CHAPTER 20: CULTURE



INTRODUCTION

20.01 Haringey is a unique melting pot of people, histories, and voices. Our streets brim with global flavours and echo with the sounds of various languages. Local performers and artists infuse life into every corner of Haringey. This plan seeks to build on Haringey's unique cultural richness which is one our greatest strengths.

20.02 Our Arts & Culture Strategy (2024) sets out a bold vision to harness the power of culture to unify, inspire, and celebrate Haringey's communities. It recognises culture as a driver of wellbeing, identity, and inclusive growth, and calls for investment in our cultural assets to build a vibrant, sustainable cultural ecosystem. The strategy is a call to action—to embed culture in placemaking, empower local talent, and ensure every resident can access meaningful cultural experiences and to ensure that the social and economic benefits of culture are felt by our residents.

20.03 In 2027, we will be London Borough of Culture, and in 2028 we will host the men's European Football Championships at Tottenham Hotspur Stadium. Tottenham is also one of only 12 Creative Enterprise Zones in London and is recognised in the London Growth Plan as an internationally significant visitor destination, with the potential to anchor growth in the experience economy

20.04 Internationally renowned venues like Alexandra Palace attracting major artists and entertainers, your local pub hosting a quiz night, a warehouse converted into an artists' studio, the local park hosting a football match, a public square accommodating local buskers, and a house of worship providing space for community activities; all these spaces contribute to the cultural landscape. They help make culture experiences and expression accessible, underpin our cultural and creative economy and bring our communities together, enabling us to learn about each other and the wider world.

20.05 Haringey's cultural infrastructure is a key pillar supporting the rich and diverse culture we offer. It includes our museums, stadiums, parks, music venues, creative workspaces, and community centres—spaces that enable creativity, expression, and connection.

20.06 As with many other parts of London our cultural infrastructure is under pressure with competition over scarce land, reduced funding and a difficult economic climate putting a financial strain on these spaces.

20.07 The Local Plan responds to these challenges with ambition, making a "Culturally Rich Borough" one of six Placemaking Priorities delivered across the plan. These policies set out how land use and development can help realise that priority and deliver on the NPPF's aim for planning to support cultural wellbeing—by protecting and enhancing cultural infrastructure, supporting the creative industries, and embedding culture in the everyday fabric of our neighbourhoods.

