Wembley High Road
The Project and the Team

WELCOME TO THE FIRST PUBLIC EVENT FOR WEMBLEY HIGH ROAD

What is today’s event about?

Brent Council has appointed Karakusevic Carson Architects and East to develop designs for two sites and associated public realm improvements between Park Lane and Wembley Hill Road on Wembley High Road, part of the Wembley Housing Zone.

Today is the first event where you can meet the Design Team that will be designing the new buildings and the new public realm. We are currently developing our proposals and so your input is very valuable and welcome!

TIME-SCALE

MEET THE DESIGN TEAM

Karakusevic Carson Architects
LEAD ARCHITECTS

East
LANDSCAPE ARCHITECTS

FOR MORE INFORMATION PLEASE CONTACT YOUR SHOUT
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Wembley Housing Zone was designated by the Mayor of London in 2015. The designation will help to make a significant contribution to the plans for Wembley and accelerate the delivery of new homes, including affordable housing. Within Wembley Housing Zone, Brent Council are focusing on the eastern end of Wembley High Road. The vision for this area is to revitalise the eastern end of the High Road with a series of high quality, housing-led mixed use developments. In particular, Brent Council is seeking to:

- Diversify the offer of the High Road, by providing new workspace, including light industrial, managed office and affordable workspace
- Include retail and leisure uses, as well as new communal spaces
- Deliver highways and public realm improvements, including improved pedestrian crossings
- Create high quality landscaped environments with new large trees along the High Road, around the Triangle and within the new developments

THE PROJECT WILL PROVIDE:

- Around 300 new high quality homes
- A target of minimum 35% affordable homes
- A target of minimum 25% family-sized homes
- New affordable workspace
- New community spaces
- New play spaces for children
- An improved public realm

The projects are located on the eastern end of the Wembley High Road, within the Wembley Housing Zone as marked in red on the map above.
OUR KEY DESIGN PRINCIPLES

The two sites are Ujima House and the former Copland School site. The following diagrams demonstrate the design principles the architects are working to. The layout, massing and design of buildings will be consulted on at a future event.

1. ACTIVATE AND DEEPEN THE HIGH ROAD
   - The two sites bring activity to the High Road
   - A new mews street behind Ujima House.

2. WORKSPACE PROVISION
   - New workspace/other commercial with large openings enabling active frontages.

3. IMPROVED PUBLIC REALM + PLAYSPACE
   - New play spaces for residents
   - New tree planting to the High Road
   - Improved hard landscaping to the pavements

4. HIGH-QUALITY AFFORDABLE HOUSING
   - High quality, affordable family homes
   - Low-rise family housing located to the south of Copland
   - New mews of family homes next to Ujima House
INITIAL PROPOSALS FOR THE FORMER COPLAND SCHOOL SITE

These proposals for the former Copland School site provide good family housing with a significant area for playspace. The site also offers flexible workspace facing the High Road and large community spaces within the lower courtyard.

The proposal includes:
- More than 200 homes
- Approx. 35% family-sized homes
- Maisonettes and flats
- Flexible workspace
- Communal spaces
- Landscaped courtyards
- A large new playspace to be designed with input from local children

Photograph of physical model

Viewing lower courtyard from upper terrace

Sketch proposal for lower courtyard with playspace and front doors on all sides

Taller buildings are concentrated towards the High Road, with lower stacked maisonettes towards the Ark Elvin Academy to the south

Photograph of physical model

Kings Crescent, Hackney, London
A recently completed project by Karakusevic Carson Architects providing high quality homes

Dolphin Square, London
Example of successful housing surrounding a large, well planned courtyard

Portman Mansions, London
The flats towards the High Road are similar to west-end mansion blocks

Bacton Low Rise, London
Stacked maisonettes forming playground frontage by Karakusevic Carson Architects

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INITIAL PROPOSALS FOR THE UJIMA HOUSE SITE

The proposals for the Ujima House site provide workspace at the lower levels below two blocks of large flats and a roof garden above. These are arranged around a new mews street and a covered yard that provide an active and welcoming environment. In addition to the main block, the project includes eight townhouses along the new mews street that tie in to the scale and appearance of the nearby Ecclestone Place.

The proposal includes:

- Around 90 homes
- New mews with family homes
- Over 2000 sqm flexible workspace
- A working yard space
- Communal podium garden

Photograph of physical model

View from the end of the mews to the covered yard space

Section through proposed Ujima House

Dujardin Mews, London
This project by Karakusevic Carson Architects exemplifies a good, contemporary mews street.

