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Cover Image Mid-20th image of Market Place. [Photograph]. At: Mirfield Archive
(<https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery>)

Control Page Image: Arcade Visual, BDP

Revision	Date	Authors	Checked by	Description of changes
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Figure 1.0 Arcade Aerial View (Google Maps, 2021)

1.0 EXECUTIVE SUMMARY

1.1 Purpose of the design and access statement (DAS)

This document has been prepared by **BDP** on behalf of **Kirklees Council (KC)** in support of the submission for Planning and Listed Building Consent Applications for the redevelopment of the Arcade in Dewsbury.

The designs contained within this document illustrate the evolution of the scheme through a detailed design process and engagement with stakeholders.

1.2 Structure of the design and access statement (DAS)

This document has been prepared to support the Planning Application and Listed Building Consent drawings and technical reports. It provides a design narrative in support of the proposed design approach. The document is structured in the following sections:

1.0 Executive summary

This section seeks to outline the layout of the DAS, present the client, the project team and a high level overview of the scheme and consultation undertaken on the project.

2.0 Context

An analysis of the site and the opportunities for its improvement as well as issues to be addressed.

3.0 Design approach and 4.0 Design proposals

Summary of the design process including the design approach to building use and historic fabric together with the final architectural design proposals shown on plans and elevations.

5.0 Site Access

The proposed access arrangements for the development and how inclusive access has been addressed.

6.0 Heritage Statement

The conservation approach taken to the proposed reuse and redevelopment of the Arcade has been a key driver in the design and development stages. The Heritage Statement highlights the consideration of the impact of the proposals on the building's significance.

7.0 Sustainability

Summary of the approach to sustainability and carbon reduction.

8.0 Designing out crime

Summary of the approach to designing out crime risks.

1.3 The team

The Applicant

Kirklees Council is committed to delivering the Dewsbury Blueprint, a 10-year plan that will bring more activity to the town and celebrate its heritage. The Arcade has been identified as a key project within the town centre that will consolidate its retail and commercial core.

The Design Team

BDP are one of the UK's largest Architectural and Engineering practices offering full multi-disciplinary design services. BDP have been appointed by Kirklees Council to deliver:

- Architectural design
- Heritage consulting
- Structural and Civil Engineering
- Mechanical and Electrical Engineering
- Lighting design
- Acoustics consulting
- Sustainability consulting
- Ecology consulting
- Principal Designer
- Town Planning services

Tenos are Fire Engineering Consultants and deliver fire engineering solutions that ensure compliance without compromising architectural design and functionality.

1.4 Project background

Dewsbury has been undergoing a transformation over the last few years with its office and leisure market, and has set out its vision for the long term transformation of its town centre offer.

The Arcade project has a number of key contexts in its recent history as illustrated opposite:

The **Dewsbury town centre Strategic Development Framework 2018 & Delivery Programme**¹ sets a planning context. The objectives that are relevant to this project include:

- Bringing historic and other vacant buildings back into use - the Arcade is highlighted as a key project
- Get more people living in the town centre - Living Town Initiative, particularly those with higher disposable incomes
- Get more people using the town centre - higher footfall
- More diversity and range of businesses
- Increase employment levels
- Develop the creative and cultural sector and offer - investigate the opportunity to reuse vacant space/buildings for creative uses
- Develop the evening and leisure economy

The **Dewsbury Blueprint**² is a 10-year plan that seeks to honour the heritage of this beautiful town and build on recent investments. It will deliver a programme of development that will provide the Dewsbury community with improvements that will drive a greater footfall in the town centre. It lists a series of targeted acquisitions for development which included the purchase of the Arcade, later completed in 2020. The objectives that are relevant to this project include:

- To bring more activity into the town centre
- To improve accessibility
- Develop a town centre that is fully utilised through increased housing and leisure provision, with a consolidated retail and commercial core
- Develop the area as a strategic employment location

The **Dewsbury Conservation Area Appraisal**³ is a key document which sets out measures to protect and enhance the heritage of the town centre Conservation Area. This document is discussed in more detail in Section 6.0 as part of the Heritage Statement.



Figure 1.4.1 Dewsbury Strategic Development Framework 2018 & Delivery Programme (<https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/dewsbury-strategic-development-framework.pdf>)



Figure 1.4.3 Shopper's town visualisation, Dewsbury Blueprint, 2020 (<https://www.kirklees.gov.uk/beta/dewsbury-blueprint/index.aspx>)

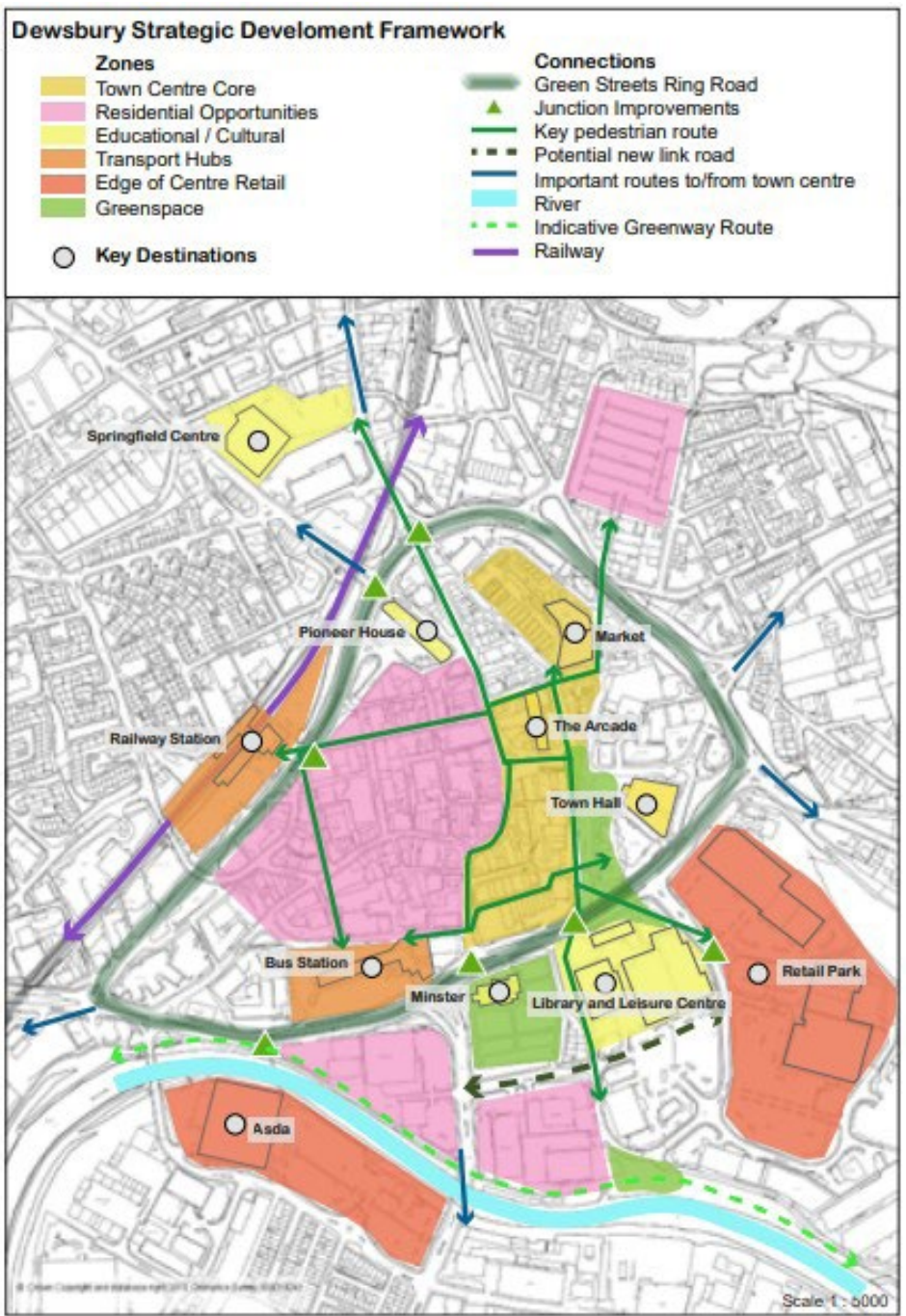


Figure 1.4.2 Geographical expression of the SDF, Dewsbury Strategic Development Framework 2018 & Delivery Programme

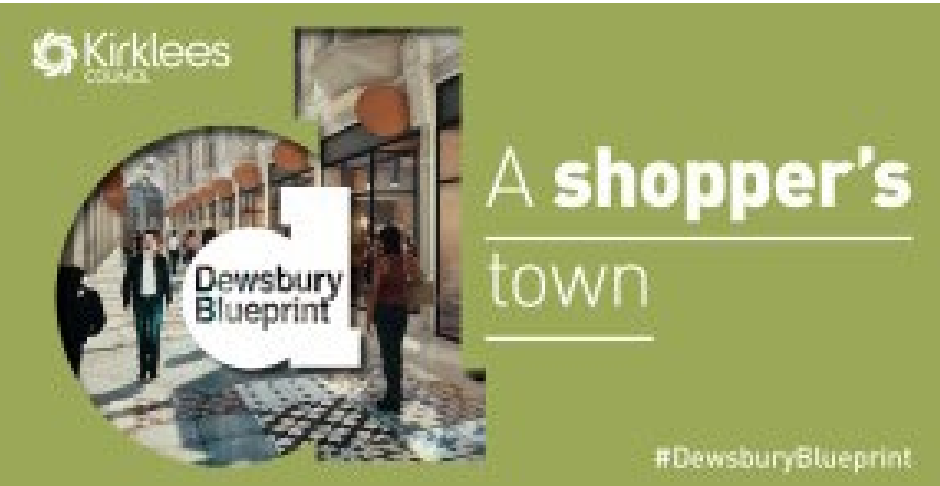


Figure 1.4.4 A shopper's town, Dewsbury Blueprint, 2020

1 <https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/dewsbury-strategic-development-framework.pdf>
2 <https://www.kirklees.gov.uk/beta/dewsbury-blueprint/index.aspx>
3 <https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/dewsbury-town-centre.pdf>

1.5 Project brief

BDP have been appointed to deliver the Dewsbury Arcade project for Kirklees Council.

Dewsbury Arcade, built in c.1899, is a Grade II listed building at the heart of the Dewsbury town centre Conservation Area connecting Corporation Street to Market Place. Largely vacant since 2016, it was purchased by the local council in 2020 and is a key strategic project within Kirklees Council's ambitious 'Dewsbury Blueprint' vision, which seeks to make a significant investment in the life of the town. Kirklees Council is committed to protecting and improving the historic environment within Dewsbury, and is also working in partnership with Historic England to deliver a Heritage Action Zone for Dewsbury.

The revival of the Arcade, considered to be Dewsbury's first shopping centre, will return the vibrancy of this much-loved thoroughfare back to its community. BDP is dedicated to championing the heritage of towns in the north of England and their individual and unique identities. BDP's northern Heritage Team have a passion for the conservation of the historic environment and will adopt a conservation approach to repairing, retaining and celebrating many of the original features such as the Victorian shop fronts, the decorative tiled thresholds, the central ornate glazed rooflight structure, and the Corporation Street and Market Place façades while delivering spaces fit for a flexible blend of new uses befitting Dewsbury's array of talented businesses and inspiring local entrepreneurs. This is likely to include retail, food and beverage, community and co-working uses.

A key aspect of historic buildings is their communal value, the meaning of a place for the people who relate to it. Part of the baseline research into the history of the Arcade has been to gather the available documented evidence relating to its development. BDP will use their understanding of the Arcade to share and celebrate its unique history with the local community by drawing on their collective memories.

This design and access statement contains a summary of the design and analysis work undertaken for Kirklees Council to develop and refine the brief for the scheme whilst incorporating the desired flexibility for future uses.

In summary the project brief is to create:

- A heritage-led regeneration of the vacant Arcade at the heart of the town centre Conservation Area
- A unique flexible use development set within the existing converted Arcade
- Active uses with commercial and workspace creating a vibrant new place to go in Dewsbury

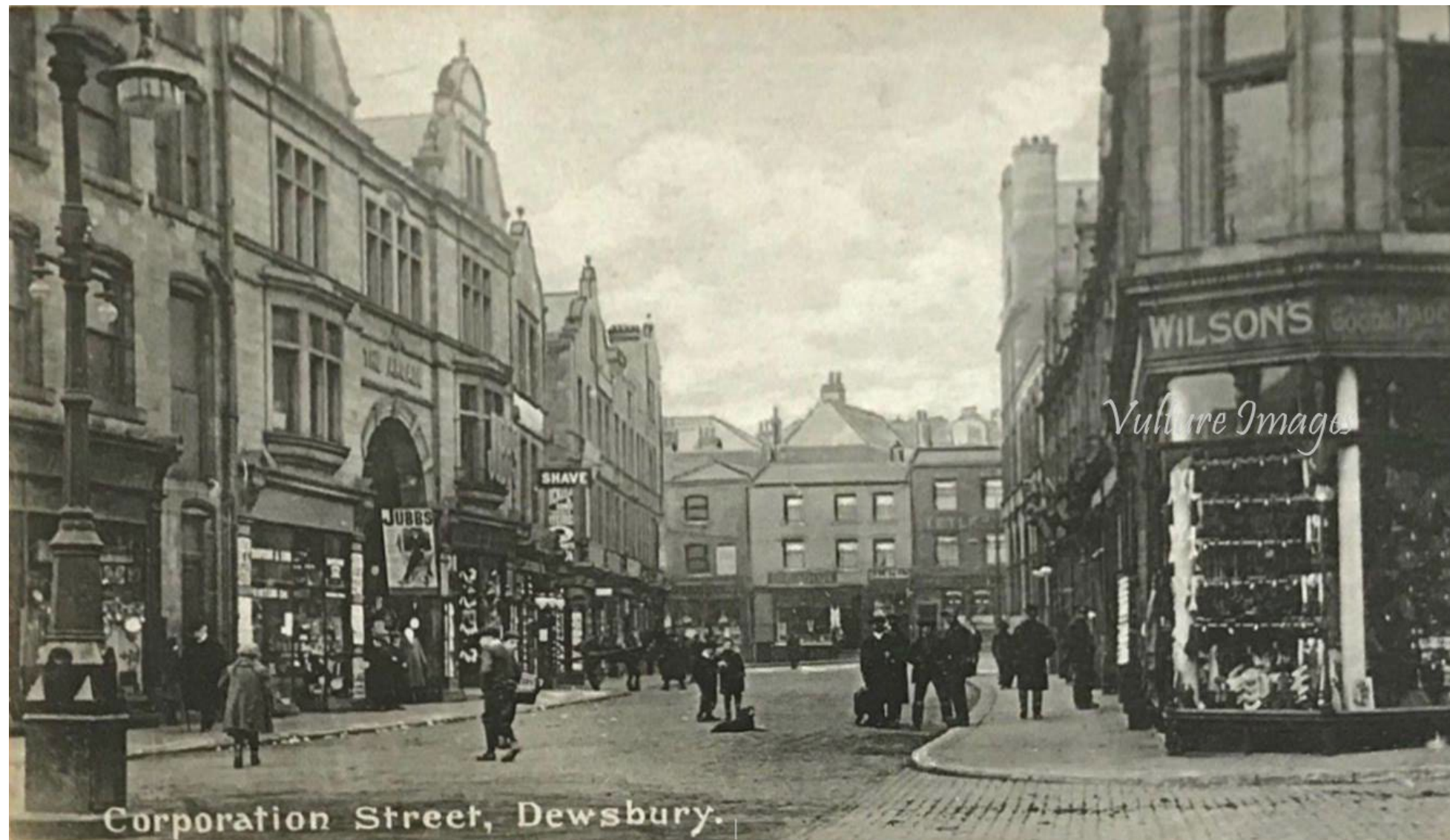


Figure 1.5.1 Early C.20 image of Corporation Street. [Photograph]. At: Mirfield Archive (<https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery>)

2.0 CONTEXT

2.1 The application site

Dewsbury is a town located in the north of England within North Kirklees. The site itself is located on a north-south axis at the heart of the town centre Conservation Area. It is landlocked to the east and west, sitting within an urban block. The block is bounded to the north by Corporation Street and to the south by Market Place along which the Arcade entrances lie. It is bounded to the east by Foundry Street and the west by Northgate. There is a high quality streetscape within the Conservation Area with a number of adjacent buildings Grade II listed and other buildings that contribute positively to the townscape.

The Arcade is well connected within the town centre, being close to a variety of public transport links on both road and rail.

The site area measures approximately **800 m²** or **0.08 ha**

The town centre Conservation Area is characterised by a collection of fine Victorian and Edwardian buildings, and is split into five distinct Character Areas, each with their own individual characteristics. Dewsbury Arcade lies in the middle of three areas, the Northgate Character Area, the Market Character Area and Market Place/ Town Hall Character Area. The **Dewsbury Conservation Area Appraisal** makes the following points that are relevant to the site:

- Prioritise finding new uses to protect vacant historic buildings, particularly the upper floors of shops, to enable re-use
- The Arcade is listed as one of the numerous individual buildings of note in the area
- An important public realm in the Conservation Area is the public space between the Town Hall and Westgate and the end of the Market Place, in the setting of the Arcade
- Original historic shop fronts should be retained and opportunities to reinstate traditional shop fronts should be taken where possible
- It was recommended that the Conservation Area boundary be expanded to incorporate a significant area to the east, which has subsequently been adopted
- Design guidance should be developed to ensure future change and development is appropriate for the heritage context

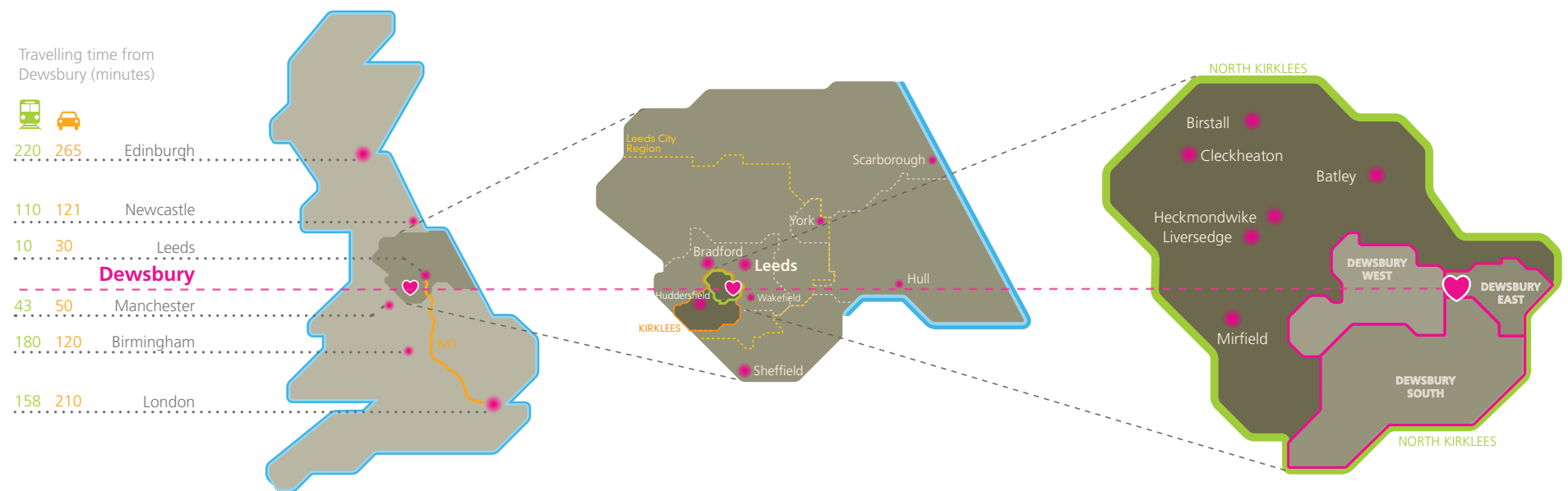


Figure 2.1.1 Locating Dewsbury nationally, regionally and within North Kirklees, Dewsbury Strategic Development Framework 2010
(<https://www.kirklees.gov.uk/beta/regeneration-and-development/dewsbury-renaissance.aspx>)

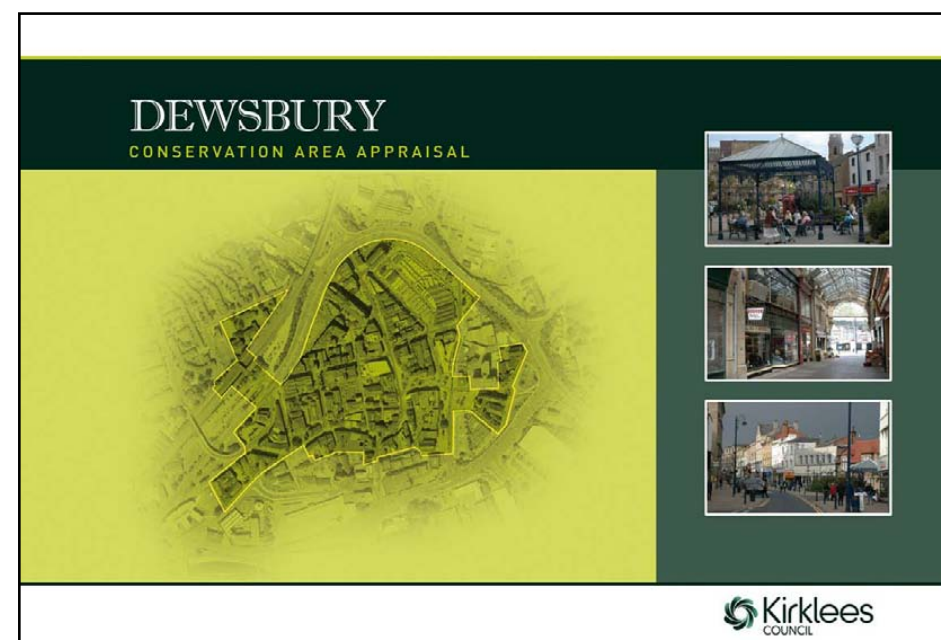


Figure 2.1.2 Dewsbury Conservation Area Appraisal, 2007
(<https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/dewsbury-town-centre.pdf>)

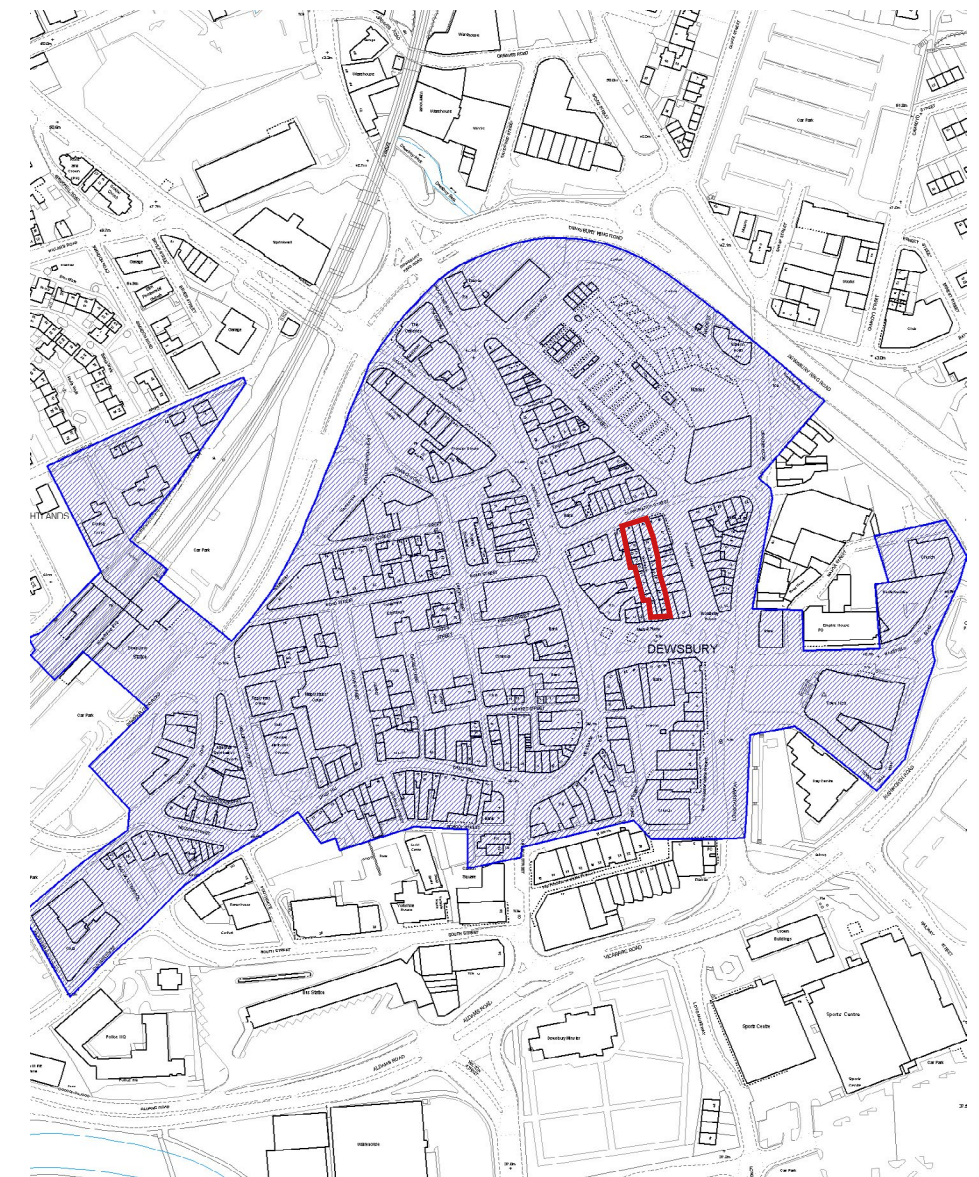


Figure 2.1.3 Dewsbury Town Centre Conservation Area boundary, 2010



- car parking
- grade II listed buildings
- retaining wall
- bus stop

Figure 2.1.4 The Arcade site

2.2 Existing Buildings

The Arcade, considered to be Dewsbury’s first shopping mall, was built in c.1899. The building is Grade II listed, covered under three separate list entries, and sits within the Dewsbury town centre Conservation Area. The Arcade sits centrally in the town and is a fine example of late 19th century architecture. It is surrounded by various other well preserved contemporary buildings, some of which are also listed but all make a positive contribution to the Conservation Area. The buildings are constructed uniformly from local sandstones which creates a sense of visual unity. The south façade on Market Place fronts onto one of the key historic public spaces in the town, between the Town Hall and Westgate.

The development of the site is illustrated in the map regression in Section 6.0. The Industrial Revolution was a large driver in the evolution of Dewsbury, with the prosperity of the textile trade and associated manufacturing industries being key influences on its development. It resulted in the construction of many civic buildings supporting public functions which still define the urban fabric of the town today, the Arcade being at the heart of the civic centre.

By the mid-20th century commercial use dominated development with existing buildings converted to support this use and the Arcade prospered. The construction of the ring road had the inadvertent effect of disconnecting the town centre and there has been a decline of the high street with various buildings in the town becoming vacant.

By 2015 most of the units in the Arcade had become vacant. A community enterprise group, Dewsbury Pioneers, moved in with the hope of increasing trade and footfall in the Arcade and opened a store showcasing the work of local craft makers, called ‘The Hive’. The building closed in July 2016 and the Arcade is today fully vacant with the exception of one unit facing onto Market Place. Despite this and the various changes in the surrounding area over the decades, the form and arrangement of the Arcade itself has remained broadly unaltered.

The subject site is formed of **three** interconnected buildings as indicated opposite:

Building 1 (Corporation Street Entrance) and **Building 2** (Market Place Entrance)

The central glazed arcading is flanked by north and south entrance buildings constructed in sandstone in the renaissance style. The buildings each have three storeys with attics. The Market Place building also has cellars present. Each elevation has three bays, the outer bays with pedimented shaped gables and finials. The roof coverings are stone slate (tilestone) to the Market Place building and Welsh slate to the Corporation Street building.

Building 3 (The Arcade)

The central Arcade has two storey shops on both sides, covered by a Georgian wired glazed roof with decorative cast iron trusses. The ground floor has glazed timber shop fronts, and to the upper floor has canted oriel windows alternating with sash windows.

