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Teviot Estate

Residents' Steering Group Workshop - Streets NOTES

9 November 2021



Introduction

The second co-design workshop with the Teviot Residents' Steering Group was held on 9 November 2021 with the theme of 'streets'. The event was organised around a group activity across four tables, seeking feedback on the nature of the public realm within the emerging masterplan, as well as a preview of the emerging massing. The workshop was conducted as a virtual walking tour and included, the canal area, Teviot central and the area around Spey street/St Michaels Court. The feedback includes comments from some residents who could not make the event.

Feedback summaries

Feedback on Canal Area

First impressions of the overall design were broadly positive, residents were especially supportive about the greater openness and green space. Some residents suggested activities here, and potentially other uses such as supermarket or community centre.

On the whole, residents welcomed the change in road layout, emphasizing the importance of the openness, with some suggesting closing this road, or traffic calming. There was some concern about safety with cars entering from the A12 and where parking would go, and the need to have more protected space from both the water and road surface. Some suggestions for improvements to the towpath were also made.

There were some worries about areas of water and maintenance of those, and the impact of taller building on how light the area would be.

Feedback on Central Area

Once again, residents praised the openness of the area and the green design aspects. There was wide praise for the retail aspects of the scheme, with emphasis on the need for a supermarket. Residents were also in favour of the retail features, and some supported the idea to include a market, to include fruit and veg stalls and/or a farmer market. There was a broad consensus on one table that this would be ideal placement of the new community centre (but disagreement on others).

Some indicated that they would like to see more benches or seating areas, as well as a small play area for children.

There was some concern of the placement of tall buildings, and the impact they may cause by overshadowing the area. Residents stressed the need for the area to feel open, to compensate the placement of the taller buildings.

The main concerns residents raised were over parking and traffic implications. There was particular concern over whether bus routes could remain. Additionally, some residents were concerned over the maintenance of the area as well as the aforementioned height of the buildings.

Feedback on St Michael's Church Area

There was overwhelming support for the placement and design of the low-rise homes in the area and the greenery of the area.

Overall, first impressions were very positive.

Residents praised the pedestrianised route, with overall feedback being very positive. There were also calls for the inclusion of a gym.

There was some division over the placement of a market or too many shops here, with some residents praising it and other actively calling it for it to not be placed here as it felt too active. Some residents were also unconvinced by the cycling provisions of Teviot Street. However, this was not universal, with others supporting activity and a second mini centre to the masterplan. A number of suggestions about play space, or an area for dogs were also put forward.

Residents praised the open and inclusive design of the scheme, which some described as celebrating of Teviot's heritage. They also praised the design aspect of the buildings stepping up from St Michaels to the A12.

Some residents had concerns over flood risks.

Feedback on Massing and Emerging Masterplan

Residents were strongly supportive of the mixture of low and high riser buildings, though there were some concerns about sunlight impacts and the extent of the height of the tallest buildings.

Residents like the idea of having the tallest buildings by the A12, but there were some doubts over whether the current placement was too close.

There was general support that the buildings were well placed though, and many stated they were pleasantly surprised that the masterplan largely followed the Planning for Real suggested approach to tall buildings along A12 and low to mid-rise elsewhere.

Detailed notes

FEEDBACK ON CANAL AREA

- Like the open space
- Like the green space
- Like the idea of using canal
- Like ideas of having shops and cafes available
- If shops and cafes are placed closer to canal, will bring more activity to the area and increase safety
- Like the overall design of canal area
- Cars will park all along this road and corner, how will you deal with that?
- Opening that area up to pedestrians could cause safety issues with cars entering from A12
- Maintenance and costs of the greenspace
- Lack of parking being available in new builds
- Looks great, really like the design
- Good first impression
- Road layout change is good
- No pub
- Good spot for café and shops
- More activities for children around Teviot needed
- Provision in each area needs to be sustainable, and realistic about level of demand

