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Dear Draft London Plan

I have had immense difficulty submitting this to the Draft London Plan website. When you upload the content of this email to the site, please do so as a single comment - everything in bold included between the inverted commas, as a General Comment on the Draft London Plan., Many thanks. Frances Holliss

"There is a major and glaring omission in this Draft London Plan. Intended to guide the direction of the city for the next 20-25 years, it currently totally ignores a huge and fundamental change in how we live our lives that has far-reaching implications for policy - and for how we conceive, design and manage the city, its buildings and its transportation.

Home-based work is growing rapidly - in the context of new technologies, more women in employment than ever before, corporate devolution of risk and structural employment. One in seven of those in employment in the UK (more than 4m people) now works mainly from home. This number has almost doubled in the past 20 years and continues to increase steadily. Millions more are home-based part of the week. New research shows 95% of UK businesses to employ 10 or less people. Most are operated from their owners' homes, or have been at some point. These are not marginal - they contribute a third of all employment and a fifth of all turnover to the UK economy.

Houses and apartments are no longer just spaces for cooking, eating, sleeping, watching TV and bringing up our kids. They are also workplaces – offices, studios, workshops, hairdressing salons, consulting rooms, classrooms, shops, commercial kitchens, childcare facilities and lodgings. Residential areas in our cities teem with hidden employment - and light industrial zones have more people living in them than one might think. This fine-grained mixed use is good for the individual and the family, good for the neighbourhood and good for the economy.

Research shows that most are run covertly, however, either because people fear they are, or because they actually ARE breaking some policy/ regulation or other. This is because policy frameworks, from planning to property taxation and beyond, are often conceived within silos of governance. In this case, a rigid conceptual and spatial separation of dwelling and workplace - home and work - results in policies/ regulations that often end up being punitive to home-based workers. The field is, as a result, largely invisible, and this lack of has many negative consequences for the individual, the family, the neighbourhood and city and the economy.

It is unacceptable that the Draft London Plan includes no commitment to the development of strategies to harness the potential social, economic and environmental benefits of home-based work for the city, and mitigate its disadvantages. The Mayor of London made a commitment in Recommendation 3 of the London Assembly Regeneration Committee's report 'Creative Tensions' "[to] provide suitable workspace in the capital. The Mayor should review the live-work policy that has proved to be ineffective in its current form and commission further research into 'affordability' for cultural enterprises." This is nowhere visible in the Draft London Plan and needs to be incorporated - and substantially developed.

This is not just a matter for the creative sector, but for ordinary people working in a wide range of occupations from across the social spectrum – from the Prime Minister in Downing street to the

person making Christmas crackers on the kitchen table in their council flat. One of the problematic issues is that there is a widespread lack of knowledge and understanding about the home-based workforce and its policy implications/ requirements. This ignorance should not stand in the way of the Draft London Plan engaging in this field.

What is needed is a paradigm shift, and for policy-makers to extract themselves from the silos they currently operate within and to develop policy that responds to this major societal shift. The Draft London Plan should be leading the way in this. Making policy around 'live-work' has proved immensely problematic, but there has been a great deal of recent research and thinking done in this field that means there are now ways around this. Reconceptualising it as planning for home-based work is helpful place to start

As an architect and an academic that has been researching this for 15 years, I have substantial expertise. I have attached (to the email that I have sent in parallel to this submission) a recently finalised, but in press, draft OECD/ EU Policy Brief for Home-based Business that I have partly authored. This protocol might serve as a guide for some of the areas that require consideration in the Draft London Plan.

Dr Frances Holliss
Emeritus Reader in Architecture
Sir John Cass School of Art, Architecture & Design
London Metropolitan University

Beyond Live/Work: the architecture of home-based work <<https://www.routledge.com/Beyond-Live-Work-The-Architecture-of-Home-based-Work/Holliss/p/book/9780415585491>> <<http://bookshop.theguardian.com/beyond-live-work.html>>

<http://www.thecass.com/people/h/frances-holliss>

Workhome Project: www.theworkhome.com

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Dr Frances Holliss comments

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See attached