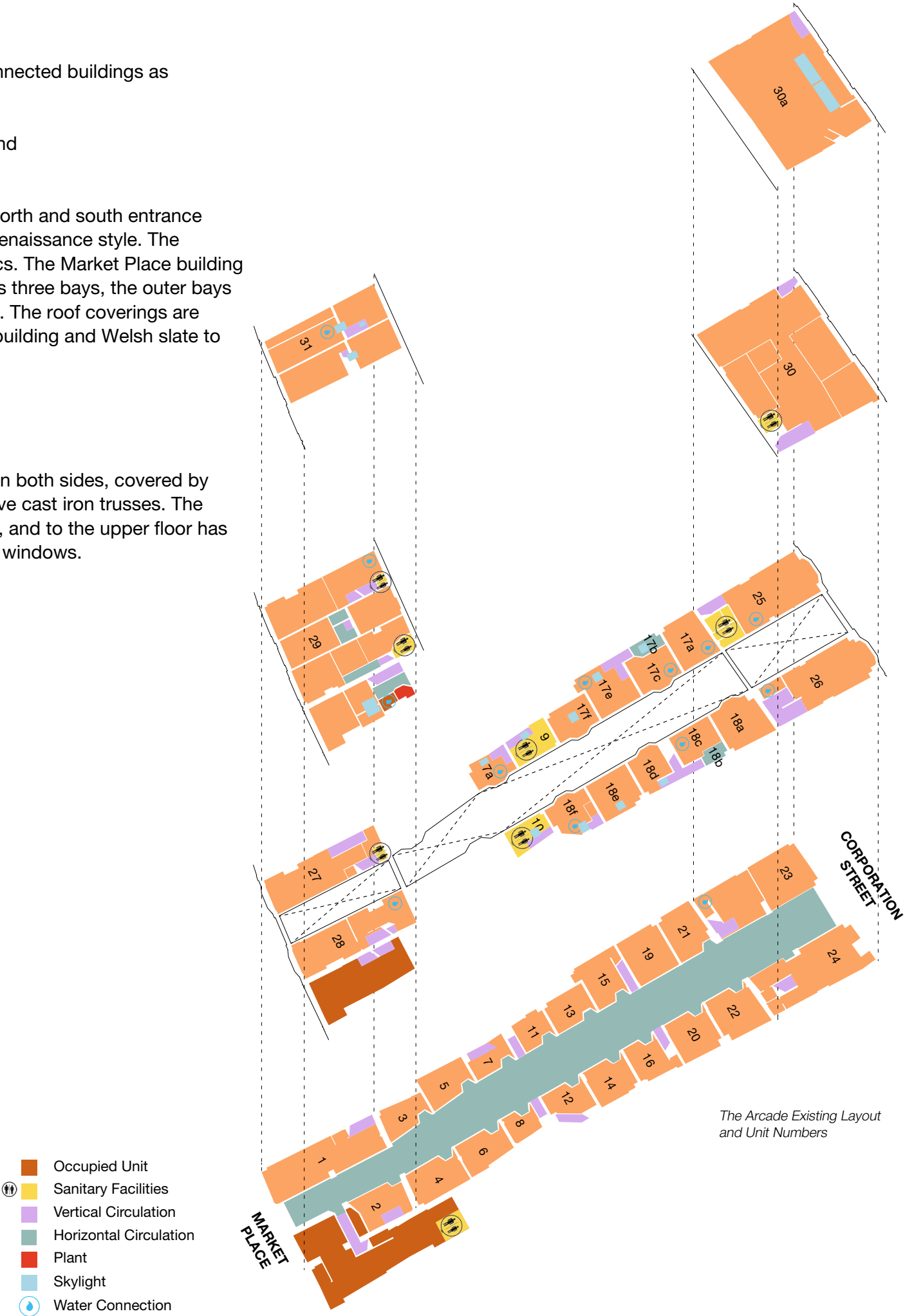


Figure 2.2.1 The Arcade existing layout and unit numbers, 2021



Figure 2.2.2 Aerial Drone Image (Watts roof survey 2021)



Figure 2.2.3 The Arcade Market Place façade (BDP 2021)



Figure 2.2.4 The Arcade Corporation Street façade (BDP 2021)



Figure 2.2.5 Market Place street scene, Dewsbury (BDP 2021)



Figure 2.2.6 The Arcade from the Market Place entrance (BDP 2020)



Figure 2.2.7 The Arcade shop fronts (BDP 2020)



Figure 2.2.8 Cast iron trusses and decorative pilasters (BDP 2020)



Figure 2.2.9 The central glazed roof (BDP 2020)



Figure 2.2.10 The Arcade from the Corporation Street entrance (BDP 2020)

2.3 Character and identity

The following section sets out a more detailed approach to the challenges and opportunities presented by the fabric of the existing Arcade building.

The primary intention is to ensure that the unique character of the Arcade within its local Dewsbury context is retained and reinforced. This will be achieved by celebrating the intact features that remain, and where appropriate and evidence exists, reinstating the features that have been lost over time.

The **Dewsbury Design Guide**¹ has been used as a valuable resource to establish key criteria for the development of an appropriate design methodology in this important location. Criteria include:

- Respond to context and respect character
- Retain and enhance historical and architectural features
- Promote legibility
- Create a distinctive town centre
- Create active streets
- Accommodate a mix of uses
- Promote variety in visual appearance
- Design to accommodate change
- Reuse existing buildings
- Minimise environmental impact

The shop fronts to the majority of the retail units are broadly intact resulting in a legibility of the original design intent. The design guide breaks down a traditional shop front into its elemental parts. Where practicable both internal and external shop fronts will be reinstated to incorporate their original form, details and proportions, with adjustments where appropriate and necessary to address use.

Figure 2.3.1 (below) and figure 2.3.2 (right)

Dewsbury Design Guide and the 'Anatomy of a traditional shop front'

(<https://www.kirklees.gov.uk/beta/planning-applications/pdf/dewsbury-design-guide.pdf>)

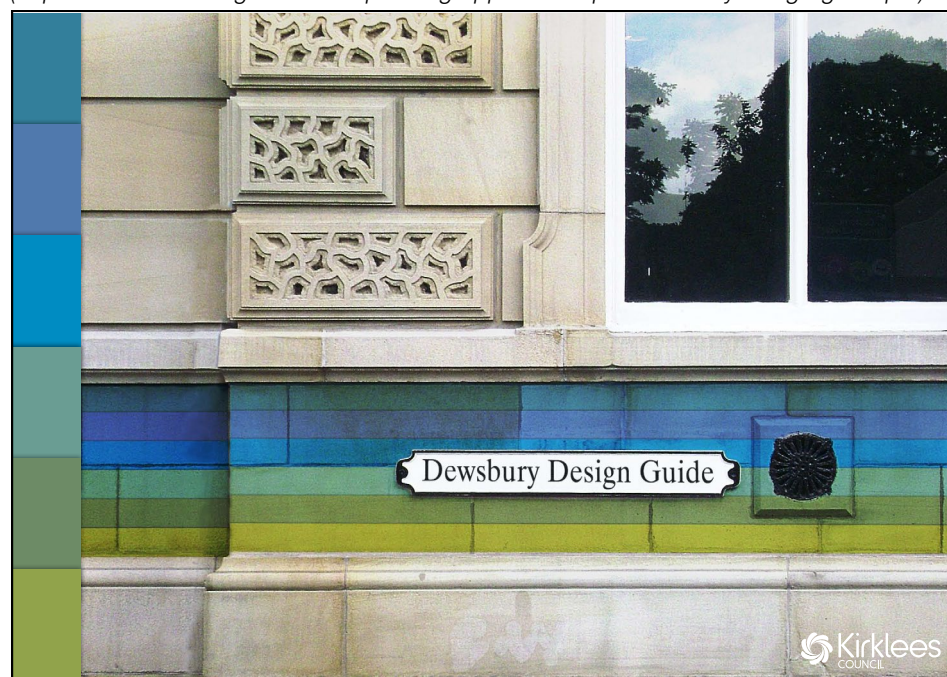


Figure 2.3.3 Arcade shop front with traditional details intact (BDP 2021)



Figure 2.3.4 Poor quality adapted shop front with lost details (BDP 2020)



THE DRAWING ABOVE HIGHLIGHTS ELEMENTS OF ARCHITECTURAL IMPORTANCE THAT CAN BE FOUND WITHIN A SHOP FRONT, IT IS GOOD PRACTICE TO RETAIN AND RESTORE THEM WHERE POSSIBLE.

¹ <https://www.kirklees.gov.uk/beta/planning-applications/pdf/dewsbury-design-guide.pdf>



Historic fabric including masonry and metalwork with fine architectural detailing will be carefully conserved, refurbished and restored.



Sash windows are to be retained and repaired to be fully operable. Blocked windows are to be reopened if appropriate to the new use.



The decorative tiled thresholds that are part of the Dewsbury mosaic of visual interest are to be restored, and where lost, reinstated.



Figures 2.3.5, 2.3.6, 2.3.7, 2.3.8, 2.3.9 and 2.3.10 Site photographs of the key features of the Arcade to be addressed as part of the proposals (BDP 2020)



Paint scrape surveys will be undertaken to determine the original colour scheme for the cast iron work and internal joinery features.



Coloured and leaded glass is to be refurbished and early ironmongery is refurbished or where absent, reinstated.



Fireplaces are to be retained and refurbished.



Figures 2.3.11, 2.3.12, 2.3.13, 2.3.14, 2.3.15 and 2.3.16 Site photographs of the key features of the Arcade to be addressed as part of the proposals (BDP 2020)



Concealed decorative floor finishes and internal glazed elements are to be retained and revealed where consistent with the new uses.



Glazed roof and original roof finishes are to be repaired generally. Blocked windows and to be reopened and associated sash windows reinstated.



Figures 2.3.17, 2.3.18 and 2.3.19 Site photographs of the key features of the Arcade to be addressed as part of the proposals (*BDP 2020*)

2.4 Current condition and key issues

In order to understand the general arrangement and layout of the building as well as its existing condition and issues, the condition survey undertaken by Watts in February 2020 was analysed. The analysis is illustrated on the drawings that follow. They show the locations of:

- Entrances
- Vertical circulation
- Unit sub-divisions
- Sanitary facilities
- Key issues with the condition of the building generally

The list is not exhaustive but captures the highest priority issues including pigeon infestation, water ingress and associated damp and resultant wet and dry rot. This has been exacerbated by the lack of safe access to the roof for inspections and maintenance and the roof coverings and associated structure are now in a poor condition.

The initial analysis of the key design challenges are also indicated, including the sloping site which currently prevents the ability to provide level access into the individual units, alongside the non-compliance of existing stairs with current standards.

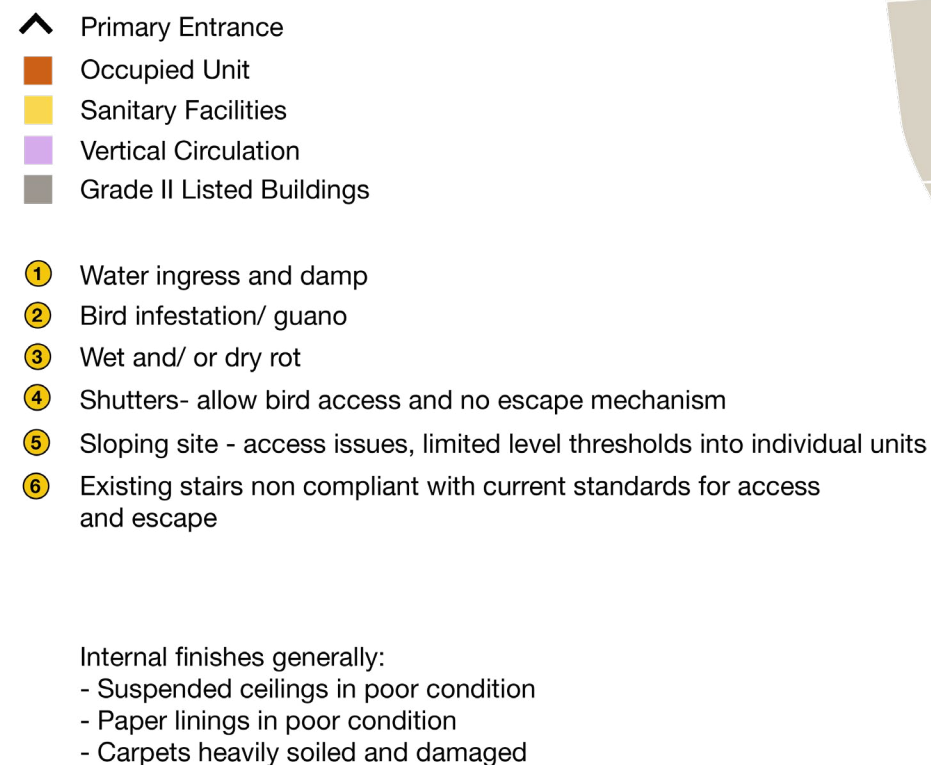


Figure 2.4.1 Site plan indicating typical defects and design challenges



Figure 2.4.2 Water ingress damage to lath and plaster ceiling (BDP 2020)



Figure 2.4.3 Incidences of dry rot (BDP 2020)



Figure 2.4.4 Water ingress damage to finishes and structure (BDP 2020)

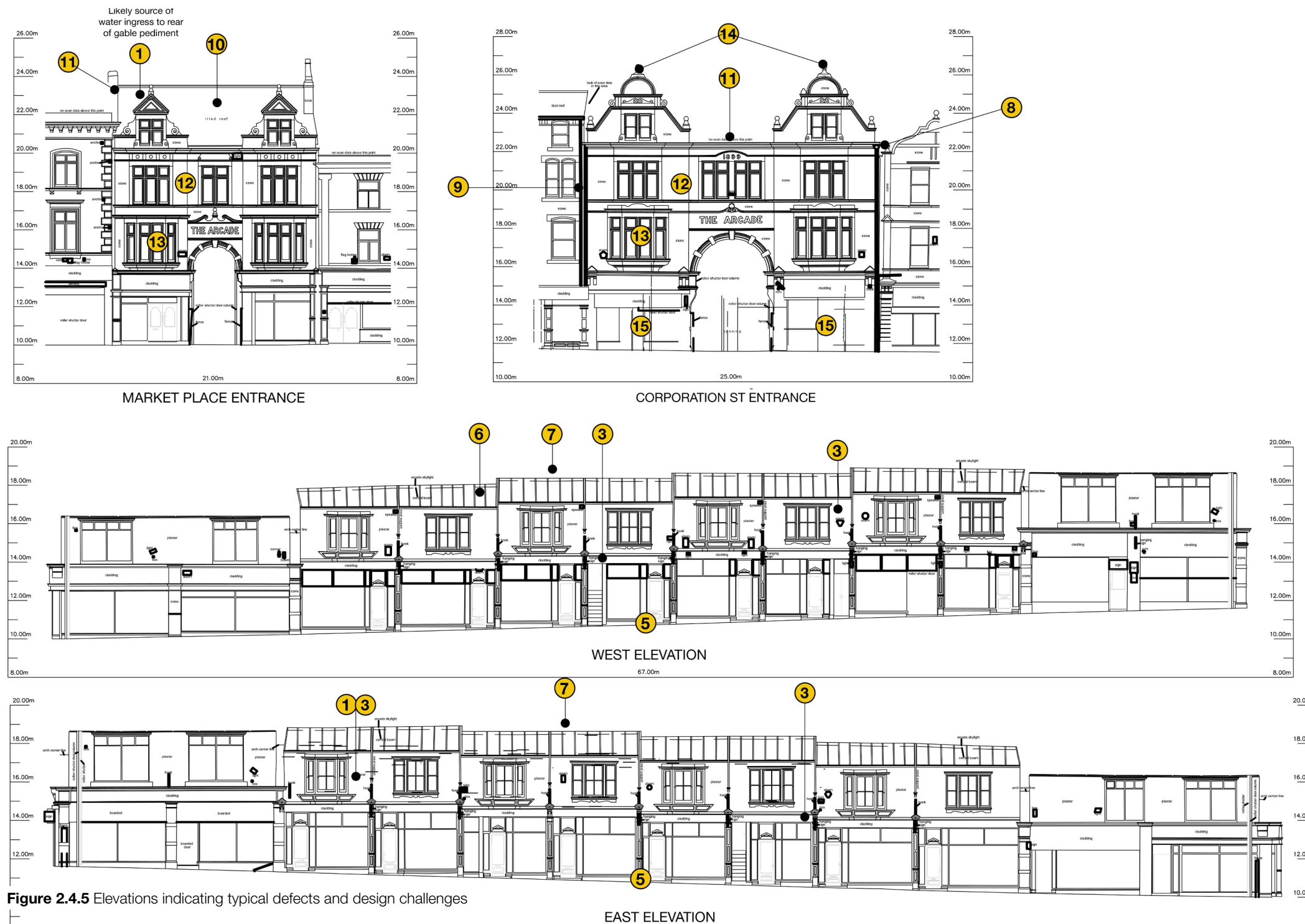


Figure 2.4.5 Elevations indicating typical defects and design challenges



Figure 2.4.6 Broken skylights (BDP 2020)



Figure 2.4.7 Failing rainwater goods resulting in build up of vegetation (BDP 2020)



Figure 2.4.8 Blocked gutters due to lack of access (BDP 2020)

- ① Water ingress and damp
- ② Bird infestation/ guano
- ③ Wet and/ or dry rot to first floor structures
- ④ Shutters- allow bird access and no escape mechanism
- ⑤ Sloping site - access issues, limited level thresholds into individual units
- ⑥ Cracks and damage to glazed panes over arcade, heavily soiled
- ⑦ Arcade roof - no safe access, slate coverings in poor condition, crawl boards decayed, build up of moss/ debris, leading flashings in poor condition
- ⑧ Rainwater goods - corroded, defective seals + joints, vegetation growth, insufficient capacity in places
- ⑨ Inadequate separation of historically linked properties
- ⑩ Market Place roof- slipped/ damaged stone coverings, lichen growth, fixings and lead flashings require replacement, no safe roof access
- ⑪ Corporation St roof- Slate fixings and lead flashings likely to be at the end of their design life, no safe roof access
- ⑫ Stonework generally- surface staining, repointing required particularly to rear faces, weathering, instances of loose stonework to u/s of cornice
- ⑬ Windows generally- some broken glazing, windows to rear elevation of Market Place building in poor condition. Window openings to rear of Corporation St infilled with blockwork.
- ⑭ Some finials to gable pediments missing
- ⑮ Shop fronts are not sympathetic to listed status of the building

3.0 DESIGN APPROACH

3.1 Client brief

As described in Section 1.5, the brief from the outset from Kirklees Council has been to develop a high quality refurbishment scheme of the Arcade in order to deliver a key project within the Dewsbury Blueprint. The Arcade provides connectivity across the heart of the town which has been stifled throughout the period of its vacancy. The project will reinvigorate the commercial core of the town.

This is considered a heritage-led project, and every opportunity should be sought to understand its significance. This will be achieved by restoring its unique early details and reinstating features where they have been lost if there is evidence to support them and they are suitable to its new use. As a Grade II listed asset the building is an important part of the town’s development and any proposals should seek to sustain and enhance its heritage values and enable the local community to engage in its history. This will involve reasonable improvements to accessibility where practicable to ensure that the building is open to all shoppers and visitors to the town.

A key criteria of the brief is that flexible lettable space is built into the design. In order to safeguard the building’s future and conservation, it will need to be put to sustainable uses consistent with its conservation and where it can be determined, its optimum viable uses. As such the architectural and engineering strategies must accommodate alternative uses and layouts to maximise its appeal to prospective tenants. A careful analysis of the fabric and existing layout has been undertaken to understand the opportunities and constraints to identify likely suitable uses for the ground floor and ways to bring the first floor back into use.

The project seeks to reuse an existing building which makes it fundamentally sustainable. The brief seeks to deliver sustainable development supporting the environmental, social and economic sustainability aspirations of Kirklees Council, including:

- Reusing as much of the assets’ existing materials as possible, considering the use of reused materials from other sites or use of new materials with recycled content.
- Designing for longevity, reducing the need for repairs and replacement.
- Designing for flexibility and adaptability.
- Designing for disassembly and recoverability, considering product and services end-of-life options and issues such as their ability to be recycled or potential for re-use.
- Designing out waste over the whole life cycle of the building, so there is minimal waste during the design, construction, deconstruction and next life of the buildings.

The key design criteria for the project include:

- Designing **Flexible Lettable Space**
- Providing safe **Fire Escape** and implementing fire safety measures
- Improving **Accessibility**
- Celebrating **Heritage**
- Providing facilities for successful **Building Management**

Figure 3.1.1 A selection of responses from the Dewsbury community from the 2019 and 2020 #mytown government campaign

refresh

The town needs a whole new refresh, the arcade needs reinventing and more free parking made available. The huge building on the outskirts of town needs to be fully invested in with appealing shops for many visitors to come visit Dewsbury and help support local shops Graffiti and rubbish could be disregarded quicker

No comments

Show more >

“Fill Empty Shops”

Empty shops

Fill the empty shops with anything people would like to see them with at least something in then nothing as for the arcade which is closed and it is upsetting walking past and seing it closed when it could be used for anything

No comments

Show more >

“Nightlife in the centre”

Social Economy

Invest in unique ways to bring a more metropolitan nightlife back into the centre; independent bars, craft pubs etc. Revamp the current market place into a food and independent market as with Hull Markets, Barnsley Markets, Halifax Piece Hall, Sheffield’s Cutlery Works, Leeds Trinity Kitchen. Ensure that the town centre has a diverse range of [...]

No comments

Show more >

“Cafe bars and restaurants”

Shopping Complex

Dewsbury needs to be great,again but,more modern and greater than before to attract people far and wide with one large shopping complex with a range of different and unique shops including sophisticated cafes bars and restaurants and a multi storey carpark and fill certain areas with sculptures and artists designs water features plants and flowers.

No comments

Show more >

“Support local”

Creativity

I would like to see public art, creative and cultural events, better use of the town centre for people coming together. Investment and development of the creative ecology, Better use of empty buildings shops

40 comments

Show more >

“Creative and cultural events”

Youth + Culture

More local activities to engage youth – public events (music events with local bands, art, new skills etc.), youth groups for socialising and education (health, wellbeing, gardening, sports activities). Activities for families with young children to get them in the town centre e.g. child friendly café’s with activities (Lego clubs, story days, sing-a-longs) as will [...]

No comments

Show more >

“Engage youth”

CREATIVE AND RETAIL

Opportunities	Constraints/ Considerations
Space for independent retailers	- Decline of the high street - Competition from supermarkets and out of town retail - Online shopping
Re-animating the shop fronts	
Local artisan food and craft shops	
Studio space to the first floor units	Provision of access to first floor independent from the ground floor units
Maker's units with workshop space at first floor level and selling space at ground level	Lack of access to first floor from each individual unit
Art installations / decoration	

These tables provide an initial analysis of the opportunities and constraints presented by the various uses outlined in the Client Brief.

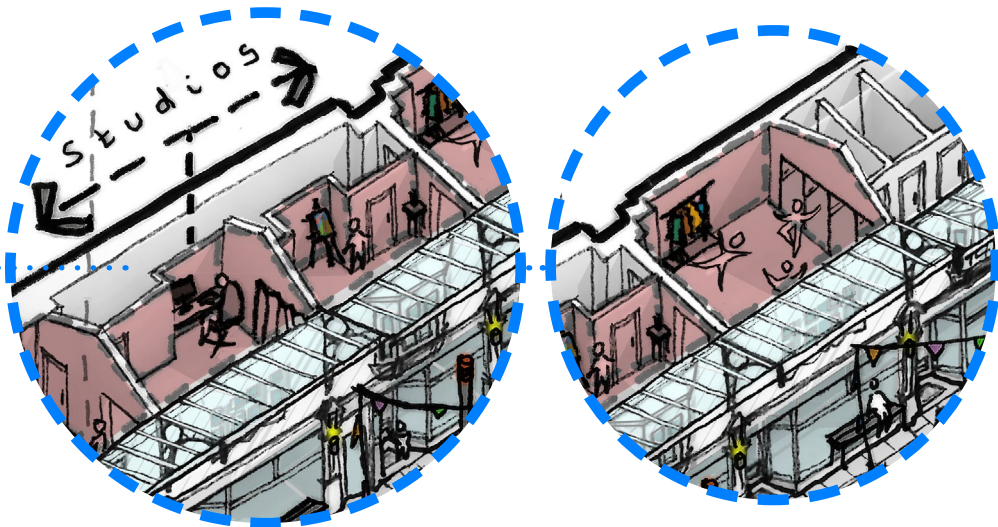


Figure 3.2.1 Florist (Photo by Roman Kraft on Unsplash)



Figure 3.2.2 Maker's units (Photo by Annie Spratt on Unsplash)



Figure 3.2.3 Arts and Crafts studio (Photo by Laura Adai Kraft on Unsplash)



Figure 3.2.4 Photography studio (Photo by Krists Luhaers on Unsplash)

FOOD & BEVERAGE

Opportunities	Constraints/ Considerations
Bars and cafe/ restaurants facing onto Market Place / Corporation Street	• More onerous plant provision / servicing strategies - with associated alterations to fabric • Fire separation for kitchens • More onerous WC provision
Activating the street frontages and adding to the night-time economy	
Opportunity to restore traditional features - helps to add variety to the street scene	
Food and dining increases dwell time and visitor numbers	



Figure 3.2.5 Small bar (Photo by Gerson Repreza on Unsplash)



Figure 3.2.6 Cafe (Photo by Kristina Papp on Unsplash)

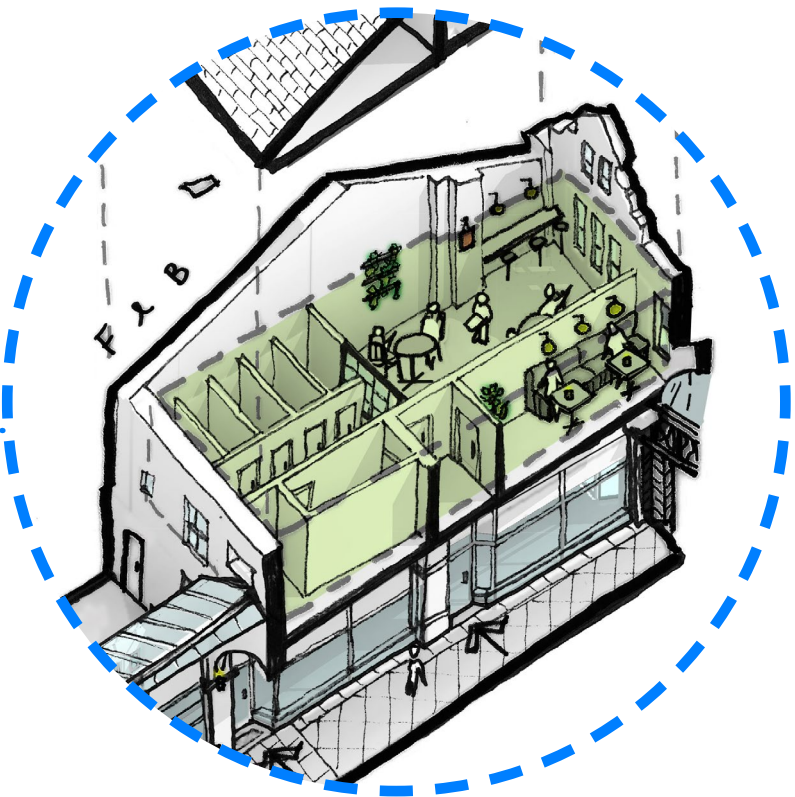


Figure 3.2.7 Bookshop cafe (Photo by Praveen Gupta on Unsplash)



Figure 3.2.8 Restaurant (Photo by Gabriel Tovar on Unsplash)

CO-WORKING/ COMMUNITY

Opportunities	Constraints/ Considerations
Space for creative start-ups and local businesses. Co-working space, mixture of private and semi-open spaces	• Opportunities for independent access are limited to 'bookend' buildings • Achieving flexibility with limited fabric alteration • Services would need to provide flexibility to support agile working
Flexible internal fit-out design to allow for different community uses (including evening activities)	• Achieving flexibility with limited fabric alteration • Services would need to provide flexibility to support a variety of uses • Requires out of hours access to the Arcade
Hire-able space for community events	



Figure 3.2.9 Semi-open co-working (Photo by Annie Spratt on Unsplash)



Figure 3.2.10 Exhibition (Photo by Markus Spiske on Unsplash)

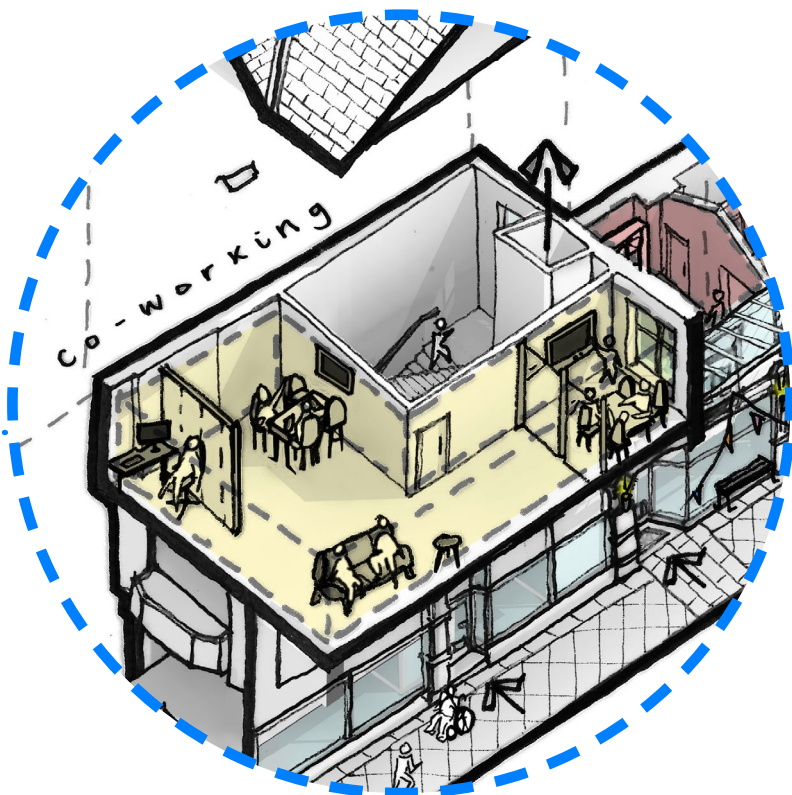


Figure 3.2.11 Small workspace (Photo by MEDIA PROFILE on Unsplash)



Figure 3.2.12 Classes (Photo by Jordan Nix on Unsplash)

RESIDENTIAL

Opportunities	Constraints/ Considerations
Potential for the reinstatement of the traditional residential use of the upper floors of Market Place	• Requires more alterations to re-purpose as habitable dwellings with regard to fire, thermal performance, acoustics, servicing etc. as would be classed as a material change of use under the Building Regulations • Would ideally require independent access direct to the street for fire escape purposes
Period features lend themselves to residential use	
Aligns with the SDF Strategy to get more people living in the town centre	



Figure 3.2.5 Converted flat (Photo by Timothy Buck on Unsplash)

3.3 Fixed elements

Fixed elements definition:

The 'fixed' elements of the scheme as they stand represent the elements that are to be provided by Kirklees Council as part of the Arcade project.

