

# 1 / Introduction

## Bancroft TMO & Wickford Street Development Proposals

### We Need to Build More Genuinely Affordable Rented Homes

The Mayor's ambition is to deliver 1,000 council homes for local people.

"We face considerable challenges in delivering really affordable homes for local people. These include the very high local cost of housing, a chronic shortage of stock and a growing population. We welcome the significant regeneration taking place in the borough and the role this plays in transforming Tower Hamlets. However, we must not lose sight of the fact that for increasing numbers of people who grew up in the borough, the possibility of renting or buying a local home has been very difficult."

*Mayor of Tower Hamlets John Biggs*

The London-wide housing crisis is acute in Tower Hamlets:

- The Council has more than 18,000 people on its housing register with nearly 10,000 of those in acute housing need. Only 1,800 homes become available to let each year, which means people wait a long time before they can bid successfully for a rented home. Families with a need for a 2 bedroom home can wait up to 12 years.

### FBM Architects

FBM Architects is an award winning practice working for councils, housing associations and private developers on a variety of exciting projects. Formed in 1991, we have developed a reputation for delivering successful results with limited resources through intelligent design solutions.

We are not 'paper' architects - we are committed to ensuring that the ideas that underpin the design concept for each project follow through to the detailed design - combining the very best that modern materials and technology have to offer, with fine craftsmanship. We have experience in delivering residential schemes in complex town centre sites. Recent projects include the regeneration of Pembury Estate in Hackney, providing new homes (50% affordable housing) and a community centre for Peabody.

We are respected by our partners for our proactive ethos and hands-on approach and our reputation for on-site delivery. We value everyone's opinion so please make sure you approach us with any suggestions or questions you might have. We're here to listen.

### Farrer Huxley Associates - Landscape Architects

Farrer Huxley Associates (FHA) is a practice of landscape architects and community engagement experts established in 1995. Our work is founded upon the belief that landscape makes an essential contribution to sociable and sustainable communities.

The practice is unrivalled in its approach to consultancy, offering critical appraisals far beyond the scope of landscape. Central to our success is collaboration: by placing local communities at the centre of our design process FHA has built a strong reputation for engaging and enabling. Our places are successful because they integrate individual and community needs with environmental and social constraints. This creates usable, attractive landscapes, which will serve communities for years to come.

As a team we have a diverse range of skills; from planting design through to environmental expertise and placemaking. Whilst everyone on the team has their individual strengths, what unites us is an absolute commitment to people-centred design. We pride ourselves on creating and curating holistic, lasting landscapes, which are loved by the people who use them.

- Private sector rents are beyond the reach of families on low incomes, around 3 times as much as social rents and too high to qualify for Housing Benefit.
- Nearly 2,000 households have been placed in temporary accommodation, waiting for a permanent home.
- According to the national homelessness charity, Shelter, 60% of residents in Tower Hamlets struggle to meet their housing costs.

The Council is committed to increasing the supply of affordable homes. To contribute towards this, the council has embarked on a new build programme that aims to deliver 1,000 new council homes for local people. One of the ways the Council are doing this is to build new homes on land that it owns.

During the design process the council will consult with local residents to ensure the new developments take into account the needs of the community. The public consultations will engage with residents and include, where possible, their views and ideas in shaping the developments.



