



Becca Khan

Yorkshire Water Services
Developer Services
Pre-Development Team PO BOX 52
Bradford BD3 7AY

Yorkshire Water Ref: Our Ref: A006851

03rd April 2025.

Our Ref: KS507/L1/MC

Re: Shaw Cross House, Shaw Cross Business Park, Shaw Cross, Dewsbury - Discharge of details reserved by Condition 10. (Sewerage Infrastructure) of permission 2023/93273 for Erection of two storey rear extension and extension to car park.

Dear Becca,

Thank you for your correspondence.

As previously demonstrated, we have provided evidence (45-degree load spread) that if the load is spread from the underside of the mass concrete base without lean mix concrete, it will not undermine the existing drainage system. However, in order to maintain consistency with the other drainage systems on site, we have adjusted the design/drawing to ensure that the load is spread from the bottom of the lean mix concrete. This change aligns with our approach in other areas where we consider the loads to spread from the bottom of the lean mix concrete.

We would like to confirm that the invert levels noted on our drawing have been verified on site. As a result, we have removed the note "to be confirmed" from the drawing KS507/F01

Rev E





We trust the above explanation and revised drawings are satisfactory to discharge the planning condition 10.

Please do not hesitate to contact us if you require any further clarification or information.

Kind regards

Manjur A Choudhury- BEng (Hons), MSc (Hons), PhD, CEng MICE, MCInstCES. MIIV,
Principal Civil & Structural Engineer



NOTES

GENERAL NOTES:

1. This drawing is to be read in conjunction with all relevant architect's and structural engineer's drawings and the specifications.
2. All site particulars, dimensions and levels of existing structure to be checked on site with the drawings by the contractor and any discrepancies reported to the engineer prior to commencement of any work.
3. The Contractor shall be responsible for the and detailing of the temporary works.
4. All proprietary fixings to be installed in accordance with the manufacturer's recommendations.
5. All work is to be carried out in accordance with current edition of the building regulations and to the satisfaction of the local authority building control prior to start work on site. Any work done without building control approval is at contractor risk.
6. All Excavations for Foundations are subject to inspection and approval by the Building Control Officer prior to casting of concrete.
7. All setting out, DPM, fire protection, tanking & waterproofing to Architects details.
8. All mass concrete footings are to be central on walls unless noted otherwise, for setting out of walls refer to architects layouts.
9. Foundations have been designed for a safe G.B.P. of 120kN/m² on natural clay. All excavations to be inspected by engineer/building control officer on site before placing concrete.
10. All steelwork below ground level to be cased in min 100mm thick C30 concrete with a min cement content of 270kg/m³ and W/C ratio max 0.5

CONCRETE NOTES:

- Concrete mix is to be minimum required for BS8110 and BRE special digest 1:2005 to suit SI report (DS-1, DC-1 ACEC class AC-1s)
11. Concrete grades to be as follows -
Concrete blinding & mass concrete fill - C20 (180kg/m³)
Buried mass concrete (mass bases & strips footings) - C30 (275kg/m³)
RC Slab - C35 (330kg/m³)
Max. water cement ratio of 0.55
Dry pack to 1:2 Cement Sand Mix.
 12. 50mm mass concrete blinding required to u/s of all in-situ R.C. foundations only.
 13. Cover to reinforcement shall be 50mm unless noted otherwise.
 14. All walls to be set out in accordance with architects drawings
 15. Contractor to ensure all adjacent services, buildings and site are not undermined by the works.

MASONRY

16. Blockwork to have 7.0 N/mm² crushing strength and grade (iii) mortar to BS 5628, 215 deep, 100 wide blocks.
17. Brick-work to have 20 N/mm² crushing strength (water absorption less than 12%) and grade (ii) mortar to BS5628
18. All mortar below ground level to be grade (ii) to BS5628
19. Movement Joint Locations To Be Agreed with Architect

FOUNDATIONS HAVE BEEN DESIGNED FOR A SAFE G.B.P. OF 120kN/m², NATURAL CLAY. ALL EXCAVATIONS TO BE INSPECTED BY ENGINEER/BUILDING CONTROL OFFICER ON SITE BEFORE PLACING CONCRETE.

