



Teviot Residents' Steering Group

Co-design Workshop notes – Masterplan recap and update

12 April 2022 – The Teviot Centre

Attendees: Chris Coyle, Katrina Wright, Catherine Macfarlane, Lisa Anderson, Khadijatu Sheriff, Sandi Kendal, Natalie Jones, Akik Miah, Beth Miah, Derek Norcott, Louise Sparling, Dena Robinson, Rachel Salmon, Patricia Rowlands, Gelina Menville, Ferdous Jahan, Louise George, Khalida Begum, Cathy North, Tony North, Tom Lyddon, Abdul Quader, Jackie McDonald.

Officers: Fintan Tynan, Julie Browne, Daniel Lynch, Aleef Ahmed, Hema Kana, Justin Kelly, Carolyn Tobin, Tom Dewey, Kelly Player, Jag Baines, Roisin Mayfield, Patrick King, Mike Tyrrell (virtually).

Key themes

- Updated masterplan and key design changes broadly supported across all groups
- Northern junction with A12 / Teviot Street queried over safety, and requests for consideration of measures to manage speed and safety.
- General comments throughout about lighting and design which minimises/discourages ASB.
- Varied design comments around fencing, seating and privacy of spaces – as well as emphasis on good management and maintenance.
- Teviot Central area and concentration of retail uses here was well supported. Overall, lots of comments supporting approach to activities and uses – but also some requesting that certain areas are also maintained as quiet and more private.
- Questions and requests for information on heights, affordability/rent levels and parking. Some further explanations around vehicle movements needed.
- New Everest Place area praised for its openness, but concerns about experience on eastern side.
- Improvements to Langdon Park, and bringing greater activities and facilities to the park reiterated.



Detailed feedback notes

Theme	Comments
Canal Square	<p data-bbox="405 577 703 611">Traffic / A12 Junction</p> <ul data-bbox="453 633 1423 1357" style="list-style-type: none">• Are you going to close junction off the A12?• Safety and security concerns around green areas near A12• Will cars be able to get on and off Teviot Street by the A12?• It was explained that cars will only be allowed to turn into Teviot Street from the A12, as currently.• One group felt the junction by the square would be dangerous with cars being allowed access to enter Teviot Street from the A12.• Some sort of traffic calming measure will be needed to slow the traffic at the junction.• Where will parking be allocated for residents as the images does not show where existing residents will be able to park despite being able to retain permits?• Potential that bit by the square could be red lined road marked so cars cannot stop anywhere there as the road is narrow as is• Need to slow traffic coming in from A12 <p data-bbox="405 1379 504 1413">Design</p> <ul data-bbox="453 1435 1385 1823" style="list-style-type: none">• Like the Openness• Where will the high-rise buildings be?• Like the design• Similar design found in Stratford near Waterglades and victory park (Glade Walk)• Like the idea of the pontoon• Needs lighting• Canal path itself could do with being wider <p data-bbox="405 1845 655 1879">Pedestrian bridge</p> <ul data-bbox="453 1901 1401 2018" style="list-style-type: none">• Has the bridge plans been finalised?• Needs a bridge, too long to walk all the way around [the other side of the Limehouse Cut]



	<p>Greenery</p> <ul style="list-style-type: none">• The group really liked the greenery by Teviot Street and the pontoon area• How big are the green areas near A12?• Who will maintain the green areas?• Good lighting will be needed around green areas to prevent ASB <p>Use and activities</p> <ul style="list-style-type: none">• Love the water sports/activities• Great for kids• Love the idea of canoeing• What will area be used for in winter?• Good for children• Good to have local water activities• Would like to see it home zoned• Good to see the canal being used• Needs cleaning and maintaining
<p>Canal Walk/Teviot St</p>	<p>Lighting</p> <ul style="list-style-type: none">• Ensure good lighting around green areas• Concerns around dark areas from trees causing ASB• How high will buildings be around Venue street? / Will they block our light? <p>Design</p> <ul style="list-style-type: none">• Biodiversity habitats needed• Don't want it to look like Aberfeldy Village linear park• Better to have Teviot Street wider• Gathering all the shops in one place will attract lots of ASB• Outdoor exercise trail would be nice• Places to sit needed• Dog poo bins needed• Cigarette smoking areas

	<ul style="list-style-type: none"> • Recycle any trees that are taken down into furniture for the area – (Liaising with R Urban is taking place) • Loving the green area continuing along Teviot Street <p>Play</p> <ul style="list-style-type: none"> • Will the union of green spaces take away space from kids play areas? • What ages will the play areas cater for? • Will the small pockets parks/ plays areas be fenced off? The group preferred fencing but open to other ideas to be developed. <p>Access</p> <ul style="list-style-type: none"> • Can you still drive through Teviot street? - Yes • Can you still access A12 from Zetland street? - Yes • What will parking be like? • Will Teviot street be one-way? - No • Have it home zoned • Have restricted access to Teviot Street • How will communal gardens be accessed? The group would prefer fob system so access to only those living in those blocks.
<p>Everest Place</p>	<p>Design</p> <ul style="list-style-type: none"> • This side will look great, but other side of a12 needs to be improved (Aberfeldy / Lochnaggar Street) • The group really liked the openness around the underpass as makes the area look safe • Many agreed that they would use it if it was to look like the image • Not all the green spaces should have benches • Would rather lower properties and less higher properties • Will high rises make wind tunnels? <p>Access</p> <ul style="list-style-type: none"> • Will cyclists be able to go through underpass? • Underpass needs to be wheelchair & pram accessible • Can you add cycle paths throughout the Masterplan?

