A CREATIVELY INCLUSIVE LONDON?
Nomadic urban creative clusters as drivers of socio-economic integration and spatial quality in peripheral urban areas

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My encounter with the Haringey warehouse residents...
The definition of creative industries?
9 SECTORS OF CREATIVE INDUSTRIES

Based on UK government Department for Culture, Media and Sport (DCMS)
JOBS GROWTH IN LONDON BY SECTOR, LAST 12 MONTHS AND PREVIOUS

Source: ONS workforce jobs.
The globalisation process and creative industries can be mutually beneficial...
What is actually happening now in London?
DEMOGRAPHIC DISTRIBUTION OF LONDON

LEGEND
- Urban Elites
- Multi-ethnic suburbs
- Single / Young households
- Affluent suburbs (Middle-old age groups)
- Settled Asians
- Aging city fringes (Middle-old age groups)
- Main Road

Source: Data[here] 2019 OAC
COUNCIL FLATS ARE BEING REPLACED WITH HIGH-END RESIDENCE...
SHORT-TERM LIVING/WORKING SPACES FOR ARTIST COMMUNITY ARE FACING DEMOLITION...

'WHOEVER BOUGHT THESE FLATS DON'T SEEM TO FIND REASON TO BE THERE VERY MUCH.'

LOSS OF...

ENDOGENOUS IDENTITY
Identity that derives from the local characteristics and sense of community, which can be contributed by local small businesses and public spaces...etc.

INNOVATION CAPACITY
The ability to produce and commercialise a flow of innovative products/technology/services over long periods of time.
Malek Menad, one of the local shop owners at railway arches area in Brixton, south London.

Source: Matthew Tucker, Buzzfeed News.

A PIECE OF THE AREA'S SOCIAL FABRIC WILL DISAPPEAR...
LONG-TERM RELATIONSHIP ESTABLISHMENT WITH LOCALS IS HARD...

Image: Graham Walker, left, and Luca Zoo Franzoni of Dalston Cola in Hackney Wick
Source: Sophia Evans

IF YOU ARE ALWAYS BEING PINGED AROUND THE CITY...

Image: Artist Kentaro Yamada in his Acava-managed studio in Hoxton’s Ormeau Street
Source: Sophia Evans.
ENDOGENOUS IDENTITY

INNOVATION CAPACITY

LOCAL SHOPS
PUBLIC SPACES

AFFORDABLE AND LONG-TERM WORK SPACES

SPACE
Spatial quality contributors

TREND
Actions that hinder the conditions

PROFIT-ORIENTED DEVELOPMENTS THAT REPLACE THE LOCAL BUSINESSES

PROFIT-ORIENTED DEVELOPMENTS THAT REPLACE THE AFFORDABLE WORK SPACES
There is a necessity to define the subsector of creative industries better: 

'Nomadic Creative Community'
PROBLEMS

' Constant relocation. '

' Loss of affordable studio spaces. '

' Loss of local identity and innovation capacity. '

OPPORTUNITIES

' Generate new local dynamic. '

' Promote mixed-use functionality. '

' Preserve and renovate the local identity and innovation capacity. '
Introduction

Research and Analysis

Empirical Findings

Design

Reflection
RESEARCH QUESTIONS

1. What kind of spatial impact does the London’s current demographic distribution have in terms of opportunities and options for the NCC?

2. What are the obstacles to overcome in order to ensure the NCC’s survival in terms of London’s governance structure?

3. What kind of movement pattern does the NCC have when they relocate?

MAIN RESEARCH QUESTION (ANALYSIS-ORIENTED)

What are the forces driving constant mobility of some creative clusters, conceptualized here as nomadic creative community, around metropolitan London, and what opportunities and options do they have as to their relocation?

3. What kind of movement pattern does the NCC have when they relocate?
RESEARCH QUESTIONS

1. What are the demands and spatial qualities pursued by the NCC?

2. How do local neighbourhoods respond to, and achieve common ground with, the NCC both in social interaction as well as urban regenerations?

3. How to improve the current London planning policy towards a more inclusive condition for bottom-up socio-spatial regenerations facilitated by the NCC?

