



Bancroft TMC and Wickford Street
Design Overview

FBM Architects



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.



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.

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.

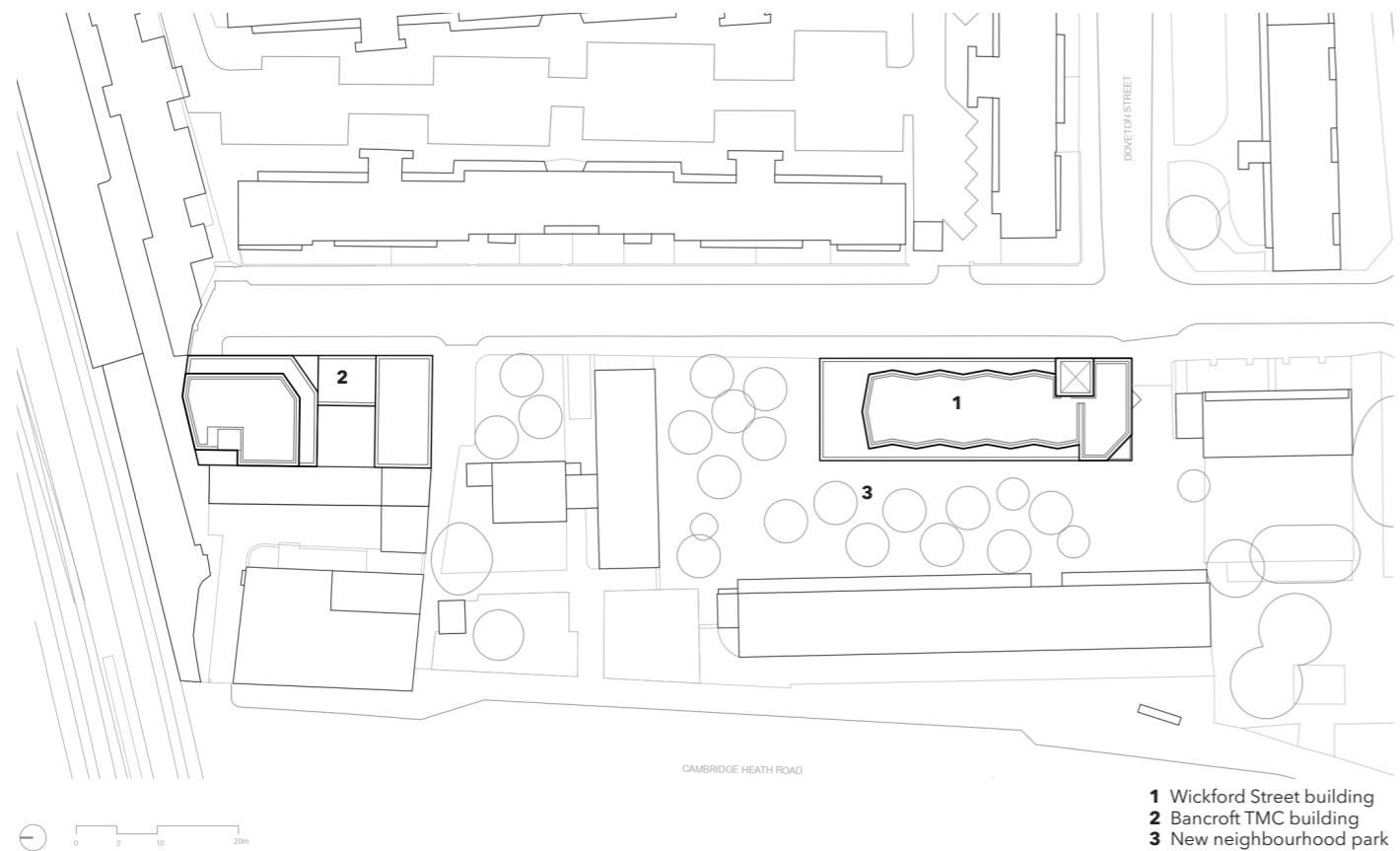
Our design provides 33 new homes in two separate buildings, one which rises to five stories

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.