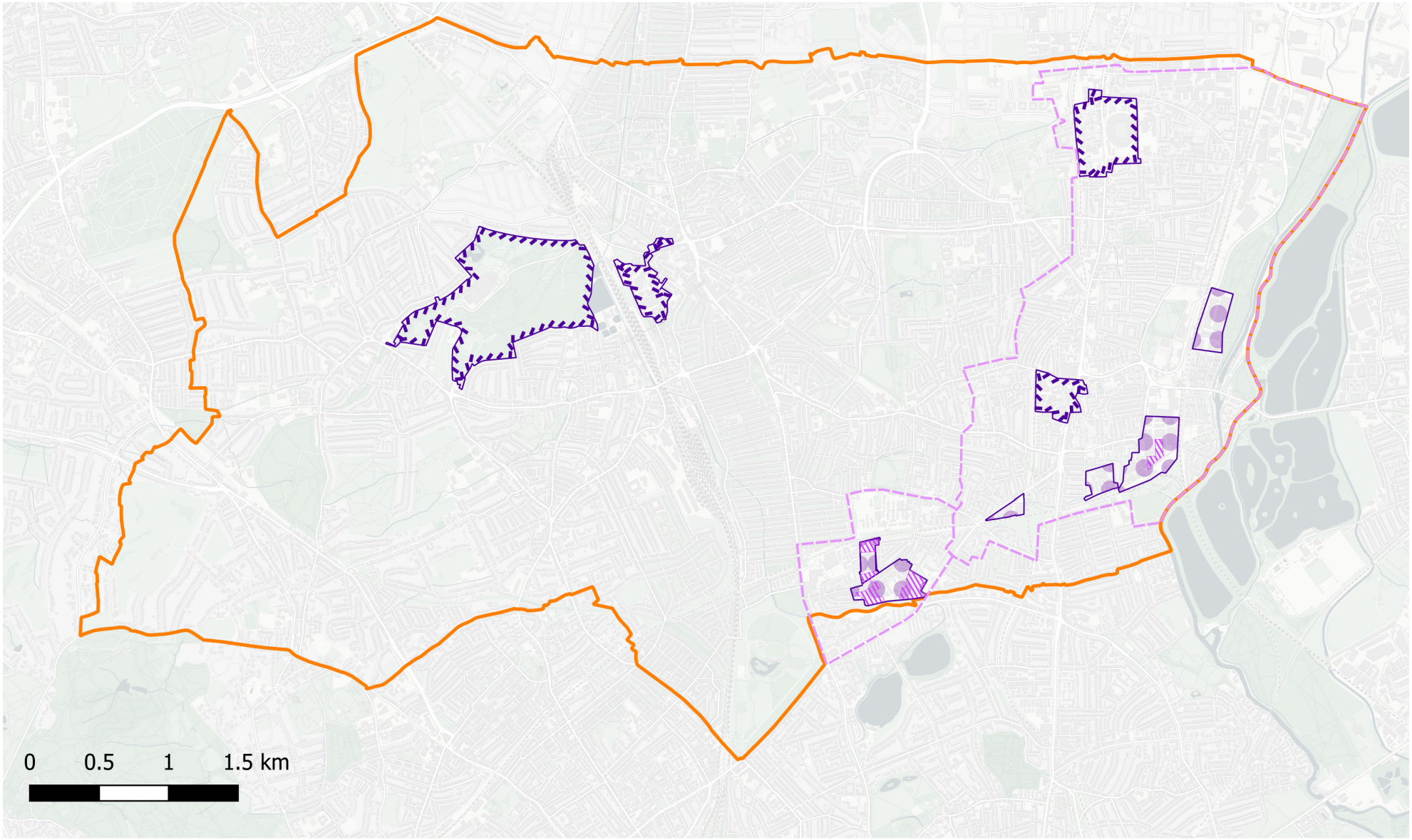


FIGURE 203 | Map of Cultural and Creative Industry Designations

Policy C1: A Culturally Rich Borough

A. The Council will support art, culture, creativity and entertainment that contributes to a culturally rich borough. This will be achieved through:

(1) the protection and promotion of four Cultural Quarters within Haringey as follows:

a. Wood Green Cultural Quarter (see Policy WGN2)

b. Alexandra Palace Cultural Quarter (see Policy MHN2)

c. North Tottenham Cultural Quarter (see Policy NTN2)

d. Tottenham Green Cultural Quarter (see Policy SSN2)

(2) the protection and enhancement of existing cultural facilities and the delivery of new and replacement cultural facilities in accordance with Policy C2

(3) supporting ancillary and meanwhile arts and culture uses consistent with Policy C3

(4) protecting public art and supporting new high-quality public art in accordance with Policy C4

(5) supporting proposals which contribute to the growth, resilience and positive contribution of the creative industries within the Tottenham Creative Enterprise Zone consistent with Policy C5

(6) supporting proposals for new or enhanced warehouse living within selected site allocations in Haringey's Creative Enterprise Zone in accordance with Policy C6.

B. To ensure a positive contribution to the Council's Placemaking Priority PP1: A Culturally Rich Borough, the following types of proposals must be supported by a Cultural Wellbeing Action Plan:

(1) Proposals for 100 or more dwellings and/or 10,000m2 or more non-residential floorspace

(2) Major proposals within Cultural Quarters, Town Centres, and Creative Industry Clusters

(3) Proposals involving the loss, in part or whole, of cultural infrastructure.

(4) Proposals involving new or significantly enhanced cultural infrastructure.