MAIN RESEARCH QUESTION (DESIGN-ORIENTED)

Can we build upon this trend of mobility and relocation to locally capture the value of these creative clusters as bottom-up contributors for urban socio-economic transformation, thus overcoming divisions between different population groups and increasing the quality of spaces?
To minimize the socio-economic segregation amongst different social clusters in London and promote better liveability through endogenous spatial regenerations supported by innovative policy interventions.
AN INCLUSIVE CREATIVE CITY WITH THE CONTEXT OF NCC
THEORETICAL BASE / FRAMEWORK

Source: Based on Sasaki 2010 and DCMS 2001, with author's addition. (Sasaki, 2010; DCMS, 2001)
AN INCLUSIVE CREATIVE CITY WITH THE CONTEXT OF NCC
THEORETICAL BASE / FRAMEWORK - INDICATOR OF HOW WELL THE ENVIRONMENT FACTORS SERVE THE CREATIVE SECTORS

1. ECONOMIC SYSTEM
- Contribution of each sector of creative industries to total creative industries GVA. (Gross Value Added)

2. EDUCATION/RESEARCH INSTITUTION
- The amount of creative industry related university programmes.
- Accessibility to cultural facilities.
- The amount of enterprises and start-ups.
- Contribution of each sector of creative industries to total creative industries GVA.

3. QUALITY OF LIFE
- Job growth of the creative industry sectors.
- Accessibility to cultural facilities.

4. SPACE
- The amount of affordable work spaces.
- The availability for cultural venues.

5. CITIZEN PARTICIPATION
- The amount of community-led organisations per creative sector.
- The amount of citizen-involved activities and process.

6. FINANCIAL ADMINISTRATION
- Governmental policy and funds for each creative sector.

Source: Based on Sasaki 2010 and DCMS 2001, with author’s addition. (Sasaki, 2010; DCMS, 2001)
The derelict of an asphalt plant was occupied by locals, leading to creation of Ateneu Popular 9 Barris.

Source: Fornari + Rojas, Architects.

Ateneu Popular 9 Barris is famous for its circus arts, several events and performances are held with the managements of its neighbours and other neighborhood entities.

Source: Marta Gracía.

WORKSHOPS, CLASSES, TRAININGS, EXHIBITIONS AND PERFORMANCES CAN TAKE PLACE...
AN INCLUSIVE CREATIVE CITY WITH THE CONTEXT OF NCC
THEORETICAL BASE / FRAMEWORK - ON THE ATENEU POPULAR 9 BARRIS EXAMPLE

- Economic system: The example shows that the process from production to consumption of the artistic creations highly involves the artists and makers.

- Education/Research institution: The example provides social-educational context for the neighbourhoods and the citizens through circus art.

- Quality of life: The example utilises creativity to enrich the citizens life by providing shows, exhibitions and workshops.

- Space: The example provides a platform for artistic creations as well as interactions to take place.

- Citizen participation: The example highly involves the people from the neighbourhoods, including community-led organisations as well as citizens. It focuses on bottom-up governance.

- Financial administration: Huge part of the funding derives from the public, the example also has close collaboration with the city officials.
CITY SCALE ANALYSIS

SUB RESEARCH QUESTION (ANALYSIS-ORIENTED)

1. What kind of spatial impact does the London's current demographic distribution have in terms of opportunities and options for the NCC?

2. What are the obstacles to overcome in order to ensure the NCC's survival in terms of London's governance structure?

3. What kind of movement pattern does the NCC have when they relocate?
IDENTIFY THE TREND

CHRONOLOGICAL COMPARISON

Job Density
Trend 2010-2017

Percentage of Job in Creative Industries
Trend 2015-2018
It is the current London Plan under the economy scope that supports for enhancement in arts, culture, sports and entertainment.

It is the new London Plan supporting London’s culture and creative industries, which is still under examination and revision by the panel and public, but distinct policy enhancement on fostering the creative industries and possibly the NCC can already be seen.

The Act introduced several reforms to the compulsory purchase regime that aim to make the system faster and fairer. Neighbourhood Planning Act enables local communities to help shape and promote development in their area.
1. The borough shows relatively affordable property prices.
2. The borough shows relatively higher deprivation levels.
3. The borough shows the up-and-coming trend of the NCC's presence.
‘Successful regeneration projects need to ensure affordability, access to facilities and involve local communities and residents.’ *(Forrest, 2017)*

**NEIGHBOURHOOD SCALE ANALYSIS**

1. What are the demands and spatial qualities pursued by the NCC?

2. How do local neighbourhoods respond to, and achieve common ground with, the NCC both in social interaction as well as urban regenerations?

- **Income**
- **Education level**
- **Accessibility and liveability**

**SUB RESEARCH QUESTION (DESIGN-ORIENTED)**

2. How do local neighbourhoods respond to, and achieve common ground with, the NCC both in social interaction as well as urban regenerations?
According to...

