

Your future Teviot

Community Forum in partnership with the London Borough
of Tower Hamlets



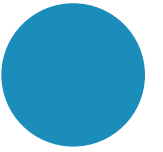
Running Order

- **6.00pm** Chair's welcome & introductions
- **6.20pm** Your future Teviot presentation
- **6.50pm** Q&A session
- **8.00pm** Close



Purpose of the Forum

- To set out the Teviot Masterplan
- To explain the community's role in shaping the masterplan
- To hear residents' feedback and respond to questions
- To explain next steps



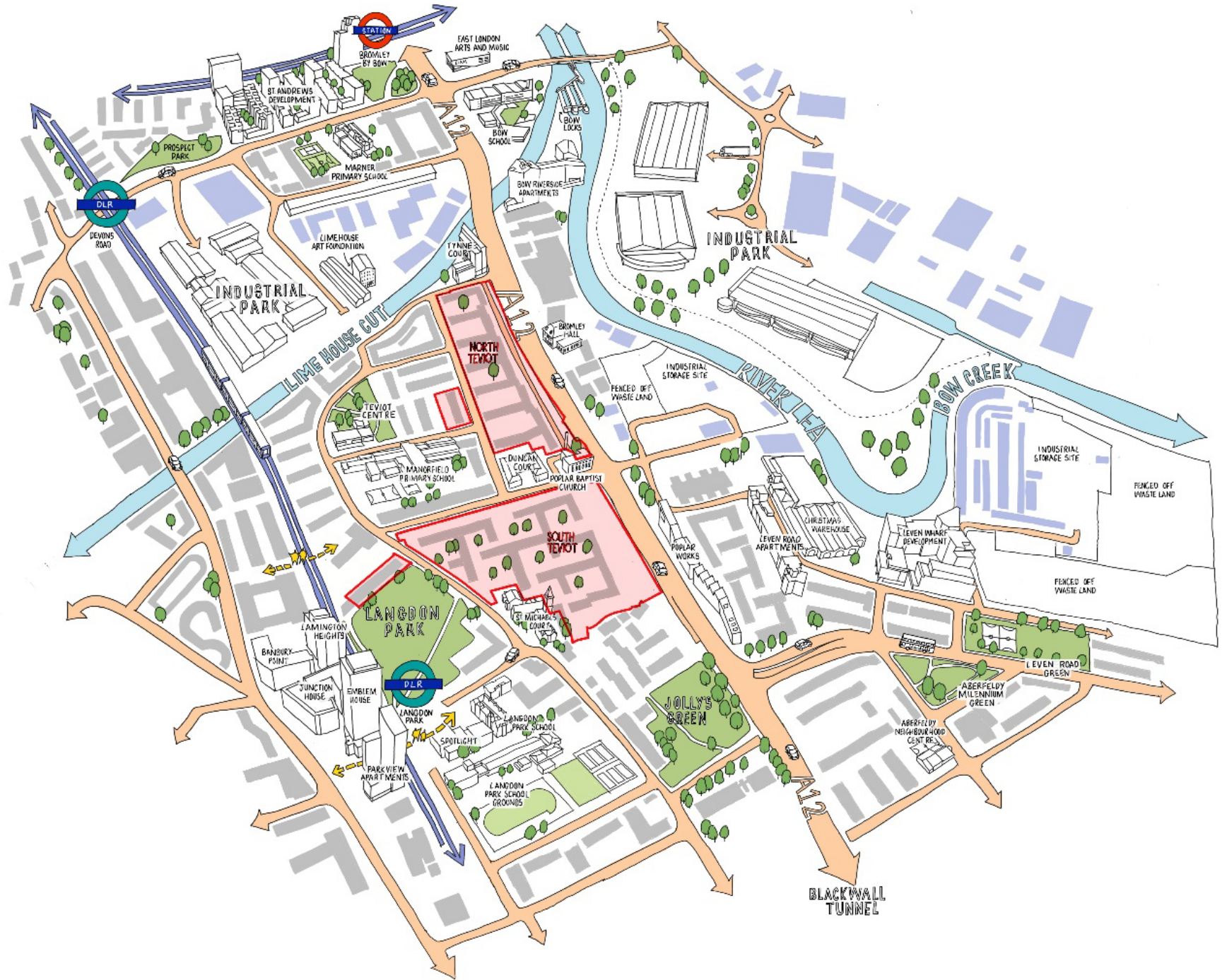
Teviot Today

North Teviot

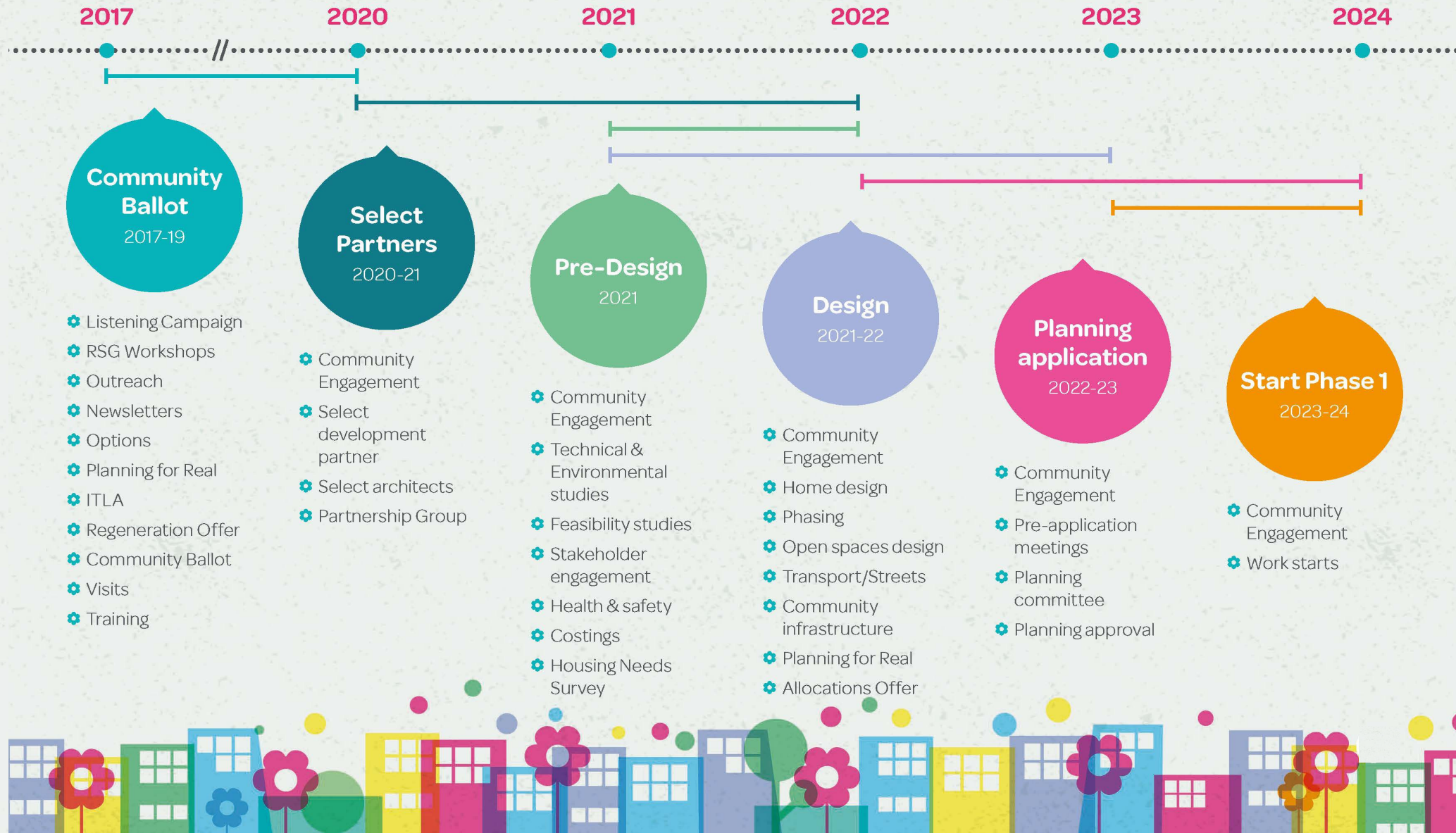
- All homes north of Zetland Street inside the red-line
- Teviot Street parade of shops

