



## Regent Place, Bow

### Design Overview

FBMArchitects



Regent Place, a new development for Gateway Housing Association, provides 32 high quality Shared Ownership homes, including two 3-bedroom maisonettes and three wheelchair units. The scheme sits opposite the leafy Medway Conservation Area in Bow, East London. Through scale, articulation of volumes, and architectural details, FBM has designed a contemporary response to a history-rich area of East London.

**Front Cover**

Communal Entrance at the corner of Saxon Road and Rosebank Gardens

**Opposite**

Private Entrances off Norman Grove

**Below**

Saxon Road Elevation



FBM Architects - Regent Place, Bow

# Scheme description

Redefining the urban block with a courtyard at its heart was the key driver for the proposed development. The courtyard as a green space responds to the character of the neighbourhood and this is further enhanced by setting back the building on Norman Grove and Saxon Road, so that a green strip of front gardens - enhanced by the existing London Plane trees - can tie the scheme to the immediate context, including Selwyn Green to the south.

The new scheme, defined by the articulation of two main blocks, offers a continuous three storey frontage along Norman Grove and Saxon Road that relates to the character of the Medway Conservation Area and the locally listed Saxon Lea Court. A generous

gap between this and the four-storey volume on the eastern part of the development ensures a soft transition in height whilst providing a large and well-lit communal residential entrance.

We worked hard to tie the design with the immediate context whilst keeping budget in mind: the inclusion of arched entrances to individual dwellings introduces an intimate, human scale that echoes this distinctive feature present in the surrounding streets; the parapet detail is also a nod to the Victorian heritage of the area. The specified buff brick creates a dialogue with the materiality of the Medway Conservation Area, while the colour of the windows contrasts playfully and creates interest. A high-quality finish and detailing is present throughout.