C. The Cultural Wellbeing Action Plan should:

(1) Be informed by available data, engagement with the local community, cultural providers, and the Council

(2) Be submitted with the application.

(3) Set out how the proposal will address and respond to:

a. our Placemaking Priority for a Culturally Rich Borough;

b. outcomes in our Arts & Culture Strategy

c. the policies in this chapter

d. relevant neighbourhood placemaking aspirations relating to culture;

e. local context, character, and cultural strengths and challenges, including addressing known inequities in access to culture and in cultural representation.

(4) Set out how the proposal will secure the outcomes sought in the Action Plan.

(5) Where cultural infrastructure is being lost, it should set out what measures are being taken to minimise and remedy that loss.

20.09 This policy contributes to the Haringey Placemaking objectives as follows:

A FAIR PLACE

Increases opportunities for everyone to experience art, culture, creativity and entertainment that contributes to cultural wellbeing

Uses culture and the creative industries as a driver for economic growth and a more inclusive economy

A HEALTHY & SAFE PLACE

Promotes positive cultural uses and cultural activities in strategic locations including town centres and the public realm

A SUSTAINABLE & RESILIENT PLACE

Creates high-quality places to support community togetherness and wellbeing.

Supporting Text

20.10 This chapter sets out a proactive and strategic approach to delivering a culturally rich borough. Culture is central to Haringey's identity, placemaking ambitions, and inclusive growth objectives. It is one of our key strengths, contributing to community wellbeing, economic resilience, and the distinctiveness of our places.

20.11 The neighbourhood sections of this plan identify four Cultural Quarters within Haringey:

(1) Wood Green Cultural Quarter

(2) Alexandra Palace Cultural Quarter

(3) North Tottenham Cultural Quarter

(4) Tottenham Green Cultural Quarter

20.12 Each of these contains a concentration of culture and creative activity that plays a vital role in the borough's social, economic, and cultural life. In line with the London Plan, Cultural Quarters are defined as areas where a critical mass of cultural facilities, venues, and related uses are clustered, often supported by complementary activities such as festivals, markets, and public art. These areas offer significant opportunities for cultural production and consumption, placemaking, and inclusive growth. Wood Green's status as North London's Metropolitan Centre and Tottenham's designation as a significant visitor destination in the London Growth Plan further reinforces the strategic importance of investing in and managing these quarters. To optimise their contribution to the borough's cultural wellbeing, identity, and economy, proposals for these areas should take a holistic and strategic approach to land use, development, investment, and long-term management.

20.13 To support its ambitions, the Council will protect existing cultural infrastructure and uses and support the delivery of new and enhanced cultural infrastructure that is inclusive, accessible, and well-designed. This includes formal venues, informal spaces, creative workspaces, and the public realm.

20.14 To ensure a considered and coordinated approach to cultural provision—particularly in areas of strategic importance—the Council is introducing a requirement for a Cultural Wellbeing Action Plan (CWAP). This tool embeds culture into land use and development planning and ensures that proposals contribute meaningfully to Haringey's Cultural landscape.

20.15 Applicants should engage early with the Council when developing their CWAPs, including with the Culture Team, Placemaking & Inclusive Economy Teams, and local cultural stakeholders. Plans should be informed by local cultural strengths and challenges, and address issues of equity, representation, and access. A wide

range of methods may be used to achieve cultural wellbeing, depending on the local context—these may include new facilities, programming, public art, meanwhile uses, or support for community-led activity.

20.16 CWAPs will be proportionate to the scale and cultural impact of the development and the Council will provide more detail and guidance on their content and structure.

20.17 This approach ensures that culture is not an afterthought, but a core component of planning and development in Haringey.

Policy C2: Cultural Facilities

A. The Council will support proposals for new cultural facilities within designated Cultural Quarters, Haringey's Town Centre Network, and on identified high streets falling outside it.

B. To optimise their contribution to a culturally rich borough, proposals for new cultural facilities should:

(1) integrate positively with the local network of social and cultural facilities, taking into account their ability to meet existing and future cultural demands.