MASS CONCRETE BASE SCHEDULE

Type A= 1.20m x 1.20m x 0.60m deep mass concrete base central to the column

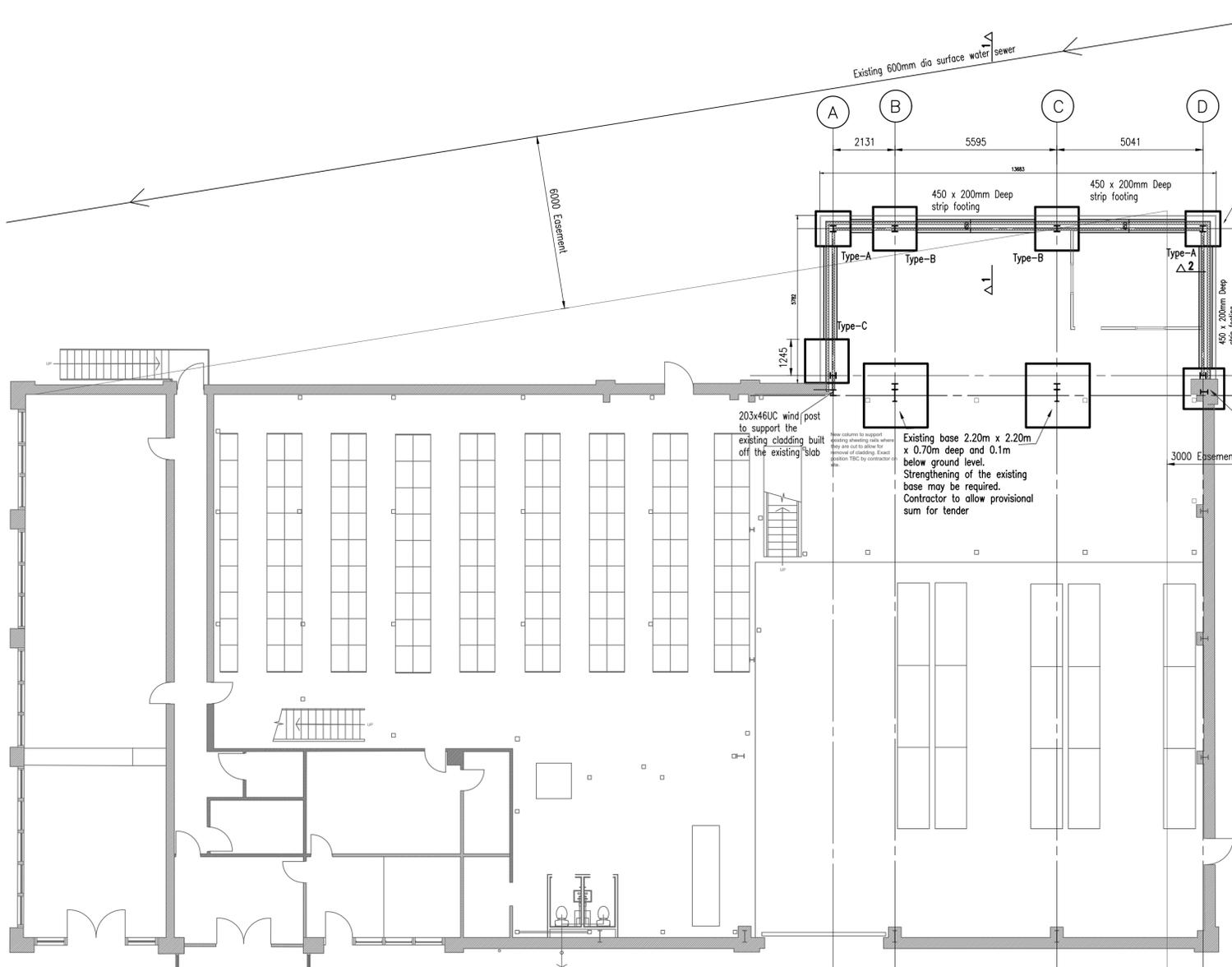
Type B= 1.50m x 1.50m x 0.750m deep mass concrete base central to the column

Type C= 1.50m x 1.50m x 0.75m deep mass concrete base eccentric to the column

Bottom of all foundations to be onto the natural clay 0.90m to 1.30m below existing ground level

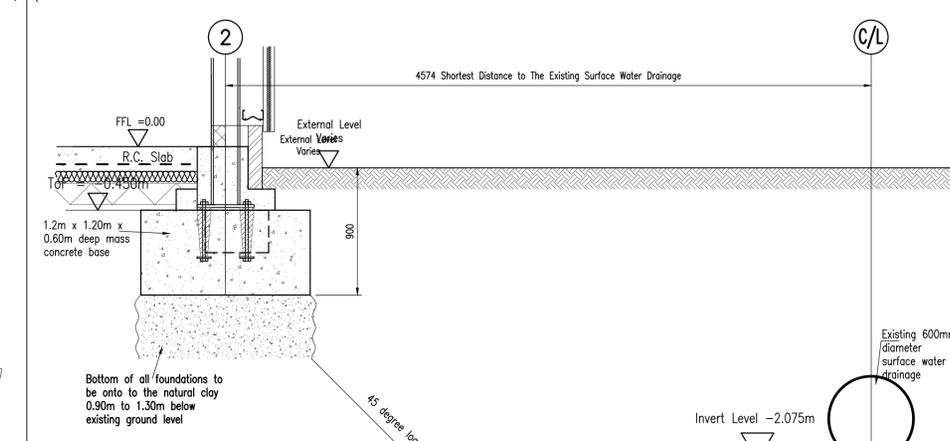
All mass concrete pad central to the column (UNO) & 450mm below FFL