South Teviot

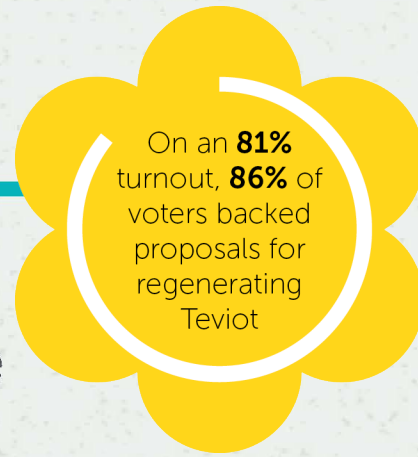
- All homes south of Zetland Street inside the red-line
- Spey Street shops
- Chadbourn Street Poplar HARCA block



TIMESCALE – OVERVIEW



OUR PROMISES TO THE TEVIOT COMMUNITY



- ❁ Keep the community together
- ❁ More social rent homes
- ❁ Current estate parking permits guaranteed
- ❁ Reduction in crime and ASB through better design
- ❁ Rent levels for HARCA tenants as if you hadn't moved
- ❁ Move to the same size home, or larger if you're overcrowded
- ❁ One move to a new home
- ❁ Financial compensation, and moving costs
- ❁ Options to suit every leaseholder
- ❁ Door- to- door moving support for older and vulnerable residents
- ❁ Residents' Steering Group representing residents at every decision and central to shaping the future Teviot

You Said - Streets



Improve
A12 foot
tunnel

New
entrance
into Teviot in
the South

Improve
Fawe Street
Bridge and
DLR entrance

Traffic
calming
St Leonards,
Zetland & Teviot
Streets

Better lighting
and CCTV across
Teviot

Increase
safety and
security across
Teviot

Design out crime in
hotspots: Spey
Street, Zetland St,
Teviot St, Fawe
St Bridge

Reinstate
historic Teviot
Street

More
policing

Connect
Langdon
Park to rest
of Teviot

Community Safety



- ✓ Secured by Design is the official police security initiative that has provided safe places to live, work, shop, and visit, since 1989
- ✓ It uses good planning and security features that are 'designed in' and 'invisible'
- ✓ They are inspected by specially trained police staff
- ✓ They consistently achieve large reductions in burglary (up to 75%), criminal damage, auto-crime and antisocial behaviour year-on-year
- ✓ To obtain this, we are providing:
 - Internal courtyards
 - Secure access for residents only
 - Safe streets
 - Better lighting and CCTV
 - Well used spaces
 - A more active evening/night time economy, increase the feeling of safety
- ✓ Our experience on Aberfeldy Village and Leopold confirms the positive difference good design makes



Emerging Masterplan

- Connect north & south Teviot
- Reinstate historic Teviot Street
- Connect Langdon Park to rest of Teviot
- Increase safety & security across Teviot
- Improve A12 foot tunnel
- Better lighting and CCTV across Teviot
- Traffic calming St Leonards, Zetland & Teviot Streets



Meet and relax at Canal Square (new coming soon) pontoon



Community activities and new shops for Teviot Square



Teviot Green and new corner café



A wider, greener, safer Teviot Street



Safe and improved foot-tunnel at Everest Place



Low-rise homes next to St Michael's Court



WE WILL

- Better & safer connection to Langdon Park
- Provide good quality lighting
- Clear and well defined paths
- New café or shop on corner to provide activity
- Increased safety & security
- New trees and planting selected with residents input
- CCTV to be installed

