



Julia Hartley <juliacaterinahartley@gmail.com>

---

## 20A Frithwood Avenue, Northwood, HA6 3LX

---

**marcus@mcmstructures.co.uk** <marcus@mcmstructures.co.uk>  
To: Julia Hartley <juliacaterinahartley@gmail.com>

Wed, Jan 8, 2025 at 6:03 PM

Dear Mrs Hartley,

We write this email further to your enquiry on the sites soil conditions in relation to installing a soakaway.

Geological maps for the area confirm that the property is based on Clay. Typically, soakaways are not recommended in such soils as Clay has a low permeability and low filtration rate.

There are several trees in the adjoining property that have high water demand.

While we propose to construct the new structure on piles, the soakaway may have an adverse affect to the adjoining property that is (in areas) 1m away from the proposed foundations.

According to Approved Document H 3.25 a), soakaways should not be installed "within 5m of a building...". This would mean that the soakaway cannot be positioned in the garden or the front driveway without adversely affecting the existing building.

We would thus not recommend the installation of a soakaway to mitigate the risk of subsidence to the existing adjoining property that you do not own. We would like to point out that you may be liable should subsidence occur to the property due to the installation of the soakaway.

Please let us know if you require any further information.

Regards,

**Marcus Marinos**

**MCM Structures**

Tel: 020 3576 3954

Mob: 07808665856