Following the analysis of possible new uses, a series of plans were developed to define the 'fixed' elements of the scheme. The fixed items are a combination of several aspects of presentations to the client and feedback received.

The fixed elements plans are supplemented by a series of 'use scenario' plans, which add an additional layer of tenant fit-out items based on projected uses. These indicative layouts are shown in green, and their implementation would be subject to the requirements of future tenants.

The fixed elements of the building include the following items:

1 Entrance gates

New decorative metal entrance gates to either side of the Arcade, with fixed glazed fanlights. The gates are to allow out of hours access, and are to have emergency release escape mechanisms. The step back from the street is required to be minimised to prevent creating an area vulnerable to anti-social behaviour.

2 New stairs

Two new stairs to 14 and 16 Corporation Street designed to be code-compliant for access and fire. The stair in 16 Corporation Street would link Units 24, 26 and 30 and the stair in 14 Corporation Street would link Units 23 and 25.

3 Retained stairs

Existing original stairs are to be retained in the central Arcade and Market Place as indicated on the drawings. Reasonable adjustments are to be made to address use in relation to access and fire as required.

4 New lift

New accessible passenger lift to 16 Corporation Street (8 person).

5 Protection of escape routes

New fire-resistant enclosures to escape routes, including the upgrading of existing construction where necessary as indicated on the drawings.

6 New street facing shop fronts

The shop fronts facing Corporation Street and Market Place, which have been extensively altered, are to be restored to a more traditional style informed by the Dewsbury Design Guide. New entrance doors to be compliant with fire escape and access requirements.

7 Central accessible WC

A central accessible WC is provided for staff use, and customer use on a managed basis (i.e. RADAR key access).



Figure 3.3.1 New lift (Photo by Russ Ward on Unsplash)

8 Access control

Access control will be installed to access the upper floors of the building for different tenants. Gated entrances are also to be provided to the base of the stairwells up to Unit 9 and Unit 10 to prevent any unauthorised access, as these exit directly into the central space.

9 Refuse storage

Space at ground floor level for a refuse store has been reviewed and it has been determined that the Arcade will be managed on the basis of when it was last in operation with bagged collections from individual units.

10 Cleaner's store

A Cleaner's store is provided in each of the bookend units, with separate provision located at first floor level (Unit 9) for use by the Arcade tenants.

11 Staff facilities

Staff facilities for the tenants of the central Arcade units are provided in Units 10 and 18f at first floor level, and include a tea point and 3 No. unisex WCs.

12 Ground floor WCs in bookend units

Ground floor accessible WCs may be provided in the larger bookend units 1, 2 and 23 subject to tenant fit-out requirements.

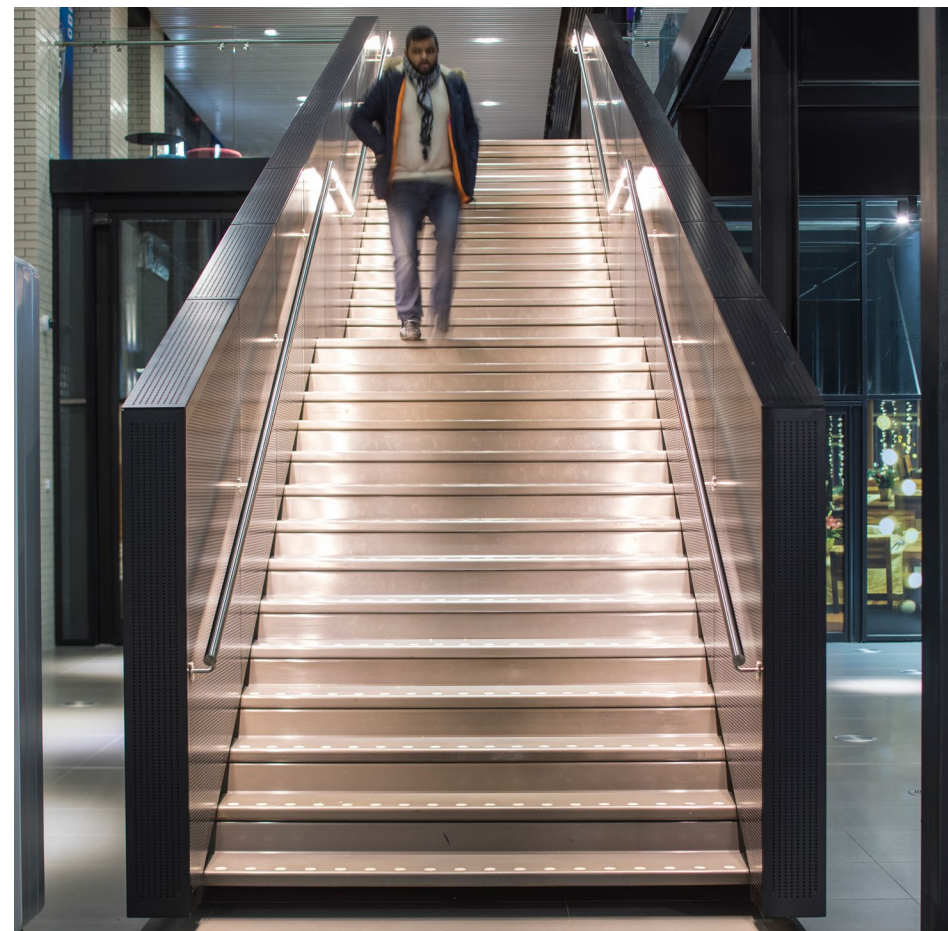


Figure 3.3.2 New stair (Oldham Town Hall, Photograph by Nick Caville for BDP)

13 Electrical plant space

Space is to be provided for a central metering room and central battery system room at ground floor level in Unit 23. Space for a comms unit is to be provided at first floor level, which is proposed to be a Facilities Management Hub providing a small base for a caretaker and also a central location for Arcade storage and general deliveries. Provision of these items are subject to agreement.

14 Water tank room

Space may be provided at ground floor level for a cold water storage tank, booster set, CAT 5 tank and intake point for the incoming water supply. It has been determined that the tank may not be required subject to agreement with Yorkshire Water.

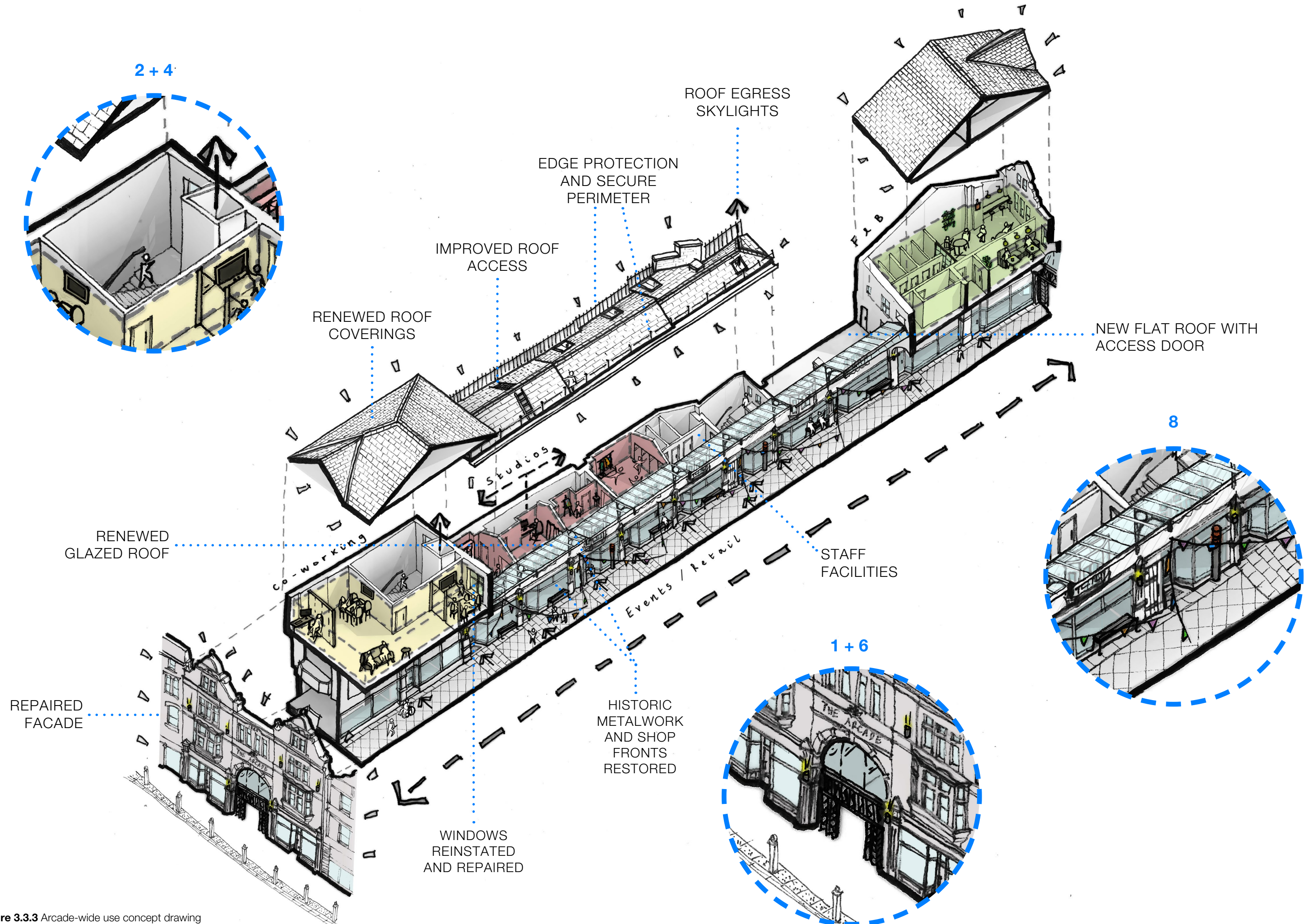


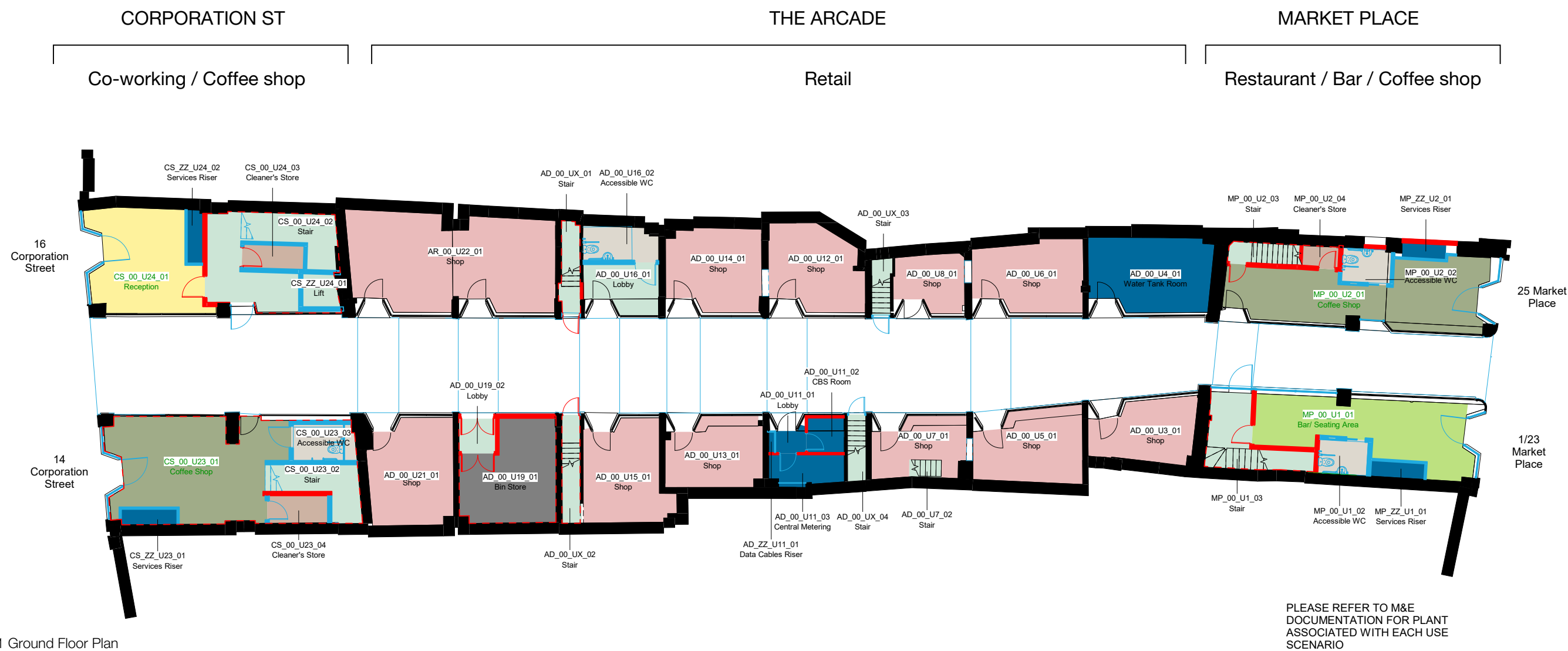
Figure 3.3.3 Arcade-wide use concept drawing

3.4 Use scenarios

Use scenarios definition:

The 'use scenarios' are potential mixtures of uses that are complementary and respond to the unit sizes and general arrangement of the Arcade.

In the absence of known tenants, the following pages show the initial development of two options illustrating an anticipated blend of uses that would be consistent with the building's conservation to bring the maximum amount of spaces back into viable uses.



KEY

	NEW CONSTRUCTION		OFFICE/COMMUNITY		BUILDING FACILITIES Note: Internal refuse store now omitted
	NEW FIRE RATED CONSTRUCTION		RETAIL		CIRCULATION
	UPGRADED FIRE RATING		STUDIO		TOILETS
	FIT-OUT BY OTHERS (LAYOUT INDICATIVE)		BAR/ RESTAURANT		STORE
	FIRE RATED FIT-OUT BY OTHERS (LAYOUT INDICATIVE)		CAFE / COFFEE SHOP		STAFF FACILITIES
			SALON		PLANT

Note: These drawings were produced as part of the concept design. Please refer to Section 4.2 for final layout arrangements.

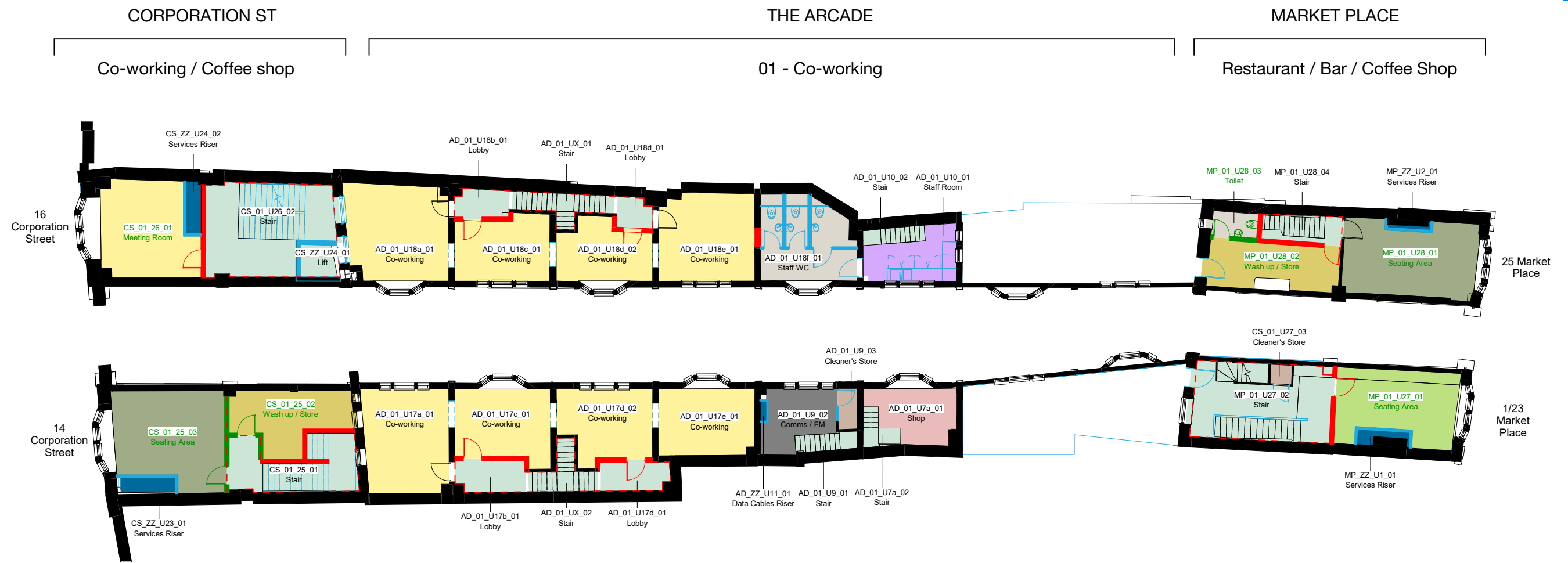
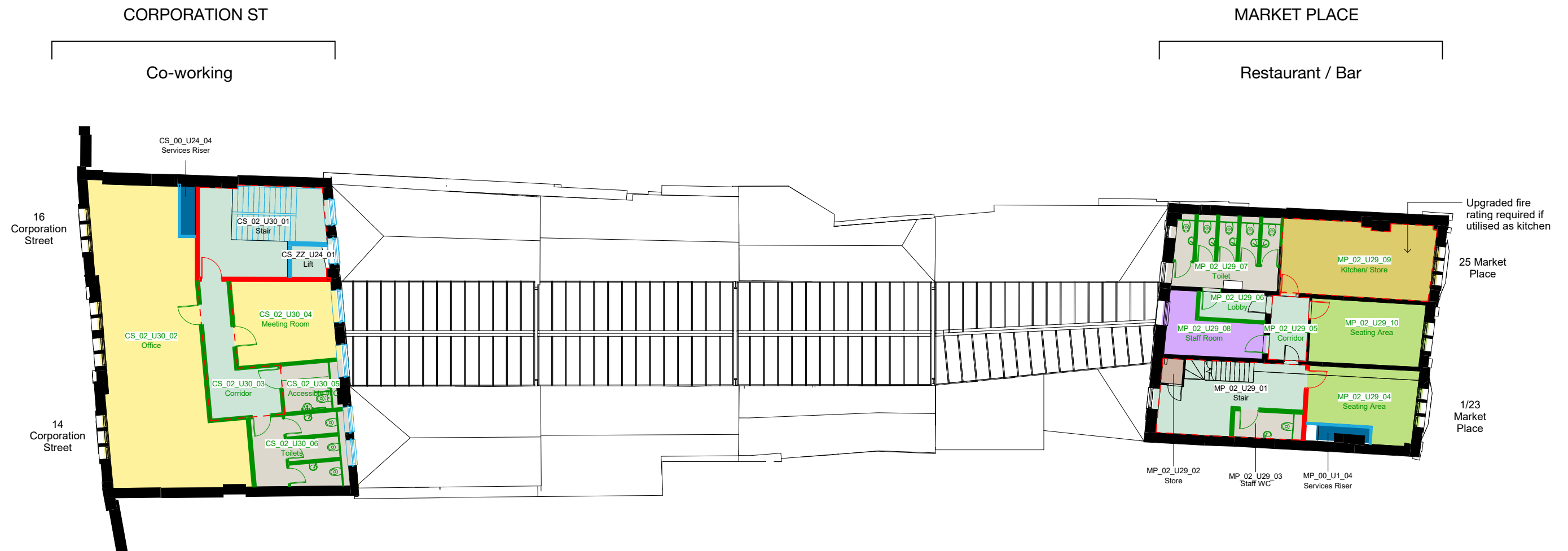


Figure 3.4.2 (above) Option 1 First Floor Plan
Figure 3.4.3 (below) Option 1 Second Floor Plan



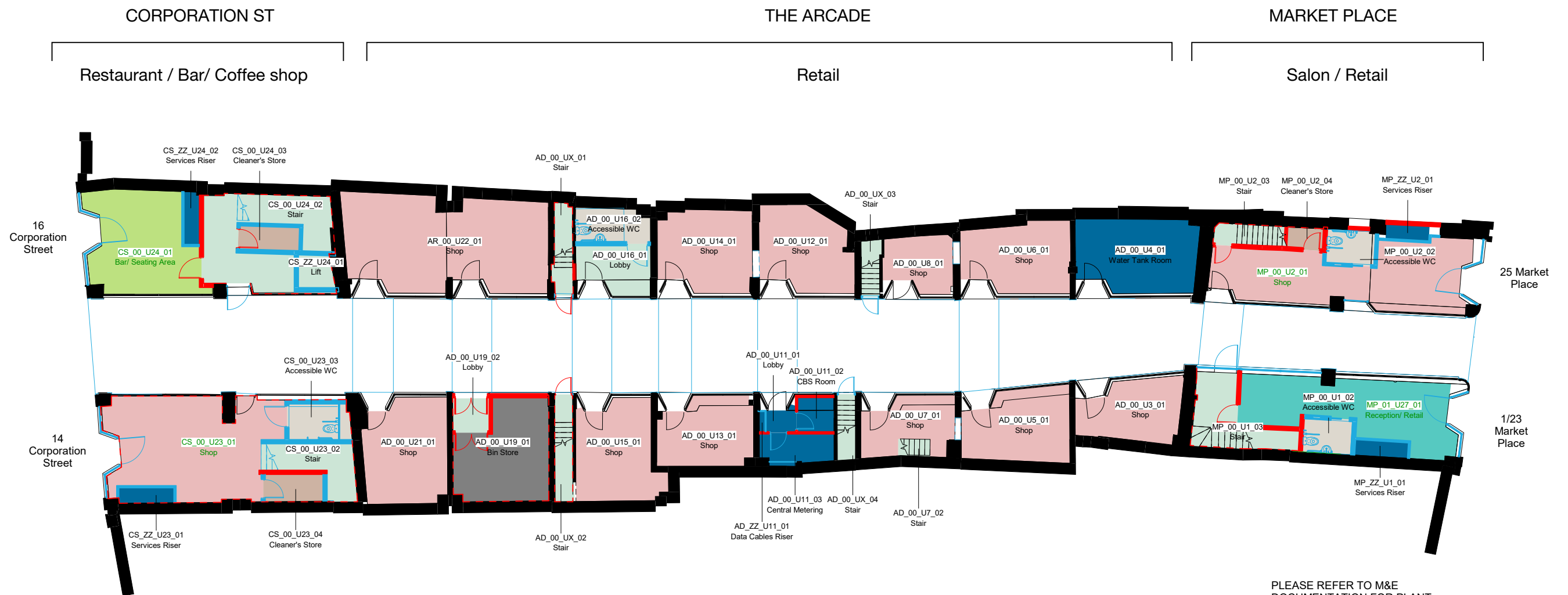


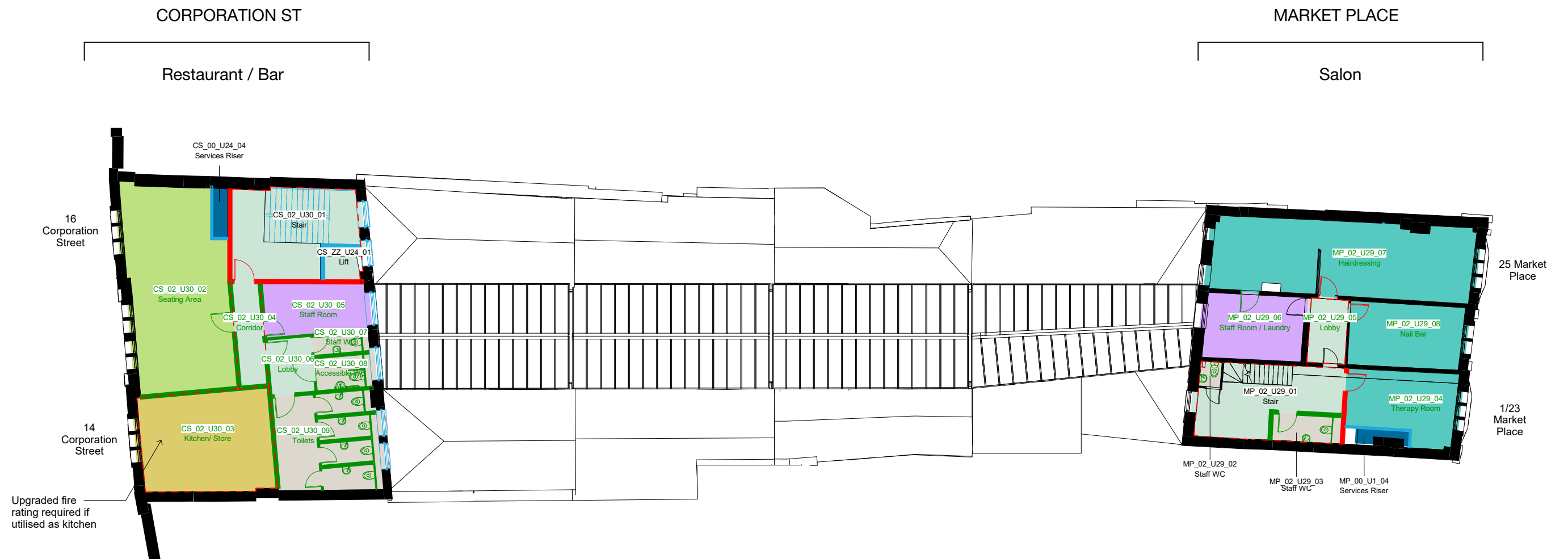
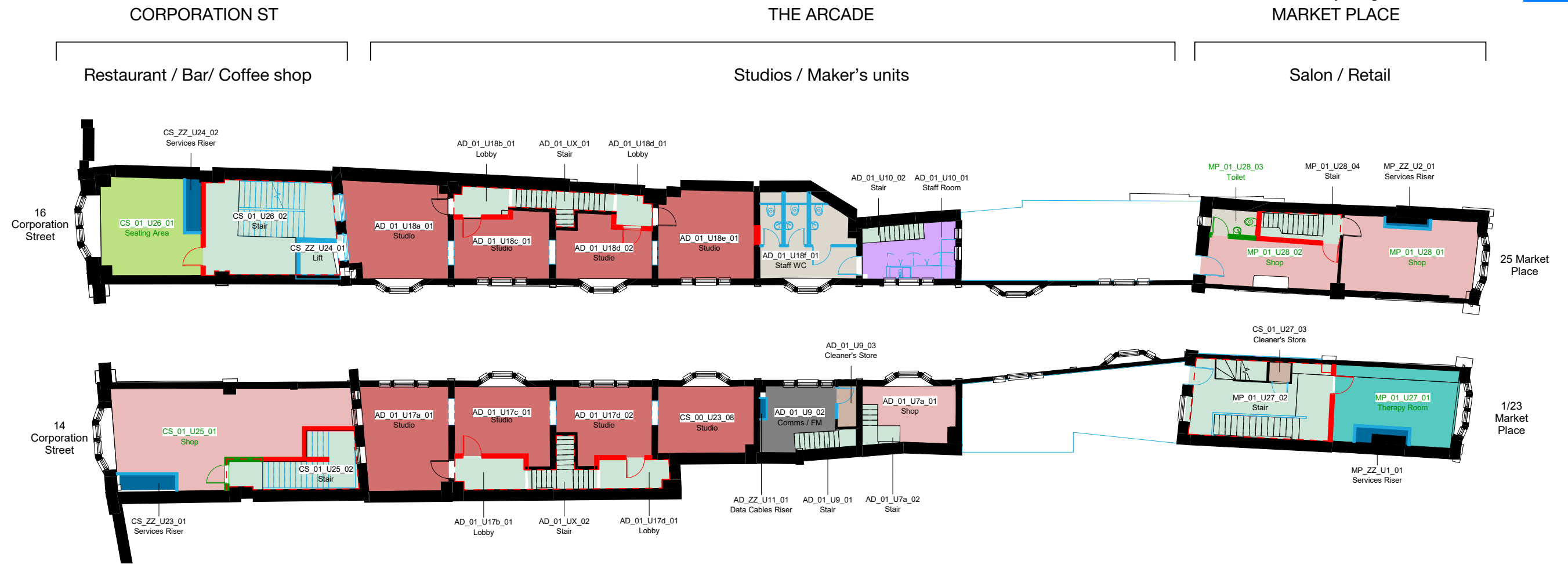
Figure 3.4.4 Option 2 Ground Floor Plan



KEY

	NEW CONSTRUCTION		OFFICE/COMMUNITY		BUILDING FACILITIES Note: Internal refuse store now omitted
	NEW FIRE RATED CONSTRUCTION		RETAIL		CIRCULATION
	UPGRADED FIRE RATING		STUDIO		TOILETS
	FIT-OUT BY OTHERS (LAYOUT INDICATIVE)		BAR/ RESTAURANT		STORE
	FIRE RATED FIT-OUT BY OTHERS (LAYOUT INDICATIVE)		CAFE / COFFEE SHOP		STAFF FACILITIES
			SALON		PLANT

Note: These drawings were produced as part of the concept design. Please refer to Section 4.2 for final layout arrangements.