FBM Architects, Pembury Circus, Hackney

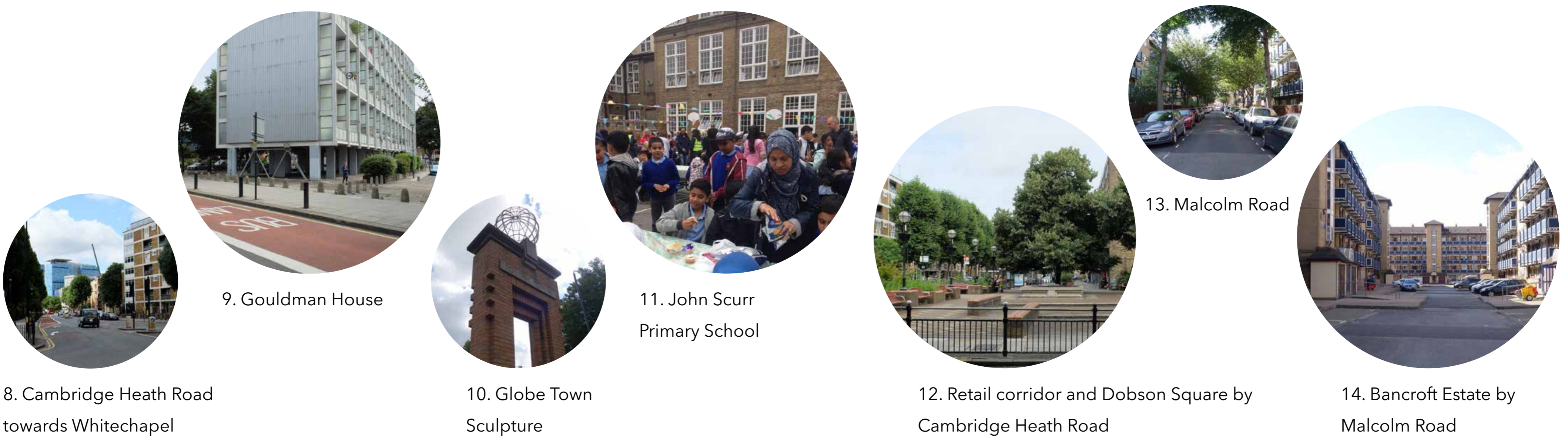
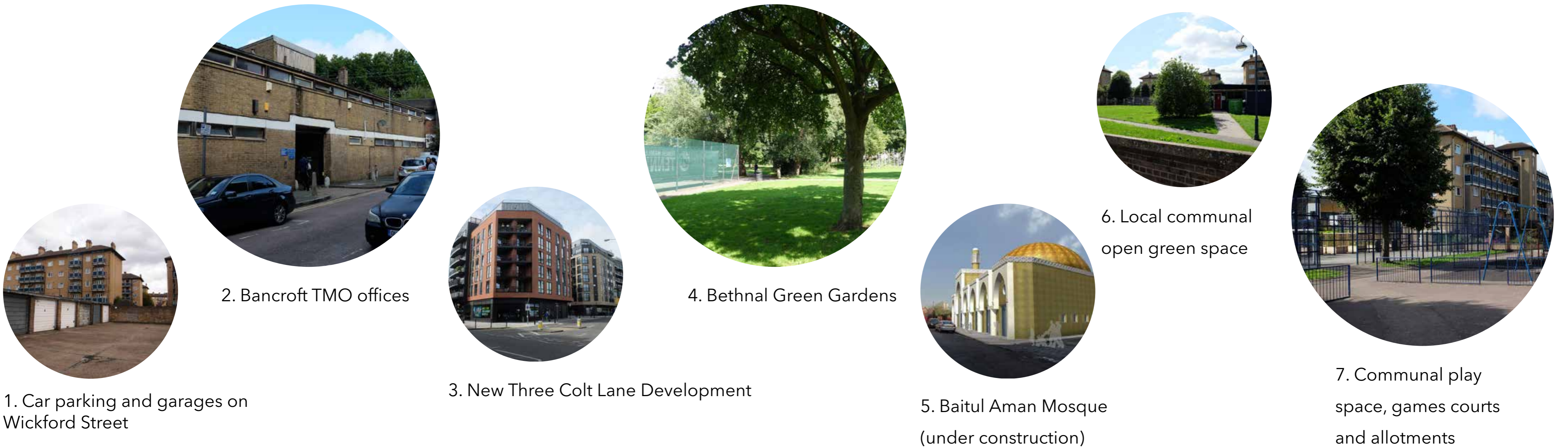