Mass concrete strip central to the masonry wall



Foundation GA
Scale 1:100

(1-1) Through Foundation
ing Drainage



Tender

Rev	Date	Description	By	Chk	App
E	27.03.25	Drainage invert level confirmed Revised to suit Arch Comments	MAC	ATH	ATH
D	25.03.25	Revised to suit Arch Comments	MAC	ATH	ATH
C	04.02.25	Revised to suit Arch Comments	MAC	ATH	ATH
B	24.11.24	Revised to suit Arch Comments	MAC	ATH	ATH
A	21.10.24	Tender issue	MAC	ATH	ATH
P1	01.10.24	1st issue	MAC	ATH	ATH

KRYPTON STRUCTURES
CIVIL & STRUCTURAL ENGINEERS

KEYLEY OFFICE
SHERATON SUITE, SUNDERLAND ENTERPRISE CENTRE,
SUNDERLAND STREET, KEYLEY, BOXTON

HARROGATE OFFICE
HAMMERMAN HOUSE, HOOKSTONE AVENUE, HARROGATE, HG2 8ER

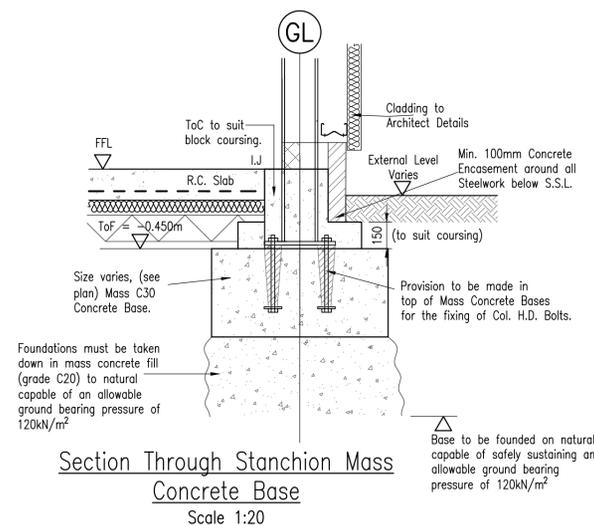
CLIENT
HS Components Ltd

PROJECT
Shawcross House, Horace Waller VC Parade

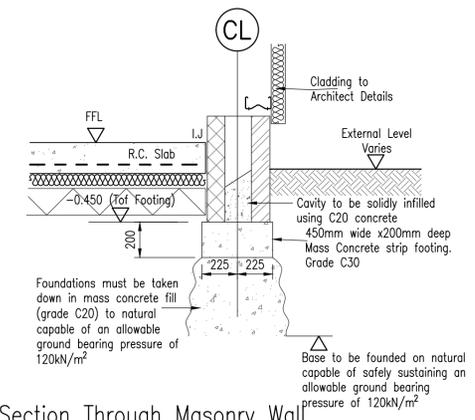
TITLE
Foundation GA & Details

SCALE	DRAWING SIZE	DRAWN
As Shown @ A1	A1	MAC

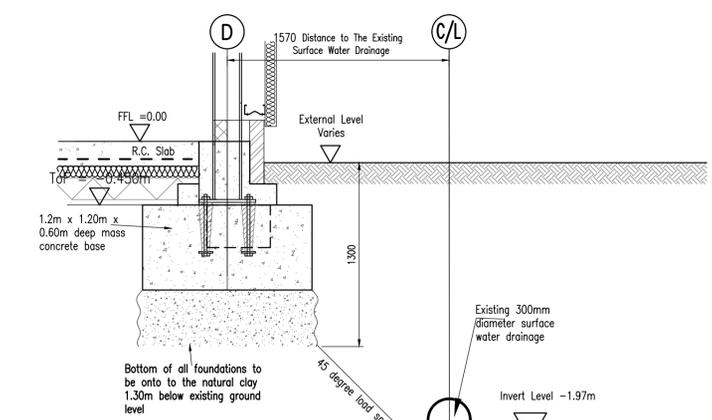
DRAWING No. **KS507/F01** REV. **E**



Section Through Stanchion Mass
Concrete Base
Scale 1:20



Section Through Masonry Wall
Scale 1:20



Section (2-2) Through Foundation
& Existing Drainage