

# Bancroft Estate, Bow



FBM Architects Bancroft Estate, Bow

CGi 1

Entry type:

**Project**

Number/street name:

**Bancroft Estate**

Address line 2:

**Wickford Street**

City:

**London**

Postcode:

**E1 5QN**

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Architect:

**FBM Architects.**

Architect contact number:

**2072510543**

Developer:

**London Borough of Tower Hamlets.**

Contractor:

Planning Authority:

**London Borough of Tower Hamlets**

Planning consultant:

Planning Reference:

**PA/19/02611**

Date of Completion:

**12/2024**

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Schedule of Accommodation:

**Schedule of Accommodation (eg 18x3 bed flats) 12 x 1 bed flats, 7 x 2 bed flats, 8 x 3bed flats, 6 x 4 bed flats**

Tenure Mix:

**100% affordable**

Total number of homes:

Site size (hectares):

**0.45**

Net Density (homes per hectare):

**125**

Size of principal unit (sqm):

**95.7**

Smallest Unit (sqm):

**50**

Largest unit (sqm):

**121.1**

No of parking spaces:

**4 disabled spaces**

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## Description of the design:

We were appointed by the London Borough of Tower Hamlets to redevelop two sites on the Bancroft Estate near Bethnal Green Tube Station currently used as a tenants hall and garages. Our design provides 33 new affordable apartments for council tenants in two separate buildings, one which rises to six storeys forming a focal point to the site. The second building adjoining the railway line, rises to five storeys and provides eighteen apartments and incorporates offices for the Tenant Management Organisation and a new community space. The development also offers significant improvements to the wider estate, including landscaping and lighting improvements to transform a run down service route to the rear of the shops which face the main road. Security is improved through the design of the new buildings, which create active frontages to ensure passive surveillance of pedestrian and vehicular routes. The material treatment, detailing and proportion of the windows have been carefully selected to offer a contemporary response to the surrounding context, with the highly articulated volumes giving a generous depth and complexity to avoid flat and monotonous facades. Consultation with residents was undertaken from the outset to inform the development of the design proposals. The community centre incorporates space for the Women's Integration Team, which offers services for women mainly of a Somali background.

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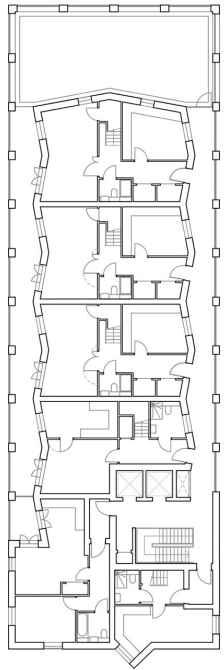
## Planning History:

The project involves the redevelopment of two sites on the Bancroft Estate in Tower Hamlets. Site 1 is currently occupied by a two storey brick structure housing the Bancroft Tenants Management Committee and Women's Inclusive Team, providing offices and a community hall. Site 2 is currently occupied by a car park (18 spaces) and garages (16 units). Both sites lie within the Whitechapel Vision area and are close to Whitechapel Station.

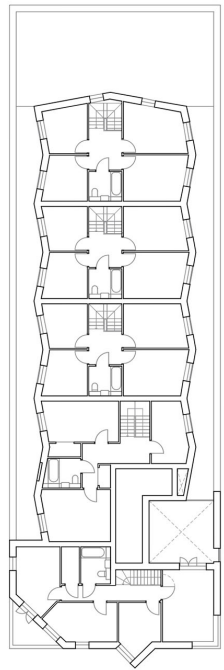
## Choose a few key elements you want to promote:

Resident wellbeing was an important factor in developing the design proposals. The new green public space significantly enhances the outlook for both existing and incoming residents. The project is the first council-led scheme to incorporate Air Source Heat Pumps as part of the energy strategy, signalling a change in the provision of clean energy in the borough.

