



**Bancroft TMC and Wickford Street**  
Design Overview

FBMArchitects





The Bancroft TMC and Wickford Street project comprises the redevelopment of two sites in the heart of Bethnal Green. In addition to 33 new homes for local families, the scheme enhances the wider estate with comprehensive landscaping and improved lighting, transforming a neglected area of East London into a safer, more welcoming, and healthier environment.

**Front Cover**

Access gallery of Wickford Street building leading to four-bed top-floor duplexes.

**Opposite**

West-facing elevation of the Wickford Street Building design to provide sheltered private amenity spaces.

**Below**

Wickford Street building set within a new neighbourhood park with informal play for under 5s.





# Scheme description

We were appointed by the London Borough of Tower Hamlets to redevelop two sites on the south-western edge of Globe Town, near Bethnal Green Tube Station. The Bancroft site was used as an office and social space for the Bancroft Estate Tenants' Management Cooperative (Bancroft TMC) alongside the headquarters of the Women's Inclusive Team - a female-run charity supporting black and ethnic minority communities in Tower Hamlets (WIT). The Wickford Street site was occupied by 16 garages and a run-down parking and service route for the parade of shops at the ground floor of 88-134 Cambridge Heath Road.

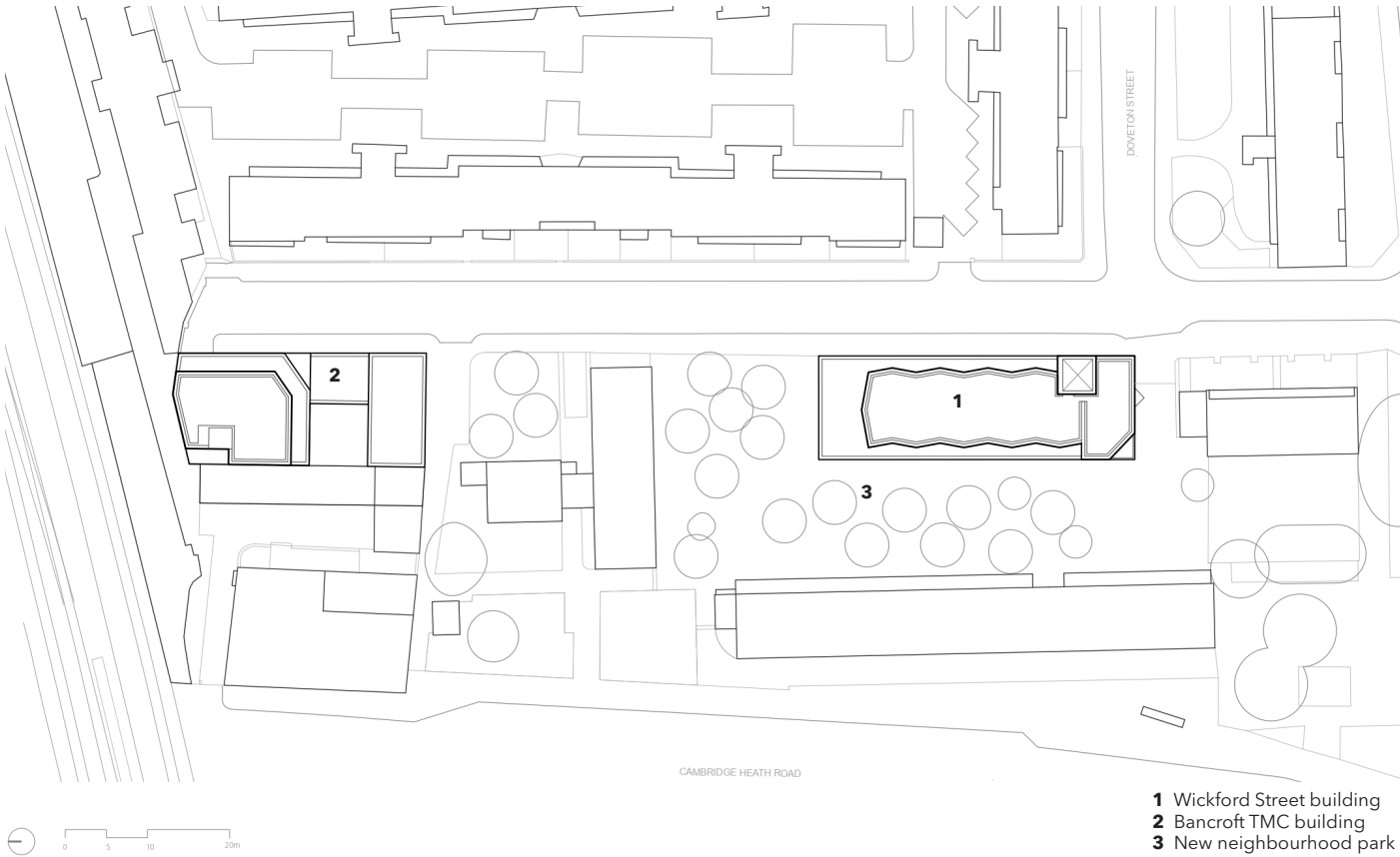
Our design provides 33 new homes in two separate buildings, one which rises to five stories

