

HELLO & WELCOME

Thank you for joining us today. This exhibition provides an update on the approved plans for the regeneration of Tiller Road and explains how the works will be delivered over the coming months and throughout construction.

Today is an opportunity to meet the team delivering the new homes. You will also be able to review how the works will be phased, our proposed delivery routes, how we plan to mitigate disruption, as well as timings for construction and deliveries.

A reminder of the project to date

2017

Initial discussions with residents began.

2021

Residents voted in favour of regeneration.

2022

Mount Anvil appointed as development partner.

2022
2025

Engagement and consultation with existing residents from 2022.

2024
2025

Wider community engagement on the proposals.

2025

Planning application submitted.

2026

Planning permission granted in March 2026.

2026

Pre-commencement conditions granted, preparing to start on site.



View of the garden and playspace



New public pedestrian link connecting Tiller Road with Westferry Printworks

OVERVIEW OF CONSTRUCTION

We have been working closely with the London Borough of Tower Hamlets to prepare for the start of construction and delivery of Phase 1 (Block A)

Phase 1

Phase 1 will begin with the construction of Block A, delivering 16 new homes for returning residents.

The deconstruction of Winch House is expected to start in September. We anticipate this taking around 3 months, with the construction of the homes projected to complete in 2028. Once Phase 1 is complete, households from Starboard Way will move into their new homes.

Phase 2

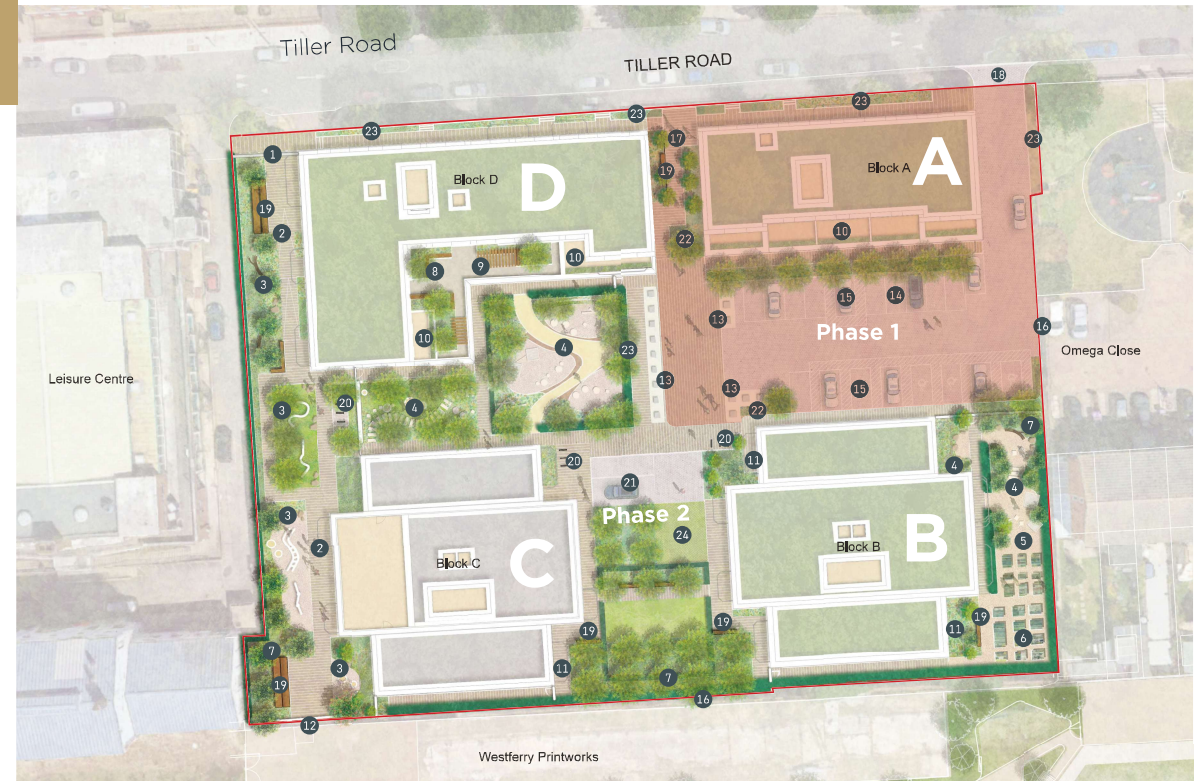
We will begin delivering Block D later that year, which includes 45 re-provided homes and 2 new homes for social rent.

Shortly after we will begin the delivery of:

- Block B (149 homes, 77 affordable and 72 for private sale)
- Block C (188 homes for private sale)

Complete

Subject to programme and required approvals, we anticipate the development will take around 6 years to complete. During this time, there will be some changes to the traffic management within the area, which we have set out in more detail today.