LANGDON PARK

TEVIOT GREEN

ST. LEONARD'S ROAD

Teviot Green

WE WILL

- Supporting improvements to the current foot-tunnel
- Make the foot-tunnel safer with better lighting and activity on arrival
- Connect to the improved Teviot Street
- Activity and places to socialise, meet, and relax
- Opportunity for gym, local shop or Poplar Works Maker spaces



WE WILL

- Better connect Teviot to the north
- Well-lit and active space to improve community safety
- A welcoming place with greenery, play, and places to relax
- Support a bridge over the Canal
- Traffic calming to north Teviot Street



You Said – Community



Better
grocery
shop/central
location

Community
Pub by Canal

Job & training
opportunities

Café close
to/
overlooking
park

Community Centre,
current or central
location

GP
Surgery

Explore
provision
for
Church

Activities
for the
whole
community

Places to sit, eat,
meet & relax

Address
infrastructure
needs

Re-Provide
Mosque

Community Investment to Date

Design Engineer Construct



Teviot Talent Pool



Be.Inspire



Connecting Communities

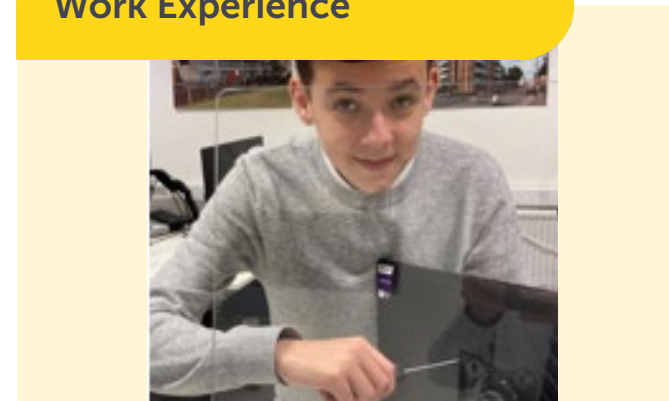


Free WIFI at Teviot Centre

**BOOK YOUR
FREE SPACE**

WIFI
STATIONARY
DESK SPACE
TEVIOT CENTRE

Work Experience



Community Investment to Date

Cycle Hub



Health Spot



Food Co-op



Teviot Festival



Youth Empowerment Board



The Slice Community Magazine



Teviot Square



You Said - Homes



Choice of open/
separate
kitchens

Damp &
mould proof
homes

Provision for
older residents

2-storey, 2-
bedroom
houses

Low rise/
houses St
Michaels

Good
access
to sunlight/
daylight/
privacy

More
homes
for people
in need

Chadbourn
homes to have
view of Park

Window/
ventilation in
bathrooms

Safe &
secure
homes

Tall
buildings
on A12

A range of
property
types: houses,
flats,
maisonettes

Opportunities
for adult
children living at
home

Emerging Masterplan

- Rich mix of building types & homes
- Range of heights from 2 storey to 27 storeys
- Taller buildings next to the A12
- Lower rise next to St Michael's Court, stepping up to the A12
- Maximising Dual Aspect homes across the masterplan



Emerging Masterplan

- Rich mix of building types & homes
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Indicative Phasing Timeline



Phase 1: Starts Early 2024

Chadbourn St
St Leonards Road
Ullin Street (1-41)
Spey Street (Odd Numbers 3-107)
Zetland Street (1-63)



Phase 2: 2027

Zetland Street (67-107)
Spey Street (Even Numbers 14-106)
Brion Place
Dewberry Street