in response to its direct context and acts as a 'marker' building, directing pedestrians towards the new neighbourhood park and the new community facilities at the end of the street. The second building, adjoining the railway line, rises to six storeys; it provides eighteen apartments and incorporates new office space for the Bancroft TMC and the WIT, as well as community facilities available to hire for local residents.

The development offers significant benefits to the wider estate, including landscaping and lighting improvements to transform the rear of the shops into a new neighbourhood park. Security is improved through active frontages and strategically-placed windows that provide overlooking and passive surveillance.

FBM undertook extensive consultation with a diverse local community, end-users and stakeholders, especially given the project's inclusion of the community-focused spaces (Bancroft TMC and WIT) within the Bancroft Building, and the introduction of a new neighbourhood park for the local community to enjoy.

The material treatment, detailing and proportion of the windows have been carefully selected to offer a contemporary response to the surrounding context - in particular the conservation areas nearby, with the highly articulated volumes giving a generous depth and complexity to avoid flat and monotonous façades.



**Opposite**  
Site plan showing the Bancroft TMC site adjacent the train viaduct, as well as the Wickford Street site surrounded by landscape improvements.

**Above**  
The articulated south west corner of the Wickford Street building.

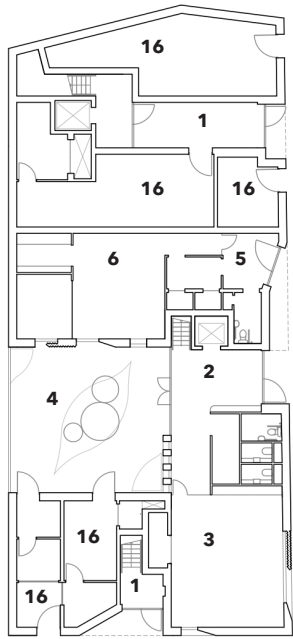




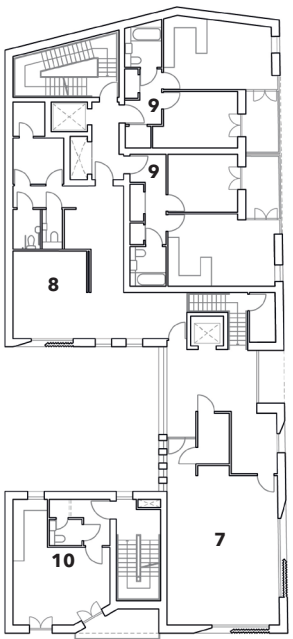
**Above**  
The Wickford Street building, with a colonnade framing the access gallery, has a civic presence on the street.

**Opposite Top**  
Bancroft TMC plans

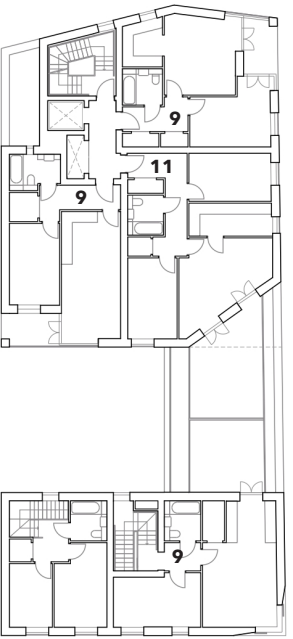
**Opposite Bottom**  
Wickford Street plans