Landscape Plan



View of Community Space



View of Family Homes

- | | |
|--------------------------------------|--|
| 1 Tiller Road threshold entrance | 16 Site boundary wall |
| 2 Pedestrian green link | 17 Pedestrian arrival square |
| 3 Rope Walk play trail | 18 Vehicular access |
| 4 Doorstep Play | 19 Timber seating steps / benches |
| 5 Children's grow garden | 20 Cycle stands (9 no. / 18 spaces in total) |
| 6 Secure growing area | 21 Loading / delivery bays |
| 7 Perennial gardens | 22 Buffer planting |
| 8 Block D amenity podium garden | 23 Hedge planting |
| 9 Pergola | 24 Reinforced grass manoeuvring area |
| 10 Private terraces | |
| 11 Private balconies | |
| 12 Threshold to Westferry Printworks | |
| 13 URS bins | |
| 14 Residents parking | |
| 15 Disabled parking | |

Key

Your Feedback

Thank you for all your support on the proposals to date.

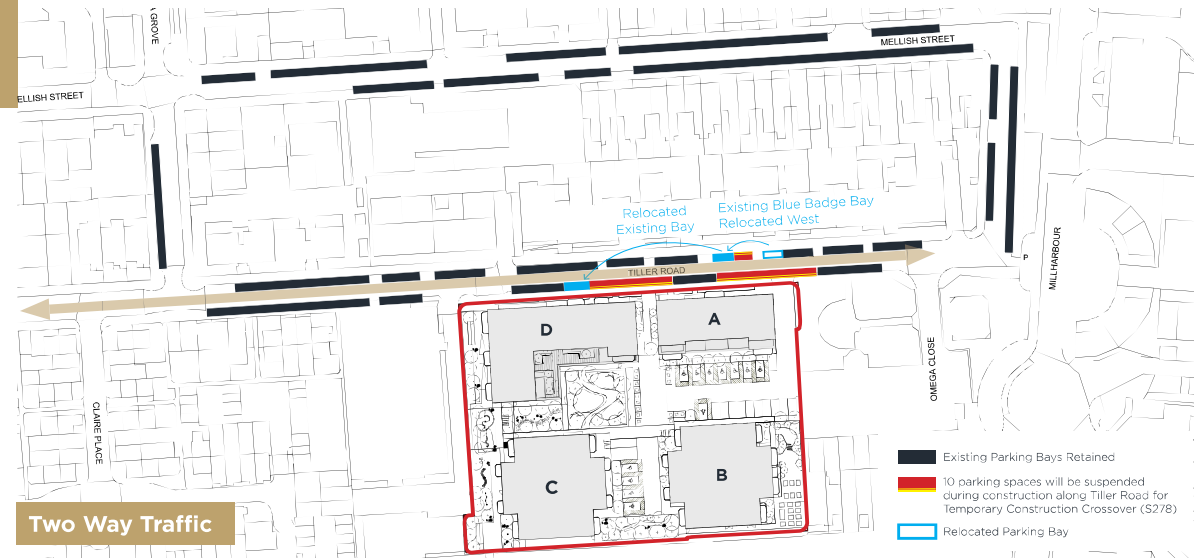
Please do share your feedback on the construction period and how this will be managed with one of the team today.

TRAFFIC MANAGEMENT

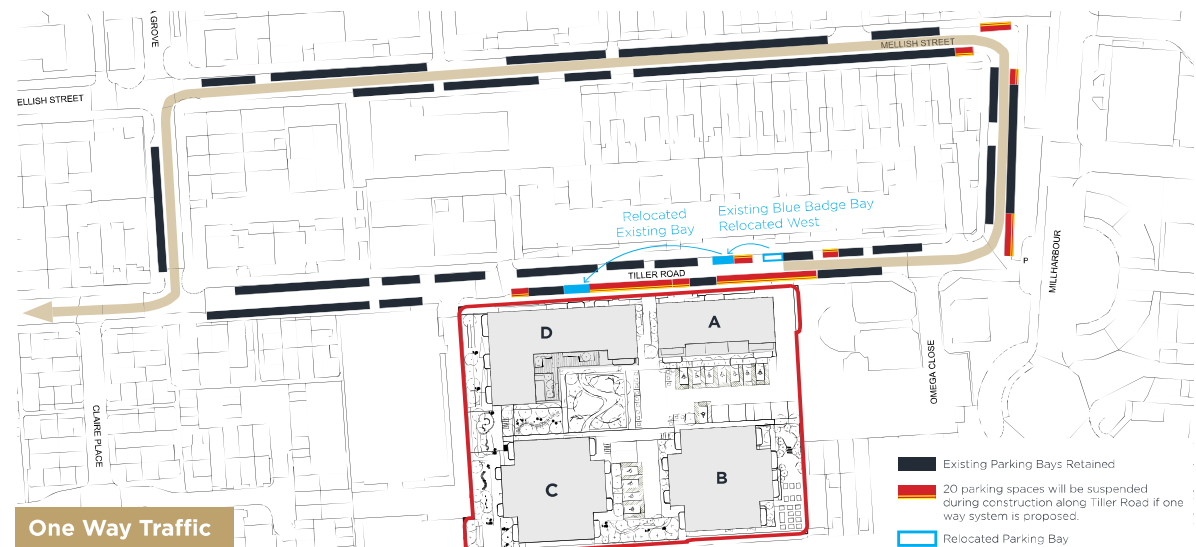
Our approach is designed to minimise disruption, maximise safety, and reduce time on local roads.