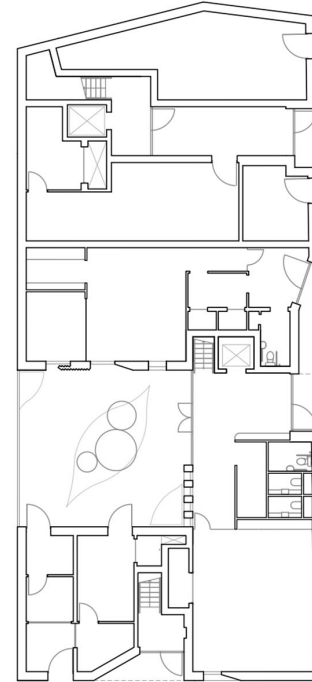
# Bancroft Estate, Bow



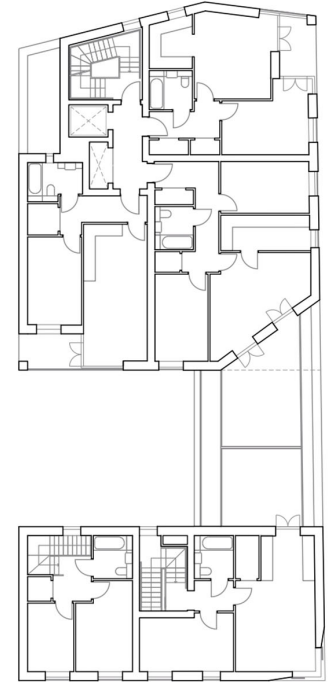
GARAGES SITE  
Third Floor  
1:200



Fourth Floor  
1:200



TMC SITE  
Ground Floor  
1:200



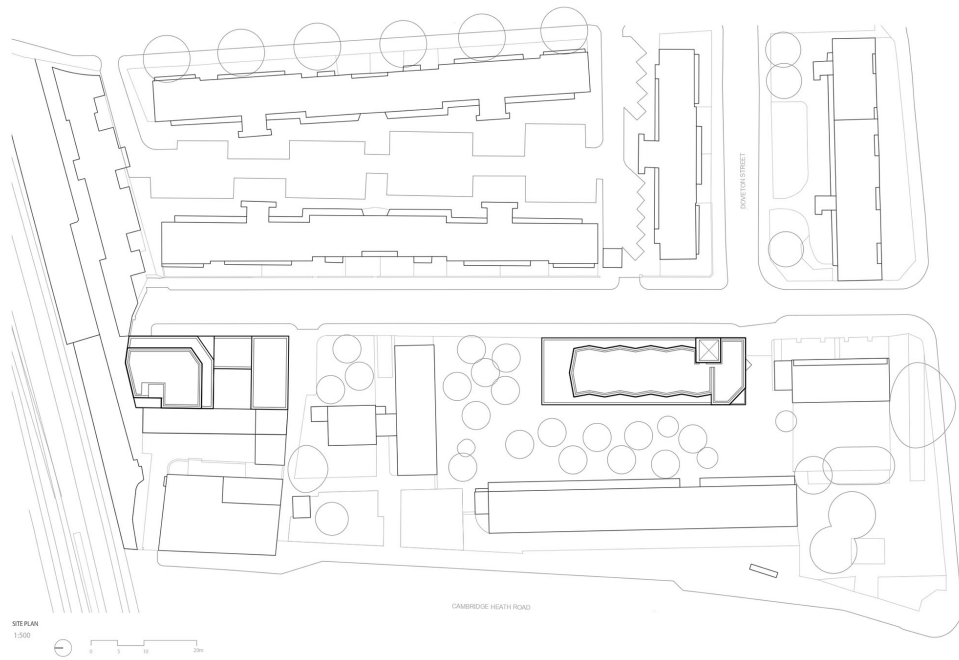
Second Floor  
1:200



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## SCHEME TAGS

### Type

- Courtyard House
- Multi-Aspect Apartments
- Innovative House Types
- 

### Size

- High density
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### Cost/ownership

- Affordable
- Council
- Low Management Charges
- Mixed Tenure
- Mixed Use
- 

### Planning

- Estate Regeneration
- Community Consultation
- Window distances
- Urban Infill
- Urban Regeneration
- 

### Construction/Design

- Contemporary Design
- New London Vernacular
- Vernacular
- Apartment remodelling
- Modern methods
- 

### Sustainability

- Low Energy in Use
- 

### Outdoor areas

- Outside Terrace
- Biodiversity
- 

### Surrounding Area

- Healthy Streets
- Landscape
- Communal Spaces
- Community Buildings
- Play Spaces
- Public open space
- 

### Specialised

- Wheelchair
- Community
-

**Sustainability**

Tools	Yes /No	Further Details
Biodiversity (eg Building with Nature)	No	
Car usage or Active Travel (inc Building for a Healthy Life)	No	
Embodied energy in construction	No	
Building energy in use (any target above Regs)	No	
Managing water use and run off (eg SuDS or water recycling)	No	