3.5 Market Place - Residential use feasibility study

As previously described, one of the core objectives of the Dewsbury Town Centre SDF together with the Dewsbury Blueprint 'Living Town' initiative is to get more people living in the town centre. As such, the Market Place building was identified as a potential opportunity to explore adding a residential use to the Arcade, primarily due to the suitability of its existing domestic scale layout and period features.

The implications arising of adding a residential use to the building from this feasibility study are listed below:

- As the building would contain a flat where previously it did not, this would trigger a material change of use with onerous requirements in relation to upgrades required for building services, fire, access, thermal comfort and acoustics which would involve more significant interventions into the historic fabric.
- A new dedicated escape stair would need to be provided for the sole purpose of providing access to the new flat, which exits directly onto Market Place.
- A separate dedicated bin store would be required.
- Subdividing the floor into two flats would unlikely achieve the National Space Standards to which the Client seeks to better.

Layouts were explored for the provision of flats to the second floor of the building, one with a single 2-bedroom flat (see figure 3.5.1), and the other with two 1-bedroom flats.

It was determined based on the level of harm to heritage values as a result of disturbance and loss of fabric and the reduction of unique Arcade spaces that would be publicly accessible, that this site is not a suitable location for residential use. As such it has not been developed into the final design proposals.

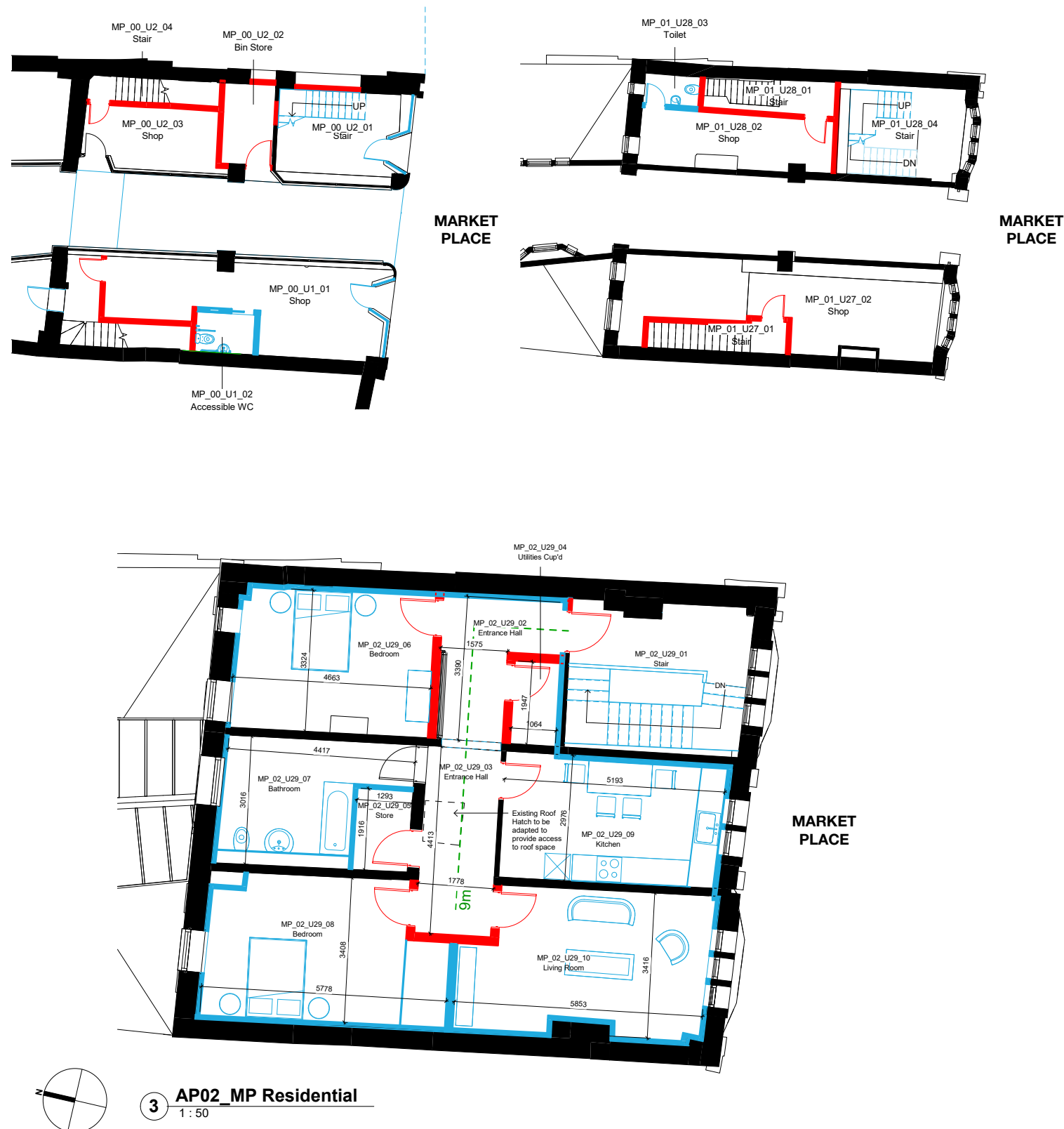


Figure 3.5.1 Single flat layout: Ground Floor (top left), First Floor (top right), Second Floor (bottom)

3.6 Market Place - Cafe use feasibility study

It is proposed that units within the 'bookends' will likely accommodate a Food & Beverage (F&B) offer, but that the fit-out will be implemented by the future tenant. As part of the proposals however, the infrastructure for services will be undertaken in order to ensure a consistent strategy across the Arcade which rationalises service routes and minimises the impact on fabric.

In order to better understand the practicalities of fitting the required accommodation to deliver a F&B use within the fabric constraints of the 'bookend' units, BDP conducted a study of a viable layout to meet the requirements of a future tenant and identify suitable locations for service 'pop-ups'. The feasibility study focussed on a two-storey combined Unit 1 and Unit 27 in Market Place and included the potential for further accommodation at ground floor level (unit 3) as a small kitchen to maximise the seating area at first floor. The arrangement as illustrated in the plans and diagrams (see figures 3.6.2 and 3.6.3) would provide a total of 23 covers, a ground floor accessible WC and a generous servery at the entrance.

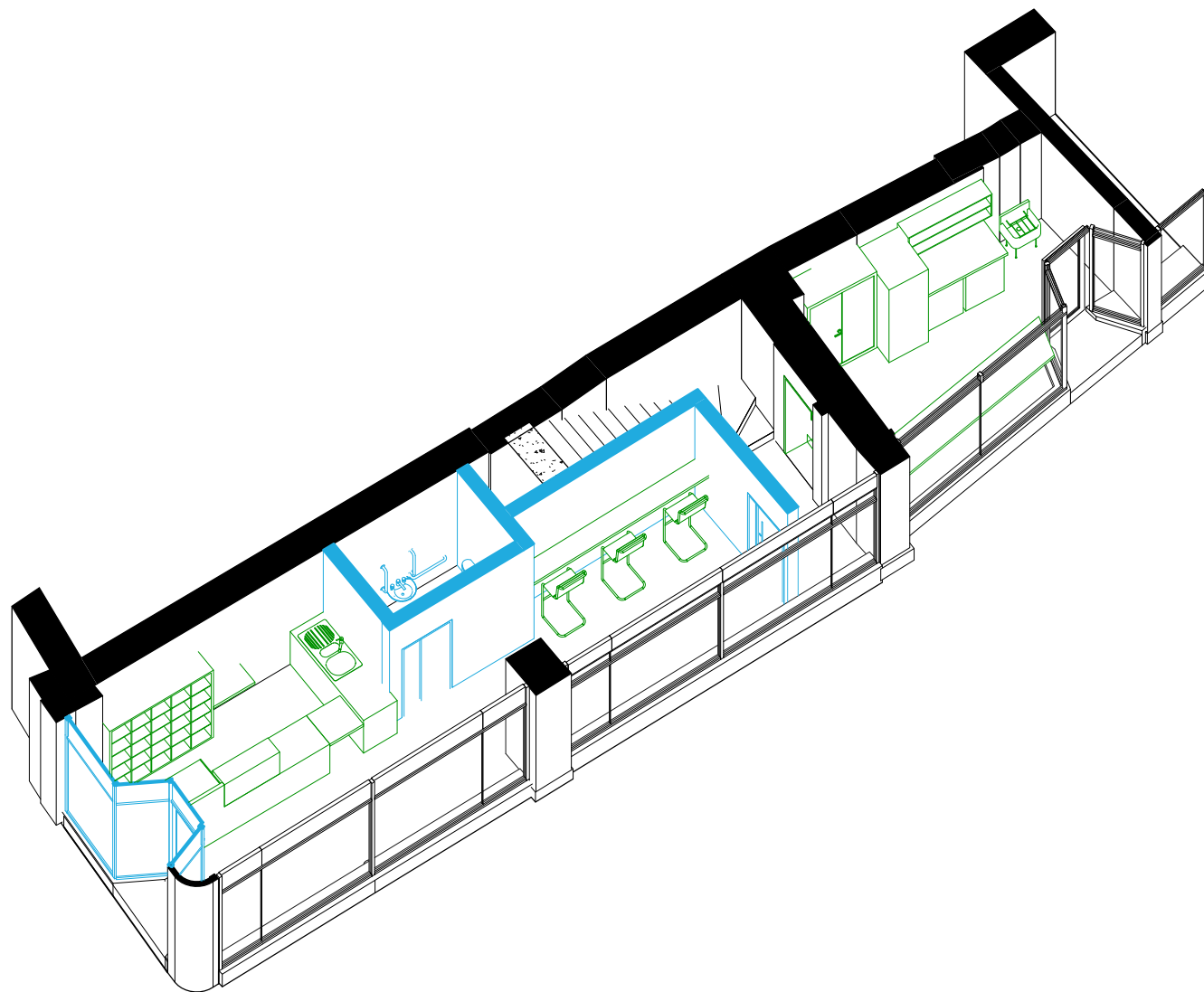


Figure 3.6.1 Cafe layout three-dimensional view

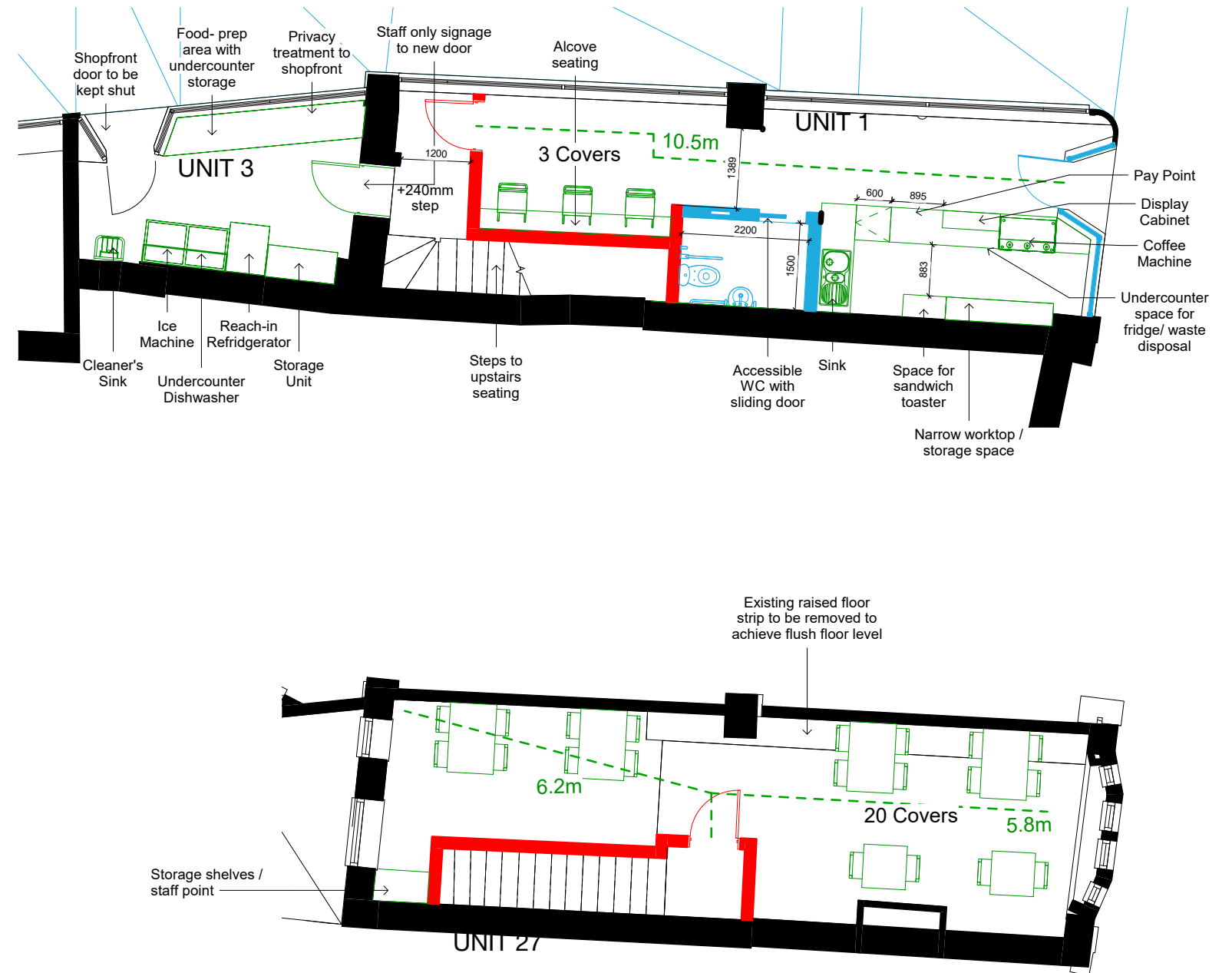


Figure 3.6.2 Cafe layout: Ground Floor (top), First Floor (bottom)



4.0 DESIGN PROPOSALS

4.1 Use and amount

The project includes the refurbishment of all three interconnected buildings that make up the Arcade, comprising:

- The three-storey entrance ‘bookend’ building facing Corporation Street to the north
- The three-storey entrance ‘bookend’ building facing Market Place to the south
- The central ‘covered street’ arcading of two-storey shops connecting Corporation Street to Market Place

The proposed scheme seeks to reinstate the Arcade as a vibrant shopping destination in Dewsbury with a focus on retail and approved town centre uses. The proposed uses and spaces within each area of the building are illustrated in the diagram to the right.

The use classes being applied for as part of this Planning and Listed Building Consent application are as follows:

Corporation Street Units 24, 26 and 30 Market Place Units 1, 27, 29

- Flexible uses within Class E (a,b,c,d,g(i))
 - a : Display or retail sale of goods, other than hot food
 - b : Sale of food and drink for consumption on the premises
 - c : Provision of financial services, professional services and other appropriate services in a commercial, business or service locality
 - d : Indoor sport, recreation or fitness
 - g(i) : Offices to carry out any operational or administrative functions
- Sui Generis: a public house / wine bar / drinking establishment

First floor Units 17 a, c, d and e and 18 a, c, d and e

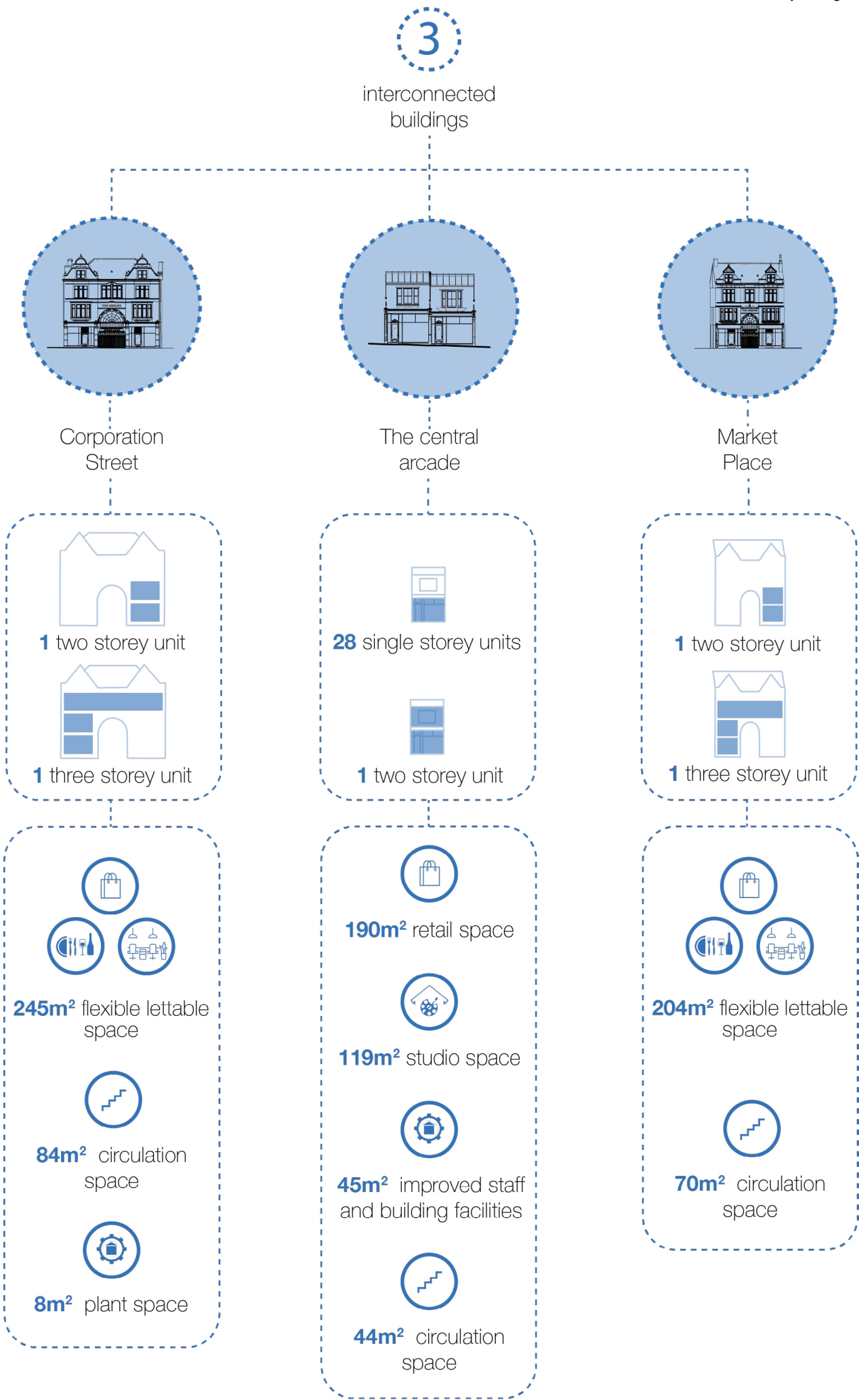
- E(g)(iii) Industrial processes

These first floor units are intended to provide studio space for small creative businesses / freelancers. The use of these spaces will be limited by the level of building services provided, as no mechanical extract is included. Any processes that therefore produce noxious fumes or dust as a by-product will not be permitted. The types of uses may include:

 - Artist’s studio
 - Photography studio
 - Flower arrangement
 - Fabric/ textiles crafts
 - Paper crafts

The remainder of the arcade (Units 2 - 16, 19 - 23, 25 and 28)

- Flexible uses within Class E (a,b,c,d,g(i)) (see descriptions above)



4.2 Layout

The Arcade comprises of a number of units of varying sizes. Proposed works to each area is categorised as follows:

- **The central arcading ground and first floors**

Units 3-22

These units are located within the one and two-storey shops lining the glazed roof, and range in size from 7 - 37m².

Much of the fit-out in these units including floor, ceiling and wall finishes is to be included as part of the refurbishment project. The level of tenant fit-out in these units is likely to be limited to shop fittings and furnishings.

- **The large 'bookend' units spanning ground, first and second floor**

Units 1, 27 and 29 in Market Place

Units 24, 26 and 30 in Corporation Street

These units are to be linked across three floors and will likely be leased to a single tenant.

A shell and core fit-out is to be provided to these units, to include new ceilings where required. Tenant fit-out items will include Furniture, Fixtures and Equipment (FF&E) including kitchen and WC fittings, all internal wall and floor finishes where needed, lighting, heating and plant (if required based on use).

- **The smaller 'bookend' units spanning ground and first floor only**

Units 2 and 28 in Market Place

Units 23 and 25 in Corporation Street

These units are to be linked across two floors with the intention of being leased to a single tenant.

A shell and core fit-out is to be provided to these units, to include new ceilings where required. Tenant fit-out items will include FF&E including small scale kitchen and WC fittings, all internal wall and floor finishes where needed, lighting, heating and plant (if required based on use).

The detailed layouts for each floor of the Arcade are shown on the following pages. These plans show the interventions of 'fixed elements' that are to be delivered as part of the refurbishment project, as well as an additional layer of tenant fit-out items based on likely 'use scenarios' of the use classes being applied for as part of this planning application. These indicative fit-out layouts are shown in green, and will be subject to the requirements of future tenants.

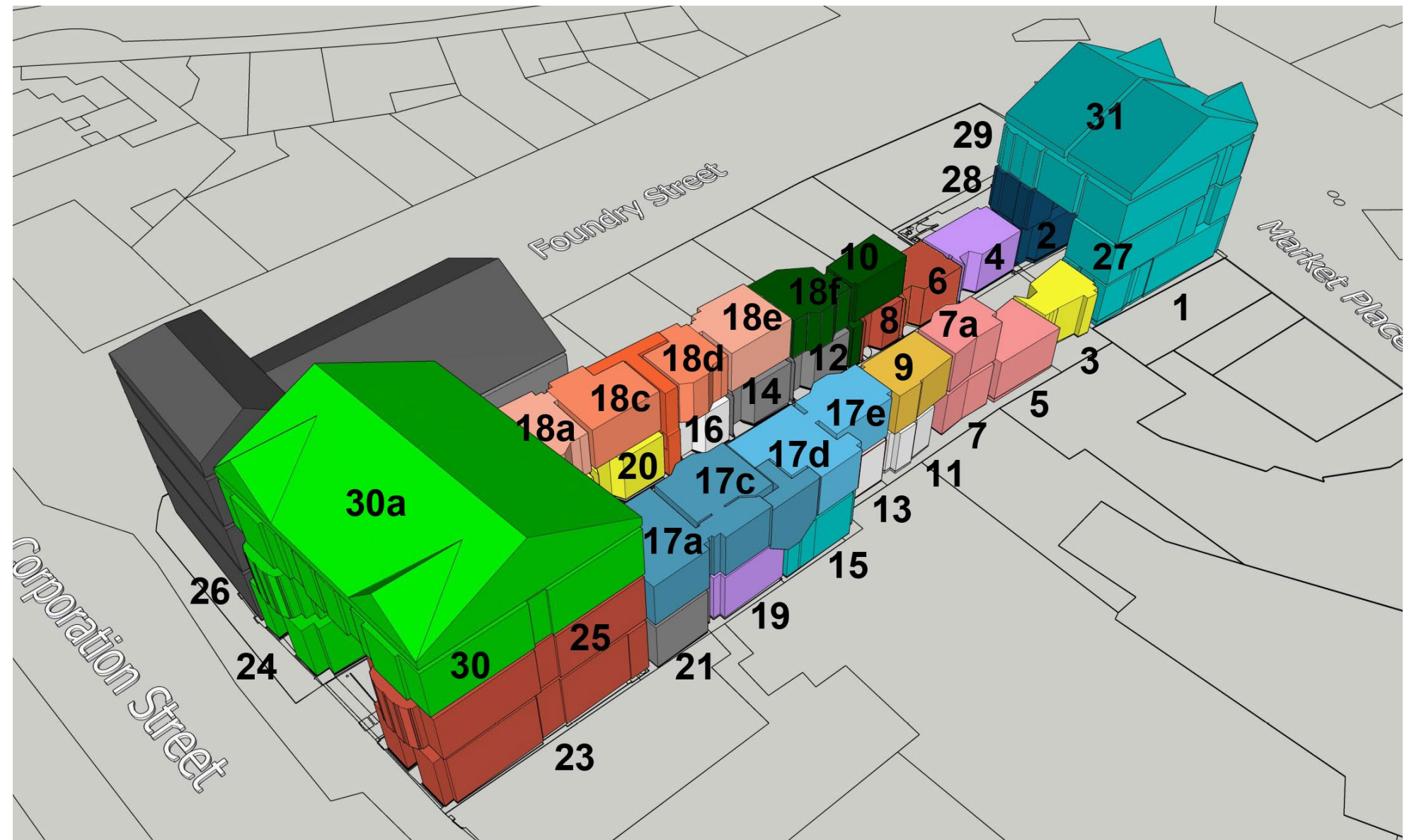
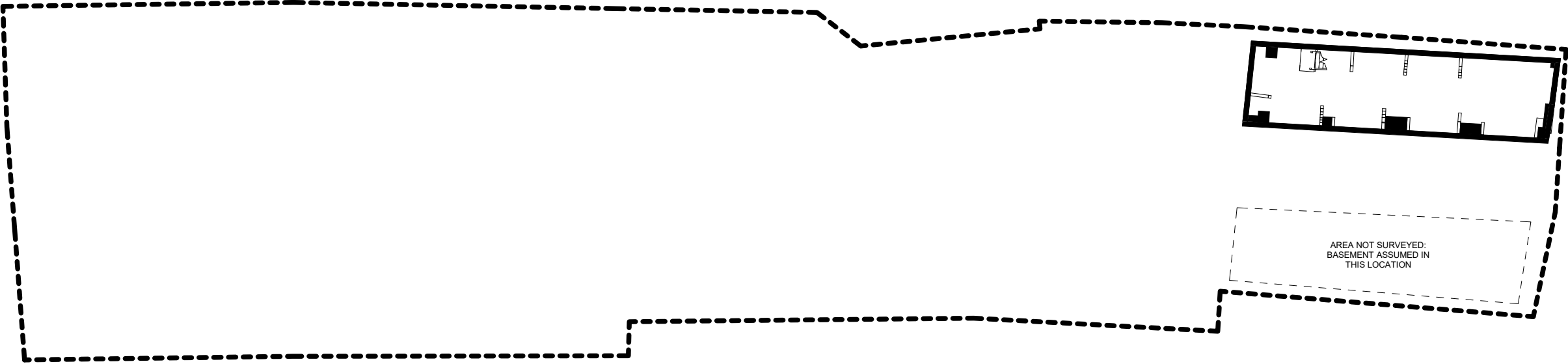


Figure 4.2.1 Arrangement of and relationship between units (Kirklees Council, 2021)

BASEMENT PLAN AS EXISTING



No works proposed to basements

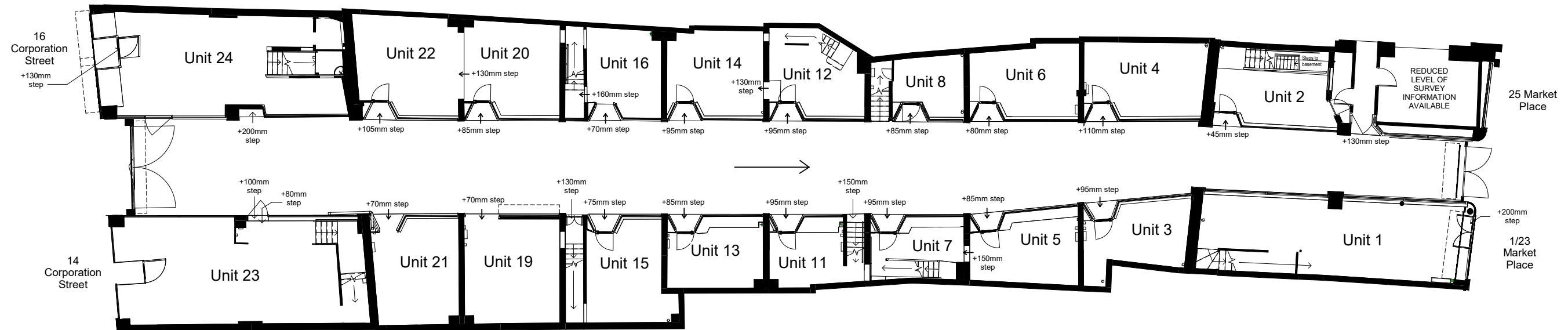


KEY

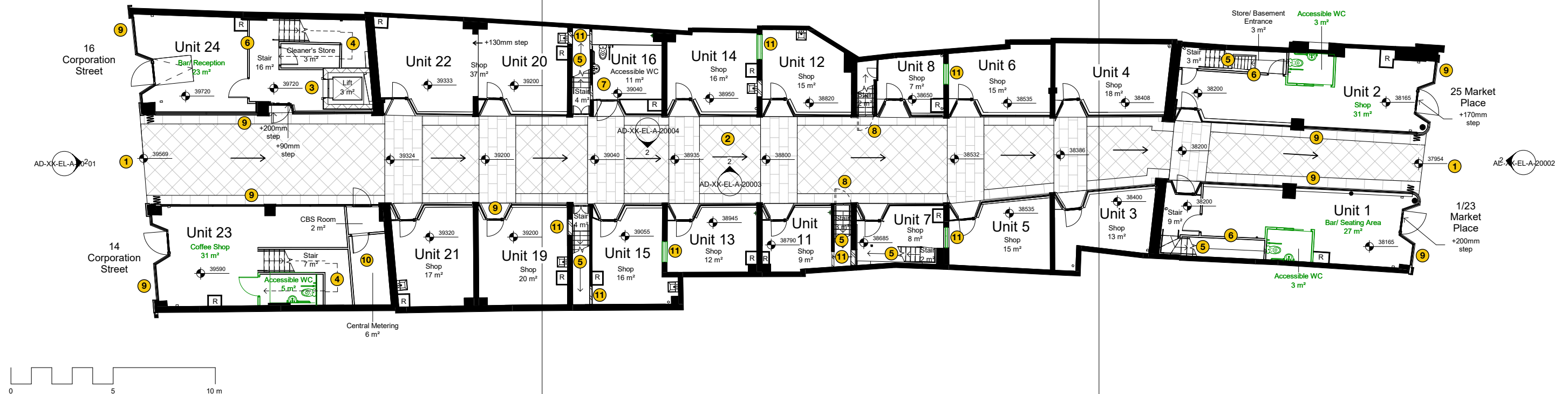
 FIT-OUT BY OTHERS (LAYOUT INDICATIVE)