(2) positively relate to adjoining uses and avoiding, mitigating or remedying unacceptable negative impacts.

(3) be accessible and inclusive

(4) amplify cultural identity and belonging by responding to local context and character, heritage and histories, and the diverse makeup of the local community.

(5) foster social interaction, providing space for gatherings, collaborative activities, and cultural exchanges.

(6) provide flexible, adaptable spaces that accommodate a wide range of cultural activities, unless doing so would compromise the ability to address identified need for a particular use/uses.

(7) be developed through engagement with local stakeholder, cultural organisations and community groups throughout the design process to ensure that the facility designs reflect the needs and aspirations of the intended users.

C. Replacement facilities will be supported where the new facility is at the same or better standard than the facility which is being replaced and the new facility continues to be accessible to its existing users.

D. Proposals for new and replacement cultural facilities should have regard to relevant design guidance and standards for

cultural facilities when demonstrating that the space has been designed to be suitable for its intended cultural and creative uses.

E. Proposals involving the loss (whole or part) of cultural facilities will be resisted and will only be permitted where:

(1) there is no current or future demand for the facility to continue being used for cultural or alternative community purposes, as demonstrated through robust marketing evidence over a minimum continuous two-year period; or

(2) a Cultural Wellbeing Action Plan is provided which demonstrates how the adverse effects of the loss will be adequately mitigated and/or remedied.

F. In accordance with London Plan Policy HC7, the Council supports the retention of pubs and will only accept the loss of a pub through redevelopment, conversion or demolition where:

(1) trading accounts are submitted for inspection covering the last three full years in which the pub was operating as a full-time business; and

(2) the CAMRA Public House Viability Test, or a similar objective evaluation method, is used to assess the viability of the business and concludes that the public house is no longer economically viable; and

(3) it would not result in the loss of a pub that has a heritage, social or cultural value to the local community.

(4) when the above criteria are met, alternative Class E, F1 or F2 uses are provided at ground floor where the pub is in a town centre and alternative community and social infrastructure is provided at ground floor where the pub is outside a town centre.

G. Proposals involving the loss of part of a cultural facility which has potential to render the facility as a whole as unviable for cultural or community use will be resisted

H. The Council will apply the 'agent of change' principle to ensure that existing cultural facilities and uses do not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') will be required to provide suitable mitigation before the development has been completed.

I. Proposals to enhance existing community facilities will be supported where these benefit users, help ensure the long-term sustainability of the facility and do not have any unacceptable impacts on neighbouring uses or communities.

Supporting Text

20.17 Cultural facilities are vital to the social, economic, and cultural life of Haringey. They provide spaces for creativity, learning, celebration, and connection—supporting wellbeing, identity, and inclusive growth. These facilities range from performance venues and galleries to studios, libraries, and informal community spaces. They are often deeply embedded in local communities and play a key role in shaping the borough's character and sense of place.

20.18 While cultural facilities may overlap with social infrastructure in their community value, they are distinct in their primary purpose: to support creative expression, cultural production, and participation in the arts and culture. They also play a key role in supporting the borough's creative industries and visitor economy.

20.19 As a starting point, this policy supports the delivery of new and replacement cultural facilities. It places particular emphasis on directing new facilities to the borough's Town Centres Network and its four designated Cultural Quarters—Wood Green, Alexandra Palace, North Tottenham, and Tottenham Green—which represent clusters of complementary cultural and creative activity. These areas are central to Haringey's cultural ecology and offer significant opportunities for placemaking, economic development, and community engagement.

20.20 To ensure that cultural infrastructure continues to meet the needs of Haringey's diverse communities, proposals should take a holistic and strategic approach to development in these areas. This includes ensuring that new facilities are well-integrated with existing networks of cultural and social infrastructure, are inclusive and accessible, and respond to local character, heritage, and community aspirations.

20.21 Where replacement facilities are being proposed these must be of equal or better quality, accessible to existing users, and designed to minimise disruption to current occupiers and communities.