	<ul style="list-style-type: none"> • Will A12 be able to have a blue cycle lane added? • Will making Teviot more accessible, make it noisier? • Teviot is quieter compared to other estates in TH, need to keep it quiet. • Will parking be available • Wider access to subway is a good idea <p>Use / activities</p> <ul style="list-style-type: none"> • Having spaces to work in but not just for Poplar Works style units but for those who but like an office/ quiet space (potentially co-working) • Good idea for a gym for late night activities <p>Safety</p> <ul style="list-style-type: none"> • General safety and security with other side of A12 • Aberfeldy needs to be made safe also <p>Other</p> <ul style="list-style-type: none"> • Happy with name of area • With such a nice space regular maintenance will need to be considered • Where would the current Poplar Works units by the garages go? • Everest place is a good name • Affordable homes are not affordable
<p>Teviot Central</p>	<p>Retail/Hospitality Space</p> <ul style="list-style-type: none"> • Concerns over smell from retail units / restaurants • Need proper ventilation from food places so that cooking smells don't consume homes • Refuse from retail units need to be maintained better than they are now • Like the idea of one area for shops • The group really loved that the main retail space would be central so by Zetland street is perfect • Group felt the masterplan needs to be sensible in regard to the amount of retail units that will be available as you could end up with empty shops

- No PFC

Central area / square

- Like the idea of a central area
- Good to have a central square
- Who will manage the square/ central area?

Other uses/facilities

- Will Teviot centre be moved?
- Unsure of outdoor cinema
- Like the idea of a gym in this area
- Like the idea of community coming together
- Private nursery is a suggestion for one of the units
- Good idea for pop up markets and entertainment
- Have a mixture of uses
- Need a Tesco local or equivalent
- Would like to see – dry cleaners and launderette, Post Office, GP surgery with dentist (Aberfeldy Practice moving further away into Aberfeldy Village) Chiropractor
- Need a reputable supermarket NOT a SPAR or NISA as they are terribly expensive, but also by having decent shops this will attract people wanting to live in Teviot
- Some felt it would be a good idea to have small food growing spaces but has to be designed whereby it doesn't look messy

Parking/Access

- Will there be provisions for electric vehicles?
- More charging stations will be needed
- Parking spaces with power points
- Liked that some parts will be pedestrianised.

Other

- Are there any swing parks/play spaces?
- Concerns over youngsters loitering about in this area
- Ensure good lighting



<p>St Michael's Court</p>	<p>Home Sizes/Availability</p> <ul style="list-style-type: none"> • Love the idea of low rises in this area • Houses need to be mixture of sizes - 2, 3, and 4 beds • The low-rise homes looks nice... will they be available to us? • Will there be high percentage of social affordable homes and Shared Ownership • Selective housing needs should be met as I don't want children living next to me • Would like clarification or social and affordable rents <p>Safety</p> <ul style="list-style-type: none"> • Police and emergency services need to be able to access the estate easily • Criminals are able to get away from police too easily on the estate • Secure parking/bicycle storage • Ensure good lighting throughout <p>Access</p> <ul style="list-style-type: none"> • It was explained that vehicles will have access, but the road is just a loop, so it won't really be a cut through. • Liked the idea of it being a different road surface by the entrance/ monument. <p>Other</p> <ul style="list-style-type: none"> • Group felt not much to add as overall they felt looked decent • Feels a bit more historic • David Court is a nice example of gated community • Current neighbourhood community feel to be kept • Could we have more visuals next time please
<p>Langdon Park</p> <p><i>This wasn't specifically on the agenda, but one group gave some</i></p>	<ul style="list-style-type: none"> • Why we can't we have a big park on Langdon Park? • Needs to have a big playground with big climbing frames, swings slides. • Keep the cycle area • Schools can still use park as its big enough to cater for all



<i>further comments</i>	<ul style="list-style-type: none">• People will use park more if they have these facilities / Will reduce ASB• Cater for all ages, not just under 5's• Add a coffee shop nearby for parents to socialise as well as monitor children• Hate silver bridge [Fawe Street bridge]• Get rid of silver bridge [Fawe Street bridge], too much ASB• Park needs good lighting throughout
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