1. The site presents active warehouse communities.
2. Proximity between the NCC and local communities.
3. Proximity to Creative Enterprise Zones.
THEORY
- The establishment of the NCC concept.
- Theoretical base an assessment tool. (Six requisite Creative City conditions and indicators.)

in order to...
Achieve an Inclusive Creative City. (With consideration of the NCC qualities.)

ANALYSIS
- The assumption of support from the London city government and warehouse landowner.
- Haringey as the borough possessing highest potential for regenerations facilitated by the NCC.
19 PARTICIPANTS

3 CATEGORIES:
- WAREHOUSE RESIDENTS (THE NCC)
- LOCAL COMMUNITIES
- ACADEMICS AND PROFESSIONALS

PROBING:
- PERCEPTION OF CURRENT CONDITION (PRESENT)
- SUGGESTIONS / EXPECTATIONS/ WILLINGNESS (FUTURE)
- WAREHOUSE RESIDENTS:

Perception
- 'Gentrification process is also happening in warehouse units.'
- 'Difficult to maintain the common areas.'
- 'Gap between policy and what is actually materialised.'
- 'Having a choice to stay or move.'

Suggestions / Expectations / Willingness
- 'Lack of studio spaces and institutionalisation.'
- 'Would be willing to participate more in regeneration process if conditions allowed.'

- LOCAL COMMUNITIES:

Perception
- 'Mixed perception towards gentrification.'
- 'Are aware of the warehouse residents and have no problem with them.'
- 'Most find what the council is doing satisfactory, with a few disagree and unaware.'

Suggestions / Expectations / Willingness
- 'Concerns about lack of public space for youth, night crime, homeless and poverty.'
- 'Younger groups express higher willingness to participate in regeneration process than the older groups.'

- ACADEMICS AND PROFESSIONALS:

Perception
- 'Long history of gentrification.'
- 'Imbalanced resource distribution.'
- 'How technology changes the way people work: digital nomads, work-from-home, cafes, self-employed, for instance.'
- 'Pressure on the music and LGBTQ venues,'

Suggestions / Expectations / Willingness
- 'Take into account the interests of key stakeholders in the area.'
- 'Different approaches for different target groups in order to increase citizen participation.'
- 'Creative Enterprise Zone.'
- **Real estate management**: Lack of affordable studio spaces.
- **Economic capacity**: Loss of innovation capacity.
- **Spatial use**: Lack of institutionalisation for shared spaces.
- **Social interaction**: Lack of interaction with the local communities.
- **Governance**: Lack of tailored policies for the NCC.

- **Real estate management**: Provides sufficient affordable studio spaces.
- **Economic capacity**: Provides suitable working and living environment.
- **Spatial use**: Shows spatial adaptability and management guidelines.
- **Social interaction**: Provides dynamic public spaces.
- **Governance**: Promote balanced bottom-up and top-down governance.
VISION MAPS

DESIGN AND PLANNING GUIDELINES

DESIGN HIGHLIGHTS

IMPLEMENTATION STRATEGIES AND PHASING
1. Arena Design Centre
2. Omega Works
3. Catwalk Place
4. Ex-Fed
GUIDELINE 1-1

Reuse of vacant/heritage building

Repurpose of vacant buildings such as warehouses, for multi-functional use like studios, exhibition space and living space.

+ Increase innovation capacity
+ Increase liveability
+ Flexible use of space
- Complex repurposing process

Scale of action: City and Neighbourhoods.
Stakeholders: Boroughs, developers, building/land owners, designers.

GUIDELINE 1-2

Events

Utilise vacant land for temporary purposes like events and community gardens.

+ Increase innovation capacity
+ Increase liveability
+ Flexible use of land
+ Stimulate interaction amongst different population groups
- Replicability is limited

Scale of action: City and Neighbourhoods.
Stakeholders: Boroughs, land owners, local communities.
DESIGN GUIDELINES 2. INTERACTION ZONES

GUIDELINE 2-1

High street

Revitalise the ground floor level and create street-facing shopfront or exhibition/studio spaces.

+ Improve city and neighbourhood image
+ Increase liveability
+ Increase conscious and subconscious interaction
- Traffic

Scale of action: City and Neighbourhoods.
Stakeholders: Boroughs, developers, building/land owners, the NCC.