Reducing parking disruption during construction

- We have worked with London Borough of Tower Hamlets, Transport and Construction specialists to review options to minimise the impact on parking during construction.
 - Tiller Road will operate as **two-way traffic** up to the junction of Omega Close, helping traffic move more easily through the area. 10 spaces along Tiller Road will be temporarily unavailable during the construction period.
 - The 10 affected parking spaces are illustrated in **Red** on the top plan.
 - This approach reduces disruption compared to a one-way system where 20 parking spaces along Tiller Road would be temporarily unavailable. This is shown on the drawing below.
 - Road signage will be updated before construction begins to ensure this change is made clearly and safely.
 - The Construction Environmental Management Plan (CEMP) has been developed with specialist input and London Borough of Tower Hamlets.
- ## Keeping traffic moving
- Designated passing points will allow vehicles to move safely and easily along Tiller Road.
 - No traffic lights required. The proposed signage and management measures will support a steady and safe flow of traffic.
 - Construction vehicles leaving the site will be carefully managed by trained staff to keep routes clear.
 - Delivery vehicles have been kept as small as practical to reduce impacts on local streets. While deliveries may be more frequent, smaller vehicles help minimise disruption and are easier to manoeuvre.



OUR APPROACH Less spaces temporarily unavailable (**10 spaces**), improved safety, less disruption.



DISREGARDED APPROACH More spaces temporarily unavailable (**20 spaces**), more disruption

CONSTRUCTION MANAGEMENT

Construction vehicles entry and exit

- Construction gates will be located along Tiller Road on the site boundary. Gates will be clearly identified with signage to assist delivery drivers and controlled using traffic marshals to ensure safe passage and movement of both vehicles and pedestrians during construction hours.

Working hours

- Construction activities will be undertaken between 08:00 and 18:00 Monday to Friday. Out of hours working, including weekends and bank holidays is not anticipated and would only take place in exceptional circumstances, subject to prior approval where required. All noise generating works will be undertaken in accordance with the requirements of the CoCP.

Safety

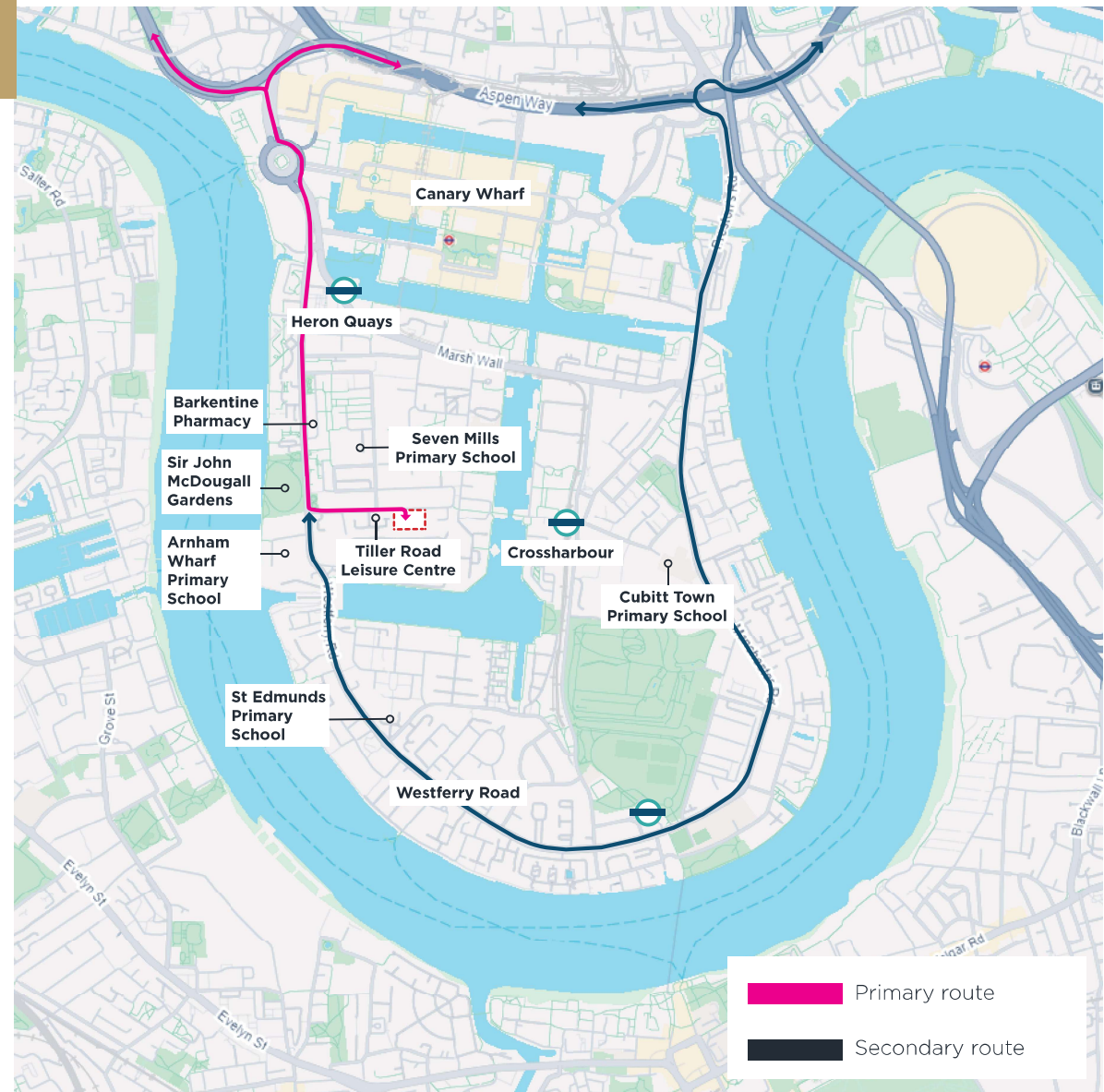
- Pedestrian safety is prioritised by clearly defining access points and construction vehicle route (shown on the right.) Emergency vehicle access will be prioritised at all times.