Farrer Huxley Associates, Maritime Streets Project, Barrow-in-Furness

# 2 / The Site

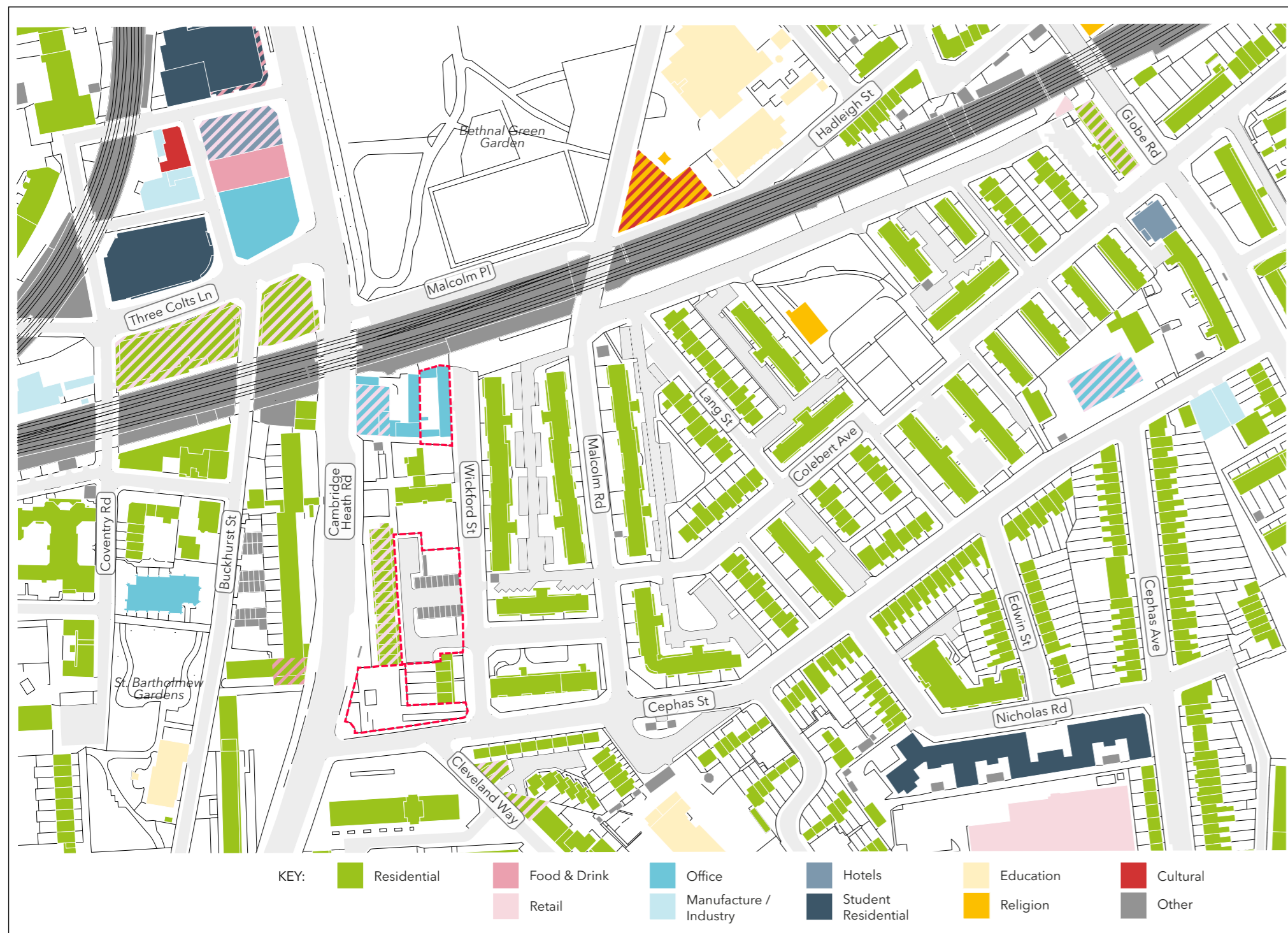
## Bancroft TMO & Wickford Street Development Proposals