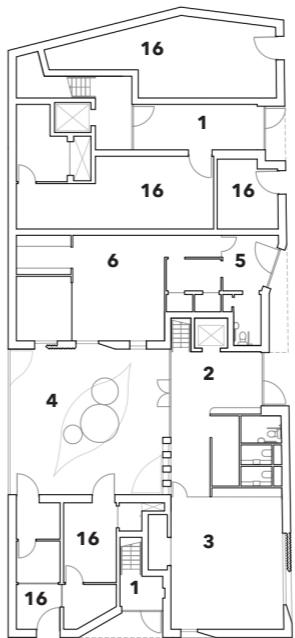
Opposite Top

Bancroft TMC plans

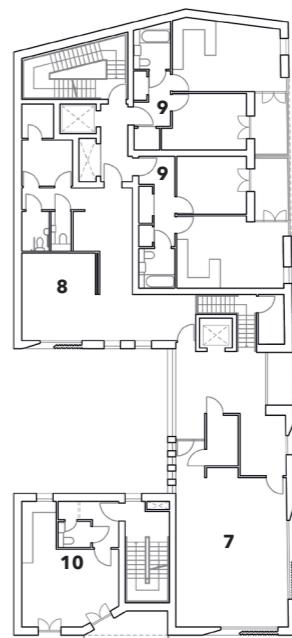
Opposite Bottom

Wickford Street plans

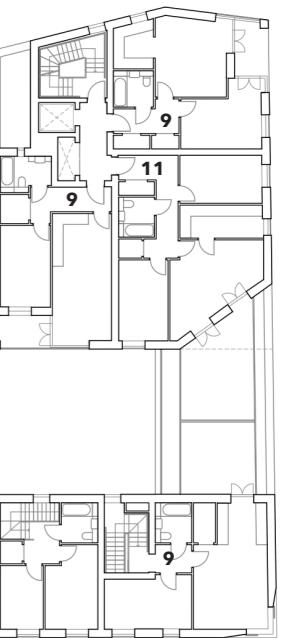
- 1 Residential lobby
- 2 Bancroft TMC lobby
- 3 Community room
- 4 Shared courtyard
- 5 WIT lobby
- 6 WIT offices
- 7 Bancroft TMC office
- 8 Staff welfare
- 9 1B2P apartment
- 10 2B3P duplex
- 11 2B4P apartment
- 12 3B5P apartment
- 13 3B5P duplex
- 14 4B6P apartment
- 15 4B6P duplex
- 16 Ancillary



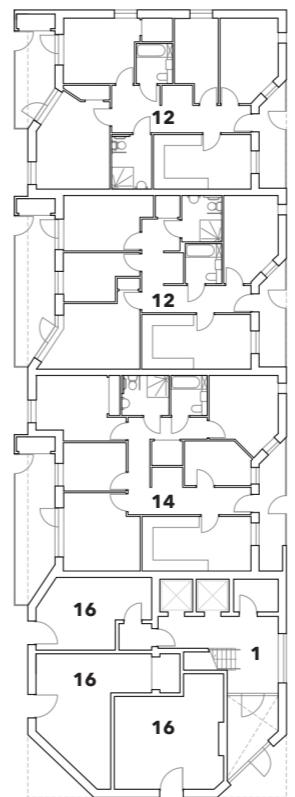
Ground Floor Plan



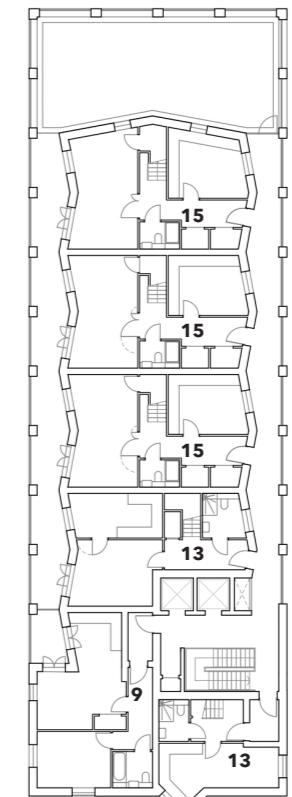
First Floor Plan



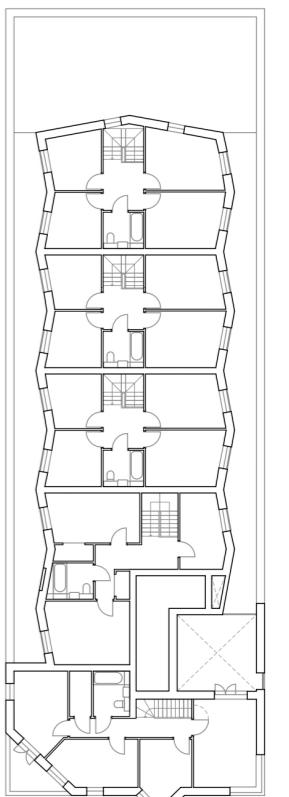
Second Floor Plan



Ground Floor Plan



Third Floor Plan



Fourth Floor Plan



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 3m³/h.m²

CO2 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)