GUIDELINE 2-2

Public green

Allow green spaces such as parks where people can exercise or gather; community gardens...etc.

+ Increase interaction amongst different population groups
+ Increase liveability
+ Flexible use of space
- Maintenance cost

Scale of action: City and Neighbourhoods.
Stakeholders: Boroughs, conservation agencies, land owners, local communities.
DESIGN GUIDELINES 2. INTERACTION ZONES

GUIDELINE 2-3
Gathering venues and plazas

Communities centres, cafes, music venues, restaurants...etc, places and plazas that allow diversified events/workshops/classes to take place.

+ Increase innovation capacity and endogenous identity
+ Increase liveability
+ Flexible use of space
+ Increase interaction amongst different population groups
- Maintenance cost

Scale of action: City and Neighbourhoods.
Stakeholders: Boroughs, building/land owners, enterprises, local communities.

GUIDELINE 2-4
Local businesses

Strategically locate local businesses at hearts of the neighbourhoods.

+ Increase endogenous identity
+ Increase liveability
+ Increase interaction amongst different population groups
+ Increase sense of community and localism
- Consultation process

Scale of action: City and Neighbourhoods.
Stakeholders: Boroughs, developers, building/land owners, enterprises, local communities.
GUIDELINE ONE
Citizen participation
Create incentives for the local residents to take part in the regeneration process; institutionalisation in the warehouse living context.

+ Increase acceptance towards the planning
+ Increase liveability
+ Increase interaction amongst different population groups
+ Increase sense of community and localism
- Low willingness

Scale of action: Neighbourhoods.
Stakeholders: Boroughs, developers, building/land owners, the NCC, local communities.

GUIDELINE TWO
Governmental support
Ensure the balance between top-down and bottom-up governance is met, and that the officials provide necessary policy and financial support.

+ Increase innovation capacity
+ Increase liveability
+ Increase trust in the government
- Benefit-driven

Scale of action: City and Neighbourhoods.
Stakeholders: Boroughs, developers, building/land owners, the NCC, local communities.
VISION MAPS

DESIGN AND PLANNING GUIDELINES

DESIGN HIGHLIGHTS

IMPLEMENTATION STRATEGIES AND PHASING
1. Highstreets transformation.
3. Utilisation of vacant lands and public green.
1. HIGHSTREETS TRANSFORMATION

Plan of Main Highstreet - Residential Areas

Car park re-arrangement and pavement expansion.
1. HIGHSTREETS TRANSFORMATION

Current residential street profile of Hermitage road.
Source: Author.

Visualisation of residential street profile of Hermitage road.
Source: Author.
1. HIGHSTREETS TRANSFORMATION

Plan of Main Highstreet - Industrial Areas

- Repurpose pavement areas.
- Car park re-arrangement and pavement expansion.
1. HIGHSTREETS TRANSFORMATION

Section of Main Highstreet - Industrial Areas
2. ADAPTIVE SPATIAL USE OF ARENA DESIGN CENTRE

The dashed line indicates the original position of the gate.

Originally a space for car park.

Originally a space for car park.

Flexible studio spaces.

Key Plan

Plan of Arena Design Centre
2. ADAPTIVE SPATIAL USE OF ARENA DESIGN CENTRE
3. UTILISATION OF VACANT LANDS AND PUBLIC GREEN

Plan of Community Park

Key Plan

- Omega Works (NCC)
- Arena Design Centre (NCC)
- Sainsbury’s (Supermarket)

New studio space

New pathway and recreational area
3. UTILISATION OF VACANT LANDS AND PUBLIC GREEN
3. UTILISATION OF VACANT LANDS AND PUBLIC GREEN

Plan of Juncture between Finsbury Park and Main Highstreet
3. UTILISATION OF VACANT LANDS AND PUBLIC GREEN

Repurpose vacant land.

Plan of Multi-functional Creative Field

Key Plan

Secondary Highstreet (Vale Road)

Venus cafe and social house
(Local business)

Design guideline 1-2

Design guideline 2-4
3. UTILISATION OF VACANT LANDS AND PUBLIC GREEN
VISION MAPS

DESIGN AND PLANNING GUIDELINES

DESIGN HIGHLIGHTS

IMPLEMENTATION STRATEGIES AND PHASING
1. Vision and value alignment.
2. Campaign.
3. Consultation.
Introduction

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Reflection
How well do the design and strategies reflect to the perceived problems?
Reutilisation of vacant lands and public spaces for flexible and affordable studio spaces.