Please **Tell us** more about your local area

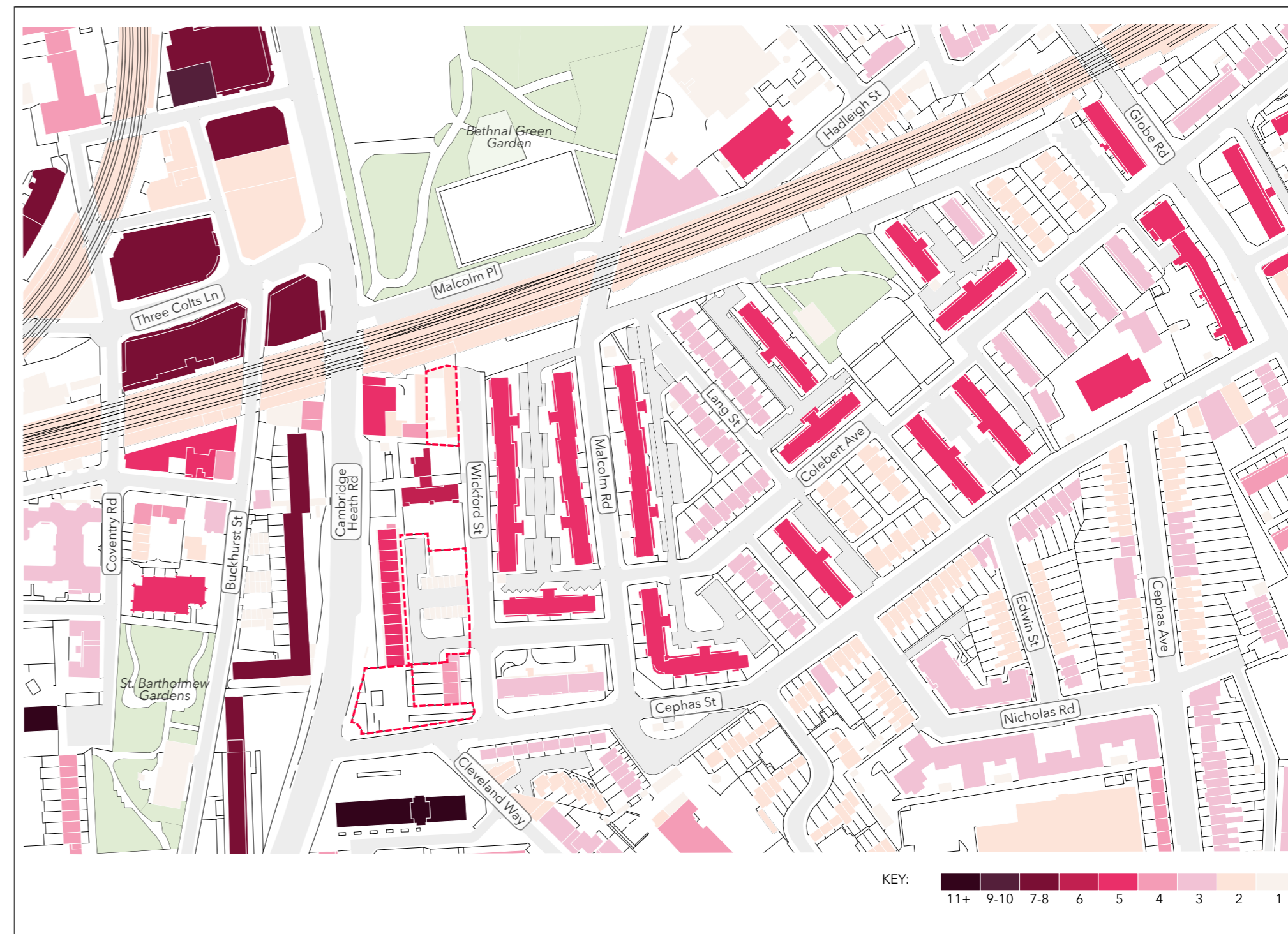


# 3 / Your Experience

## Bancroft TMO & Wickford Street Development Proposals



Building Uses



Building Heights

Tell us what **works well** in your local area:

Tell us what could be **improved** in your local area:

# 4 / Your Experience

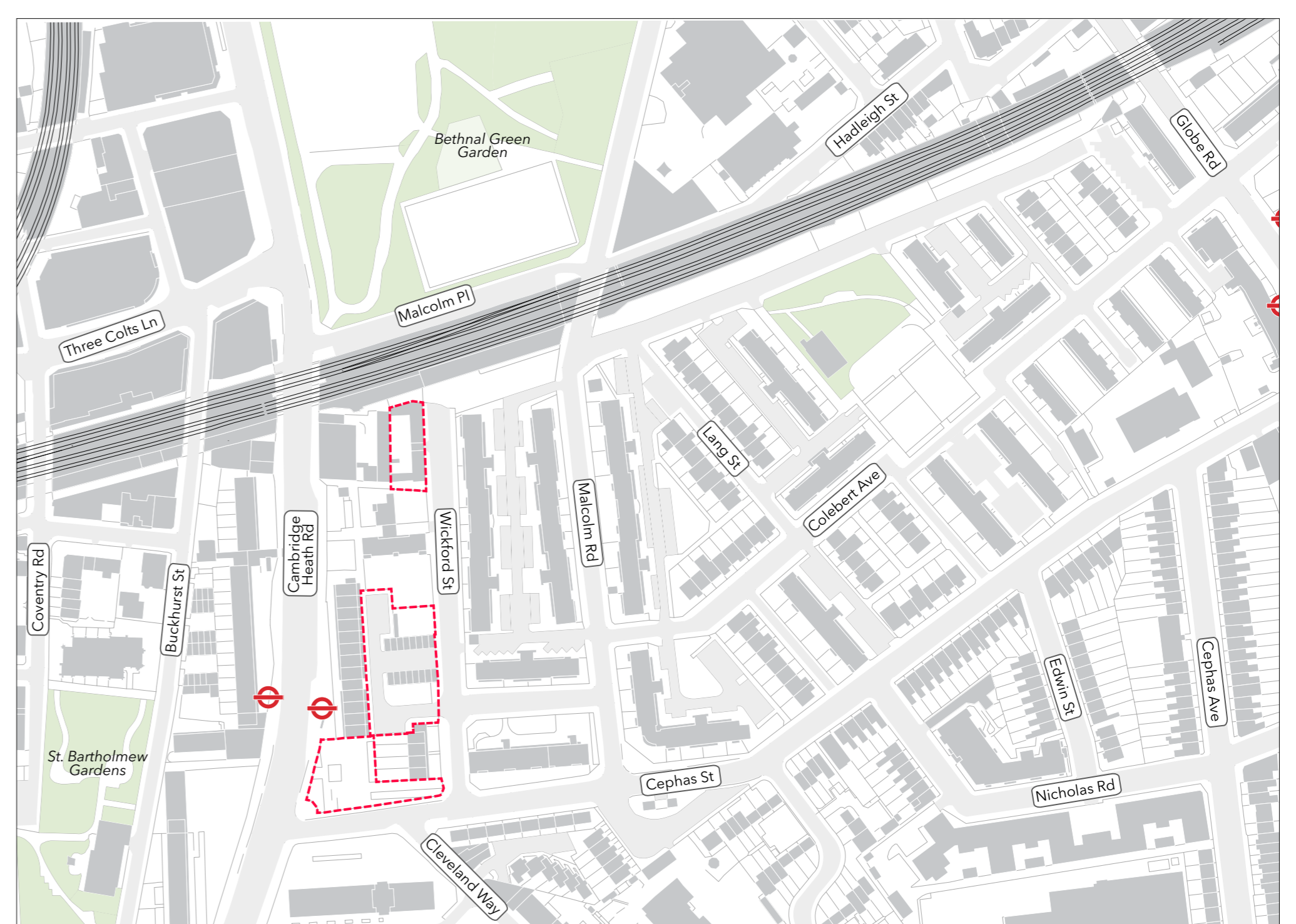
## Bancroft TMO & Wickford Street Development Proposals



- Parks and gardens
- Local green and open space
- Publicly accessible open space (square)

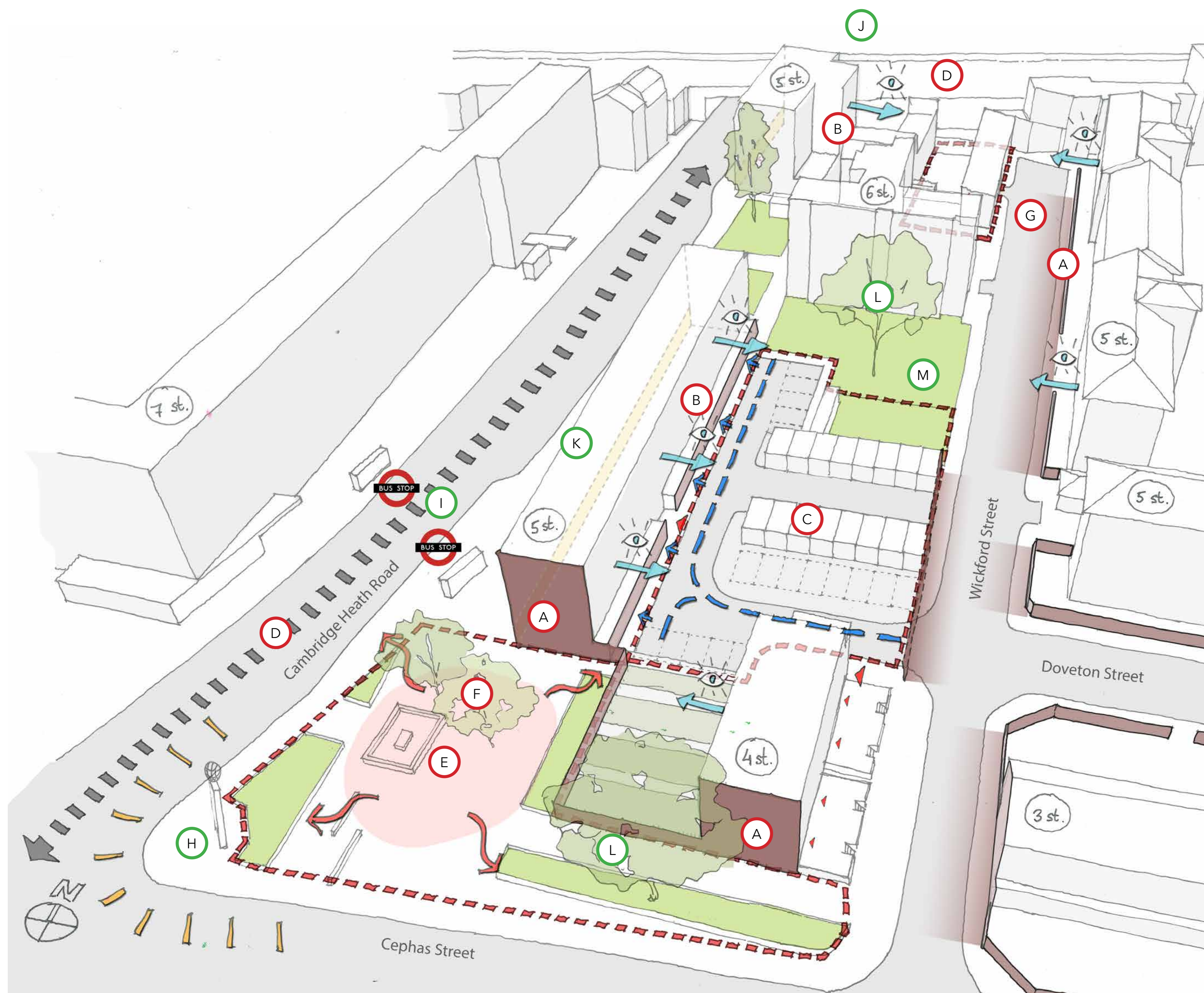
### Where do you go?