- Play space is good
- Good outdoor activities for all ages
- Like the idea for water feature – relaxing
- How will public transport work?
- Where will parking go?
- How will water feature be looked after, who covers the costs?
- Do we need more water?
- Not enough green by canal
- Will bus routes remain? Will there be new ones?
- I like that it looks open and clean
- Feels inviting
- Wide space
- Feels like you are abroad as it does not feel like a usual East End of London area, in a good way it feels like it shouldn't be there as that how nice it looks
- Like that it is pedestrianised/ no vehicles allowed
- Looks safe
- Love the water features
- Really like that there are mini-bridges that go across the water features in the images
- Having steps leading to canal towpath is great
- Can the canal towpath be widened?
- Better access for buggies on Tow Path Needed, particularly towards Three Mills
- It creates a focal point for the estate other than shops
- Looks attractive so people will use it
- Needs more benches
- Don't like the tall buildings overshadowing the area, it should be exposed much as possible
- Incorporate a small play area
- Really like it – more open and connected to Teviot
- All the areas make Teviot feel more connected
- Will attract more activity
- The openness of this area really important, and is required to compensate for tall building/more people
- Not sure about water areas – these will need to be well maintained, (Celtic Green had pond in the centre that wasn't maintained and became eyesore) – will they become as hazard in summer/attractive to children to use
- Reshaping Teviot Street will improve access on and off Teviot – but need to consider traffic calming so don't create a rat run from A12 and new bend in road doesn't become 'Brands Hatch'
- Will relined Teviot Street be wide enough for service vehicles?
- Don't want to lose car parking space
- Needs to be a protected space – separate the new canal area from Teviot Street
- Would like to see water fountains in canal area, like Olympic Park/Kings Cross
- Tall block on Teviot Street corner, too high, over shadow canal area and housing opposite and next – suggested putting additional height on lower rise on Teviot Street on home facing onto the buffer zone, or adding height to new Chadbourne block
- Need to think about flood risk and drainage.

FEEDBACK ON CENTRAL AREA

- Like the openness
- Like the trees
- Like the green space
- Like the retail space
- Like idea of pop-up shops and events happening there
- (Small) supermarket should go here as its central
- Maybe add play spaces
- General consensus of liking the idea of the Community Centre placed there
- May be add vertical greenspaces, use climbing plants on walls etc
- Will bring more activity to the area and increase safety
- Concerns with types of trees used – some cause allergies more than others
- Junction off Zetland to A12 needs to be reviewed, traffic lights only green for 4 seconds, doesn't allow cars out enough
- Need more traffic calming structures
- These open areas are great, more space than I thought
- Opening that area up to pedestrians could cause safety issues with cars entering & exiting from A12
- Maintenance and costs of the greenspace
- No market stalls
- Farmers market events are good
- Like shops on the square
- Add a café
- Support the idea of the square
- Allotments could go here, next to community centre
- Gardens are better than allotments
- Like the seating area
- Parade of shops should include hairdressers/barbers, gym, pharmacy, post office, cash machine
- Community centre could go in the square
- Don't move community centre here!
- Really interested in arts centre was involved in community project in Stepney – wants this included in ideas
- Thinks new shop should be independent or not one of the big chains
- Concerns with only one exit to A12
- More houses in the south please
- Water feature won't be looked after
- More green is needed
- Like the idea of market stall but upmarket slightly like fresh fruit/veg
- Have interactive eater feature like in AV so kids can play in Summer
- Looks open and welcoming
- Like the allotment area, may be could be growing space there and sell in market
- Great that is it is central
- Need a Supermarket
- Will Zetland street by the new market square have traffic control as it could get really busy and dangerous
- Tall blocks sunlight
- Blocks need to be positioned so there are gaps between buildings, rather than feeling caved in.
- Will the 309 bus still operate through Zetland street?

- High rise in the right place
- Important to have open space to compensate for height, height fine but then need good open spaces
- It's a lot of space when more housing is needed, shouldn't housing be the priority
- Market stalls duplicate Crisp Street, Teviot needs shops and services to meet the needs of a neighbourhood, but main shopping area needs to remain Crisp Street, and need to be realistic about levels of demand, don't over provide and then units sit empty – e.g., given of new housing developments along the A12 where this has happened
- The zig zag lights on the drawing look like washing lines
- Love the extension of Teviot Street, recognises the historical road
- Square area gives Teviot a heart, a centre
- Need a lot of green spaces as population has increased
- New Teviot St is brilliant
- Coffee Shop in Square
- Seating area / Wi-Fi
- Like open space – but need parking
- Bandstand in open space
- Tall block on Zetland/Teviot St junction, might be too tall, over shadow – put more height on A12 – add additional block south Brion on A12
- Have to go high to accommodate everyone – more housing is needed – but open spaces really important where height, so people can breathe and enjoy
- Roof top gardens on new blocks
- Growing area in the wrong place – under used in Winter depressing to look out on to

FEEDBACK ON ST MICHAELS AREA

- Looks quite busy, don't need shops everywhere
- Maybe add a bike hub
- Like the design of homes and the low rises
- Looks good
- Green is good
- Does the space/entrance need to be so big/open?
- Like the idea of a gym here
- Would cars still be able to go through estate?
- Love the low-rise homes, can some be available near the canal section?
- Need to consider what shops go here, as we have the central area shops
- Need to consider non-residential shop space
- Parking for new homes, where will spaces be?
- Could you have an access road to get on to Zetland St/A12 through the estate?
- Parking is an issue
- Majority agree parking should be away from homes
- Overall St. Michaels Court is well liked
- Like the low-rise homes by the church
- Like low rise
- Like defensible space outside homes is great
- Like the pedestrian routes
- Like the village green
- No market stalls here