Measures taken (policy, consultation, negotiation) to avoid rent prices and existing studio spaces from further being exploited.

Institutionalise the use of warehouse spaces, and provide quality common areas alongside the cooperation of Provewell (landowner).

Dynamic use of public spaces for interaction. (Festivals, markets, plazas, parks, outdoor recreational areas)

Involved different levels of stakeholders through the use of campaign (media and digital platforms), provide vision that aligns the proposal and city-wide plans.

- Real estate management -
- Economic capacity -
- Spatial use -
- Social interaction -
- Governance -

Reduce the pressure for the undersupply of studios. / Finance and profit-oriented developments.

Increase innovation capacity. / Finance and profit-oriented developments.

Initiate the institutional process. / Achieve demonstrating the values to higher levels of authorities.

Stimulate social interaction and promote creative lifestyles. / Conflicts, maintenance.

Towards a more inclusive governance structure (Top-down and bottom-up). / Conflicts, incentivisation.
How does the project reflect to the research questions?
1. What kind of spatial impact does the London’s current demographic distribution have in terms of opportunities and options for the NCC?

**RESEARCH**

- The NCC and other ethnic groups are pushed out to city’s periphery.
- Relocation comes with potentiality to generate new locally based creative dynamic.
- Preservation / renovation of local identity through community-based projects.

**DESIGN**

- On helping identify potential sites for urban regeneration facilitated by the NCC.
- Mixed-use functionality and presence of both the NCC and local communities.
- Improve the liveability in the neighbourhoods.

**ANALYSIS-ORIENTED SUB RQ**
2. What are the obstacles to overcome in order to ensure the NCC’s survival in terms of London’s governance structure?

**ANALYSIS-ORIENTED SUB RQ**

- Assumption of positive policy support from the council and GLA.
- Assumption of support from Provewell (the landowner of the warehouse compounds).
- Tailored made policies still needed for the NCC. Institutionalisation within the warehouse communities.

**DESIGN**

- Strategies on engaging the local communities.
- Different approaches applied to different target groups.
- With the help of media and digital platforms.
3. What kind of movement pattern does the NCC have when they relocate?

ANALYSIS-ORIENTED SUB RQ

RESEARCH

Price transition border.

Relatively affordable.

Still accessible to public amenities in the city centre.

DESIGN

It helps with the selection process of the final site for exemplary design.

Inform the formulation of design and planning guidelines.

Adaptability and affordability. I.e. material choice and building methods of flexible studio spaces.
1. What are the demands and spatial qualities pursued by the NCC?

**RESEARCH**

- Adaptability, affordability, sense of community and spaciousness.
- Having the choice regarding the relocation.
- Providing conditions for regular renovation, in terms of age and life stage.

**DESIGN**

- Adaptability and affordability. I.e. lightweight materials and flexible building method.
- Sense of community. I.e. vibrant common areas and public spaces. (public green and vacant lands.)
- Spaciousness. I.e. renovation of warehouse and car park space, expansion of pavements space.
2. How do local neighbourhoods respond to, and achieve common ground with, the NCC both in social interaction as well as urban regenerations?

**RESEARCH**
- Positive impression towards the NCC.
- Tackle the problem of lack of interaction between the NCC and the local communities.
- Design of the public spaces.

**DESIGN**
- Highstreets, for recreational and interactive purposes.
- Joint use of public spaces such as public green and vacant lands, in order to stimulate encounters amongst different population groups.
- An improvement on the liveability facilitated by locally based creative environment.
3. How to improve the current London planning policy towards a more inclusive condition for bottom-up socio-spatial regenerations facilitated by the NCC?

**RESEARCH**
- The integration of people aspect, namely the NCC, into Creative City concept.
- Theoretical framework as an evaluation tool for inclusive creative cities.
- Identify the elements lacking for the achievement of Inclusive Creative City through evaluation.

**DESIGN-ORIENTED SUB RQ**

**DESIGN**
- Gaining governmental support through vision alignment.
- Incentivise the property owner to invest in the communities. i.e. policies, funding.
- Active civil participation in the planning process through helps of technology.
How does the project distinguish itself from other urban regeneration plans?
...a special care with preserving heritage, morphological patterns and other built environment values, and involving the local communities in the decision-making process.
Incentivising / mediating amongst different levels of stakeholders is key.
...there are possibilities to facilitate the qualities and assets within us that differentiate us from machines, to shift the world towards a path that does not only value the rich, but for all.
THANK YOU!