Executive summary

This pack of information has been produced by Lifschutz Davidson Sandilands (LDS) on behalf of Fairgate Developments in regards to a future residential development at High Road Wembley.

The site is located within the Wembley Area Action Plan area and forms part of the site identified as Site 2 of the Wembley Link Area.

Information includes the site location and a summary of the proposed scheme, including the wider masterplan site.

The scheme proposals include:

- two residential towers of G+16 floors and G+23 floors and a street building of G+4 floors connected by a single basement level.
- affordable housing on site.
- ground level shops/restaurants with new active frontage onto High Road.
- on-site blue badge parking.
- a communal courtyard garden and roof gardens and communal residential amenity space

Please note that all drawings included in this document are indicative only and are subject to further coordination.

All information, areas and figures contained within this document are indicative only at this stage.

Contact

Sasha Birksted
S.Birksted@lds-uk.com
Lifschutz Davidson Sandilands
Island Studios
22 St Peter’s Square
London, W6 9NW
T +44 (0)20 8600 4800
www.lds-uk.com
The site is located on the High Road, Wembley. It is within the 'Wembley link' area as identified in the Wembley Link SPD. This stretch of land sits between the main town centre and the new developments taking place around the stadium.

The site is well located:
- 5 minute walk to Wembley Central tube and overground station
- from Wembley Central, at peak hour, it takes 30 minutes to Oxford Circus and 40 minutes to St Pauls
- 5 minute walk to Wembley Stadium overground station
- 18 minute walk to Wembley Park tube station
- 10 minute walk to Wembley stadium
03 High level view from the south of Wembley High Street indicating the site

04 Wembley High Road - existing elevation - south facing elevation
future masterplan context - LDS massing proposal

The diagrams on these pages illustrate how the proposed LDS outline masterplan for the Wembley Link zones 2/3 responds to the site constraints and design parameters established with Brent Council.

higher density massing - responding to orientation

01 LDS proposed masterplan axonometric - key design principles - responding to orientation
- A reduce floor plate depth of street block to provide dual aspect living and avoid north facing single aspect flats
- B avoid north facing single aspect flats by opening corridors to provide east/west orientation
- C open up the site to views and solar penetration

vertical height in relation to context

02 LDS proposed masterplan axonometric - key design principles - Vertical height in relation to context:
- A blocks are broken to allow sunlight to penetrate
- B the blocks are increased in height and reduced in footprint in order to maximise open space

key:
- Wider Wembley Link masterplan site (development zones 2/3)
- The Fairgate House site (extended site line shown)
- Fairgate Development site massing
- proposed LDS wider site massing
- Wembley Link SPO - future aspirational link
- Chesterfield House - consented (planning ref:15/4550)
- Dual aspect flats
- EW aspect to flats
03 LDS proposed masterplan - key design principles - views
- A the blocks are rotated to maximise views to the Stadium

04 LDS proposed masterplan - key design principles - open space
- A the layout incorporates the linear open space set out in the Wembley action plan access strategy
- B NS orientated gardens open the linear space to views and sunlight
- C future green link to the embankment which is identified as an accessible green open space in the Wembley link SPG, 11th July 2011
These pages set out the LDS illustrative massing proposal for the wider masterplan in context (including the site, HRH, T1 and T2).
2 LDS proposed illustrative masterplan
site organisation

The diagrams on these pages set out the site massing strategy and the design parameters for the site area.

01 Continuity of High street frontage
- A Extend the existing street blocks responding to scale and mass
- B Improve the existing street frontage

key:
- extended site line (to include Network Rail land)
- proposed massing

02 Overlooking and ‘garden blocks’
- A The addition of ‘garden’ blocks set back from the street
- B Maintain 18m distances between blocks to minimise overlooking

key:
- extended site line
- proposed massing

03 Orientation and minimizing north facing flats
- A ‘Garden Blocks’ are orientation NS to maximise east/west frontage
- B The depth of the high street block is adjusted to provide dual aspect flats
- C Cores are located to the north to avoid single aspect north facing flats

key:
- extended site line
- proposed massing
04 Views to Wembley Stadium
- A Rotate blocks to maximise views towards Wembley Stadium

05 Amenity - a varying landscape character
- A A new central courtyard links the three buildings
- B The perimeter landscape provides a buffer to the site

06 Access and core locations
- A A new central courtyard provides an address to the three buildings
- B Ramped basement access is located to the east of the site
- C Shared surface access at grade is located to the west of the site respecting the existing easement.

Key:
- extended site line
- landscape providing a buffer & views
- national rail tracks
- proposed massing
- potential views to Wembley Stadium
- primary pedestrian access to site
- access prescribed by easement to network rail
- proposed core locations
These pages illustrate the proposed ground and typical floor plan.

**proposed ground floor plan**

- **site boundary**
- **indicative extended site boundary**
- 1b 2p - 37.5% - (Brent target 45%) (1b 2p - 37.5% - (Brent target 45%))
- 2b 4p - 37.5% - (Brent target 45%) (2b 4p - 37.5% - (Brent target 45%))
- 3b 6p - 37.5% - (Brent target 10%) (3b 6p - 37.5% - (Brent target 10%))
- AH 1b 2p - 15% - (Brent target 15%) (AH 1b 2p - 15% - (Brent target 15%))
- AH 2b 4p - 30% - (Brent target 35%) (AH 2b 4p - 30% - (Brent target 35%))
- AH 3b 6p - 38% - (Brent target 45%) (AH 3b 6p - 38% - (Brent target 45%))
- AH 4b 7p - 15% - (Brent target 5%) (AH 4b 7p - 15% - (Brent target 5%))
- residential amenity
- retail
proposed typical floor plan
This page illustrates the tower elevations (north) in context.

- Light buff brick core and plant screen with metal pergola
- Glass screen to garden
- Metal balustrades
- Pre-cast concrete profiled spandrel and sill
- Light buff brick
- Darker brick incorporating hit and miss brickwork
- Metal framed opening windows
- Metal framed windows
- Pre-cast concrete spandrel no profile

Elevation 01 - Building 1 and 2 - north elevation