20.22 To support high-quality provision, proposals should be informed by relevant design guidance and standards for cultural facilities. They should also be developed through meaningful engagement with local stakeholders, cultural organisations, and community groups to ensure that new spaces reflect the evolving needs and aspirations of the communities they serve.

20.23 It is well evidenced that cultural facilities across London, including Haringey, are under increasing pressure. Rising land values, redevelopment, and competition for space have led to the loss of many cultural venues, particularly those serving grassroots and underrepresented communities. The London Plan, Mayor's Cultural Infrastructure Plan, and Haringey Arts & Culture Strategy (2024) all emphasise the need to protect and enhance cultural facilities, especially in areas of growth and change. Once lost, these spaces are difficult to replace due to their specific spatial, acoustic, and affordability requirements.

20.24 This policy contains a presumption in favour of the protection of cultural facilities. Loss of a facility in whole or part will only be permitted in the specific circumstances set out in the policy.

20.25 A key barrier for cultural organisations—particularly smaller or community-led groups—is accessing suitable premises. Often, cultural providers are unaware when appropriate spaces become available, particularly in commercial or mixed-use developments. This results in missed opportunities to secure long-term, affordable space for cultural use. To address this, the Local Plan requires that any proposal involving the loss of a cultural facility must demonstrate that the opportunity to retain the existing use or provide an alternative cultural or community use has been explored.

20.26 To meet the policy requirement for this:

(1) The facility must be marketed for appropriate cultural or community uses at or below the reasonable local market value; and

(2) Before starting the marketing campaign, applicants must engage with the Council to ensure that the marketing campaign is appropriately targeted.

(3) Applicants must maintain a log of enquiries and reasons why the facility was not considered suitable and set out why measures to make the facility suitable are not viable, feasible or appropriate.

20.27 The policy also requires applicants to provide a Cultural Wellbeing Action Plan where loss is proposed to ensure that any adverse impacts are mitigated or offset. This reflects the borough's

commitment to cultural wellbeing as a core planning objective.

20.28 Finally, the policy supports the Agent of Change principle, which places the responsibility for mitigating impacts (such as noise) on new development, not existing cultural uses. This is essential for protecting the long-term viability of venues such as music spaces, which are often vulnerable to complaints from new residential neighbours.

20.29 Where a scheme proposes the loss of part of a cultural venue, such as cellars or other features of a pub or bar, this must not render the business unviable.

20.30 For the avoidance of doubt, the Council's considers public houses to be cultural and community facilities and will protect these for their cultural value as well heritage, economic and social/community value. Pubs support a range of cultural uses, are integral to the music industry, and to supporting Haringey's music heritage, by providing affordable rehearsal and performance spaces - vital to supporting emerging musicians. Pubs also support job creation and contribute to the vitality and vibrancy of the borough's places. Many have a significant social role in the local community and provide a hub for meetings and social interaction. Many are also heritage assets and contribute to the character and history of an area.

Policy C3: Meanwhile, Ancillary and Flexible Cultural Uses

A. The Council will support the flexible, ancillary, and meanwhile use of spaces for cultural activity in appropriate locations where such uses contribute positively to local character and cultural well-being in accordance with local placemaking aspirations.

B. Proposals must demonstrate that the cultural use is compatible with the primary use of the space and the surrounding context, and that any potential impacts on amenity, access, or infrastructure are appropriately managed.

Supporting Text

20.31 Cultural activity—including live performance, exhibitions, workshops, and creative production—can play a vital role in animating places, supporting local economies, and fostering community identity. The borough recognises the importance of enabling such uses to occur flexibly and affordably.

20.32 This policy supports:

- Flexible use of spaces for cultural activity, including co-location with other complementary uses.
- Ancillary cultural uses that are subordinate to the primary use where they do not result in a material change of use.
- Meanwhile cultural uses that activate vacant or underused spaces on a temporary basis, particularly in town centres, cultural quarters, high streets and creative industry clusters or during phased development.

