

Appendix 5: long term proposals for Harlesden Town Centre

1. Designworks – The Designworks is a set of partially serviced offices owned by Brent Council and located close to the centre of Harlesden. The building is spread over three floors with individual units and has a total net internal area of about 953.8 sqm. There are currently 15 local businesses based at Designworks on various tenancy arrangements that provide a range of commercial and community services, but the council recognises that the building is coming to the end of its useful life and is considering options for redevelopment.
2. Harlesden Plaza – This site is the most significant regeneration opportunity in Harlesden, outside of Willesden Junction Station, and has the potential to provide housing, workspace, and new public space that could be animated by cultural and community events. Private investment/development may be encouraged or council could seek more control over the site. Meanwhile uses should be explored in the shorter term, if a dialogue can be developed with the landlords, LCP (parking company).
3. High Street Pedestrianisation – The high street from the Jubilee Clock to Tavistock Hall is already semi-pedestrianised with bus only access. It is proposed that this could be fully pedestrianised in the longer term, with buses re-routed which could enable a number of economic or cultural activities to take place in the heart of Harlesden. There is precedent of re-routing busses on that route for one-off events and during previous highways improvements.
4. Cycle Route 23 – Any public realm and highways proposals in the heart of Harlesden should be considered in light of the plans for Cycle Route 23 with proposed investment from TfL. They should also address concerns from local residents and businesses about the high traffic flow of HGVs through the town centre which has a negative effect on dwell times in the town centre and limits the potential for businesses to provide outdoor seating.
5. Street Market – A world food market has been considered to draw out and celebrate the culture and food of Harlesden. There is some local support for such a proposal, but it would need to be developed carefully, considering safety concerns and potential issues of duplication of existing product or creating competition with current businesses.
6. Potential development or workspace opportunities – a number of sites, some of which are in public ownership such as County Courts, Telecoms Building, Bus Depot, Carpark at Willesden Junction Station and Furness Road Park, are all key locations in Harlesden and underutilised at present. Development would depend on plans of external partners, and can be explored outside the scope of this paper.