 ELECTRICAL RISER

GROUND FLOOR PLAN AS EXISTING



GROUND FLOOR PLAN AS PROPOSED



KEY



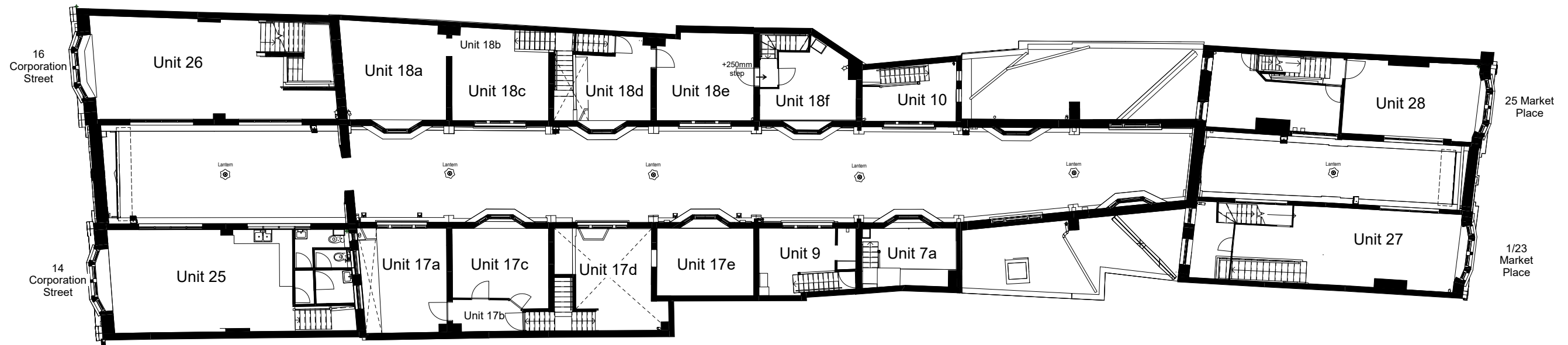
FIT-OUT BY OTHERS (LAYOUT INDICATIVE)



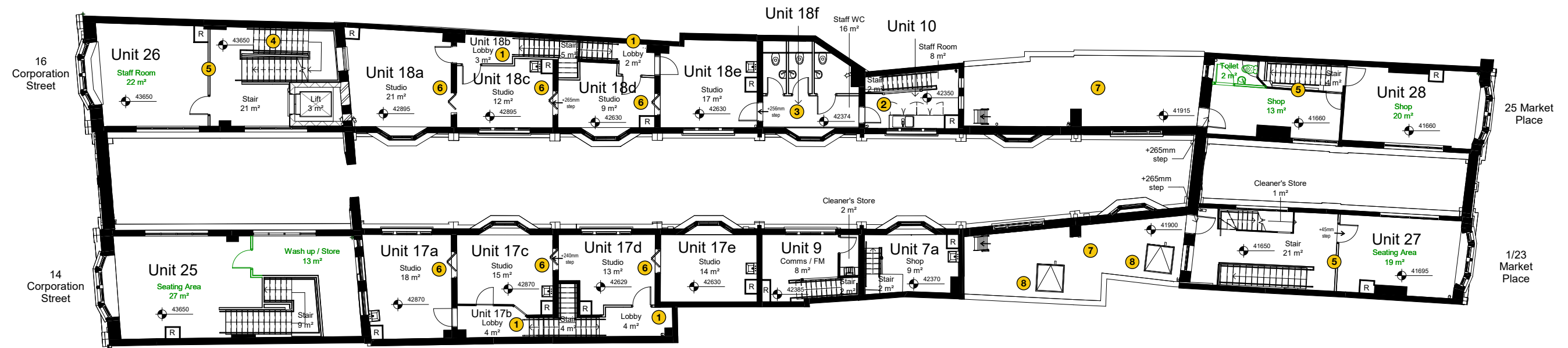
ELECTRICAL RISER

- 1** New entrance gates (refer to Section 4.3 for details)
- 2** Re-grading of the central thoroughfare to provide level access into units (refer to Section 5 for details)
- 3** New 8 person passenger lift
- 4** New steel stairs
- 5** Adjustments to existing stairs to address use (refer to Section 5 for details)
- 6** New fire rated enclosures to stairs
- 7** New Accessible WC
- 8** New stairwell gates (refer to Section 4.3 for details)
- 9** Renewed shopfronts
- 10** New electrical plant rooms to house central battery system and metering panel
- 11** New openings between units to provide flexibility for unit expansion, as follows:
 - Existing opening with permanent infill: Brick infill with recess detail
 - Existing opening with temporary infill: Plasterboard stud wall placed centrally to opening
 - New opening with temporary infill: Plasterboard stud wall flush to both sides of opening

FIRST FLOOR PLAN AS EXISTING



FIRST FLOOR PLAN AS PROPOSED



KEY

FIT-OUT BY OTHERS (LAYOUT INDICATIVE)

R ELECTRICAL RISER

1 New fire rated lobbies to central stairs

2 New staff room with tea point

3 New staff toilets

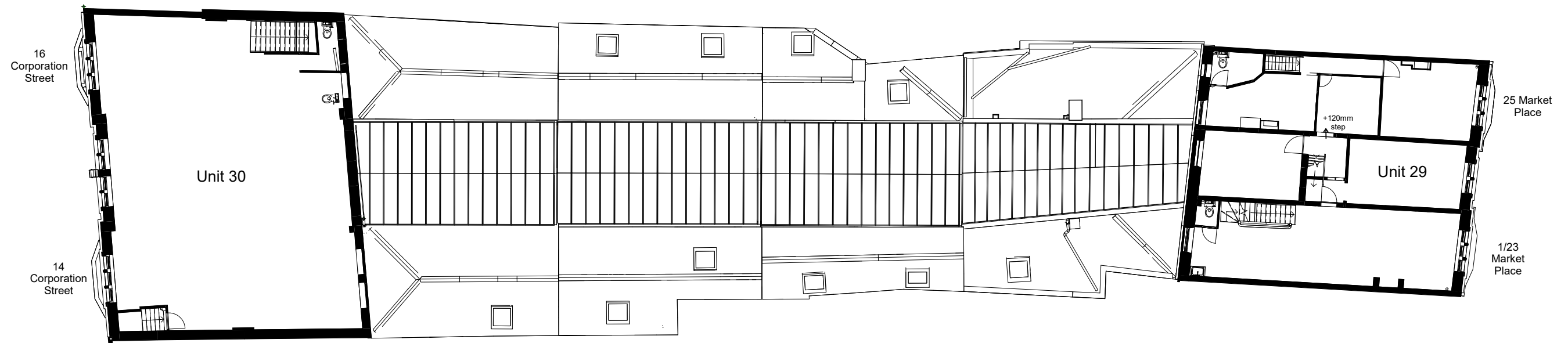
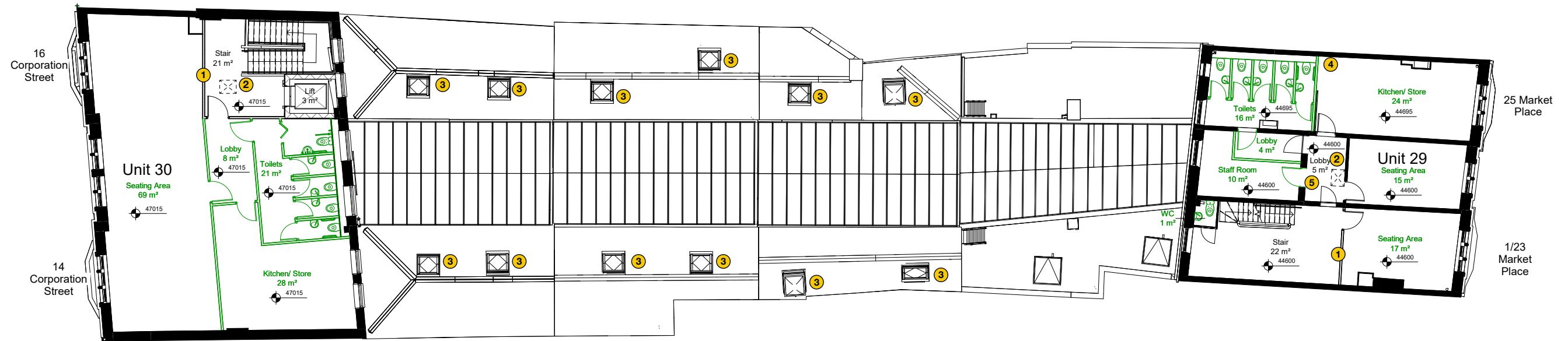
4 New steel stairs

5 New/ upgraded fire rated enclosures to stairs

6 New openings between units with bi-fold doors

7 New flat roofs with access from converted door openings in Market Place

8 New rooflights to provide light and ventilation to ground floor units

SECOND FLOOR PLAN AS EXISTING**SECOND FLOOR PLAN AS PROPOSED****KEY**

FIT-OUT BY OTHERS (LAYOUT INDICATIVE)



ELECTRICAL RISER



New fire rated enclosures to existing stairs



New roof hatches with pull down ladders to access roof spaces (infrequent maintenance access only)



New rooflights to provide light and ventilation to first floor units

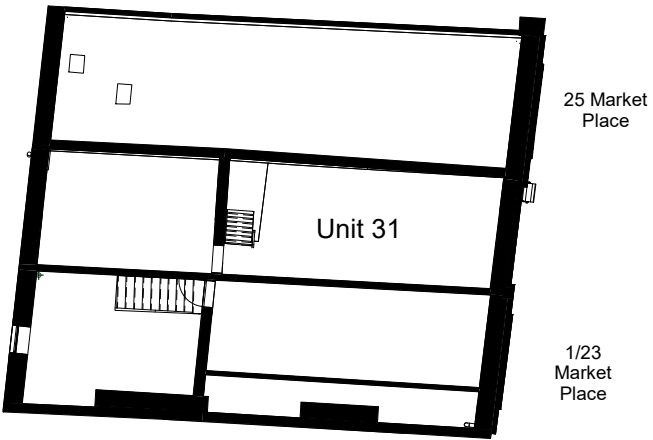
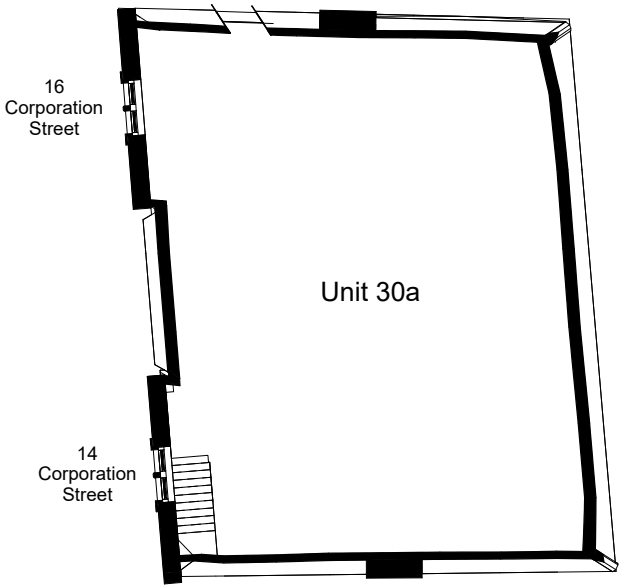


Existing steep stair to second floor of Market Place removed

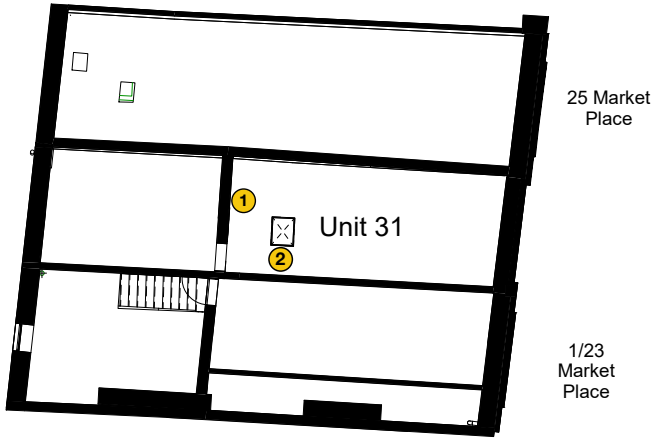
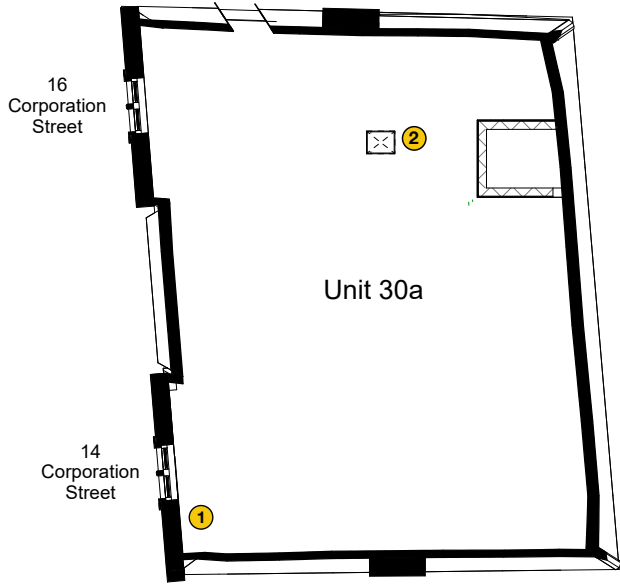


Existing steep stair to roof space in Market Place removed

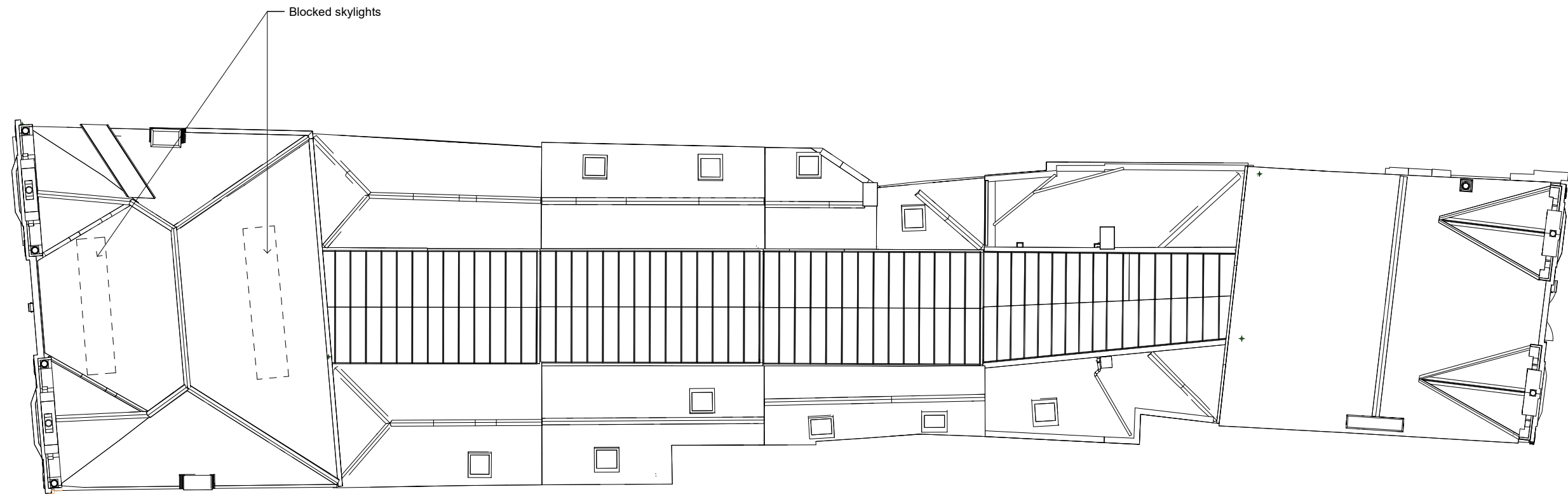
THIRD FLOOR PLAN AS EXISTING



THIRD FLOOR PLAN AS PROPOSED



- KEY**
- FIT-OUT BY OTHERS (LAYOUT INDICATIVE)
- ELECTRICAL RISER
- 1 Existing steps to roof spaces removed
- 2 New roof hatches with pull down ladders to access roof spaces from second floors (infrequent maintenance access only)

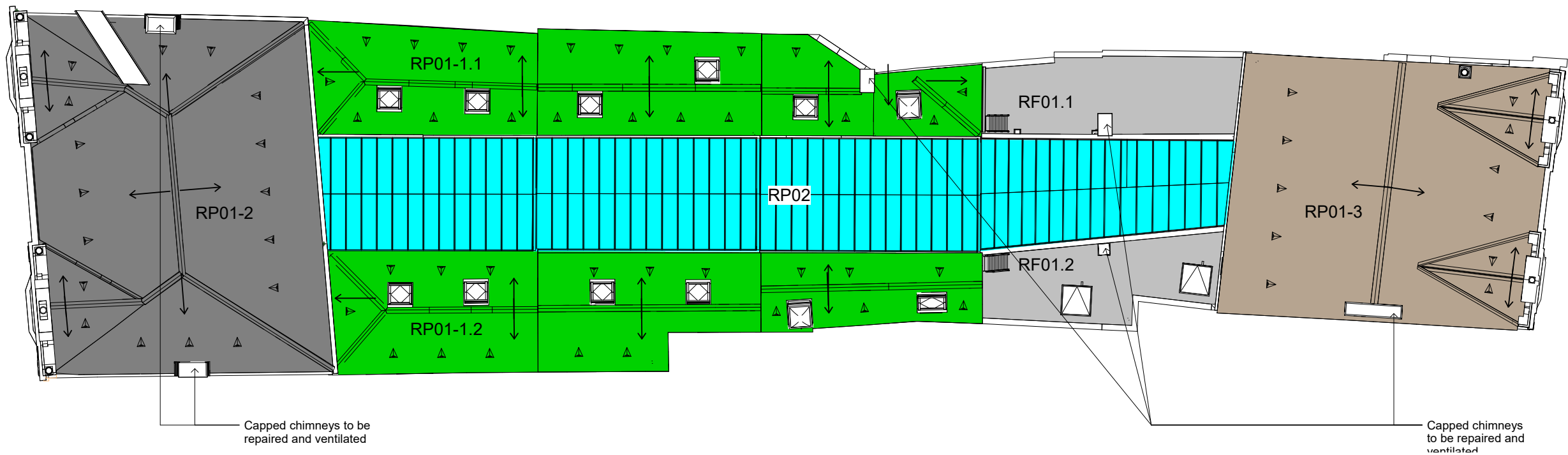
ROOF PLAN AS EXISTING**KEY**

FIT-OUT BY OTHERS (LAYOUT
INDICATIVE)



ELECTRICAL RISER

ROOF PLAN AS PROPOSED



KEY



FIT-OUT BY OTHERS (LAYOUT INDICATIVE)



ELECTRICAL RISER



RP01-1
ARCADE PITCHED SLATE ROOFS

- Carefully remove slates, sort into sizes, select slates suitable for re-use. Any deficiency in numbers is to be made up with new slate to match in size, colour and quality, sourced from local quarry.
- Strip existing pitched roof areas back to structure and repair / replace timber structure in accordance with BDP structural engineer details to replicate existing roof form. The condition of all timber elements is to be carefully assessed to ensure all early fabric is retained where viable and practicable.
- Supply and fix new terne coated stainless steel gutters and associated flashings.
- Roof build up to comprise:
 - New plaster soffit
 - New 18mm plywood deck
 - New vapour barrier
 - New insulation fitted between rafters
 - New breather membrane
 - New softwood battens
 - Reclaimed slate supplemented with new
 - New slate vents



RP01-2
CORPORATION STREET PITCHED SLATE ROOF

- Carefully remove slates, sort into sizes, select slates suitable for re-use. Any deficiency in numbers is to be made up with new slate to match in size, colour and quality, sourced from local quarry.
- Strip existing roof coverings back to primary timber structure. All timber trusses to be retained and repaired to Structural Engineer's details. The condition of all secondary timber elements is to be carefully assessed to ensure all early fabric is retained where viable and practicable.
- Supply and fix new cast iron gutters and parapet gutters with associated flashings in lead
- Roof build up to comprise:
 - New plasterboard soffit
 - New 18mm plywood deck
 - New vapour barrier
 - New insulation fitted between rafters
 - New breather membrane
 - New softwood battens
 - Reclaimed slate supplemented with new
 - New slate vents



RP01-3
MARKET PLACE PITCHED STONE SLATE ROOF

- Carefully remove slates, sort into sizes, select slates suitable for re-use. Any deficiency in numbers is to be made up with new slate to match in size, colour and quality, sourced from local quarry.
- Strip existing roof coverings back to primary timber structure. All timber trusses to be retained and repaired to Structural Engineer's details. The condition of all secondary timber elements is to be carefully assessed to ensure all early fabric is retained where viable and practicable.
- Supply and fix new cast iron gutters and parapet gutters with associated flashings in lead
- Roof build up to comprise:
 - New plasterboard soffit
 - New 18mm plywood deck
 - New vapour barrier
 - New insulation fitted between rafters
 - New breather membrane
 - New softwood battens
 - Reclaimed stone slates supplemented with new, laid in diminishing courses
 - New slate vents



RP02
ARCADE GLAZED ROOF

- Strip all existing roof glazing back to iron trusses and repair ironwork as required in accordance with BDP structural engineer details.
- New patent glazing system with associated PPC aluminium glazing bars installed to BS 6262 and building regulations requirements.
- Glazing: Inner pane glazing to be laminated, outer pane to be toughened.
- Ventilation gaps to roof steps to be retained in new design.
- Supply and fix new cast iron square section gutters to junction of slate and glazed roofs with associated flashings in lead

RWPs

All rainwater pipes to be renewed in new cast iron



RF01
NEW FLAT ROOFS

- Carefully remove slates, sort into sizes, select slates suitable for possible re-use to retained slate roofs.
- Strip existing monopitch roofs including timber structure. Construct replacement timber structure to accommodate new flat roof finishes in accordance with BDP structural engineer details.
- New warm deck roof covering (SIKA-Sarnafil or similar approved) including:
 - Timber deck minimum 18mm thick
 - Vapour control layer (Sarnavap 500E or similar approved)
 - Insulation board (SarnaTherm or similar approved)
 - Waterproof membrane (Sarnafil G410-18ELF lacquered reinforced PVC membrane in lead grey or similar approved)
 - Surface protection (SarnaTred or similar approved)
 - Associated drainage, flashings and walkway details

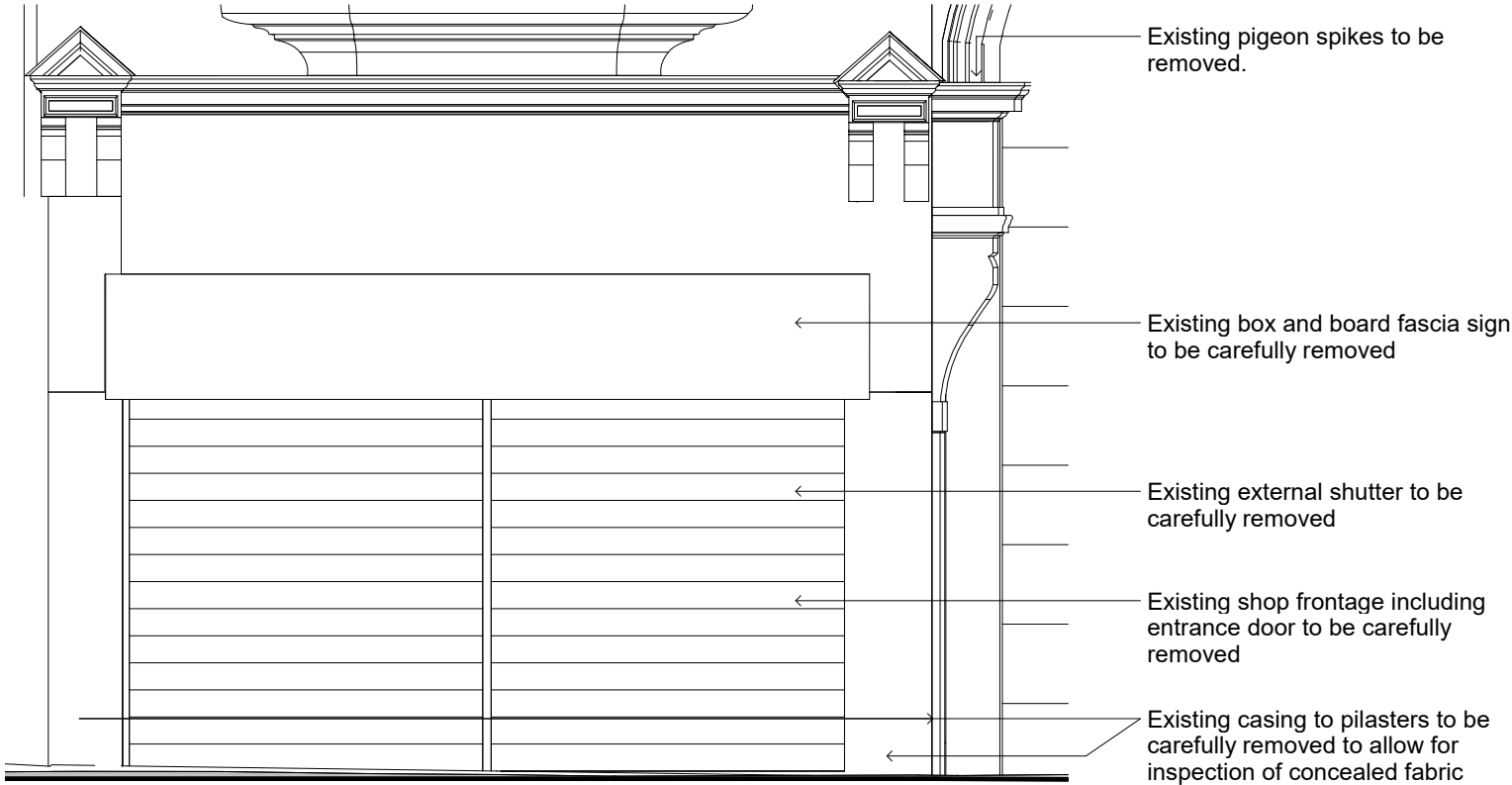
4.3 Appearance

NORTH ELEVATION

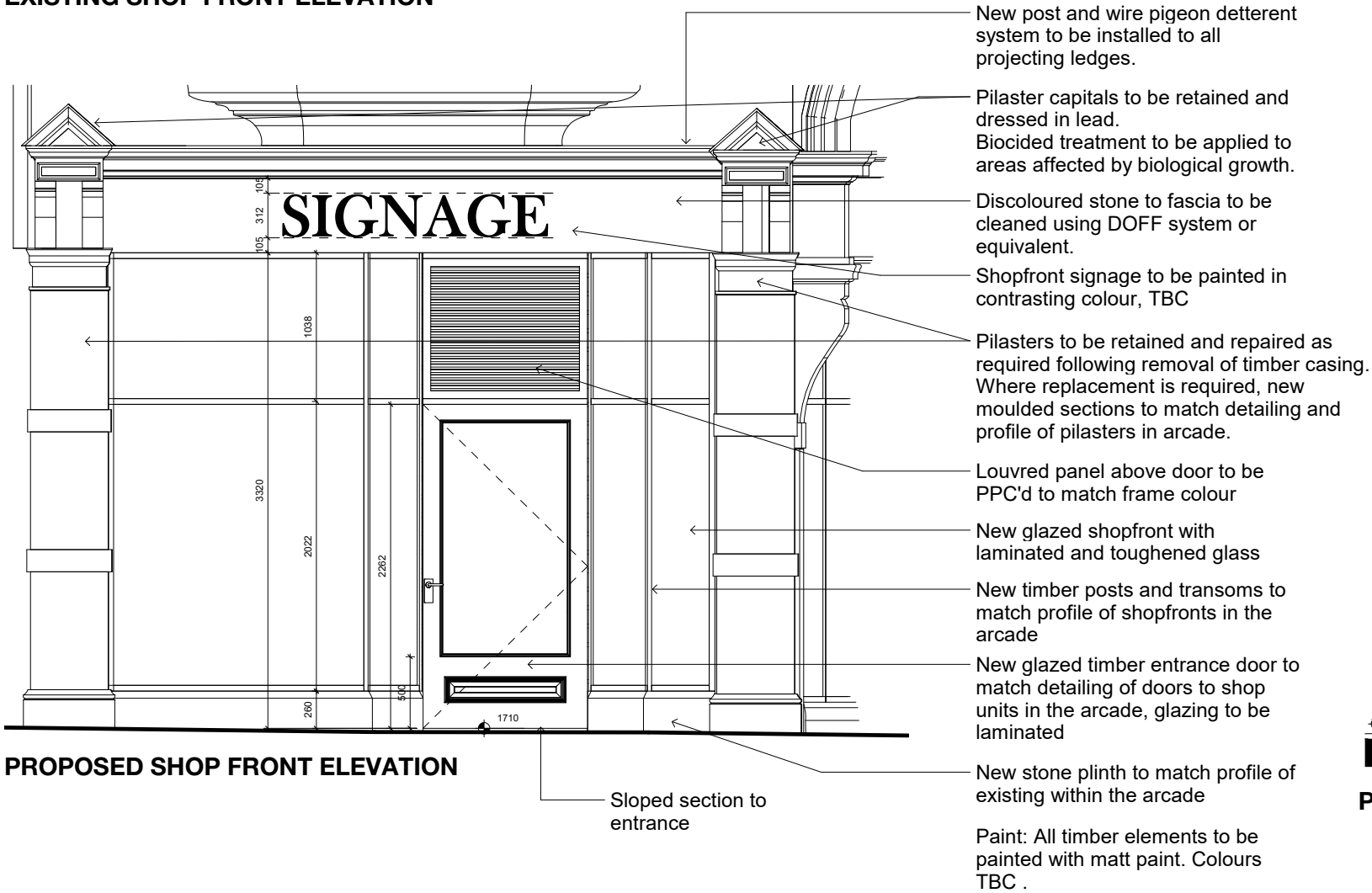


- 1 Cleaning and repairs to masonry and windows
(please refer to 1705-BDP-AD-XX-EL-A-20001 - North Elevation)
- 2 Repairs to slate roof
(please refer to 1705-BDP-AD-RF-PL-A-20005 - Roof GA Plan as Proposed)
- 3 New shopfronts restored to original design and in accordance with Dewsbury Design Guide
(please see following page for details)
- 4 New entrance gates to existing archway (please refer to Section 4.3 for details)