- Like the idea of farmers market and crafts market once a month here (new Teviot St)
- Good that for engines and refuse collectors can still access estate
- Can the memorial move to central area?
- Concerns about only 1 exit to A12
- Is there a flood risk?
- Refuse for shops
- No wall mounted letterboxes
- Dog areas?
- Add a play space
- No wheelie bins, have underground refuse
- It's very different
- Open
- Inviting
- Mini play area so kids can play while parents pop into the shops
- Like the Teviot street extension and appear to be car free
- Looks like a pleasant walk
- Like the defensible space outside people's homes
- Needs benches
- Feels safe
- Really like the greenery
- Put flowers around the war memorial, at the moment it looks dull.
- Should have a gym
- Brilliant
- The homes really compliment St Michaels architecture/celebrates Teviot's heritage
- Housing opening onto Teviot Street really good, with defensible space
- Fantastic opening to Teviot / War Memorial provides gateway
- Love buildings stepping up from St Michaels to A12 – feel we have been listened to
- Shops & Café in this area
- Open spaces important for sunlight / building on square not too tall to impede sunlight
- Concerned about daylight/sunlight on Zetland from new blocks, didn't like height opposite Langdon Park as said already lost light from new blocks on DLR
- This is a second central spot for Teviot – really like Teviot having two open square spaces
- Shows off St Michaels, this is important as beautiful and historical part of Teviot, - Church building been hidden for too long
- Unsure about cyclists on Teviot Street, they need to respect pedestrians
- Really like the new pedestrianised Teviot Street
- Like Teviot Street running right through Teviot, connecting whole area
- Love the new homes in this area, this is the type of design we asked for from visits – impressed Hill are listening to us!!
- Looks really nice – can't see anything to fault
- The square will contribute and help connect to the park
- Need to move the crossing on St Leonards
- Really like opening up this area – hard to believe this is where shops are at the moment, this brings the area back to life
- Although homes are on street, they feel private and protected, this is so important
- Any green space is always good

- Please to see current locked away green spaces in the area being brought out into the open where we can see and use them
- Need dedicated dogs' area, so new green areas don't get used as dog toilet – this needs to be properly managed from the start

FEEDBACK ON EMERGING MASTERPLAN

- Looks great,
- Thought it was going to be covered in high-rises, but it isn't
- Like the mix of high and low homes
- It's not as packed as I thought it would be
- Open spaces are great, they will cater for more people coming in to Teviot, will feel less overcrowded
- Happy with heights on A12, and thought tall block overlooking Langdon Park worked well
- Really interested in scope to include more activities for children, dance, gymnastics, ect, on Teviot
- Loves new play area in Bartlett Park, and helps that its served by café with toilets
- The 3 open spaces, (Canal, Central, St Michaels), will make Teviot feel more connected
- Overall, everyone likes the designs
- Concerns around sunlight
- How tall are the buildings around Zetland?
- How tall will the high-rises be?
- Could we make high-rises slightly smaller, but make more along A12
- Great work, Team are moving in the right direction
- Crowded
- Park should be more open
- Homes should be oval aspect
- Can we have underground parking?
- More exits to A12
- Get rid of blocks in the centre
- Will flats have balconies?
- Living wall along A12
- Will there be gardens for ground floors?
- Not enough buffer to A12
- Too much height by the park?
- Clocks too close together
- Concerned about sunlight
- Needs for more parking
- Langdon park blocks look too cramped
- Langdon park blocks not liked
- Like having the tall buildings by the A12
- Good variety of block heights
- Concerned about the population increase and impact on infrastructure
- Needs more houses
- How will we cross over A12 to access Aberfeldy and the new canal area that will be open?
- Where will I park?
- I like the green buffer along A12 to block out pollution and reduce noise
- Want more sport facilities like football pitches and tennis courts

- Langdon parks feels really unsafe at night, needs more lighting
- I feel really excited
- Masterplan looks heavily dense
- Will there be balconies?
- Like it, no surprises, this is what we were expecting
- Height on Teviot Street junction in the north, need to think about sunlight impact on Malory/Teviot St West house – suggest lower, and put more height on Chadbourne or Teviot Street blocks facing buffer zone
- More height on A12 – South Brion could accommodate a tall block
- Have you spoken to Baptist Church about moving, this seems like idea location for tall block?
- Tall block facing Langdon Park well placed, nice views over the park, and not blocking any one's sunlight – good access to DLR too
- Roof top gardens
- Need to think about climate change mitigation, so ready for heatwaves – increased shading from trees good.
- Shop on Teviot St as canal area very dense, need something local
- Food growing – Celtic Green
- Decent children's park on Celtic Green
- Need to look at position of crossings
- Make Teviot Centre higher, with roof top garden
- R-Urban move to Celtic Green, include allotments, R-Urban manage the space