Faircharm Quarter, London
Walkway route and landscaping in Deptford by Karakusevic Carson Architects

Canopy Market, Kings Cross
Workspace-defined entrance yard relates a route through the block

Blackhorse Workshop, London.
Hybrid workshop allows a range of uses such as the maker space Blackhorse Workshop in Walthamstow

1 2 43

KEY
■ Residential Units
■ (a) Office / Studio
■ (c) Hybrid Workshop
■ Ancillary spaces

Chiltern Railway

High Road

Ujima House

Mews House

Existing Railway Embankment

Neighbouring Schools

Neighbouring Railway

Canopy Market

Mews House

1 2 3

Ujima House

Dujardin Mews, London

Faircharm Quarter, London

Canopy Market, Kings Cross

Blackhorse Workshop, London

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PUBLIC REALM PROPOSALS

Our brief includes improvements to High Road public realm as well as landscaping within the proposals. This board illustrates the initial concepts and ideas the team has been exploring. The architects are investigating the types of green space already available for residents in the neighbourhood and thinking about how public realm improvements can contribute to the existing community and its assets.

EXISTING

- Tired material palettes and under-utilised footway space
- Convoluted crossing arrangements at the junction with Park Lane
- Opportunities for pocket parks around the Wembley Hill Road junction
- Heritage assets such as St Joseph’s church lack relationship with the public realm

INITIAL PUBLIC REALM MASTERPLAN

- **High Road**
  - 01: High Road public realm improved with new paving, furniture, lighting, enhanced tree planting and de-cluttering of obsolete elements
  - 02: New crossing to the Ark Elvin Academy
  - 03: Rationalised T-junction at Wembley Hill Road with improved and crossings and widened footways
  - 04: Improved junction space with new trees, special furniture and lighting and improved relationships to Ecclestone Place, St Joseph’s Church and the existing pocket park next to Oakington Manor Drive
  - 05: Potential to rationalise the junction and crossings at Park Lane
  - 06: New entry space to the Ark Elvin Academy with increased tree planting, special furniture and lighting

- **Copland**
  - 07: New residential terraces with tree planting, seating and decoratively patterned paving
  - 08: Large courtyard with play spaces for all ages, new tree planting, seating and lighting surrounded by planted residential frontages
  - 09: Walled rear gardens to maisonette units

- **Ujima and Ecclestone Place**
  - 10: New colonnade space fronting onto the High Road
  - 11: Public yard with special paving, cycle parking, tree planting, lighting and places for seating / café use
  - 12: Sheltered entrance space with potential route through future garden spaces to the west
  - 13: Large roof terrace at podium level with communal facilities, play space and planting
  - 14: Improved ‘mews’ public realm at Ecclestone Place with new paving, small scale planting and enhanced lighting
  - 15: New disabled parking bays
  - 16: Options explored for improved boundary treatments to the south face of Ecclestone Place
  - 17: Improved passage space between Ecclestone Place and Wembley Hill Road junction

**Wood Green/ Green Lanes**

East Architecture understood the public realm to not only be about the ground, but also how the ground is framed by active frontages.
PARKING AND MOVEMENT STRATEGIES

The proposals include a new pedestrian crossing in line with the pedestrian access to the new Ark Elvin Academy which will make crossing the road much safer for pupils. The proposals have been considered to minimise the impact of refuse & recycling collection by improving existing service routes. Parking spaces will be provided for disabled Blue Badge holders, family houses and businesses.

MOVING THE CROSSING

Existing sites with current crossing locations

Proposed sites with new crossing location

PARKING AND SERVICE ROUTES

Proposed parking spaces

Proposed service routes

Parking Provision:

- 4 no. on street Blue Badge parking spaces for the Ujima House proposal
- 22 parking spaces for the Copland site proposal in underground parking

BRENT & GLA PARKING POLICY

A minimum of 3% of units will be provided with restricted Blue Badge parking spaces. Future residents will be notified that they will not be entitled to apply for on-street parking permits.

Cycle parking will be provided in accordance with TfL’s latest standards published in the London Plan. One long stay space for one bedroom units and two spaces for all other units. Visitor cycle parking will be provided at one space per 40 units.

Refuse collection will be undertaken by Brent Council for the residential element of the site and by private contractor for the commercial elements of the site.
Wembley High Road
Community Spaces

What would you like to see happen in the community spaces that will be provided within the scheme?

- Theatre
- Cinema
- Child Care Facilities
- Community Centre
- Climbing Wall
- Bike Repair / Tool Library
- Youth Centre
- Soft Play

Feel free to write your suggestion on a post-it and place it here!

Your Suggestions Welcome!