NORTH ELEVATION SHOP FRONTS



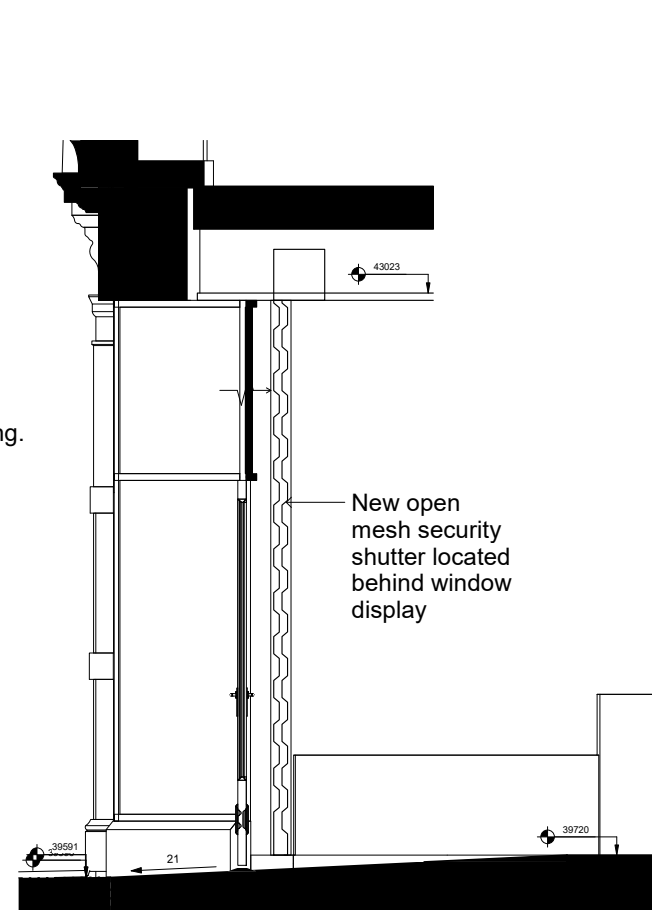
EXISTING SHOP FRONT ELEVATION



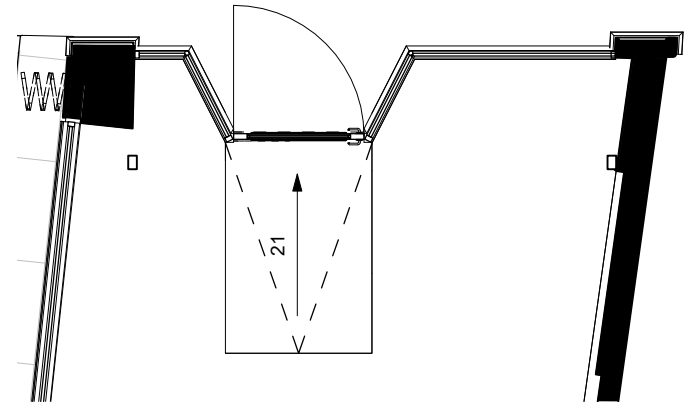
PROPOSED SHOP FRONT ELEVATION



Figure 4.3.1 Corporation Street altered shop front (BDP 2020)



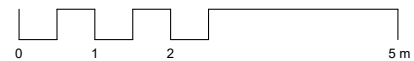
PROPOSED SHOP FRONT SECTION



PROPOSED SHOP FRONT PLAN

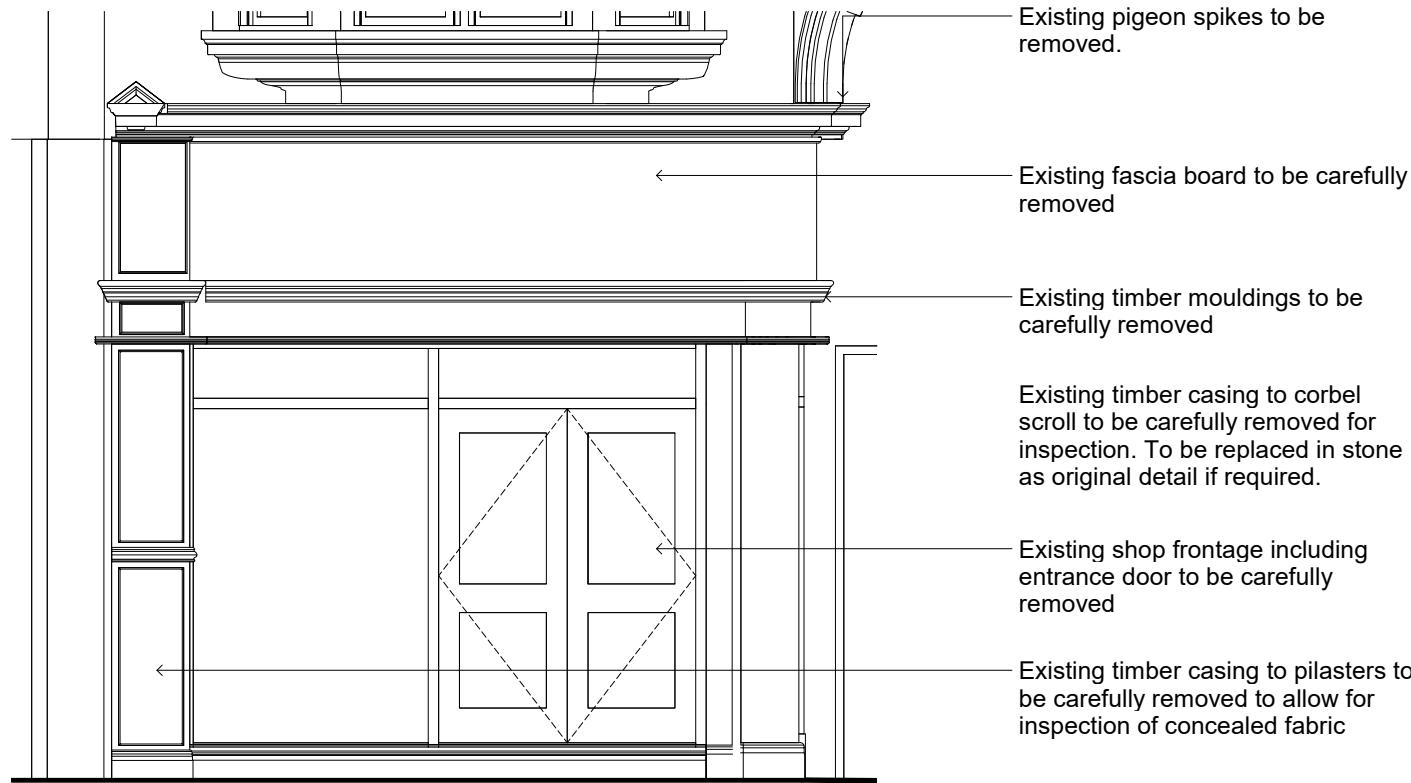


Figure 4.3.2 Early C.20 image of Corporation Street. [Photograph]. At: Mirfield Archive

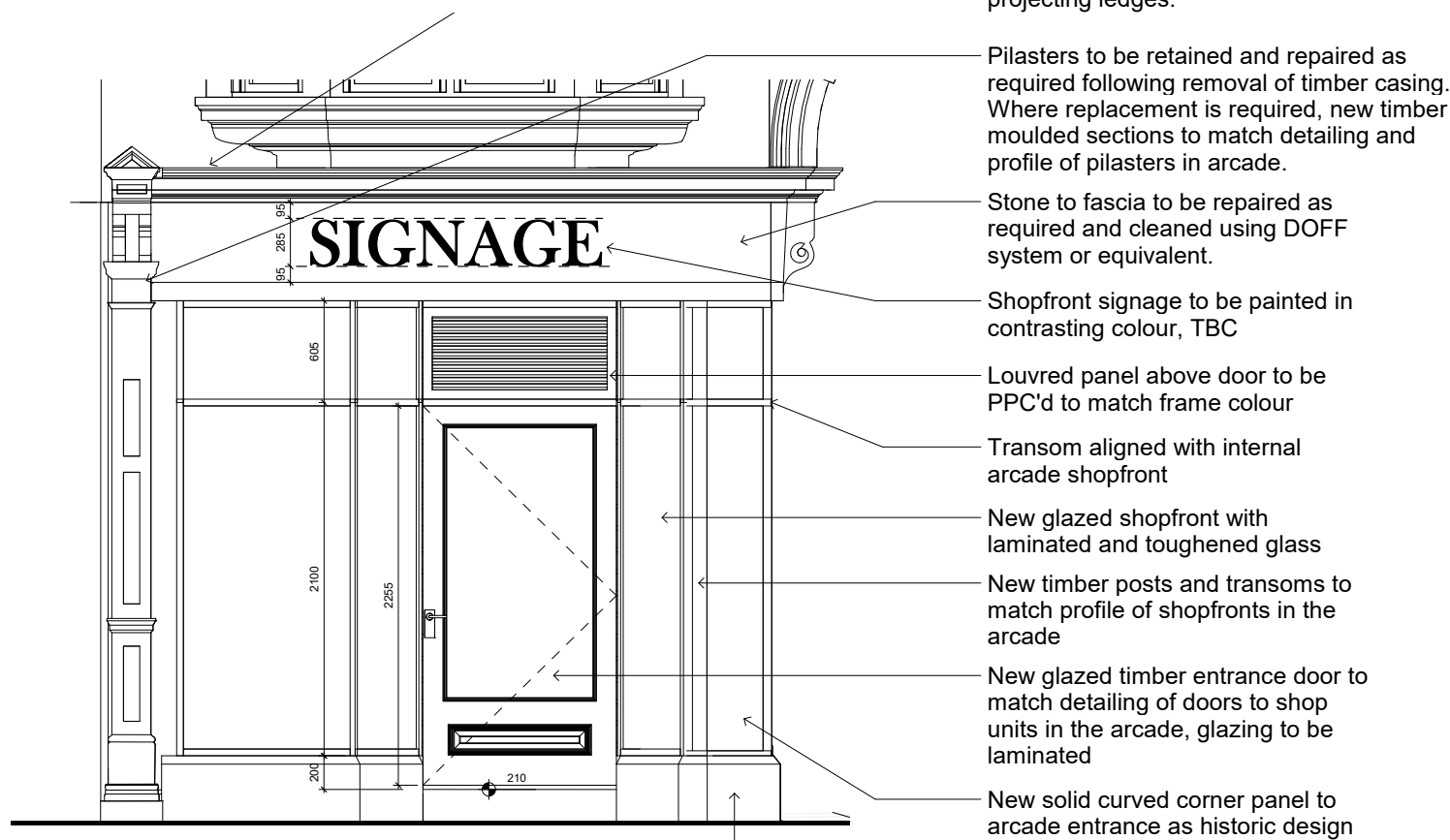
SOUTH ELEVATION**EXISTING ELEVATION****PROPOSED ELEVATION**

- ① Cleaning and repairs to masonry and windows
(please refer to 1705-BDP-AD-XX-EL-A-20002 - South Elevation)
- ② Repairs to slate roof
(please refer to 1705-BDP-AD-RF-PL-A-20005 - Roof GA Plan as Proposed)
- ③ New shopfronts restored to original design and in accordance with Dewsbury Design Guide
(please see following page for details)
- ④ New entrance gates to existing archway (please refer to Section 5 for details)
- ⑤ Pilaster reinstated to original position

SOUTH ELEVATION SHOP FRONTS



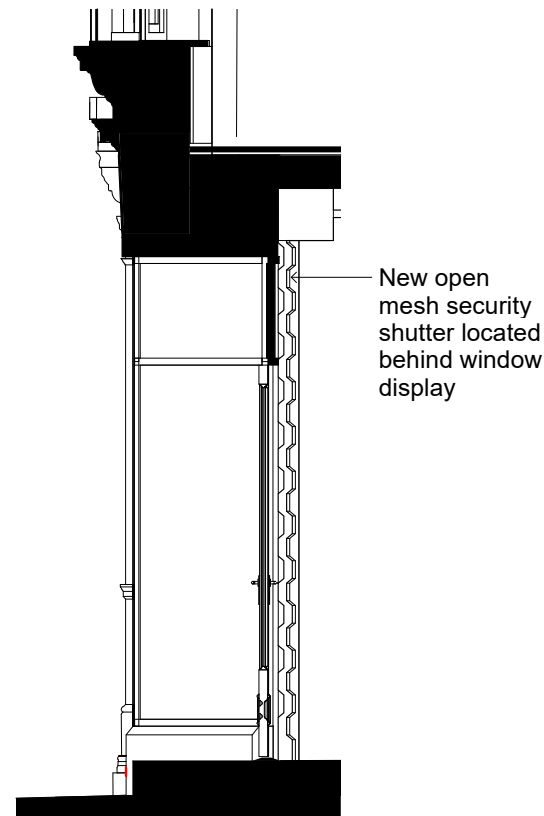
EXISTING SHOP FRONT ELEVATION



PROPOSED SHOP FRONT ELEVATION



Figure 4.3.3 Market Place altered shop front (BDP 2021)



PROPOSED SHOP FRONT SECTION

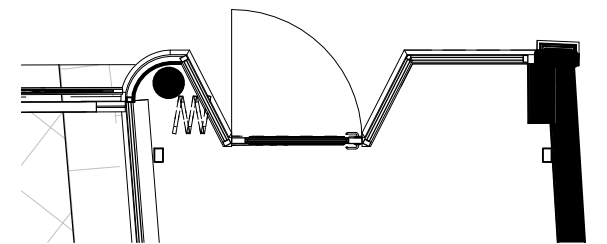


Figure 4.3.4 Early C.20 image of Market Place. [Photograph]. At: Mirfield Archive (<https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery>)

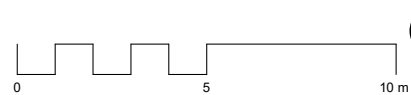
EAST ELEVATION



EXISTING ELEVATION



PROPOSED ELEVATION



KEY



FIT-OUT BY OTHERS (LAYOUT INDICATIVE)



ELECTRICAL RISER

- 1** New shop frontages to internal façade of Corporation Street, as follows:
- Transom to align with street facing shop front for continuity from the street façade
 - New glazing to incorporate laminated safety glass
 - New fire escape door fabricated to match existing in the arcade, with adjustments to suit current regulations
 - New stone plinth

- 2** First floor windows reinstated where blocked

- 3** Doors to be re-hung to opposite swing as required to aid access within units

- 4** Existing glazed panel to central stair removed from the transom down. New double panelled door to match existing opposite to be installed.

- 5** New metal gates to open stairwells to match design of entrance gates, with fixed glazed panel above

- 6** New shop frontages to internal façade of Market Place, as follows:

- Existing oversized sign boards and timber moulded sections to be removed and fascia repaired/ reinstated as required
- Transom to align with street facing shop front for continuity from the street façade
- Original lower section of Unit 2 retained and repaired, new glazed infill above existing transom
- Pediment to be reinstated above Unit 2 door
- Existing timber casing removed from column for inspection of concealed face, stone repairs as required.
- New shop front and stone plinth to current amusement arcade. Existing doorway and passage removed.

WEST ELEVATION



EXISTING ELEVATION



PROPOSED ELEVATION



KEY



FIT-OUT BY OTHERS (LAYOUT INDICATIVE)



ELECTRICAL RISER

1 New shop frontages to internal façade of Market Place, as follows:

- Transom to align with street facing shop front for continuity from the street façade
- New larger area of glazing to incorporate laminated safety glass
- Existing timber moulded sections to be removed and fascia repaired/ reinstated as required
- Existing timber casing removed from column for inspection of concealed face, stone repairs as required
- New fire escape door, pediment and splayed entrance fabricated to match existing in the arcade, with adjustments to suit current regulations
- New stone plinth

2 First floor windows reinstated where blocked

3 Doors to be re-hung to opposite swing as required to aid access within units

4 Entrance to Unit 19 to be reinstated where previously removed with splayed entrance, new door and pediment to match existing adjacent

5 New metal gates to open stairwells to match design of entrance gates, with fixed glazed panel above

6 New shop frontages to internal façade of Corporation Street, as follows:

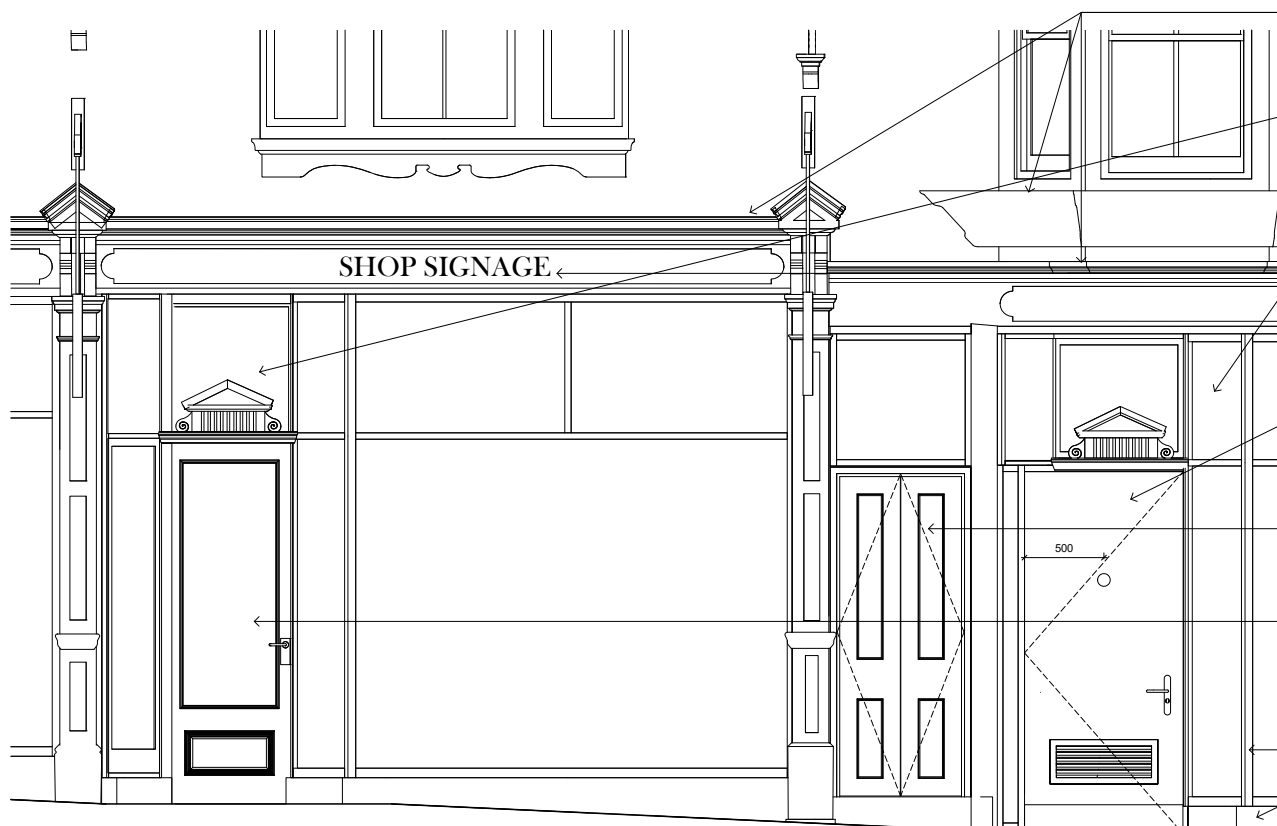
- Existing oversized sign boards to be removed and fascia repaired/ reinstated as required
- Transom to align with street facing shop front for continuity from the street façade
- New entrance to plant room designed with a splayed shop front elevation to be consistent with the Arcade's design. New flush fire rated door with ventilation grille.
- Existing timber casing removed from column for inspection of concealed face, stone repairs as required.
- New larger area of glazing to incorporate laminated safety glass
- New stone plinth

TYPICAL SHOP FRONT REPAIRS TO CENTRAL ARCADE



EXISTING ELEVATION (UNITS 20 & 16)

Existing splayed panel to be removed to Unit 16



PROPOSED ELEVATION (UNITS 20 & 16)

New post and wire pigeon deterrent system to be installed to all projecting ledges.

Existing hopper windows to be utilised for ventilation to shop units

Existing shopfront glazing to be retained and Anti-Shatter Film to be applied

Existing moulded fascia boards to be retained. Shopfront signage to be hand painted in contrasting colour, TBC.

New flush timber door to accessible WC with associated signage and ventilation louvre

New timber panelled double door to central stair to match existing on opposite elevation

Existing shop front doors to be eased and adjusted to improve operability. Doors to be re-hung to opposite edge where required to improve accessibility.

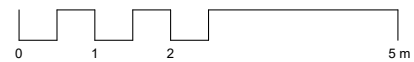
Repairs to timber framing sections and stone plinths as required

Paint: All timber elements to be painted with matt paint. Colours TBC.

SECTION AA



EXISTING SECTION



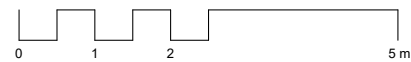
PROPOSED SECTION

- 1 Cleaning and repairs to masonry and windows (please refer to 1705-BDP-AD-XX-SE-A-20001 - Section AA)
- 2 Repairs to stone slate roof (please refer to 1705-BDP-AD-RF-PL-A-20005 - Roof GA Plan as Proposed)
- 3 Blocked windows openings to be reinstated with their original windows, or where absent, with new to match existing patterns and profiles. Ventilation louvres to be incorporated as required, subject to tenant requirements.
- 4 New brickwork infill incorporating 20mm recess detail
- 5 All rainwater pipes to be renewed in new cast iron
- 6 New openings between first floor units with bi-fold doors

SECTION BB



EXISTING SECTION



PROPOSED SECTION

- 1** Cleaning and repairs to masonry and windows (please refer to 1705-BDP-AD-XX-SE-A-20002 - Section BB)
- 2** Repairs to stone slate roof (please refer to 1705-BDP-AD-RF-PL-A-20005 - Roof GA Plan as Proposed)
- 3** New ventilation louvres to be incorporated as required, subject to tenant requirements and existing window to be made good
- 4** New extract vent to WC (subject to tenant requirements)
- 5** New flat roofs over single storey arcade units, accessed via converted door openings to Market Place façade
- 6** All rainwater pipes to be renewed in new cast iron

SIGNAGE

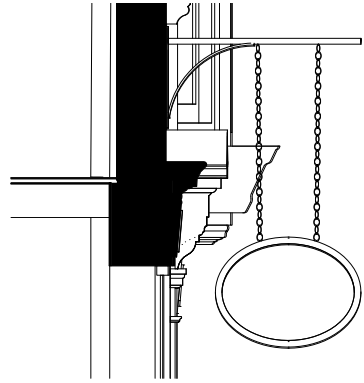


Figure 4.3.5 Existing hanging sign (BDP 2021)

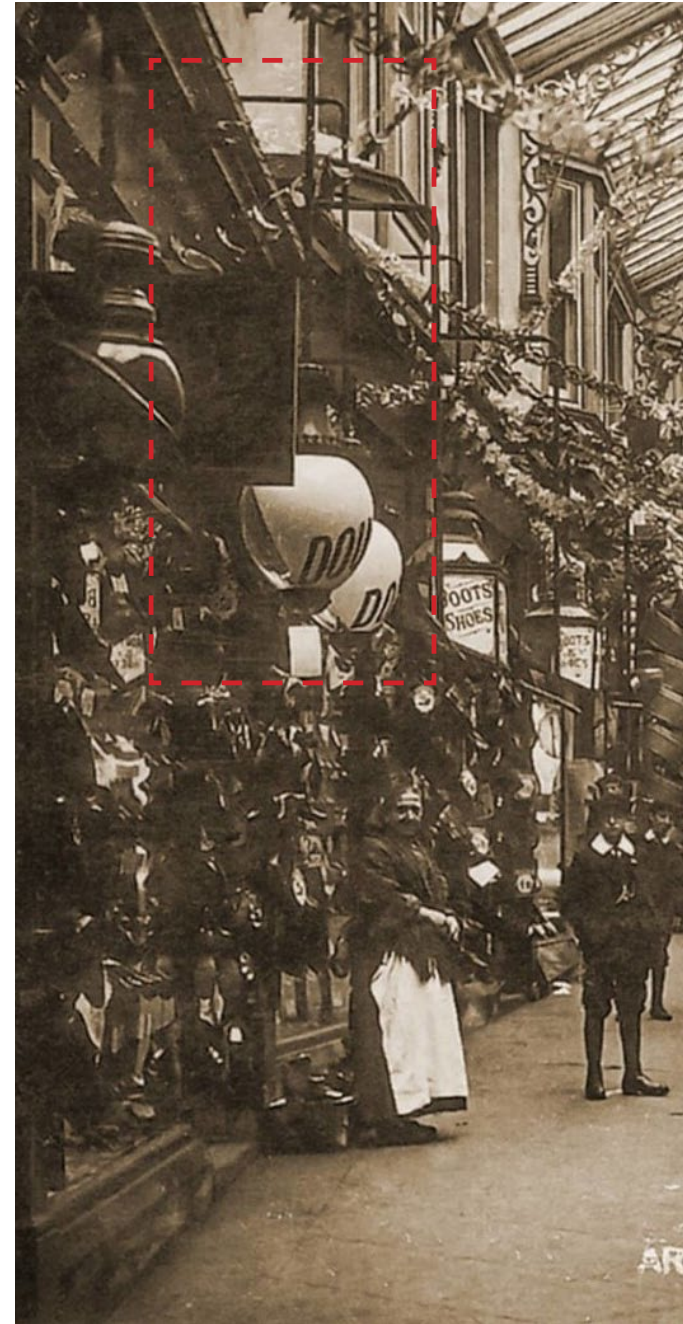
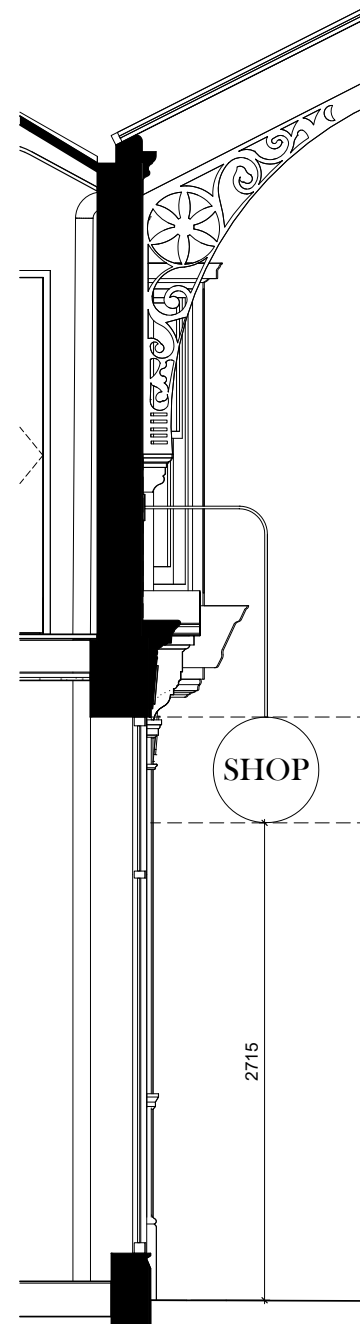
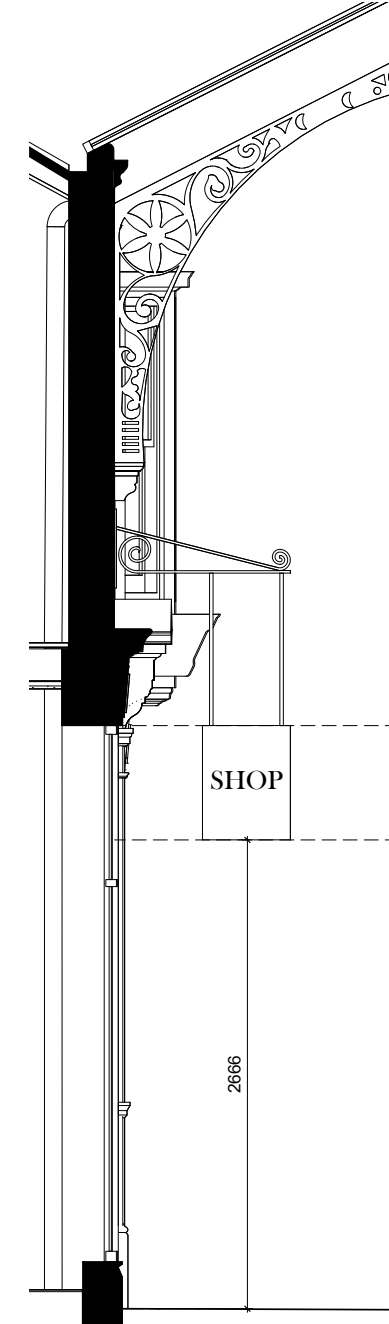


Figure 4.3.6 Historic Arcade hanging sign [Photograph].
At: Mirfield Archive (<https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery>)



EXISTING SHOP FRONT SIGNS

- Existing signs added in late 1980s during last major refurbishment of the arcade
- All signs to be carefully removed and replaced
- Signs to be positioned centrally between shops under trusses as existing
- Sign to align with underside of shop front fascia

SIGN OPTION 01

- Contemporary signage, taking inspiration from original details of the arcade
- Slender metal arms and circular sign board to reference original hanging lamps (pictured to right)



Figure 4.3.7 contemporary sign
(Photo by Drew Beamer on Unsplash)

SIGN OPTION 02

- Traditional design
- Decorative metal arm in-keeping with existing Victorian features of the arcade
- Takes inspiration from existing signage in the local area such as to the black bull pub (pictured to the right)



Figure 4.3.8 Existing hanging sign (BDP 2021)

ENTRANCE GATES

A key issue affecting the attractiveness of the Arcade is the need for security shutters. The existing roller shutters to the Arcade entrances are utilitarian in appearance, reflecting their current function preventing unauthorised entry into the building. The existing metal gates located to the front of the roller shutter (highlighted in red on the adjacent photographs) appear to either be original, or a replica, as can be seen in the historic image of Market Place on the left. These gates are concertina and are fixed from posts either side in Market Place, and fixed via brackets connected to the stone reveals on Corporation Street. These gates do not appear to have been in use for a number of years, furthermore, as roller shutters were installed behind them, this suggests they were not providing their intended function. They are also quite significantly worn and rusting. It is proposed to remove all existing shutters and gates from both entrances. The new entrance gates are to be in a concertina opening style informed by the original design to better respect the heritage values of the building.

