

WEMBLEY PARK

The Transformation





The transformation in progress

Key

PM - Project Management
EA - Employer's Agent
CDM - H&S CDM Advisor
QS - Quantity Surveyor
PW - Party Wall Surveyor

NO. PROJECT

- W Enhancement Works
- 1 Arena
- 2 W01 – Forum House
- 3 Envac
- 4 Hilton Hotel & Student Accommodation
- 5 Red Car Parking
- 6 London Designer Outlet
- 7 Emerald Gardens
- 8 Alto

SERVICE(S)

- PM, EA, QS, CDM
- PM, EA, CDM
- CDM
- PM, EA, CDM
- PM, EA, CDM
- PM, EA, CDM, PW
- PM, EA, CDM
- PM, EA, CDM
- PM, EA, CDM

NO. PROJECT

- 9 Premier Inn Hotel
- 10 Landsby
- 11 Wembley Park Project Office
- 12 Quintain Living HQ
- 13 Box Park
- 14 W03 Alameda
- 15 Pink Parking
- 16 W06 Beton & The Hive
- 17 Energy Centre

SERVICE(S)

- CDM
- PM, EA, CDM
- PM, EA, CDM
- PM, EA, QS, CDM
- PM, EA, QS, CDM
- PM, EA, CDM
- CDM
- CDM
- PM, EA, CDM

NO. PROJECT

- 18 Canada Gardens
- 19 Madison
- 20 Southern Park
- 21 The Robinson
- 22 Repton Gardens
- 23 The GP Surgery
- 24 Luna
- 25 Solar
- 26 Northern Park
- 27 NE01

SERVICE(S)

- PM, EA, CDM
- PM, EA, CDM
- PM, EA, CDM
- CDM, PW
- PM, EA, CDM
- PM, EA, CDM
- PM, EA, CDM, PW
- CDM, PW
- PM, EA, CDM
- CDM

“We draw great comfort working with Stace, knowing that we have such talented and dedicated professionals supporting us.”

MATT VOYCE, QUINTAIN
EXECUTIVE DIRECTOR -
CONSTRUCTION

The story so far

One of the largest regeneration projects in the country and voted one of The Sunday Times 'Best Places to Live 2025', Wembley Park is a vibrant and dynamic development from Quintain. The delivery of Wembley Park's masterplan is well underway with over 5,000 homes constructed and another 3,500 consented.

Wembley Park will be home to the largest build-to-rent site in the UK. For over 20 years, Stace has provided Project Management, Cost Management, Contract Administration, and Health & Safety Advisory services in the delivery of over 4.5 million sq ft of space throughout the 85-acre site.

Wembley Park in numbers

Since 2003, Stace has delivered professional services on behalf of Quintain, for the Wembley Park regeneration. The transformation is well underway, with over 50% of the buildings now complete.

Our involvement in numbers:

20+

years of delivery
with Quintain



award winning

£1bn+

of construction

5,000+

new homes

4.5m+
sq ft

delivered or under
construction



“Wembley Park is a huge success story for Brent, bringing real benefits to our residents & visitors and a new economic engine to the area.”

CLLR MUHAMMED BUTT
BRENT COUNCIL
LEADER OF THE COUNCIL

Placemaking

Stace was first approached by Quintain in 2002, with a proposal to refurbish and reorientate the Grade II listed Wembley Arena. This was only the first step in what would become a long standing relationship.

An exciting new community within 20 minutes of King's Cross, Wembley Park is now a celebrated leisure destination, attracting over 20 million visitors per year.

For over 20 years, Stace has successfully supported the delivery of numerous projects including the London Designer Outlet, 4* Hilton Hotel, BoxPark, a seven-acre park, two energy centres, and the first centralised waste management system in the UK.

Stace continues to support Quintain in finding new ways to improve the community and lifestyle of the destination they are building.

With more areas still to develop, we are committed to working with our client, the designers, and the contractors towards improving the life and leisure of the visitors and residents of Wembley Park.

In partnership with Quintain, Stace has delivered:

+450k

square feet of
retail space

9

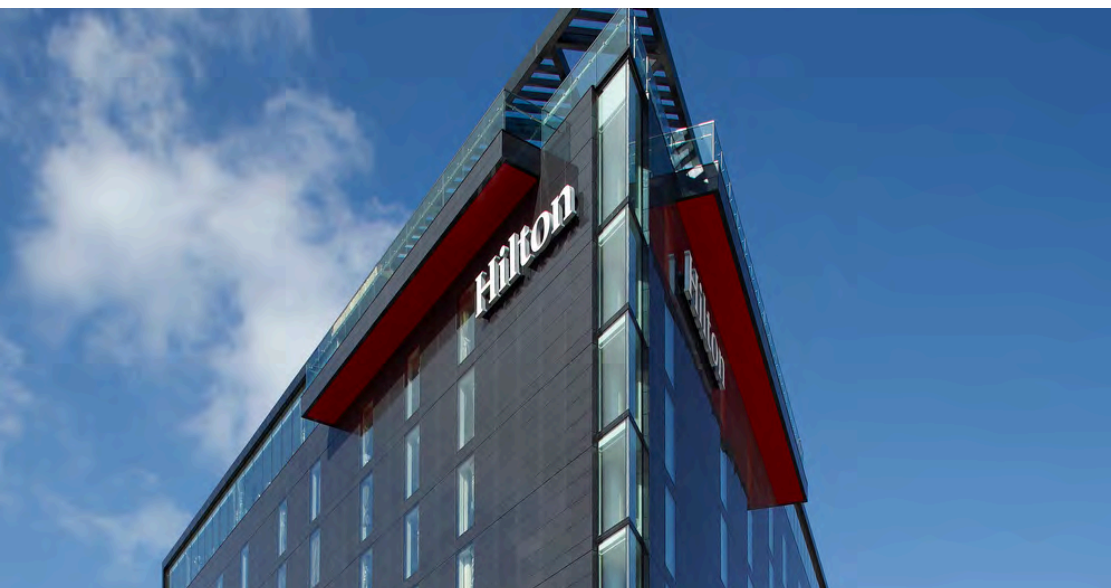
acres of public
park space

+400k

square feet of
leisure space

673

hotel keys



2006 - THE LONDON WEMBLEY ARENA

211,000 ft² - 12,500 seats.

Grade II listed.

2012 - 4* LONDON HILTON WEMBLEY

361 beds - Leisure facilities.

Ballroom & conferencing.



2013 - LONDON DESIGNER OUTLET

70+ shops & restaurants.

9 screen cinema.

First outlet in London.



2013 - RED CAR PARKING

1,000 spaces - 8 storeys.
Space finder system.

2017 ELVIN GARDENS

2-acre garden square.



2018 - BOXPARK WEMBLEY

20,000 ft² - 27 retail units.
3,000 capacity venue.

2019 MAPIC Best Food & Beverage Concept.





ONGOING - PLACEMAKING & INFRASTRUCTURE

New streets & squares - Public gardens.

2 new energy centres powering 7,000 homes.

District heating network.

Centralised waste management system.

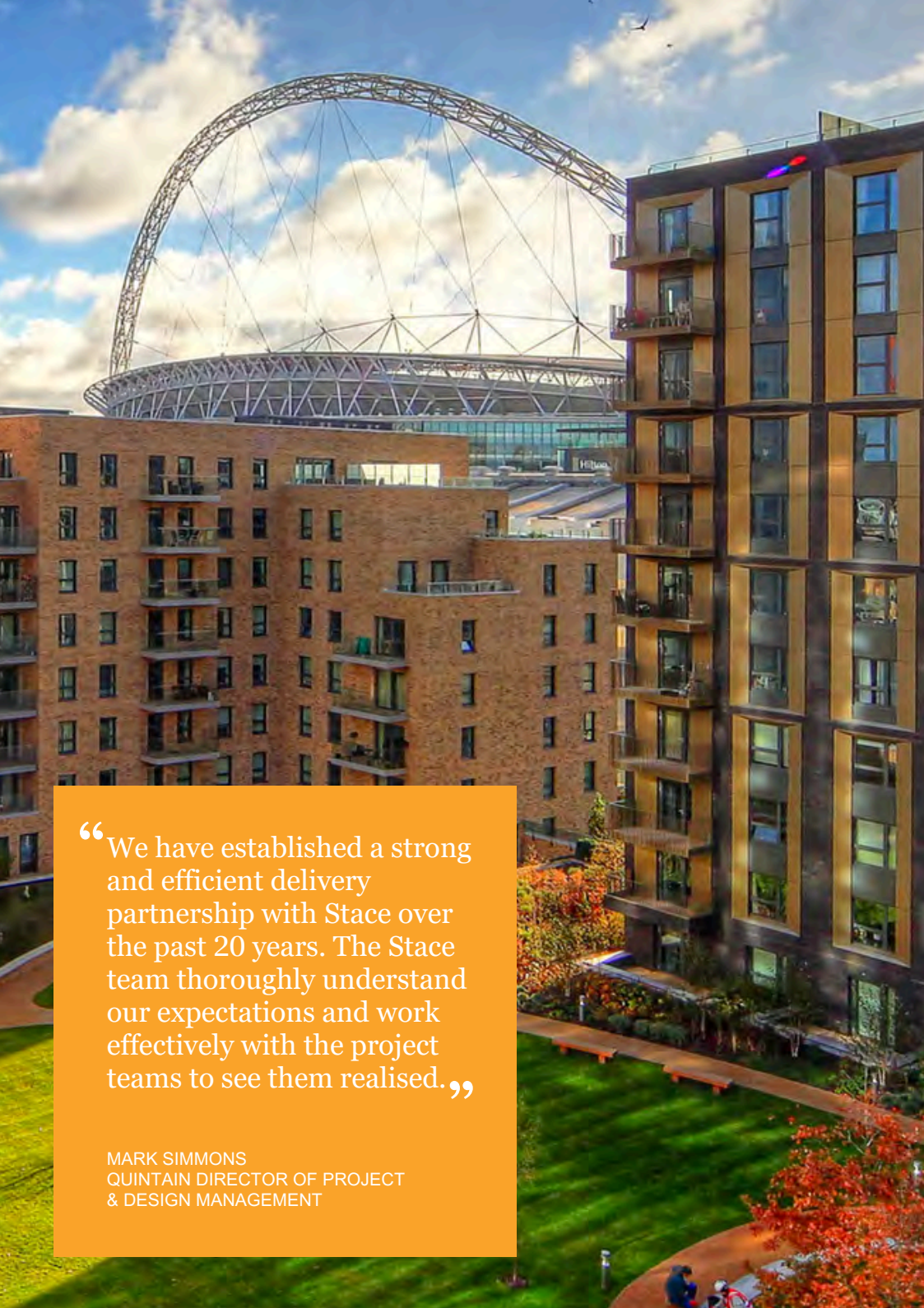
What House? Best Public Realm 2020 (Silver).