20.33 In assessing proposals, the Council will consider:

- The scale, frequency, and nature of the cultural use.

- Its relationship to the primary use and the surrounding context.
- Any potential impacts on amenity, noise, or transport.
- The contribution to local cultural strategies, economic development, and placemaking objectives.

20.34 Where appropriate, planning conditions or obligations may be used to secure the cultural use, manage impacts, or ensure compatibility with neighbouring uses. The Council will also support the use of temporary permissions and meanwhile use agreements to facilitate short-term cultural activation.

Policy C4: Public Art

A. The Council will support proposals for public art which:

(1) are durable and robust, with a strategy for long-term maintenance.
(2) do not compromise the intended use of the building or space.
(3) protect and enhance local character and historic significance.
(4) do not harm inclusive design outcomes.
(5) are visible and able to be enjoyed from a publicly accessible location.
(6) do not undermine traffic safety.

B. The Council will resist the loss of good-quality public art (including statues, memorials, murals and examples of historic street furniture). Where retention of a permanent art work is demonstrated not to be possible, the harm from its loss should be mitigated and remedied through a Cultural Wellbeing Action Plan.

C. Within Haringey's Town Centres Network, Cultural Quarters and Creative Industry Clusters, the Council will seek for proposals to provide, or contribute towards, new public art and/or the restoration or repair of existing public art in the neighbourhood. Contributions will be sought from all proposals which require a Cultural Wellbeing Action Plan.

D. Proposals for public art are encouraged to celebrate local culture, character, and histories, particularly those of groups less represented in the built environment. Engagement and co-design with local communities is strongly supported from the commissioning process all the way through to installation.

E. Community-led street art will be supported. Proposals are encouraged to incorporate a strategy for providing and maintaining space for community-led street art.

Supporting Text

20.35 Public art plays a vital role in shaping Haringey's identity, animating public spaces, and fostering a sense of belonging and local pride. It can reflect the borough's diverse communities, celebrate local histories and people, and contribute to inclusive placemaking. Public art includes permanent installations such as sculptures, murals, and memorials, as well as temporary and community-led, visual art works that activate the public realm and support cultural expression.

20.36 Haringey's rich cultural and built heritage and dynamic creative communities offer significant opportunities to embed public art into the fabric of the borough. From the historic civic spaces of Wood Green and Tottenham Green to the vibrant street art culture in Seven Sisters and the creative energy of the Tottenham Creative Enterprise Zone, there is a strong foundation for expanding and diversifying the borough's public art offer and ensuring it contribute to wider placemaking ambitions.

20.37 This policy supports the integration of public art into development and placemaking projects, particularly in town centres, high street, Cultural Quarters, Creative Industry Clusters, and areas of high footfall. It encourages developers to work with artists, cultural organisations, and local communities to co-design artworks that are meaningful, inclusive, innovative and contextually responsive. Public art should be visible, accessible, and designed to endure, with clear strategies for long-term maintenance.

20.38 The Council will resist the loss of high-quality public artworks, including historic street furniture and murals that contribute to local character. Where loss is unavoidable, mitigation should be secured through a Cultural Wellbeing Action Plan. Contributions towards new or restored public art will be sought from developments that trigger this requirement, ensuring that cultural value is retained and enhanced.

20.39 Artist-led, co-designed street art is also supported as a form of grassroots cultural expression. The Council encourages proposals that provide space and support for community-shaped initiatives, particularly those that give a voice to underrepresented groups and reflect the borough's evolving cultural narratives.

Policy C5: Tottenham Creative Enterprise Zone

A. The Council seeks to support the growth, resilience and positive contribution of the creative industries within the Tottenham Creative Enterprise Zone. To help achieve this the Council will:

(1) require the delivery of affordable employment space in line with Policy EI4.

(2) prioritise the delivery of new creative workspace within designated Creative Industry Clusters.

(3) encourage and support the temporary use of vacant buildings and sites for workspaces catered to creative and cultural activities.