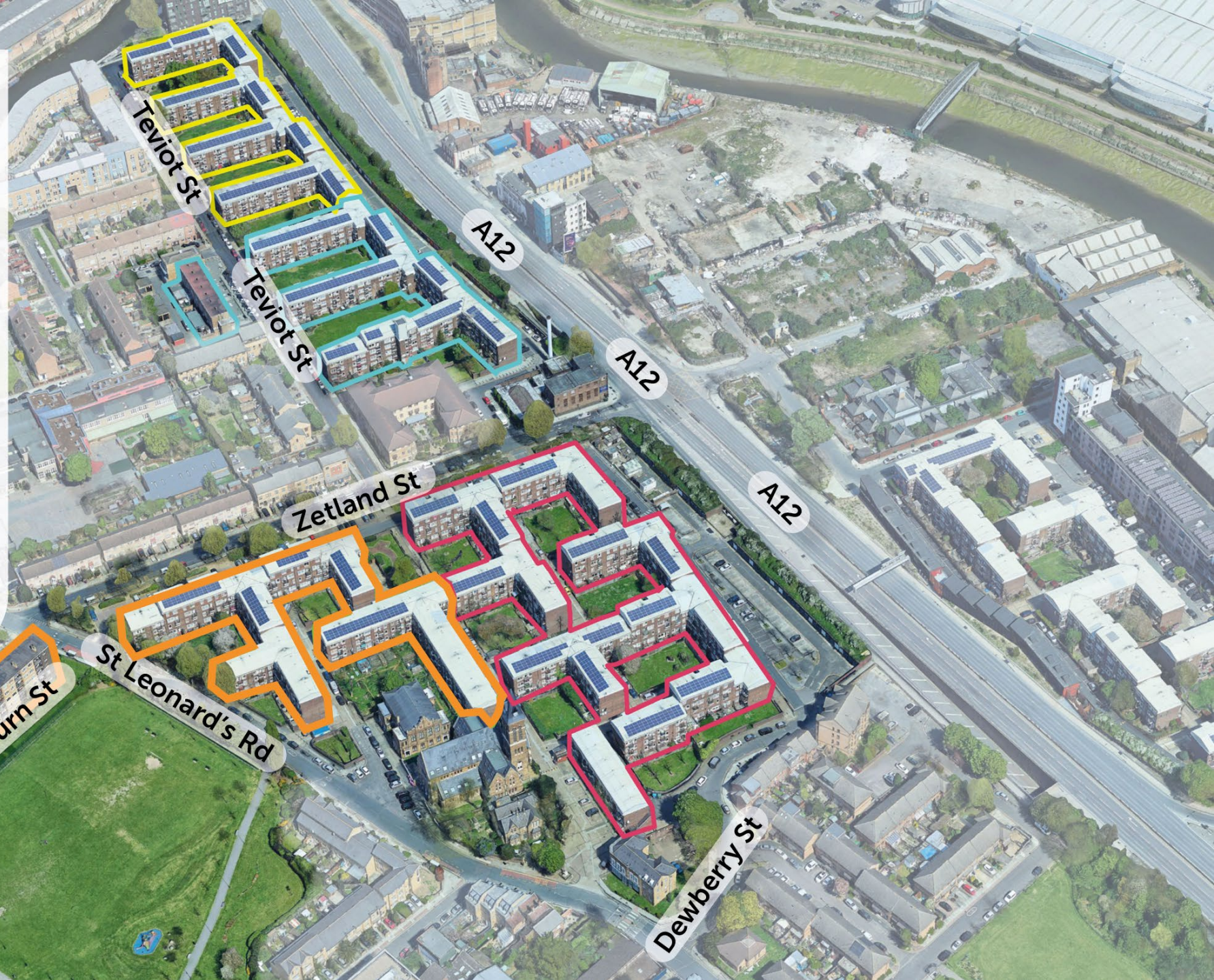
Phase 3: 2031

Teviot Street (Even Numbers 90-162 and
Odd Numbers 157a – 169a)



Phase 4: 2035

Teviot Street (Even Numbers 288-506)



WE WILL

- Every resident will be given the option to live on the new Teviot
- Phase one will deliver c. 370 new homes
- 45% will be affordable homes



Phase 1

RSG Homes Workshop Private Spaces

In February 2022, we asked the RSG to discuss and select their preferred ideas for the future homes. This provided a steer to the architects, who are using this feedback for the designs.