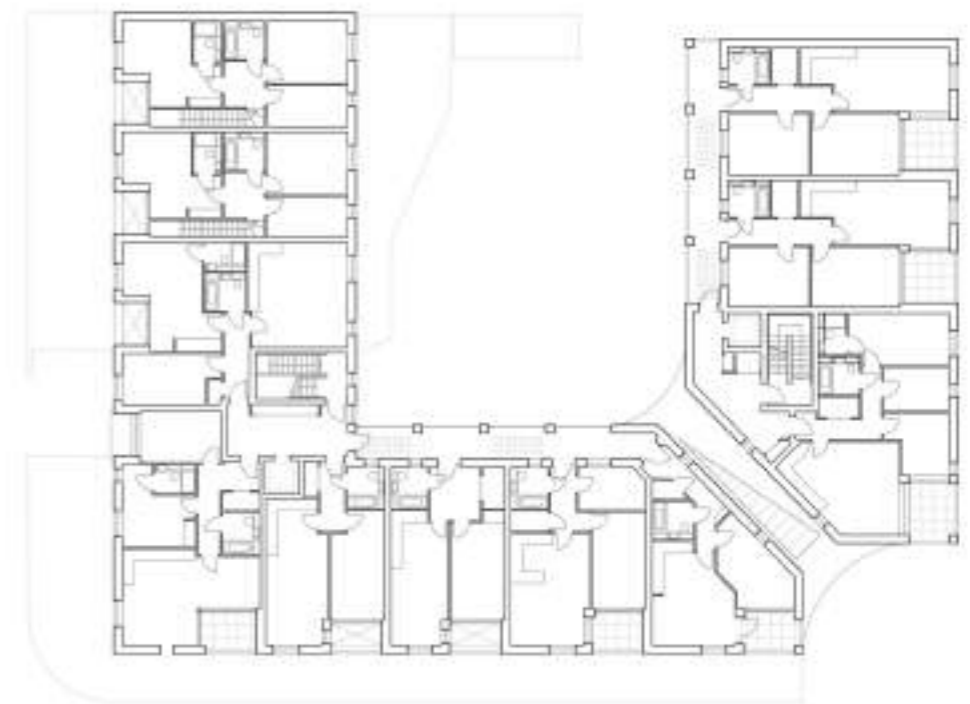
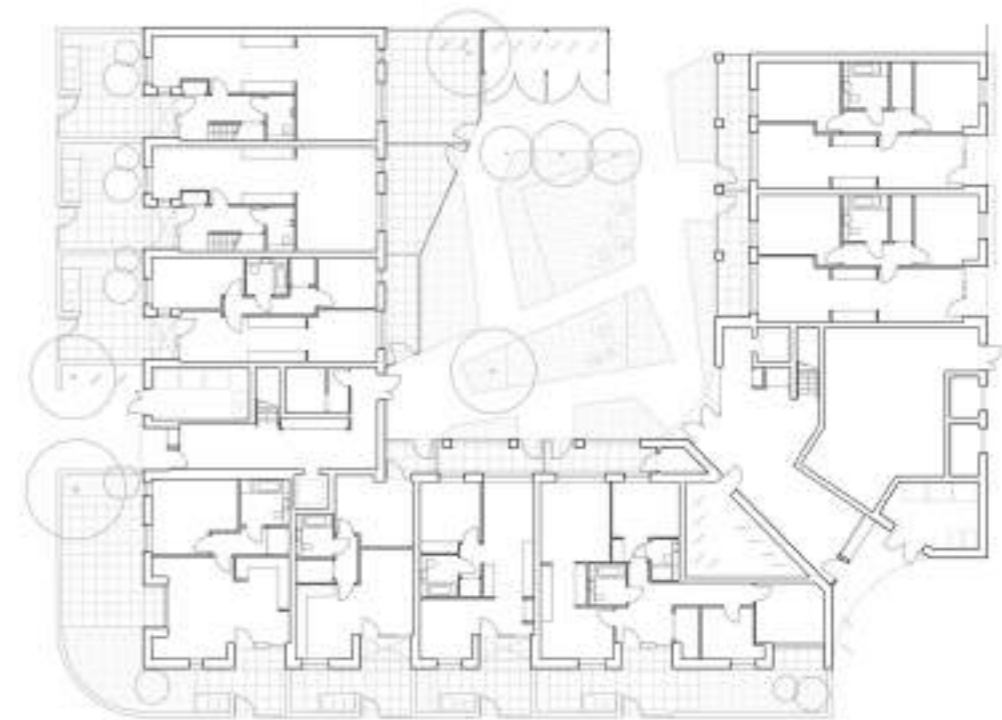
The scheme was designed with a fabric-first approach, with high levels of thermal insulation and thermally broken double-glazed windows throughout. All the apartments are double aspect, guaranteeing natural ventilation, and the recessed balconies ensure floor to ceiling windows are protected from the hot summer sun. The scheme is car-free - except for three blue badge spaces within the site boundary - given the excellent proximity to local transport links and support of local policy that encourages sustainable modes of transport. Dedicated cycle storage is provided within the courtyard and is accessible to all residents.



**Opposite**  
Site Plan  
**Above**  
Private Entrances off Saxon Road against existing London Plane trees



**Above**  
Access Gallery Viewed from Internal  
Courtyard  
**Opposite**  
Ground and First Floor Plans





### Planning team

**Client** Gateway Housing Association

**Planning Architect** FBM Architects

**Services Engineer** Norman Bromley

**Planning Consultant** Savills

**Environment Technology** Mechanical Ventilation Heat Recovery (MVHR) and Photovoltaic cells (PVs)

**Heating** Community Heating System

### Project data

**Start on site** January 2021

**Completion date** September 2023

**Number of units** 32

**Unit types** 11 x 1-bed apartments; 15 x 2-bed apartments; 2 x 3-bed maisonettes; 4 x 3-bed apartments

**Tenure** Shared Ownership

**Form of contract/procurement:** Design and Build

**Main Contractor** Kind & Co.

**Delivery Architects** Hunters

**Construction cost** Undisclosed

### Environmental performance data (as designed)

**Predicted on-site renewable energy generation per year** 10.1kW PV array

**Airtightness at 50pa** 3m<sup>3</sup>/h.m<sup>2</sup>

**CO<sub>2</sub> reduction above Building Regulations (2013)** 39%

**Photography** Tim Crocker



### Above

Sectional Perspective of Three-Bed Maisonettes

### Opposite

Above: Front Gardens along Norman Grove  
Below: Communal Lobby and Courtyard





FraserBrownMacKennaArchitects