

Wembley High Road

Where: St Johns Road, Wembley, HA9. Who For: Network Homes. What: 79 homes and 167 sqm commercial space.



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Architect: Levitt Bernstein

CMA Planning secured approval for this GLA referable proposal in April 2022. The site comprised a former Job Centre, which had relocated. The scheme contains replacement commercial space at ground level, with the 79 flats above, in an 18 storey tower. All the homes are affordable and each is designed to be naturally ventilated to avoid the need for cooling and nearly all are dual aspect. Homes on the upper floors have oversized balconies linked to the living rooms to provide good quality outdoor space. There are two amenity spaces higher up the building which will be available for all residents to use.

A major issue was the height, as whilst the site fell within a defined tall building zone, the immediate surroundings are low to mid rise. CMA was able to establish the principle of a tall building in planning terms, the design and articulation of which was then refined over the course of a number of design workshops and a Design Review Panel presentation.