Take a sticky dot and **show us** which areas you use & **map your journeys** with a pen.



# 5 / Site Constraints & Opportunities

## Bancroft TMO & Wickford Street Development Proposals



### STRATEGIC CONSTRAINTS

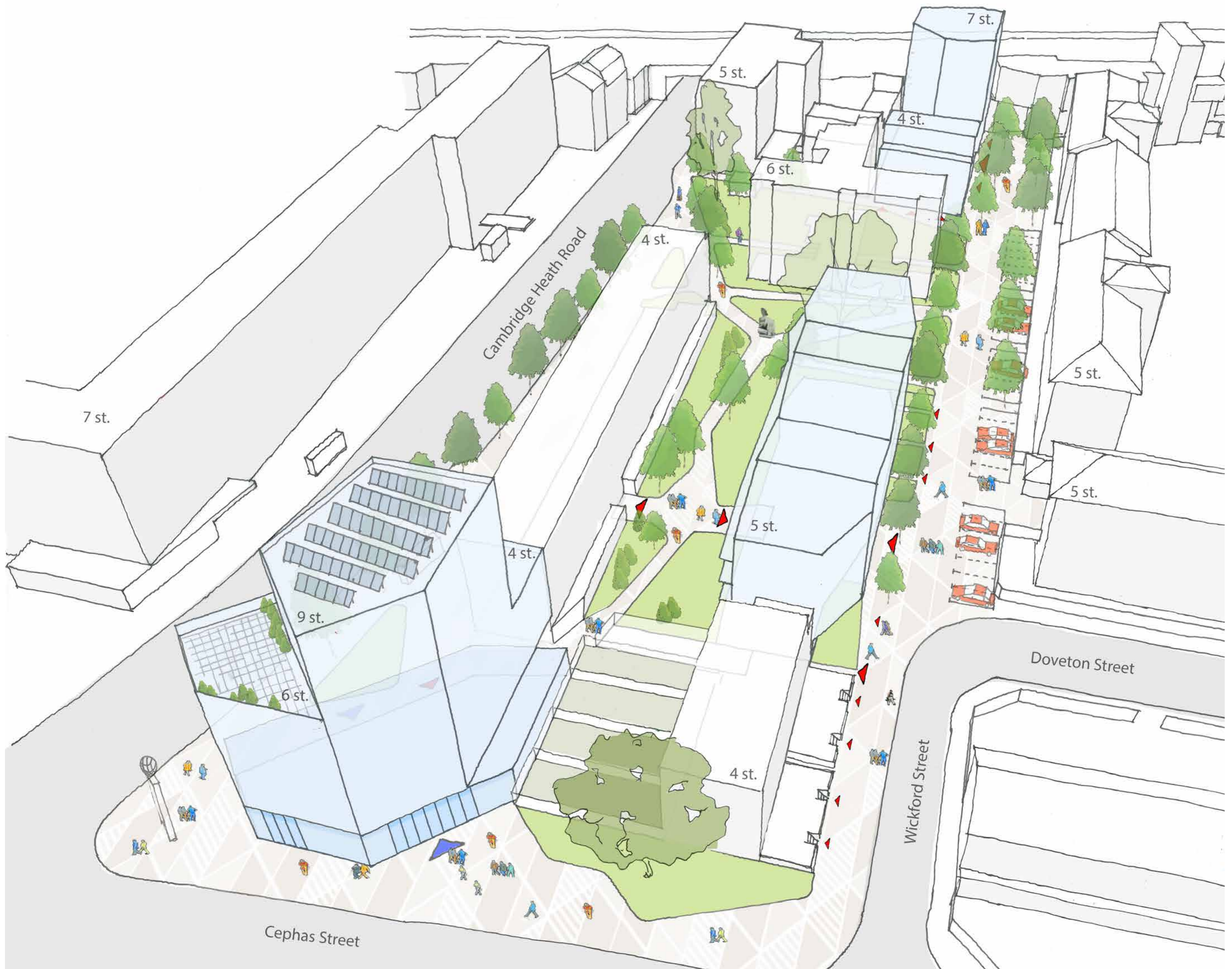
- (A)** Poor passive surveillance due to inactive frontage or flank wall.
- (B)** Proximity to neighbouring buildings.
- (C)** Hard surface & car parking does not contribute towards public realm.
- (D)** Noise and pollution from busy roads and railway line.
- (E)** Existing public space is undefined and underused.
- (F)** Mature trees constrain buildable area.
- (G)** Cul-de-sac Wickford Street prone to antisocial behaviour.