(4) support a wide range of complementary commercial, cultural and community uses along the Tottenham High Road corridor and within Tottenham's district and local centres.

(5) support new creative workspace within the emerging North Tottenham District Centre and Tottenham Hale District Centre.

B. Proposals within Creative Industry Clusters involving the loss of Class E(g), light industrial and Sui Generis workspace currently occupied by or suitable for use by the creative

industries will only be supported where:

(1) an equivalent or increased amount of floor space suitable for the creative industries will be re-provided, subject to viability, market demand and site suitability; and

(2) there is a positive strategy in place to support the relocation of existing businesses where these cannot be accommodated within the redeveloped site.

C. Major development proposals within Creative Industry Clusters should set out in the submitted Placemaking Strategy how they will enhance the positive contribution of the cluster in which they are located. This includes, but is not limited to, contributions to economic vitality, cultural identity, industrial heritage, collaboration

Supporting Text

20.40 Creative Enterprise Zones (CEZs) are a Greater London Authority initiative designed to support the capital's creative economy by securing affordable workspace, nurturing local talent, and embedding creativity into regeneration. Haringey's CEZ—Made by Tottenham—is one of the most distinctive in London, reflecting the borough's strengths in music, fashion, and cultural production.

20.41 Tottenham is home to a dense network of creative businesses, including many music studios and some internationally recognised recording facilities. Alongside this, the borough supports a growing fashion and design sector, forming part of the wider London Fashion District, identified in the London Growth Plan as a key location for fashion innovation and small-scale manufacturing.

20.42 While the wider Local Plan supports the delivery of affordable workspace across the borough, this policy focuses specifically on the needs of the creative industries within the CEZ. Shaping Tottenham, Opportunity Haringey and the Haringey Workspace Study (2022) highlight the vulnerability of creative businesses to displacement due to affordability pressures and redevelopment, and the need to protect and expand suitable workspace in areas where creative activity is already concentrated.

20.43 This policy therefore seeks to secure new creative workspace, particularly within designated Creative Industry Clusters, and to resist the loss of existing workspace that is suitable for creative and light industrial uses. It also recognises the opportunity to deliver new creative workspace in the emerging North Tottenham District Centre, complementing the adjacent North Tottenham Cultural Quarter, and in Tottenham Hale, where new development can support and benefit from surrounding creative clusters.

20.44 While Tottenham's creative economy is incredibly valuable, much of its activity remains hidden from view. It is important that the vibrancy and innovation taking place within Creative Industry Clusters is made more visible. Proposals should therefore enhance the amenity and character of these areas as creative destinations and strengthen their ability to benefit from the co-location and collaboration that defines successful creative ecosystems.

Policy C6: Warehouse Living

A. To protect the important cultural, creative and economic contribution of existing warehouse living sites, the Council has made provision for warehouse living within selected site allocations within creative industry clusters in the Tottenham Creative Enterprise Zone.

B. Within site allocations which provide for warehouse living, there will be a presumption in favour of the retention of warehouse living uses. The Council will support enhancement of existing warehouse living accommodation and expects proposals to take a retrofit first approach to development.

C. The intensification of existing warehouse living accommodation will be supported provided that this does not:

(1) undermine the primary employment function of the employment area it resides in; and

(2) result in a loss of dedicated workspace; and

(3) detract from the affordable, collaborative and communal nature of the existing living and working environment.

D. The Council will resist changes to the layout, use or management of existing warehouse living units that reduce creative production space unless this is to enable an existing property to meet environmental health or health and safety requirements while maintaining its overall purpose and function as warehouse living.

E. The Council will support the comprehensive redevelopment of warehouse living accommodation for new warehouse living only where proposals:

(1) are informed by a masterplan;

(2) will not undermine the primary employment function of the area the site is located in;

(3) deliver an uplift in dedicated employment space/workspace;

(4) are designed to provide an adequate living standard, including meeting health, fire safety, and environmental performance standards.