Part of the client's brief is that where practicable 24hour access can be provided to the tenants to suit their individual needs and out of normal business hour access is required. A number of incremental approaches were assessed to deliver this including:

- Moving the existing secure line from the back of pavement to inboard of the Corporation Street and Market Place buildings,
- Providing separate external entrance access through the Corporation Street and Market Place shop fronts,
- Enclosing the Arcade with glazed infills and consequently changing the nature of the Arcade from an covered external space to a covered internal space,
- Designing a new bespoke barrier arrangement to replace the existing shutters incorporating a personnel gate with access control

The first three options were discounted on the grounds of anti-social behaviour concerns, heritage impact, loss of valuable ground floor commercial space, mechanical servicing and other technical challenges. The fourth option's bespoke new gates could provide opportunities for community and local artists' engagement as well as a way to brand the renewed Arcade with an associated high quality lighting design to be more attractive to shoppers and visitors.

Two designs were initially developed for the entrance gates in both a contemporary and more traditional design as shown on the images adjacent. The contemporary approach seeks to provide a modern design interpretation based on historic themes. It takes inspiration from the decorative tiled inlays at the threshold of each shop front which are a key and unique aspect of the Arcade, and feature a strong and repeating geometric pattern. The traditional approach seeks to take inspiration from the Victorian features of the building, including the cast iron trusses, and is more ornate in appearance. A traditional design is the current preferred option to be developed further with traditional craftsmen to establish suitable fabrication details.

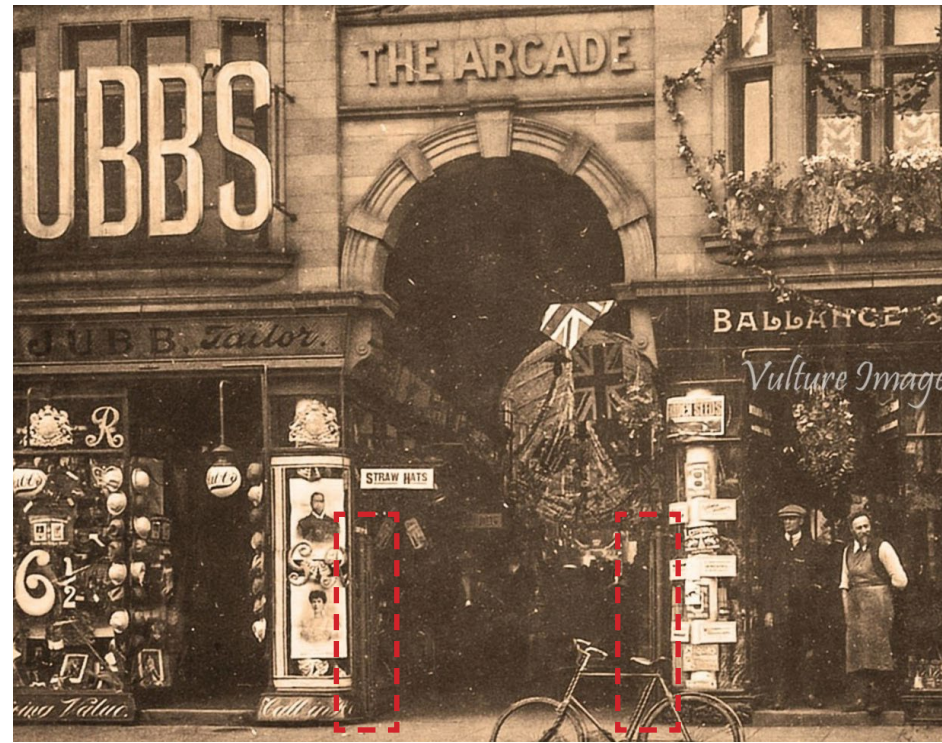


Figure 4.3.9 Early C.20 image of the Market Place entrance. [Photograph]. At: Mirfield Archive (<https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery>)



Figure 4.3.10 Market Place entrance early gates and modern roller shutter (BDP 2020)

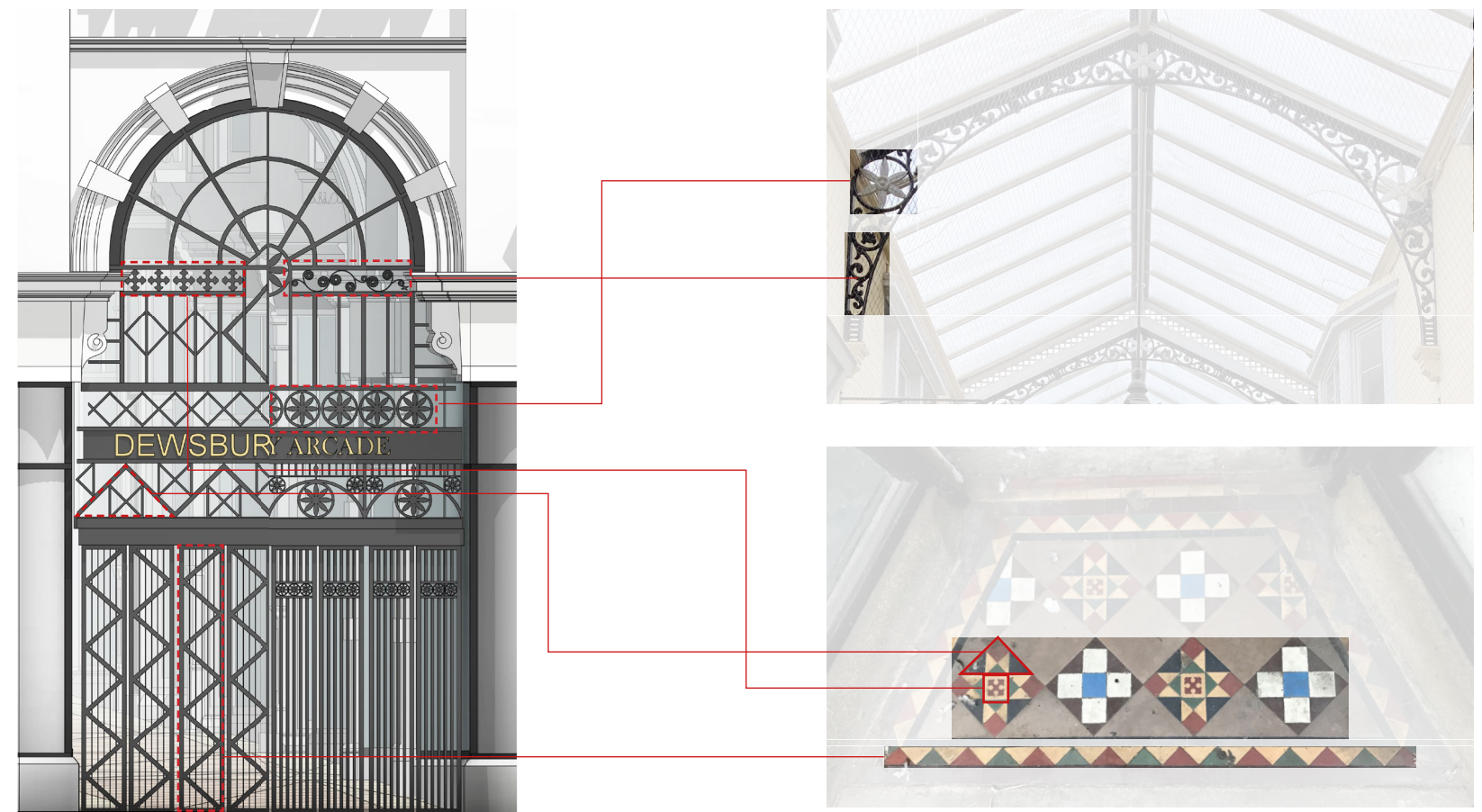


Figure 4.3.11 Contemporary Design | Traditional Design

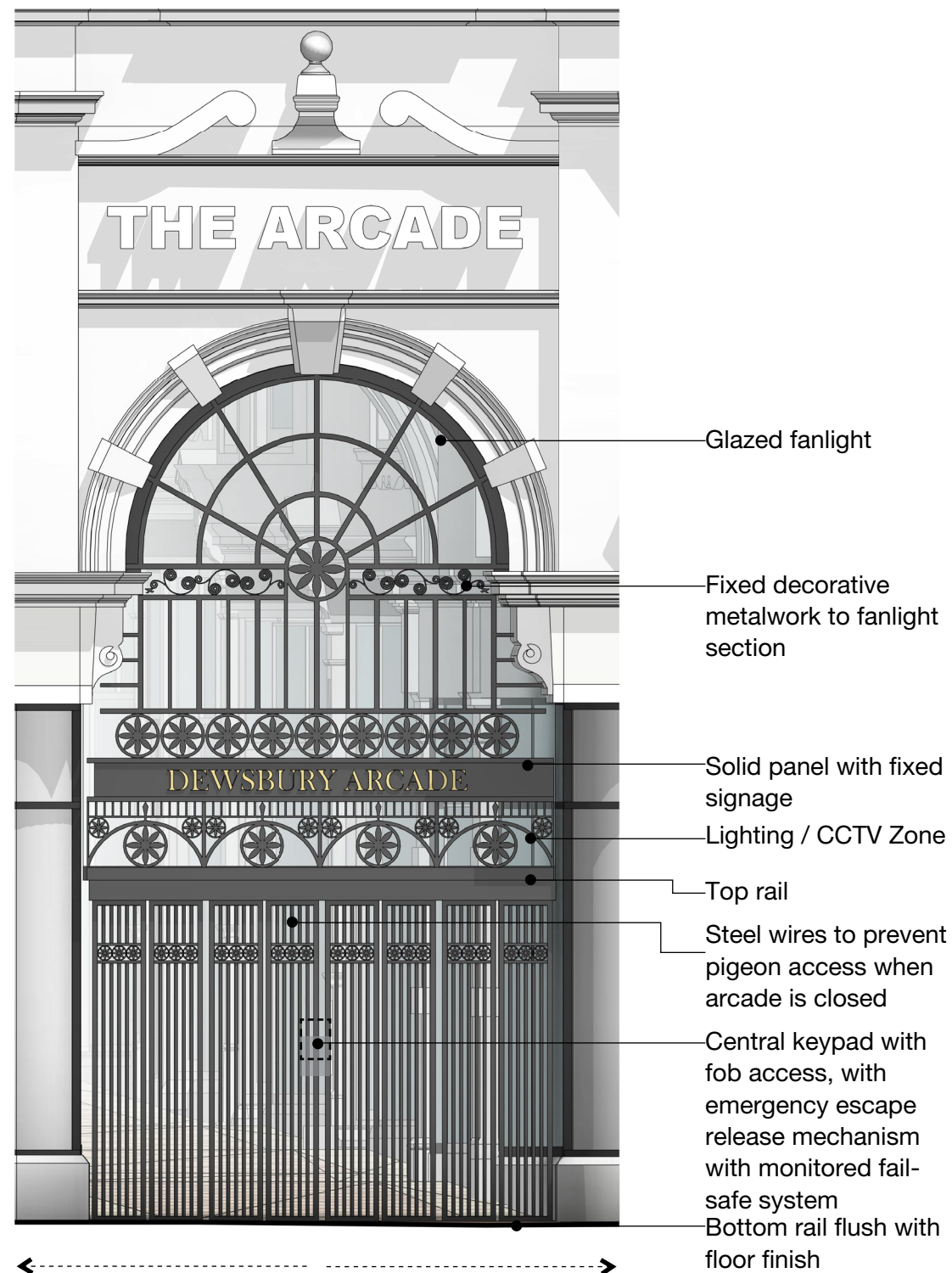


Figure 4.3.12 Entrance gates design

The features of the gates can be summarised as follows:

- The concertina gates will be made up of a number of individual panels which connect and lock at the centre when closed. Each of these panels will be hinged and connected to posts which slide along rails at the top and bottom, allowing them to fold and open. Opening sizes designed to prevent bird access into the building.
- The lighting and signage zone would be fixed and sit above the opening section of the gate. Each of the horizontal bands in this section present the opportunity to install lighting and CCTV fittings as required, to avoid installing these items on the historic façades.

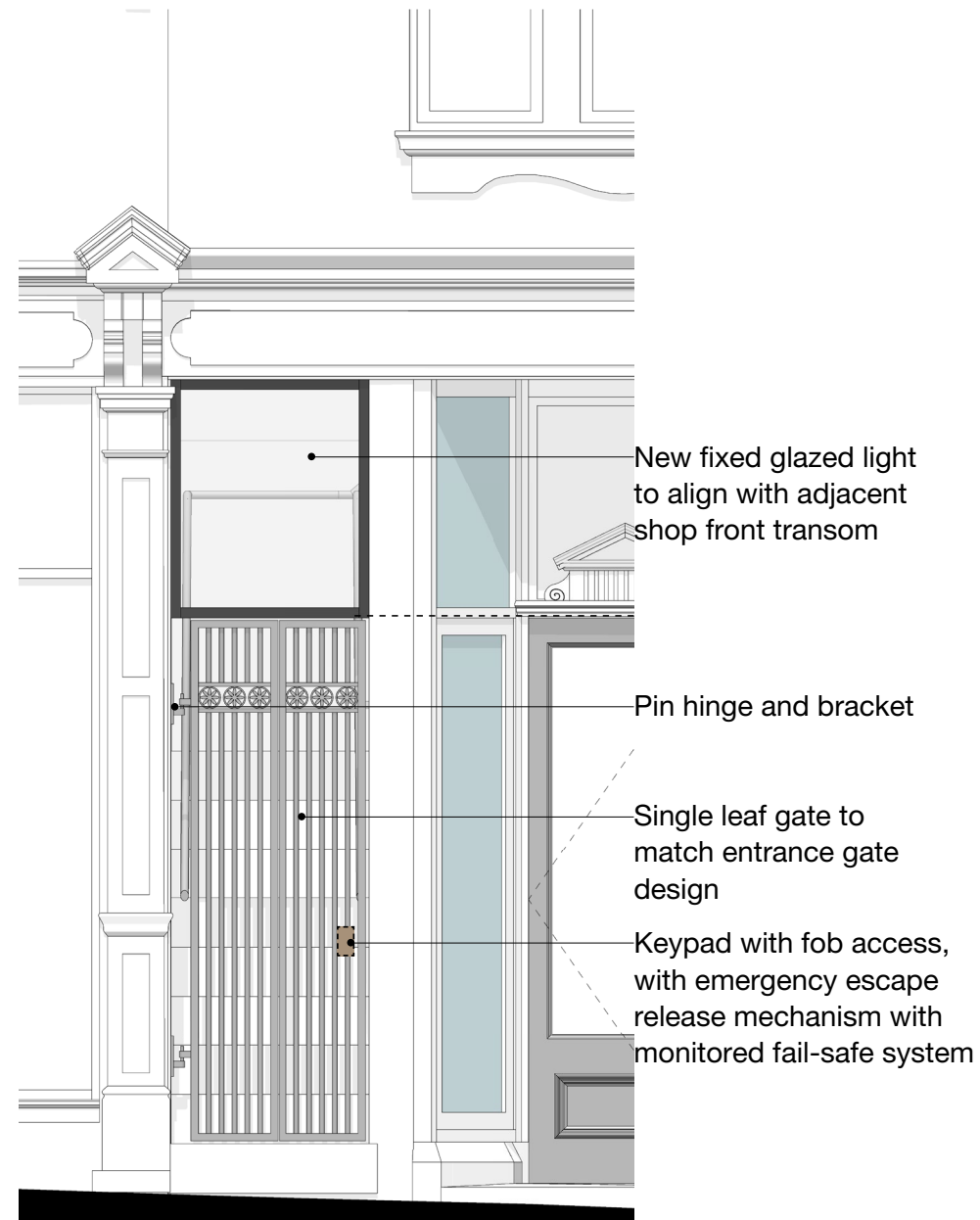


Figure 4.3.13 Stairwell gates design

- This section would likely be fixed at either end via a plate or bracket into the stone. The central section is proposed to display signage for the building as indicated on the drawings.
- A fixed glazed fanlight is proposed to be installed to the head of the arch and down to the bottom of the signage zone, to assist with preventing bird access into the building.
- In terms of fixing methods, the glazing would likely be framed where it sits within the arch and fixed back to the stone reveal.
- Where the edges become more intricate such as around the scroll corbels, the glazing could be chased into the stone and sealed.



Figure 4.3.14 Manchester Craft and Design Centre (Twitter: @ManchesterCraft)

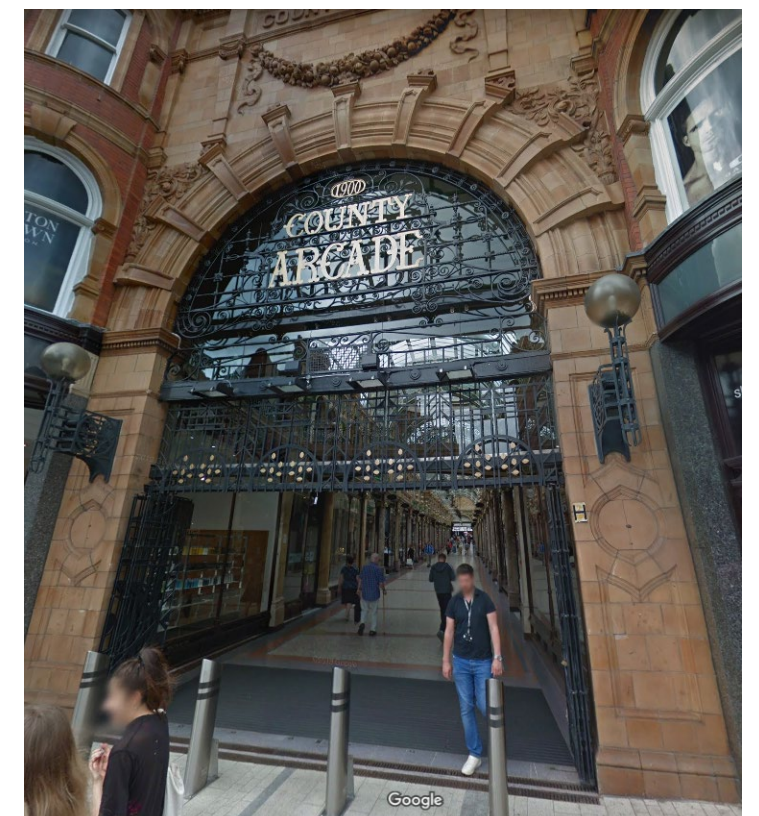


Figure 4.3.15 County Arcade, Leeds (Google Maps, 2021)

4.4 Materials

The material palette has been selected to be sympathetic to the heritage values of the building and the wider Conservation Area.

The Arcade Ground Floor Units



Typical Unit

Floor finishes

Existing finishes to be removed where remaining.

New wide timber boards with resilient acoustic layer or rubber flooring

Existing timber boxing in to shopfronts cills to be removed, new timber joinery to cills to be installed

Ceilings finishes

Existing finishes to be removed where remaining.

Joists to be underdrawn with new with fire/ acoustic rated plasterboard ceilings

Wall finishes

Existing finishes to be removed where remaining.

Exposed brick (to include repairs, repointing + dust suppressant as required)

Lime plaster

RWPs/ stacks to be boxed in

Skirting boards to be reinstated where missing

Stairs

Existing balustrade to Unit 7 stair to be removed, new balustrade to be installed

Ironmongery

All ironmongery to be replaced in existing materials used in the arcade (brass)



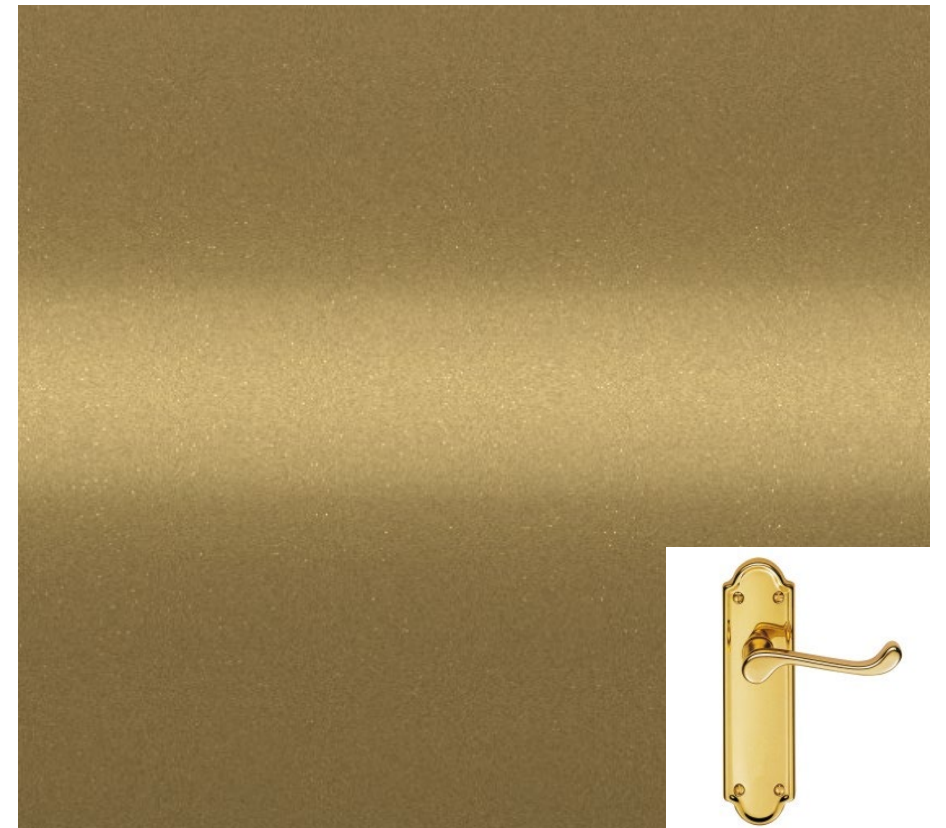
Floor finishes - Timber boards / rubber flooring



Wall finishes - Brick / lime plaster



Ceiling finishes - Plasterboard



Ironmongery - Brass (indicative lever handle image shown)

The Arcade First Floor Units



Typical Unit

Floor finishes

Boards retained as existing where present, re-laid to address uneven levels as required

New wide timber boards to be installed to match existing where boards are not present

Ceilings finishes

Existing finishes to be removed where failing.

Joists to be underdrawn with new with new lath and plaster ceilings to sloped arrangement as existing

Wall finishes

Existing finishes to be removed where remaining.

Exposed brick (to include repairs, repointing + dust suppressant as required)

Lime plaster

RWPs/ stacks to be boxed in

Skirting boards to be reinstated where missing

Ironmongery

All ironmongery to be replaced in existing materials used in the arcade (brass)



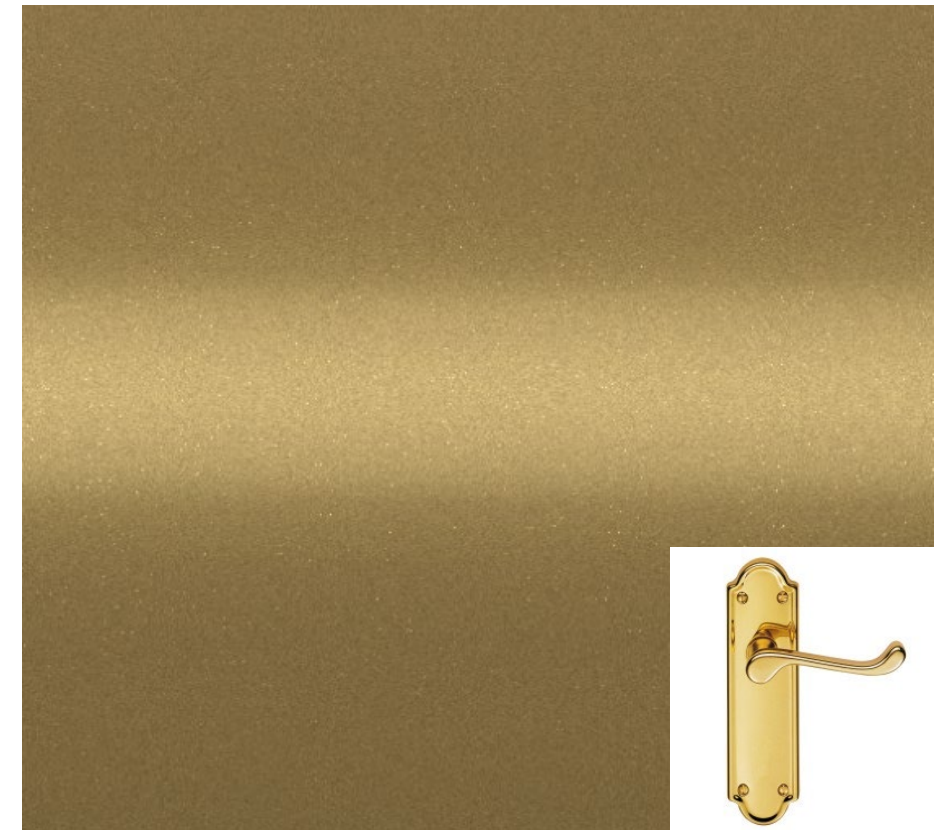
Floor finishes - Timber boards



Wall finishes- Brick / lime plaster



Ceiling finishes - Lath and Plaster



Ironmongery - Brass (indicative lever handle image shown)

Corporation Street



Typical Unit

Floor finishes

Boards retained as existing where present, re-laid to address uneven levels as required

Levelling screed to be applied to concrete floors

Ceilings finishes

Remove suspended systems, soffits to be underdrawn with new with fire/ acoustic rated plasterboard ceilings

Wall finishes

Existing finishes to be removed and left as exposed brickwork (to include repairs, repointing + dust suppressant as required)