### STRATEGIC OPPORTUNITIES

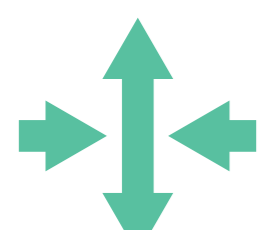
- (H)** Prominent corner location.
- (I)** Excellent transport links.
- (J)** Proximity to Bethnal Green Garden.
- (K)** Existing retail animate activity along the site.
- (L)** Mature trees.
- (M)** Underutilised landscape.

# 6 / Our Vision


## Bancroft TMO & Wickford Street Development Proposals

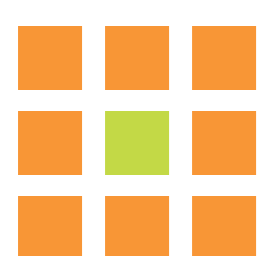


### STRATEGIC OBJECTIVES


- 


**CONNECTIVITY**  
A safe, walkable neighbourhood in close proximity to public transport hubs.



**COMMUNITY**  
Supporting the arts, culture and community assets based in the area to generate a thriving sense of place.
- 

**LEGIBILITY**  
Clearly defined public routes and private spaces, creating a legible urban form which is animated by active frontages.



**SUSTAINABILITY**  
High density urban living which responds to local housing need, delivered with zero-carbon technologies.
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**INTEGRATION**  
Integration of past, present and future developments into a coherent urban fabric.

# 7 / Masterplan

## Bancroft TMO & Wickford Street Development Proposals



### 1. DOBSON GARDENS

Shared courtyard spaces for the use of surrounding residents, incorporating seating and children's playspace.



### 4. END OF WICKFORD STREET

End of Wickford Street will be pedestrianised and planted to introduce high quality public realm which connects Pelican Passage with Malcolm Road.



### 2. PUBLIC REALM

Generous pedestrianised area along Cambridge Heath Road will provide seating, planting to create an attractive space.



### 3. COMMUNITY CENTRE

Bancroft TMO offices will be integrated with the new community centre to serve the needs of the local community.



