# Teviot Estate regeneration gets green light with revised tower designs and strong resident backing



The long-awaited regeneration of the Teviot Estate in east London has now received approval from Tower Hamlets council, marking a significant milestone for the ambitious project led by Hill Group and Poplar HARCA. This extensive redevelopment plan seeks to transform the estate with approximately 1,750 to 2,000 new homes, alongside a diverse range of community amenities, green spaces, and improved infrastructure.

Designed by BPTW, who serve as the lead architects and masterplanners, the project covers an area of around eight hectares. It aims to foster a sustainable, well-connected neighbourhood that meets local needs. BPTW’s approach integrates modern, energy-efficient homes with public parks, play areas, shops, and a new community centre to enhance social and economic vibrancy within Teviot and its surroundings. The design process has been highly collaborative, involving continual engagement with residents and local stakeholders to ensure the development aligns with community aspirations.

Originally valued at around £800 million, the regeneration is planned as a phased scheme beginning in April 2025. The first phase includes detailed plans for 475 homes, with between 35% to 45% designated as affordable housing — a core priority for the developers and council alike. Completion of the entire project is anticipated by 2042, promising a long-term transformation that will deliver a mix of housing types alongside commercial spaces to revitalize the estate.

However, the journey to this point has not been without challenges. Tower Hamlets council previously raised concerns about daylight and overlooking issues affecting several residential towers within the scheme. This prompted Hill Group and Poplar HARCA to instruct BPTW to revise the designs of four key towers. The adjustments involved increasing the height of two towers and combining two linked towers into one taller block. Meanwhile, the central open space was expanded and a play area was relocated to enhance residents’ living conditions and promote a better sense of community.

Resident involvement has been a cornerstone of the regeneration effort from the outset. Since 2017, around 80% of Teviot residents have supported the proposals through formal votes, underscoring widespread local backing. Both Hill Group and Poplar HARCA continue to emphasise transparency and ongoing communication, assuring that future phases will remain responsive to the evolving needs and wishes of the community.

In sum, the approved regeneration of the Teviot Estate represents a comprehensive and thoughtfully planned initiative geared toward revitalising a vital east London neighbourhood. It balances substantial new housing provision—particularly affordable homes—with green, communal spaces and infrastructure enhancements, all shaped through extensive resident engagement. As the project moves forward, it will be closely watched as a model for sustainable, community-driven urban renewal.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.bdonline.co.uk/news/bptws-residential-towers-scheme-at-east-london-estate-gets-green-light/5137010.article), [[4]](https://www.bptw.co.uk/news/bptw-appointed-as-masterplanner-for-estate-regeneration-scheme-in-tower-hamlets/)
* Paragraph 2 – [[2]](https://www.bptw.co.uk/projects/teviot-estate/), [[4]](https://www.bptw.co.uk/news/bptw-appointed-as-masterplanner-for-estate-regeneration-scheme-in-tower-hamlets/), [[7]](https://www.hill.co.uk/teviot-regeneration)
* Paragraph 3 – [[3]](https://www.ukconstructionmedia.co.uk/market_leads/hill-submits-800m-east-london-estate-rebuild-plan/), [[6]](https://www.housingtoday.co.uk/news/plans-submitted-for-1900-home-regeneration-scheme-in-east-london/5129984.article)
* Paragraph 4 – [[5]](https://www.building.co.uk/news/four-towers-on-2000-home-east-london-estate-regeneration-redesigned-due-to-councils-daylight-concerns/5135816.article)
* Paragraph 5 – [[7]](https://www.hill.co.uk/teviot-regeneration), [[2]](https://www.bptw.co.uk/projects/teviot-estate/)
* Paragraph 6 – [[1]](https://www.bdonline.co.uk/news/bptws-residential-towers-scheme-at-east-london-estate-gets-green-light/5137010.article), [[3]](https://www.ukconstructionmedia.co.uk/market_leads/hill-submits-800m-east-london-estate-rebuild-plan/), [[4]](https://www.bptw.co.uk/news/bptw-appointed-as-masterplanner-for-estate-regeneration-scheme-in-tower-hamlets/), [[7]](https://www.hill.co.uk/teviot-regeneration)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.bdonline.co.uk/news/bptws-residential-towers-scheme-at-east-london-estate-gets-green-light/5137010.article> - Please view link - unable to able to access data
2. <https://www.bptw.co.uk/projects/teviot-estate/> - BPTW is leading the regeneration of the Teviot Estate in Tower Hamlets, aiming to deliver approximately 1,750 new homes. The project focuses on creating a sustainable community with modern, energy-efficient homes, green spaces, and community facilities. BPTW collaborates with Poplar HARCA, Hill, and residents to ensure the development meets local needs and enhances the area's social and economic landscape. The design includes parks, play areas, shops, and improved infrastructure to foster better connections within Teviot and the surrounding area.
3. <https://www.ukconstructionmedia.co.uk/market_leads/hill-submits-800m-east-london-estate-rebuild-plan/> - Hill Group and Poplar HARCA have submitted plans for an £800 million redevelopment of the Teviot Estate in East London. The scheme aims to build over 1,900 new homes, with 45% designated as affordable housing. Designed by BPTW, the masterplan covers eight hectares and includes a mix of housing types, commercial spaces, and a new community centre. The project is scheduled to start in April 2025, with the first homes expected by 2028 and completion by 2042.
4. <https://www.bptw.co.uk/news/bptw-appointed-as-masterplanner-for-estate-regeneration-scheme-in-tower-hamlets/> - BPTW has been appointed as the lead architect and masterplanner for the Teviot Estate regeneration in Tower Hamlets. Collaborating with Poplar HARCA, Hill, and Delvendahl Martin, BPTW aims to deliver approximately 1,750 new homes, along with green spaces, shops, and community facilities. The project emphasizes resident engagement and sustainable design to create a thriving community. BPTW's appointment follows a selection process involving residents and an independent advisor, ensuring the development aligns with local aspirations.
5. <https://www.building.co.uk/news/four-towers-on-2000-home-east-london-estate-regeneration-redesigned-due-to-councils-daylight-concerns/5135816.article> - The regeneration of the Teviot Estate in East London has been delayed due to concerns raised by Tower Hamlets council regarding daylight and overlooking issues. Developer Hill and Poplar HARCA have instructed architect BPTW to redesign four towers in the 2,000-home scheme. The amendments include increasing the height of two towers and merging two linked towers into a single block. The open space at the centre of the development has also been expanded, and a play area relocated to enhance the living environment.
6. <https://www.housingtoday.co.uk/news/plans-submitted-for-1900-home-regeneration-scheme-in-east-london/5129984.article> - Hill Group and Poplar HARCA have submitted plans for an £800 million redevelopment of the Teviot Estate in East London. The scheme aims to build 1,900 new homes, with 35% designated as affordable housing, over five phases. Detailed proposals for the first phase include 475 homes, 45% of which will be affordable. The project is scheduled to start in April 2025, with the first homes expected by 2028 and completion by 2042. The masterplan, designed by BPTW, covers eight hectares and includes new shops, commercial spaces, and a community centre.
7. <https://www.hill.co.uk/teviot-regeneration> - Hill Group is collaborating with Poplar HARCA and Teviot residents on the regeneration of the Teviot Estate in East London. Since 2017, residents have been actively engaged in the development process, with approximately 80% voting in support of the project. The regeneration plan includes new homes, green spaces, shops, and community facilities. Hill emphasizes maintaining resident engagement throughout the project's lifespan to ensure the development meets the community's needs and aspirations.