Kitchen



Living room



Balcony



RSG Homes Workshop Open/Exterior Spaces

In February 2022, we asked the RSG to discuss and select their preferred ideas for the future homes. This provided a steer to the architects, who are using this feedback for the designs.

Deck access v internal corridors



External communal gardens



External defensible space



Brickwork



Community-focus

- ✓ Every resident will be given the option to live on the new Teviot
- ✓ A diverse and inclusive community
- ✓ Provide a range of property types for residents' needs including houses, flats, and maisonettes
- ✓ Place low-rise by St Michael's and step up to private homes by the A12
- ✓ Provide homes for life
- ✓ Create access to greenery and natural assets



Exemplar Design

- ✓ Each home will be the same size or larger
- ✓ Choices for existing residents in well laid-out homes such as:
 - Open or separate kitchens
 - Deck access or internal landings
 - Integral or protruding balconies
- ✓ Better access to daylight, sunlight, and privacy with as many dual-aspect homes as possible
- ✓ Quality landscaping, residents' courtyards, with 75% providing a view of the park or natural asset
- ✓ High-quality, efficient, internal and external materials to save on heating and energy bills
- ✓ 24-hour natural surveillance, overlooking, video door entry system, and concierge



WE WILL

- New extension of Teviot Street (Currently Spey Street)
- Enhanced gateway into Teviot
- War Memorial setting enhanced with new trees, planting & paving
- Low rise homes within the historical setting
- Safe overlooking of the new streets
- Review road crossings & access to bus stops



You Said – Open Spaces



Increase and
maintain green
spaces

Improve
Langdon
Park

Provide a
centre/
heart to
Teviot

Open up
access to
the Canal

Quiet/private
spaces

Celebrate
the War
Memorial
area

Safe
communal
spaces

Places for the
community to
come together

Places
to play

Your future Teviot

- 1 Improvements to Langdon Park
- 2 Residents' only courtyards
- 3 Community pub
- 4 New pontoon coming soon and support for the delivery of a future canal bridge
- 5 Play spaces for all children
- 6 New places to shop, meet and eat



Meet and relax at Canal Square (new coming soon) pontoon



Community activities and new shops for Teviot Square



Teviot Green and new corner café



A wider, greener, safer Teviot Street



Safe and improved foot-tunnel at Everest Place



Low-rise homes next to St Michael's Court



WE WILL

- Open up access to the Canal
- Redesign the steps, better access & seating
- Increase the space around the canal
- Potential for New Community Pub
- New trees & planting



Canal Square

WE WILL

- Wider, greener & safer Teviot Street
- Better & safer connections
- Safe pedestrian & cycle routes
- New street trees and planting
- Connecting North & South Teviot Street



Teviot Street

WE WILL

- All streets & green spaces connected centrally
- Connecting North & South Teviot
- New central outdoor space for the community
- New commercial and community spaces
- Opening up views of St Michaels Court
- Safe overlooking of the new streets



Teviot Square

WE WILL

- Better & safer connection to Langdon Park
- Provide good quality lighting
- Clear and well defined paths
- New café or shop on corner to provide activity
- Increased safety & security
- New trees and planting selected with residents input



Next Steps

- **September Public Consultation Outreach**
The Poplar HARCA team will be out door-knocking and talking to Teviot residents
- **Thursday 22nd September 3–7pm**
Public consultation at the Teviot Centre
- **Saturday 24th September 12-4pm**
Public consultation at the Teviot Festival
- **Winter 2022** Planning application submission
- **Spring 2023** Planning application determination
- **Ongoing** work with the RSG on the detail design of each phase





Q&A