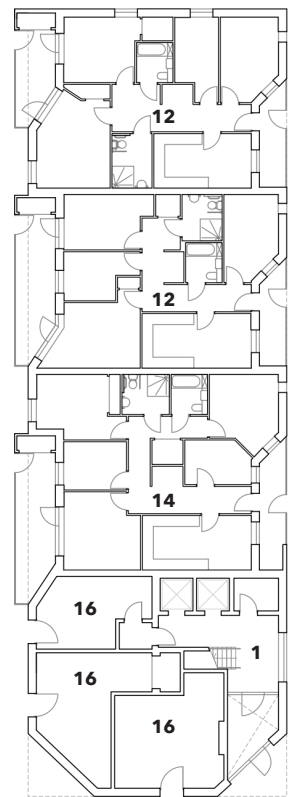
Ground Floor Plan



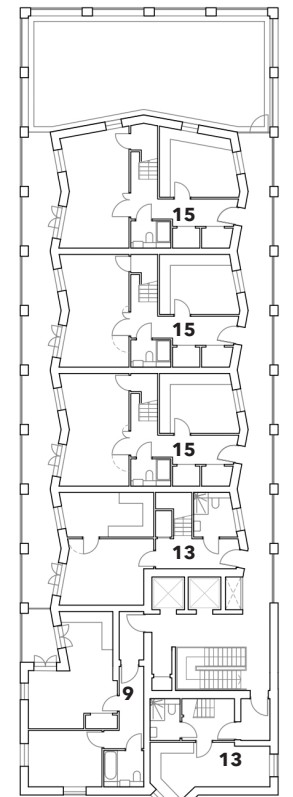
First Floor Plan



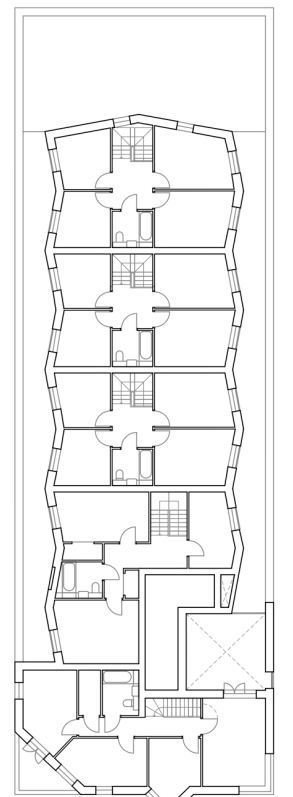
Second Floor Plan



Ground Floor Plan



Third Floor Plan



Fourth Floor Plan

- 1 Residential lobby
- 2 Bancroft TMC lobby
- 3 Community room
- 4 Shared courtyard
- 5 WIT lobby
- 6 WIT offices
- 7 Bancroft TMC office
- 8 Staff welfare
- 9 1B2P apartment
- 10 2B3P duplex
- 11 2B4P apartment
- 12 3B5P apartment
- 13 3B5P duplex
- 14 4B6P apartment
- 15 4B6P duplex
- 16 Ancillary







### Project data

**Client** London Borough of Tower Hamlets

**Start on site** 2022

**Completion date** October 2024; March 2025

**Uses** Residential and Offices

**Number of homes** 33

**Unit types** 12 x 1-bed apartments; 6 x 2-bed apartments; 1 x 2-bed duplex; 7 x 3-bed apartments; 2 x 3-bed duplexes; 2 x 4-bed apartments; 3 x 4-bed duplexes

**Tenure** 100% Affordable

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

**Main Contractor** Formation Design and Build

**Executive Architect** Delta Architects

**Construction cost** £14million

### Planning team

**Planning Architect** FBM Architects

**Landscape Architect** Farrer Huxley

**Daylight Sunlight** EB7

**Planning Consultant** Wildstone Planning

**Services Engineer** Pinnacle ESP

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

**Heating** Air Source Heat Pumps (ASHP)

### Environmental performance data (as designed)

**Regulated domestic carbon dioxide savings** 23 tonnes per annum (50%)

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

**CO<sub>2</sub> reduction above Building Regulations (2013)** 46.7%

**Photography** Tim Crocker

### Awards

**2021** Planning & Placemaking Awards

**2021** Housing Design Awards Project Category (shortlisted)

**2025** Housing Design Awards - Completed Category - *Winner*

**2025** Building Awards - Housing Project of the Year (shortlisted)

**2025** London Construction Awards - Residential Project of the Year - *Winner*

**2025** New London Awards - Housing (shortlisted)

**2025** New London Awards - Mayor's Prize (shortlisted)

**2025** AJ Awards - Mixed Use Project (shortlisted)

**2025** British Homes Awards - Mixed Use Development of the Year (shortlisted)

**2025** Inside Housing Development Awards - Best Affordable Housing Development (shortlisted)

**2025** Inside Housing Development Awards - Best Regeneration Project up to 100 Homes (shortlisted)

### Above

Sketch of the upper floor apartment with views to Bethnal Green Gardens.

### Opposite

Above: Bancroft TMC building office and community space at ground and first floor. Below: Access gallery and private amenity details.

### Following pages

Wickford Street building in context











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