. Away from homes, nice view, Beer garden. Access to canal, water activities. Multi usage, local

	residents and canal users can use – bring people together, away from residential areas, multi-use. Generate more traffic near the canal (security/safety).
Langdon Park x 2	Link into Community Centre, DLR – Poplar Union Model. Accessible, safety as people will be in there, after work/DLR. Less disturbance for residents.
Zetland Street	Central, access to the DLR but away from the park. Centraal
Nowhere	I would question the need for a pub. Not sure needed, perhaps café daytime and serves alcohol in the evening (like Poplar Union). Not a yuppie pub like Galvanisers.
Bright Street x 2	Central
Chadbourn Street	Put Pub where buildings will come down
Ullin St/Langdon Park	Connections to park. Seems to make sense as central area
Spey St (Green)	Spacing it out away from community centre
A12 (Zetland St)	Keeps it a bit away from the homes (noise Etc)
Community Pub (Round 2)	
Where?	Why?
Nowhere	Table questioned why there should be a pub
Canal	Tucked away, nice view, quiet area. Accessible and opens up canal. Majority chose location, moved from on canal to buildings near canal, still away and less noise.
Brion Place	No reason given
Retail / Shops (Round 1)	
Where?	Why?
Zetland St (Central) x 5	A bit Central, Easy access, add Tesco Express. Difficult – which end?! >> Central >> Cash Machine – Open/Safety. Central. Access/Central. Place to buy fresh fruit and vegetables (weekly market)
Celtic St	Near the school, can pick up kids then get shopping etc
Teviot St	Makes it more central. Familiar
Teviot St (Green)	Bigger Shop, Supermarket, keep congestion further out from estate
Abbott Green	No shops there
Teviot St (Extension)	Supermarket, Cash point, Accessible, Central, Safety, Centre, Safety for everyone
Canal	Multi-Purpose. Near Pub
Canal + Central	People can shop when they walk through

Near park	Will make park safer
Spey St (Central)	Everyone can use, Variety needed. Handy for Teviot
Both parts of Teviot (N/S)	Spet St and Teviot St as need to accommodate residents
Throughout Estate	Need to accommodate residents
In tall blocks	In the ground floor of taller building
Celtic Green	Central
Retail / Shops (Round 2)	
Where?	Why?
Zetland Street	Central so everyone can use
Ullin Street	Central so everyone can use
Café / Restaurant (Round 1)	
Where?	Why?
Canal x 5	Open space, sit out, nice views. Multi-purpose. Opens up canal and more activity, safety (be aware of refuse , attracts rats etc , keep noise away from residential.
Teviot Street	Community café emerging in site
Langdon Park / St Leonards Road x 5	In a rush, grab a coffee – DLR Access. Will make park safer. Outside, nice setting, ambience. Access – overlooks park, attracts people en-route to station, safety, more activity
Community Centre	Link to community centre
Shops / Zetland Street x 6	Next to shops, access. Central, Serves everyone. Central, Serves everyone. Next to shops.
Canal and Central	People can go when they walk through
Spey Street / Central x 3	Everyone can use. Variety needed.
Both parts of Teviot	Spey Street and Teviot Street to accommodate all residents
Celtic Street	Convenient, close to school
Teviot Street extension	Central location, by Langdon Park DLR, close to school
Café / Restaurant (Round 2)	
Where?	Why?
Teviot Street Green	Majority placed here

Community Art (Round 1 – no further comments in Round 2)

Where?	Why?
Zetland Street Green	Central area, Community art can get dated quickly. Visible, landmark.
Teviot Street Green	Needs a space for exhibitions, water fountain feature, have water features for children to enjoy
Jolly's Green x2	Nothing there, spread it out. Community Art to cheer it up
Langdon Park x 7	Visible, nice to view DLR. Addition to the boxer. Everyone knows what they are and looks at it
Teviot Street	Different space, why not
Next to Community Centre	Part of Community
Near Park	More statues and local history
Central	To be appreciated
Canal	Entrance to that side of Teviot
Along A12 X 2	Landmark, make visible from A12 to create a positive focus for Teviot – not a 'council estate'.
Diff places on estate	Nice to loan diff art pieces and put them in different areas on estate
Celtic Green	Central. Central already community art on there
Zetland Street	Link to docks, central
St Michaels	No reason logged
Zetland Street/ Teviot Street	Central, visible

Workspace (Round 1 – no further comments in Round 2)

Where?	Why?
Joshua Street	Brighten it up
Blackwall approach road / A12 x 2	By A12, Accessible, in sight of people. Industrial use away from residential (Noise)
Ullin Street	Link to school
Teviot Street x 3	Already there
Central	Near shops
Everywhere	Opportunities everywhere
High Rise	Reception Area
Langdon Park	Connects to Spotlight / Chrisp Street Market

Where they are now X 8	Accessible from road also out of the way
Jolly's Green	As far away as possible
Langdon Park	Internet café near Langdon Park – work and look at park
Zetland Street	Keyboard/office space (quiet)
Your ideas (Round 1)	
Where?	Why?
St Leonards Road/Langdon Park	GP, Dentist, Pharmacy all in one, Opticians as there isn't any, Central
Memorial Square	History
Dewberry Street	Community College, course, social groups
Mosque/ Teviot Street	Have multi use space
Zetland Street/ Central	Mosque
OAP Area	Needs to be near Community facilities, noisy pubs need to be away from community facilities
R-Urban	Leave it where it is
309 Bus	Off the A12- onto Teviot
Teviot Street	Electric car charge
Multi use Faith Building	We are a community, one building used by all
Community Garden	Not everyone will have a garden – near R-Urban
Salon	Central
Mosque	Central and easy to get to
Gym/Fitness club	Available to everyone and not just leaseholders and to be affordable
Launderette	Central
Soft Play	Attract more people to use the park
Children's park	Central
Dog Area	Secluded away from public places
Langdon Park	Gym – overlooking park
St Michaels Court	Gym
Celtic Street	Post Office/cash point
Ullin Street	Spa/Beauty

Langdon Park	Sun bed shop
Langdon Park	Separate dog area
Zetland Street	Church
Your ideas (Round 2)	
Where?	Why?
Expand existing schools	No room for additional school and will need expansion to deal with new residents – more school places needed
Central	Much needed health and wellbeing centre, inclusive of doctors, dentist, and onsite pharmacy
Multiple places	Free ATM machines
In community centre	Benefit advice
Zetland Street	GP surgery
Teviot Street Green	Dog Park
Langdon Park	Gym
Zetland Street	Church
Under tall blocks	Gym
Zetland Street	Shops
Langdon Park	Community Pub
Not Sure	Fountain area for children
Near Canal	Community Centre
Zetland Street	Gym
Byron Place	Health and wellbeing services – will be tucked away and private
Teviot Street	Youth Centre service, its central and more of a visible place
Langdon Park	Water fountain, bandstand and toilets
Community Centre	With GP in the centre
Teviot Street	Pharmacy
Central	GP (near older persons accommodation), also near shops. Pharmacy, Children's nursery, provision for older people.
Linear Park (north)	Water garden or pool