

Subject:

FW: Wood Green AAP: Destruction of Housing in Caxton Road

From: Leo Zancani

Sent: 20 March 2017 11:34

To: LDF

Cc: Cllr Goldberg Joe

Subject: Wood Green AAP: Destruction of Housing in Caxton Road

To Whom It May Concern,

I understand that a proposed Area Action Plan (AAP) in Wood Green would entail the destruction of the family home of my good friends in Caxton Road, and I wish to object to this in the strongest possible terms.

There is an overwhelming ethical case supporting the preservation of these homes. They represent high quality, attractive housing stock, which is home to families in the local community - and **is already there!** Destroying it to achieve dubious improvements to a view of Alexandra Palace and accommodate yet more retail space is morally unsound.

At a broader level, the proposed destruction of homes is completely at odds with the wider housing goals of London as a city. London is in desperate need of more - not less - housing of this type.

Even setting aside the human arguments and taking a strictly objective, quantitative view, data presented in the Greater London Authority's 2014 publication "Housing in London" (as supporting evidence for London-wide housing strategy) clearly shows that **not demolishing existing housing** has been the single biggest contributor to housing stock availability in London over the last decade! [see p.14 of https://www.london.gov.uk/sites/default/files/housing_in_london_2014_-_final.pdf]

Quality of life is intimately bound to whether people actually like the homes they live in - especially in urban environments. This important aspect of housing is usually difficult and expensive to achieve, and in Caxton Road, it is - again - **already there**, in abundance!

In summary, the proposed destruction of homes in Caxton Road:

- is morally indefensible - it prioritises commercial interests over people's homes
- does not support - and indeed, undermines - broader, London-wide strategic housing goals
- destroys value in the Borough by reducing overall quality of life
- hurts the local community by driving out stable families

I urge you to reconsider this proposal and listen to the voices that you are, I imagine, aiming to support and represent: the people of Wood Green.

Yours Faithfully,
Leo Zancani

CTO and Co-Founder, Ontology Systems
(recently acquired by EXFO Inc)