### 5. ACTIVE FRONTAGES

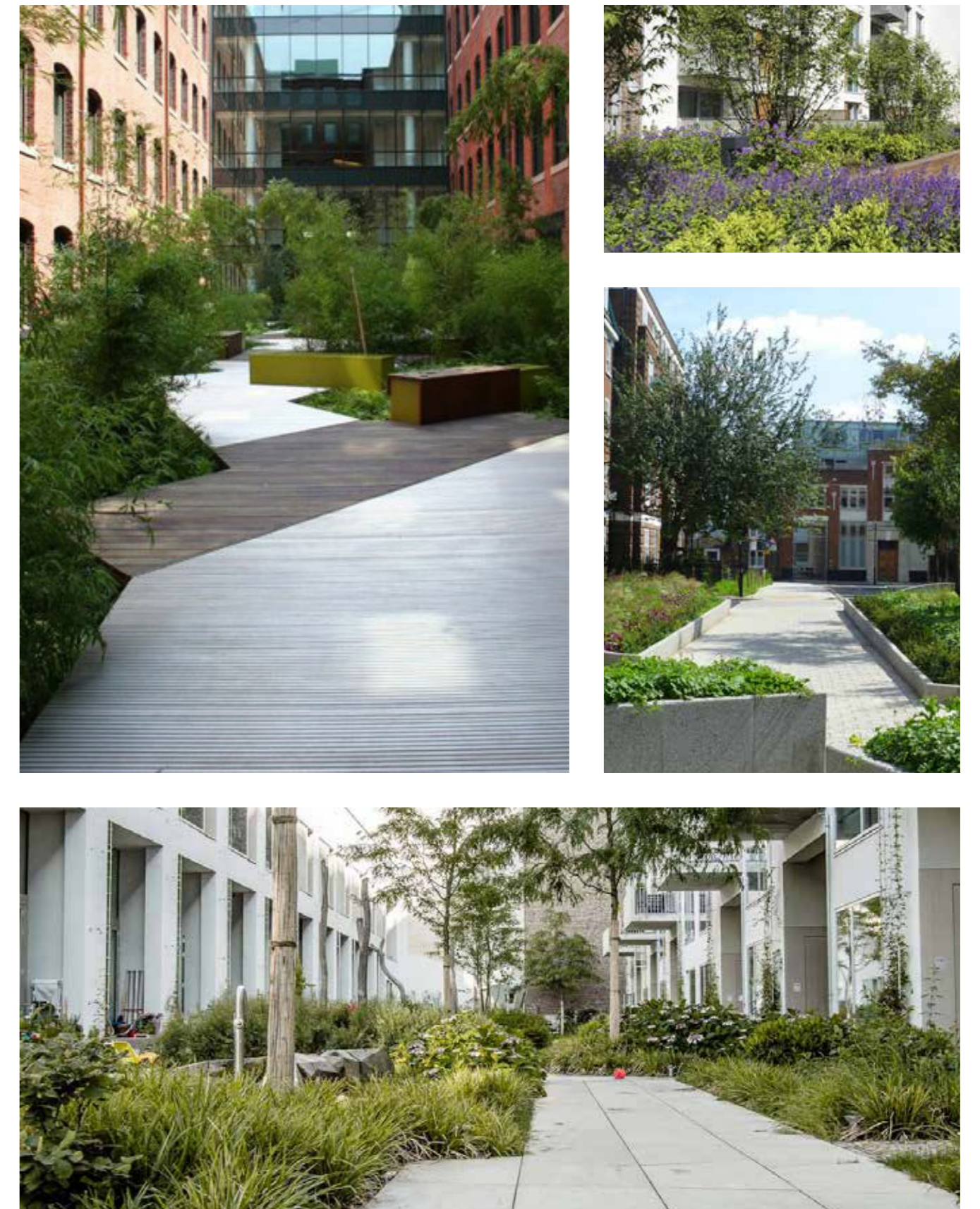
Residential accommodation with defensible space, private and communal entrances along Wickford Street will activate the ground floor and promote passive surveillance.



# 8 / Landscape & Public Realm

## Bancroft TMO & Wickford Street Development Proposals

### Dobson Gardens: View A: Looking North through Dobson Gardens



#### Dobson Gardens

A new garden area will be provided between the proposed residential block on Wickford Street and the existing shops along Cambridge Heath Road. The space will provide a linear connection through the site with opportunities for seating and incidental play. Generous, robust planting beds will run alongside the footpath opening up into small lawns where residents can gather informally. The linear route finishes in a larger, and more open garden space with a focal art piece.

A simple pallet of hard and soft materials will define the space and create an identity unique to Dobson Gardens and sympathetic to the architecture of the new and existing residential units.

### Shared Surface: View B: Looking North along the Wickford Street shared



#### Shared Surface

The proposals will create a HomeZone along Wickford Street with a shared surface which will encourage a variety of uses right outside the new and existing units.

To the South parking will be re-provided perpendicular to the carriageway freeing up more space towards the Northern end where a priority will be given to pedestrians. The surface will be level to act as a calming for cars, slowing them down and improving the safety of pedestrians along the street.

New tree planting will create the notion of a lush, green street with low level planting between.

Towards the Northern end of the street will be a pedestrian only area, with limited access for refuse and emergency. Again trees will continue into this space with more seating and incidental, doorstep play opportunities.

A simple palette of hard materials will be used to create a harmonious link with the rest of the site and define Wickford Street with a character of its own.

#### Location Plan: View A&B