Dust, noise, vibration

- We will minimise disruption and inconvenience to residents and the wider community by monitoring and recording the impact of noise, dust, and vibration on site.
- We will minimise all works involving dust, noise and vibrations by selecting the most appropriate technique for the work, consideration of timing of the work and use of appropriate protections.
- Dust, noise and vibration will be monitored. The site team will be automatically notified if levels exceed the acceptable amount in order to take appropriate action.

Community liaison

- We will provide regular updates and newsletters, provide a dedicated contact for residents and create ongoing opportunities for residents to provide feedback.



Construction transport routes

MEET THE MOUNT ANVIL TEAM

Our Partnership

- Mount Anvil and Riverside are working together to deliver the regeneration of Tiller Road.
- Riverside: Your long-term landlord and resident partner.
- Mount Anvil: Development and Delivery Partner.
- Mount Anvil and Riverside have a strong and successful partnership, having worked together to deliver new homes and regeneration projects most locally at Byng Street as well as Royal Eden Docks in Newham and Friars Close in Southwark.

Our Approach

- Putting residents first.
- Listening and responding to feedback.
- Providing clear and regular communication.
- Delivering high quality homes and public spaces.
- Minimising disruption during construction.

Your Feedback

Our team will be on hand throughout the construction period to discuss any queries you might have. You can also leave your details for project updates using the QR code to the right and contact us with the email below:

communityliaison@mountanvil.com



Our Experience

Our Mount Anvil and Riverside team combines decades of experience delivering successful regeneration and new home projects across London. Our track record in the neighbourhood includes the nearby Byng Street Development.



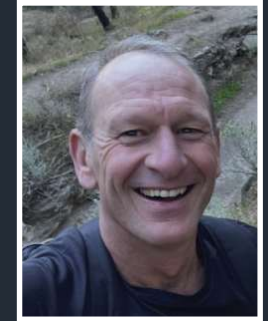
Nyron Higgins
Construction
Director



Margaret Amadi
Community
Engagement Manager



Phil Shankster
Project
Director



Andy Debnam
Project
Manager

- Phil and Nyron have a combined 30 years of experience at Mount Anvil, helping deliver hundreds of new homes and regeneration projects. The team is currently delivering the nearby Byng Street development and has previously worked on major projects including The Silk District, Whitechapel.
- Andy has led projects at Riverside for 5 years, working closely with Phil and Nyron at Byng Street and also on our Royal Eden Docks site. Andy has a further 20 years of experience delivering regeneration schemes across a range of local authorities, housing associations and the private sector.
- Margaret has been supporting residents and communities at Mount Anvil since 2022, helping to ensure local people remain informed, involved, and supported throughout the development process.
- Together, Mount Anvil and Riverside bring extensive experience delivering estate regeneration and affordable homes across London.