(5) have been designed to enable residents to undertake a range of creative production activities not provided for in conventional housing or co-living and have had regard to design guidance and standards for creative workspace

(6) are shaped through collaborative engagement with the host community and the local creative industry community to ensure the product meets the needs of creative work and provides an appropriated standard of living for the integrated residential element;

(7) are designed to support genuine communal living that fosters shared creative and domestic life and engages positively with the wider creative cluster;

(8) are demonstrated to be affordable when compared against alternative scenarios for the creative community to secure living accommodation plus space for creative production;

(9) make provision for adequate yard space, servicing access and infrastructure to support material deliveries, waste storage and management, and other operational needs of creative production;

(10) demonstrate how they will avoid the displacement of existing residents, with particular emphasis on those actively engaged in creative industry work within the space;

(11) are supported by a Management Plan that includes a strategy for maintaining the creative use of the space

F. Warehouse living proposals of any type will not be supported unless the provision of warehouse living is specifically provided for by a site allocation.

G. Live/Work proposals are not supported by the Council in any location.

Supporting Text

20.45 Warehouse living is a specific type of land use that emerged over time in certain employment locations in Haringey. It is characterised by the provision of a low-cost, collaborative and communal living and working environment and forms part of a unique and valuable ecosystem of integrated living and creative production which particularly supports the borough's creative industries and creative economy.

20.46 Existing warehouse living sites spaces have played a vital role in sustaining and growing creative production by supporting informal networks, shared resources, and a culture of experimentation. This policy seeks to secure the continuation and expansion of warehouse living in response to increasing pressures on affordability in both housing and creative workspace, ensuring that creative industry workers can remain embedded in the communities and clusters that fuel their work and contribute to the borough's cultural and economic vitality.

20.47 The Council has identified specific site allocations within the Tottenham Creative Enterprise Zone for the provision of warehouse living. These locations have been selected due to their location within established creative industry clusters, with an existing warehouse living population and their potential to sustain and grow the borough's cultural economy.

20.48 A retrofit-first approach helps avoid disruption to the existing creative ecosystem, including the displacement of residents. It can also support the preservation of the industrial character and heritage that define many creative clusters.

20.49 Many buildings will require retrofitting to meet modern safety and environmental standards. The Council will support refurbishment and retrofit works that improve safety, sustainability, and living conditions, while also helping to ensure they support creative production.

20.50 Warehouse living must be designed to support both creative production and communal living. Proposals must clearly demonstrate how the design responds to creative workspace and meets housing guidance and standards, including the Council's Workspace Design Guidance, and the GLA's Housing Design Standards, as well as feedback from engagement with the host community and wider creative community. Proposals must be designed to support creative production that is unable to be undertaken in conventional housing or co-living for example maker activities as opposed to laptop-based activities.

20.51 Where the proposal departs from these standards it should be clearly demonstrated that this will not impact on the ability of spaces to be meaningfully used for creative production and that an appropriate standard of living is provided, including complying with health and safety requirements.

20.52 Proposals must include well-integrated communal spaces for cooking, working, and socialising, designed to encourage interaction and collaboration. Developments should demonstrate how communal living will connect with the wider creative community, including opportunities to display work and hold creative events and activities.

20.53 To ensure warehouse living provides an affordable product for people working in the creative industries, it should be demonstrated that warehouse living is affordable compared to alternative scenarios for the creative community to secure living accommodation plus space for creative production.

20.54 Whether through retrofit or redevelopment, proposals should take active steps to avoid displacement of existing residents. This includes:

20.55 Retaining existing residents and users where possible through

phased development, temporary relocation strategies, or right-to-return provisions.

20.56 Ensuring that any redevelopment or intensification proposals do not undermine the social, cultural, or economic fabric of the existing creative community.

20.57 Providing evidence of early and ongoing engagement with affected residents and local creative stakeholders to co-design solutions that support continuity of occupation and creative production.

20.58 The process of securing, managing, and monitoring creative use of the development should be set out in a Management Plan.