2021 - UNION PARK SOUTH

Featuring children's padding pool, outdoor sports training equipment, a pond and games area.

2025 - UNION PARK NORTH

Stunning water features, a community centre, and public art. Combined, the parks provide seven acres of outdoor space.



“We have established a strong and efficient delivery partnership with Stace over the past 20 years. The Stace team thoroughly understand our expectations and work effectively with the project teams to see them realised.”

MARK SIMMONS
QUINTAIN DIRECTOR OF PROJECT
& DESIGN MANAGEMENT

Homemaking

With a vibrant leisure and tourism destination now created, Quintain has established a lifestyle management company Quintain Living, for its residential offering.

To date, Stace has delivered with Quintain over 4,500 new homes for the residents of Wembley Park, along with the placemaking and public realm to make it one of The Sunday Times 'Best Places to Live 2025.'

Public facilities have also been provided, including a nursery, a GP practice, public parks, shops, and public meeting places, making it a great place to live, as well as being on the doorstep of the famous Wembley Stadium and Wembley Arena.

Wembley Park is now the largest single-site Build To Rent (BTR) development in the UK.

At the end of 2024, in partnership with Quintain, Stace delivered:

4,539 homes

660 student accommodation units

2,652 BTR units

895 affordable homes



2012 - STUDENT ACCOMMODATION

660 beds - 5 private sale.

2016 - EMERALD GARDENS

309 private sale - 141 BTR - 22 affordable.

Inside Housing Top Sixty Developments 'Build to Rent Development of the Year' 2016.



2017 - ALTO

211 private sale - 120 BTR - 31 affordable.

Development of the Year, RESI Awards 2018.



2018 - LANDSBY

295 BTR - 66 affordable - 9,500 ft² retail.

2019 - ALAMEDA

340 BTR - roof garden - 20,000 ft² retail.



2020 - CANADA GARDENS

440 BTR - 303 affordable.

102,000 ft² retail - Coach Park.

National Building & Construction Awards – Innovation of the Year 2021 Best Community.

Living-British Home Awards 2021.

BALI National Landscape Awards 2021.



2020 - MADISON

381 BTR - 252 affordable.

29,300 ft² leisure facilities.

2025 - LUNA

282 BTR. Amenities facilities podium.

Garden & landscaping.



2022 - REPTON GARDENS

396 BTR. 11,840 ft² health centre.

Amenity facilities & gardens.

Development of the Year RESI Awards 2024.

Winner of Best BTR Development – Love to Rent Awards 2023.

Building for the future

At Stace, we believe there are very few professions that present an opportunity to create and influence the environment around us and leave a lasting legacy for current and future generations.

We are proud to have delivered, and continue to deliver, regeneration schemes. For more information on our wider regeneration and placemaking portfolio, please get in touch.

Our core services:

- Project Management
- Cost Management
- Building Surveying
- Health & Safety
- Monitoring Surveying & Due Diligence

Contact us

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All statistics are as of June 2025
Front cover image taken by Jason Hawkes.
All other images supplied by Quintain.



Culture & Heritage



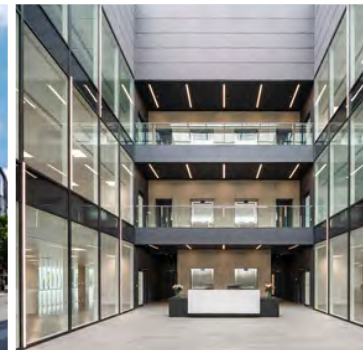
Education



Hotels & Leisure



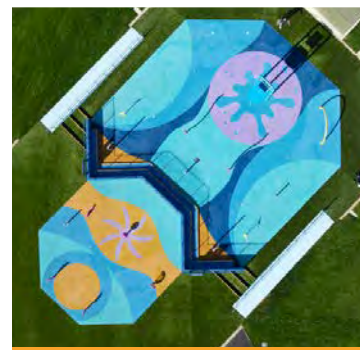
Industrial & Infrastructure



Life Sciences & Healthcare



Offices & Commercial



Public Sector & Local Govt.



Regeneration



Residential



Retail



Sport



Student Accommodation