

**PROFESSOR LYNNE TURNER-STOKES
BA MA MBBS DM FRCP ARCM
55, FITZROY PARK
HIGHGATE, LONDON
N6 6JA**

To: Mrs Karen Beare
49 Fitzroy Park
LONDON
N6 6HT

3rd July 2008

Dear Karen

RE: HYDROLOGY OF WATER HOUSE & TIR-NA-NOG

The property now known as the Water House, (previously Fitzroy Farm Cottage), has been owned and lived in by various members of my family since 1932, when my grandfather first acquired the land.

During this time we experienced considerable water and drainage problems on the land including the site of The Water House.

Whilst living there myself in the 1970s, we experienced the lounge parquet flooring becoming wet after rainfall due to the natural spring located directly under the house and during the spring frogs would march through our kitchen on their way to the Highgate Ponds.

This spring, directly under the Water house property, drains towards Millfield Lane and the Highgate Ponds, but it also drains in a southerly direction into an ancient pond located in my garden at Tir-Na-Nog (No 55 Fitzroy Park). This ancient pond, which is mentioned in a number of historical narratives of the area, also has a second natural spring feeding it directly in its floor. The water level of this pond has remained pretty consistent throughout the past 70 years, apart from small seasonal variations. It has not been unduly affected by periods of ground water drought although during the past two years the level has dropped a little. The pond has never been dredged, so this may be a function of the natural process of it silting up over a long period of time.

Even though careful mitigation measures were put in place and the scope of the construction was modest, the only occasion when the pond has suffered significant ecological damage was during the remodelling of the Water House by Simon & Jane Moore in late 1993 and into 1994. A 30 year old willow tree planted in the centre of the pond in 1962 did not leaf for 3 or 4 years thereafter and only recovered its former quality of canopy some 10 years later. In addition, grasses along our boundary with the Water House, but no-where else in the garden, discoloured and died back. There was also significant fish kill in the pond during this time. We believe the spring under the Water House was contaminated during the construction process and this caused the ecological damage in our pond by changing the PH of the water.

It is important to note that during periods of significant rainfall this ancient pond

in our garden drains via an overflow drainage channel directly into the Wildfowl Sanctuary.

Given this history, demonstrating a clear link in the hydrological relationship of the spring under the Water House building, the spring and pond in our garden at Tir-na-nog (no55 Fitzroy Park) and the Wildfowl Sanctuary , we believe that any significant excavation or construction at the site of the Water House will effect, in a direct way, the sensitive fauna and flora of the Wildfowl Reserve and our ancient pond, because contamination of ground water and spring seepages on the Water House site will be inevitable, no matter what mitigation measures are put in place.

Yours sincerely

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Prof Lynne Turner-Stokes DM FRCP