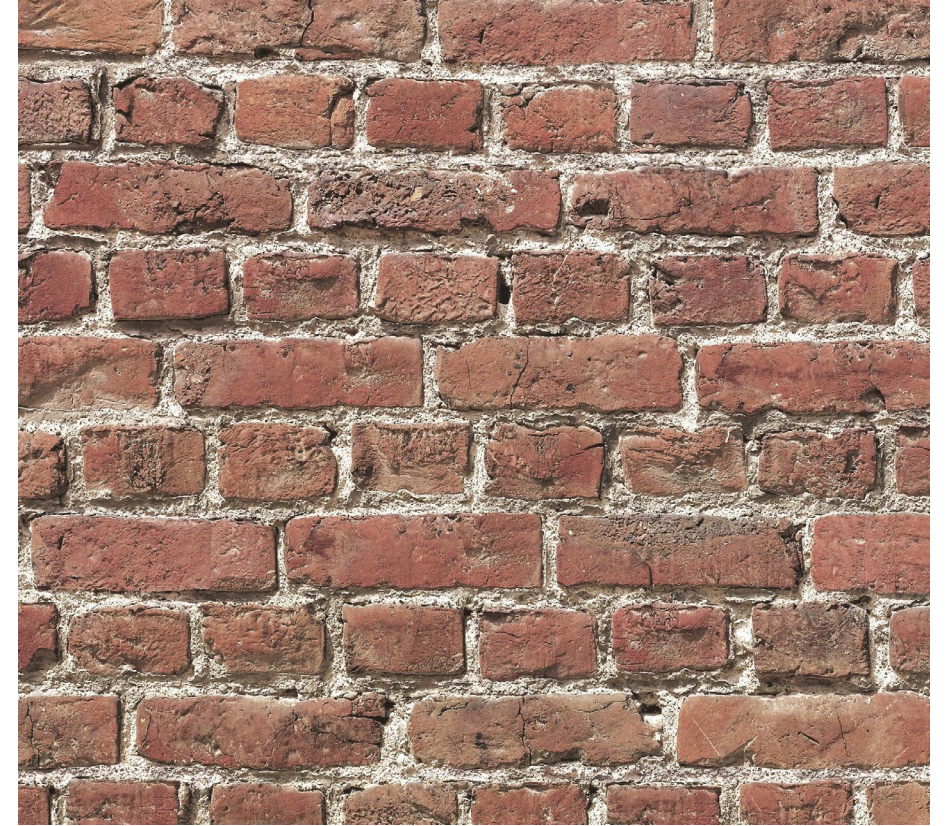
RWPs/ stacks to be boxed in

Ironmongery

All ironmongery to be replaced in existing materials used in the arcade (brass)



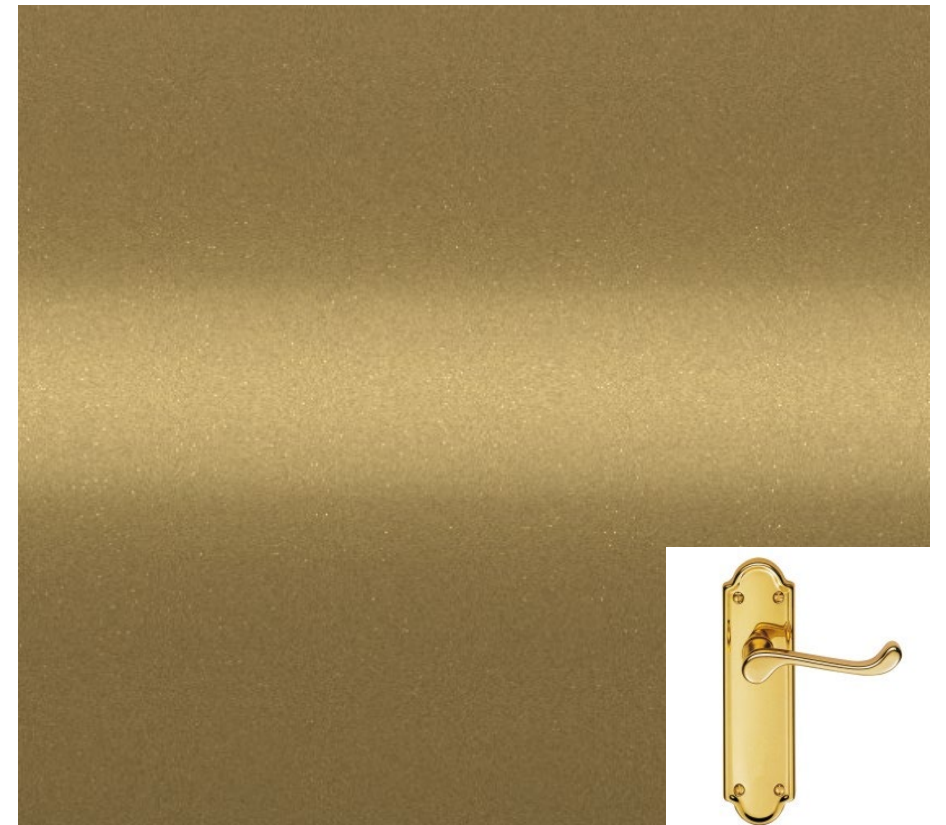
Floor finishes - Timber boards / concrete



Wall finishes - Brick



Ceiling finishes - Plasterboard



Ironmongery - Brass (indicative lever handle image shown)

Market Place



Typical Unit

Floor finishes

Boards retained as existing where present, re-laid to address uneven levels as required

Floor finish to Unit 29 (pictured to the right - Market Place second floor) to be retained and restored

Ceilings finishes

Joists to be underdrawn with new with fire/ acoustic rated plasterboard ceilings where missing/ failing

Wall finishes

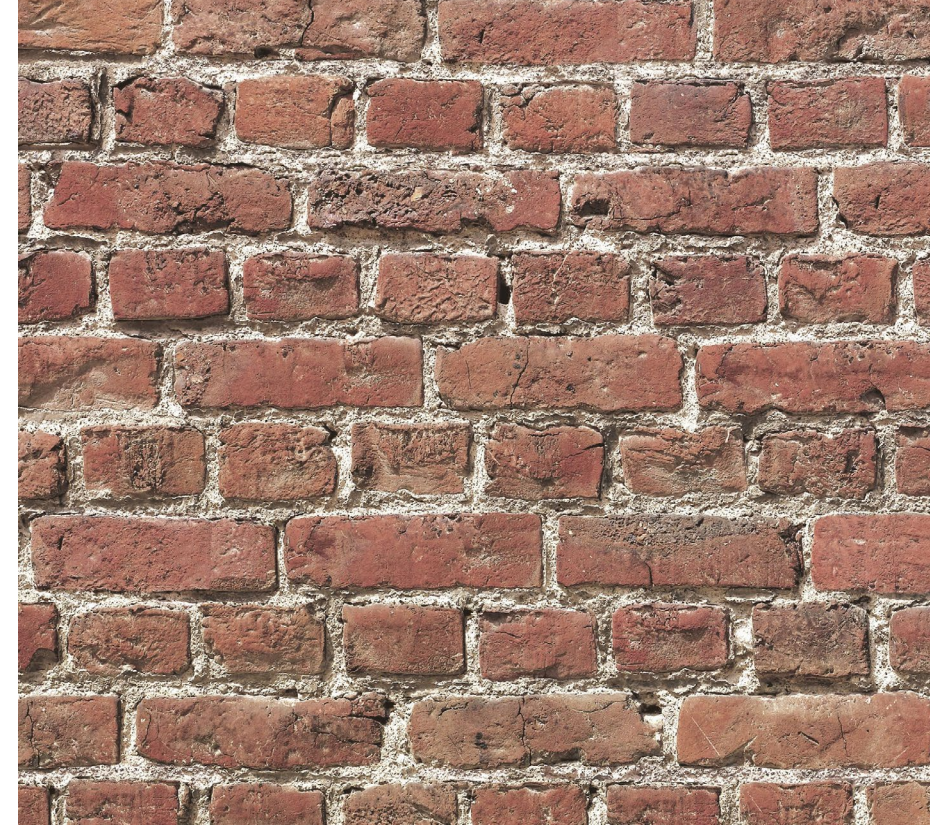
Existing finishes to be removed only where failing and left as exposed brickwork (to include repairs, repointing + dust suppressant as required)
RWPs/ stacks to be boxed in

Ironmongery

All ironmongery to be replaced in existing materials used in the arcade (brass)



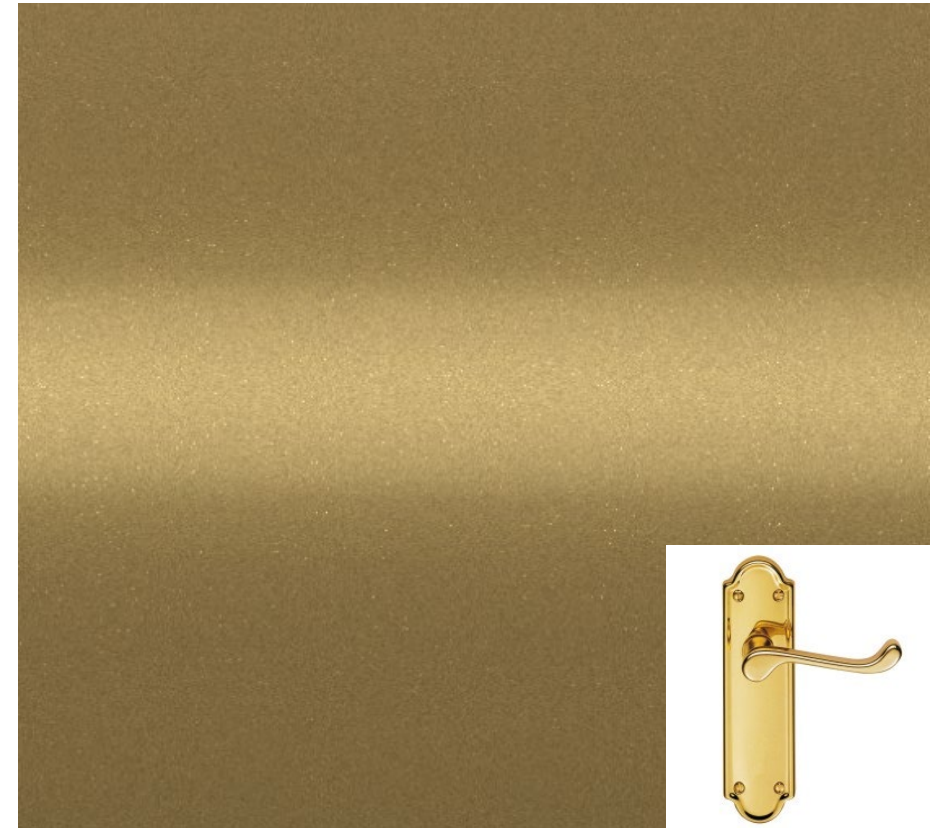
Floor finishes - Timber boards / restored early finishes



Wall finishes Brick



Ceiling finishes - Plasterboard



Ironmongery - Brass (indicative lever handle image shown)

Entrance Gates

The new entrance gates will be further developed as part of the detailed design. The use of traditional metals such as brass and iron will be investigated for continuity with the existing materials within the Arcade and wider street scene across the Conservation Area. Aluminium and steel may be considered as alternatives dependent on the required performance criteria.

The final colours of the gates will be informed by the results of the paint scrape analysis which seeks to determine the original colour scheme of the Arcade.

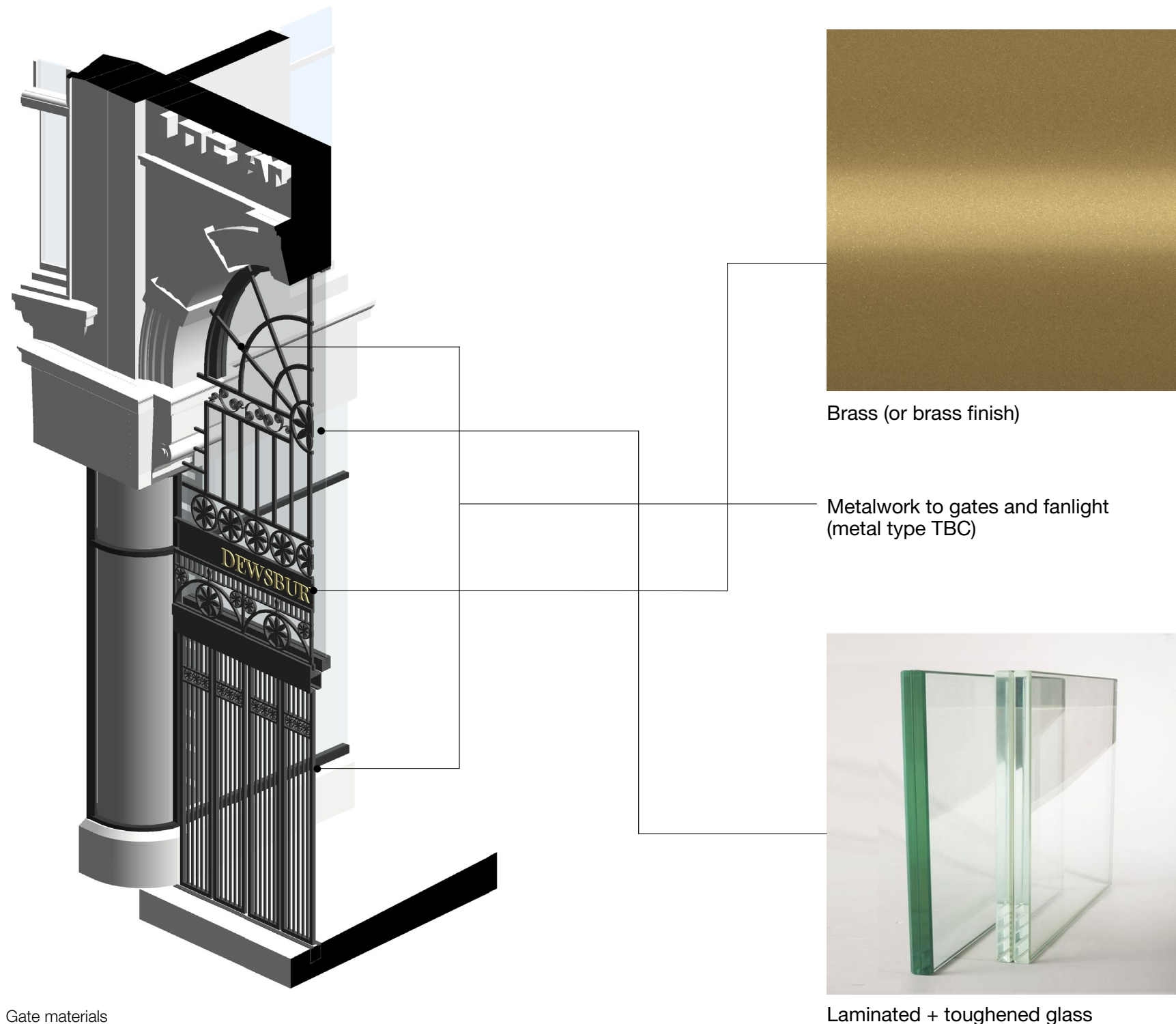


Figure 4.4.1 Gate materials

4.5 Public Art

A public art installation has been commissioned for the temporary hoarding which is to be applied to the north and south entrances to the Arcade. This is programmed to be installed in early October 2021 and is to remain in place during construction until the installation of the permanent gates. A series of online and in-person consultations have taken place during July 2021 to inform the design development of these temporary installations. The overarching artistic principles and content of the artwork will be reviewed to determine opportunities for its incorporation in a more permanent public art installation within the Arcade as part of the completed scheme.

There are a number of opportunities that have been identified within the Arcade to incorporate these installations. The details of this are subject to ongoing engagement with artists and will be developed during the next stage of design.

The areas identified include:

- **The new entrance gates**
The detailed design of the entrance gates will be developed concurrently with local craftsmen and metal workers. The project seeks to contribute to upskilling local people and champion traditional building and construction skills in the heritage trades in the north of England. The fixed glazed fanlight element above the gates also presents a possible canvas for artists' design involvement.
- **The non-active frontages in the Arcade thoroughfare**
This includes the accessible WC in Unit 16 and the entrance to the electrical plant rooms in Unit 23. Utilising these areas for public art will help to activate these frontages with a vibrant and engaging design. It offers an opportunity for interpretation and story-telling informed by the history of the Arcade and wider Dewsbury Conservation Area.

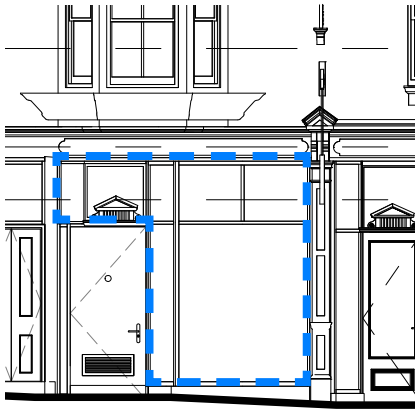


Figure 4.5.1 Unit 16 Accessible WC

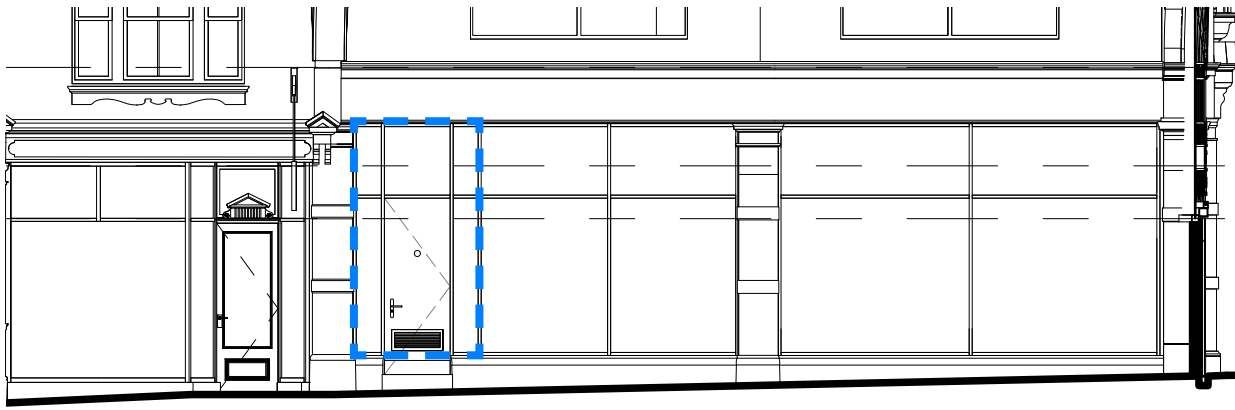


Figure 4.5.2 Unit 23 Plant Room Entrance



Figure 4.5.3 Entrance gate glazing



Figure 4.5.4 Temporary art installation consultation workshop (Kirklees Council, 2021)

4.6 Lighting

The aspiration is to create a unique lighting experience for people working in or visiting the Arcade as well as to create attractive views from the surrounding streets and market area. Lighting will enhance the evening and night time appearance of the façade and enclosed arcade by carefully highlighting the architectural and other significant elements of the buildings. This will create an attractive experience for users and visitors and increase the commercial value of the space.

The lighting proposals focus on achieving a lit effect and quality of light expected in a Grade II listed Arcade. Special attention will be paid to integration details, finishes and colour temperature.

The main drivers of the lighting proposals are:

- **Aesthetic appeal.** The proposed lighting treatments will meet the aesthetic aspirations of the client, celebrate the architecture and rich culture of the Arcade, enhance the prestige of the building and increase its attractiveness and commercial value.
- **Limit light pollution.** The façade feature lighting should avoid causing nuisance to neighbouring properties and spill light into the sky should be minimised.
- **Contextual sensitivity.** The design should be sympathetic to the historic architecture. The placement of luminaires and associated wiring is to minimise impact to the original fabric of the structure.
- **Sustainability.** The design will use the latest luminaire technology and lighting controls to minimise energy use and create an easily maintainable lighting installation.

Refer to the full lighting report in the Appendix for further details of the lighting design.



Figure 4.6.1 (above) Arcade 'covered street' architectural lighting proposal

Figure 4.6.2 (below) Arcade façade lighting proposal



5.0 SITE ACCESS

5.1 Building entries and pedestrian movement

Entrances, access and movement into and within the site are indicated on the plans adjacent.

The primary Arcade entrances are located on Corporation Street to the north and Market Place to the south.

It is intended that during the opening hours of the arcade (approximately 9am - 6pm) all entrances in the building will remain open to the public. It is anticipated that the larger bookend units (Unit 24 and above, and Unit 1 and above) will have extended opening hours into the evening (approximately until 12 midnight). During these hours, the entrance gates will be closed to prevent public access into the Arcade thoroughfare. It is intended that fob access is to be provided to staff should they wish to access the Arcade out of main opening hours.

During the evening, Units 1 and 24 will be accessed via the front entrances facing onto Market Place and Corporation Street respectively. Whilst Corporation Street has step free access from back of pavement, Market Place has a ~200mm step from street level. Please note, it is not feasible to lower the floor in this unit due to flood risk (please refer to 1705-BDP-AD-XX-RG-C-0001 - Flood Risk Assessment). In the event level access is required for a wheelchair user, two options are available:

- Temporary ramp to be provided as required (note: space required for storage)
- Access may be permitted (via staff member/ security personnel) by opening the gates and allowing side entry to the level access thresholds to these units from within the Arcade

These options will be subject to the proposed management strategy of the future tenant.



Figure 5.1.1 Evening access into Unit 24

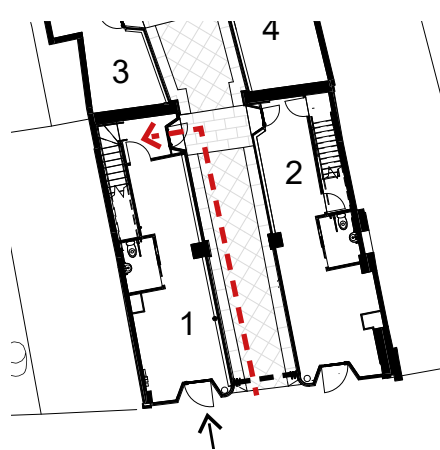


Figure 5.1.2 Evening access into Unit 1

KEY

- Arcade gates to be closed during evening/ at night
- Primary entrances from street
- > Level access into Unit 1 Market Place



Figure 5.1.3 Ground floor entrances and access (daytime)

KEY

- ① New secure entrance gates (refer to section 4.3 for details)
- ② Re-grading of central thoroughfare to provide level thresholds to shop units (refer to 5.1.3 for details)
- ③ Sloped (1:21) entrance to 16 Corporation Street (Unit 24) to overcome step from street
- Primary arcade entrances
- Entrances/ final exits to bookend units
- Ground floor public shop entrances
- Fire escape routes
- New 1100 x 1400mm 8 person passenger lift in Unit 24 (refer to 5.1.2 for new core location studies)
- New stairs to first floor
- Existing stairs to first floor
- New stairs to first and second floors
- Existing stairs to first and second floors
- New accessible WC for staff and public, managed on a radar key basis

5.2 Vertical circulation

New core location studies

The existing building provides accommodation over a number of floors but currently does not incorporate step free vertical circulation utilising compliant stair and lift cores. This is likely to impose constraints on the ways the upper floors may be used including providing flexibility for future uses.

The following pages explore potential locations for vertical circulation cores together with the benefits and limitations including structural considerations where relevant.

NEW CORE IN CORPORATION STREET EAST

This study explored the addition of a new protected core in 16 Corporation Street. This configuration would link the ground and first floors of 16 Corporation Street with the second floor of the building, creating a larger space for an anchor tenant. A new access stair between the ground and first floor of 14 Corporation Street is also provided, creating one smaller unit from these spaces.

+ Advantages

- Existing non-compliant stairs removed
- New stair and lift cores designed to be code-compliant in relation to access and fire
- Step free access provided to a large proportion of the Corporation Street building

- Disadvantages

- Alteration required (including excavation) to accommodate lift pits
- Separation of unit at the ground floor of 16 Corporation Street to accommodate new fire protected escape

Study Outcome

It was decided to proceed with a new lift and stair core in this location for the following reasons:

- It provides step free access to the largest amount of space through the provision of a single lift
- The existing stairs in Corporation Street are later additions of low significance, therefore have more scope for adaptation

The following pages document the other locations in the building that were investigated as potential lift locations, and later discounted.

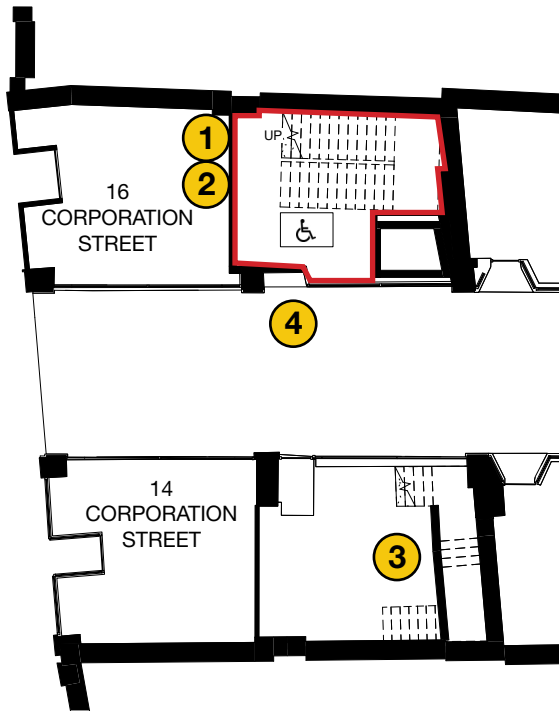


Figure 5.2.1 New access core in Corporation Street East
Ground Floor

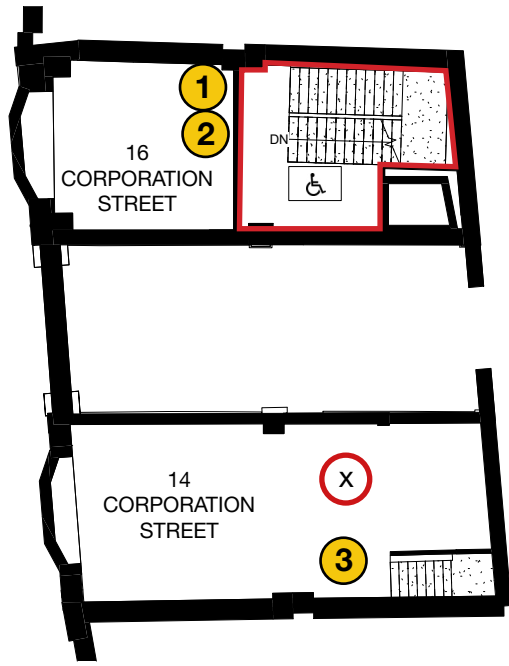


Figure 5.2.2 New access core in Corporation Street East
First Floor

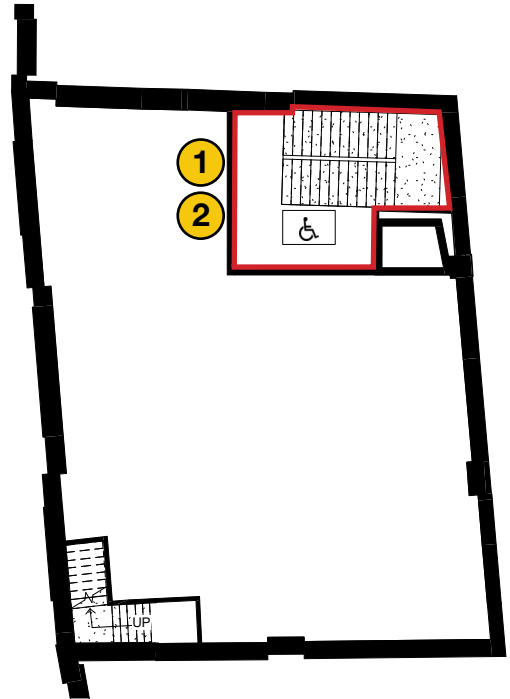


Figure 5.2.3 New access core in Corporation Street East
Second Floor

- Redundant staircase and associated existing walls removed
- New protected stair and lift core
- No step-free access
- Fire protection

1 Redundant staircase and associated existing walls removed

2 New protected stair and lift core

Structural considerations:

- Deep pits required for conventional lifts (~1.5m)
- Space required above lifts for lift equipment (attic space)
- Trimming steelwork supported off the existing masonry walls to create the necessary floor openings
- A steelwork lift shaft is advisable to limit weight

3 New stair to west side to first floor level only

4 Door to ground floor level reinstated to provide fire escape

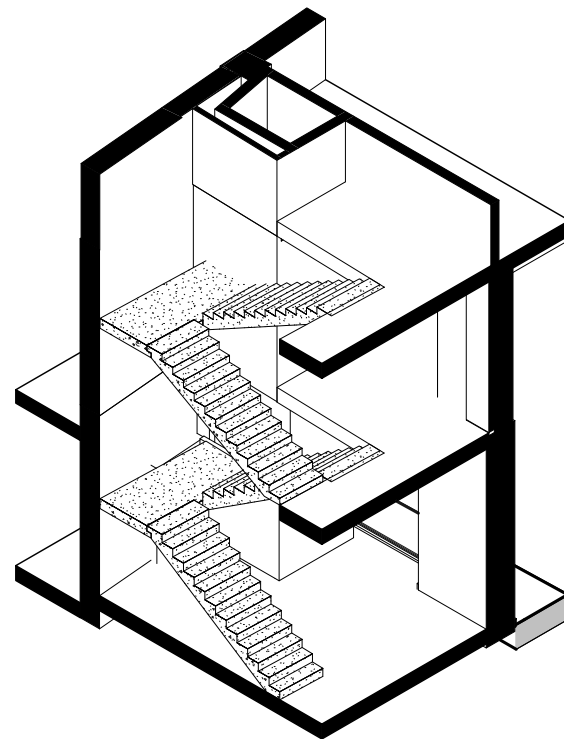


Figure 5.2.4 New access core in Corporation Street East
three-dimensional view

NEW CORE IN CORPORATION STREET WEST

This study explored the addition of a new protected core in 14 Corporation Street. This configuration would link the ground and first floors of 14 Corporation Street with the second floor of the building, creating a larger space for an anchor tenant. A new access stair between the ground and first floor of 16 Corporation Street is also provided, creating one smaller unit from these spaces.

+ Advantages

- Existing non-compliant stairs removed
- New stair and lift cores designed to be code-compliant in relation to access and fire
- Step free access provided to a large proportion of the Corporation Street building

- Disadvantages

- Alteration required (including excavation) to accommodate lift pits

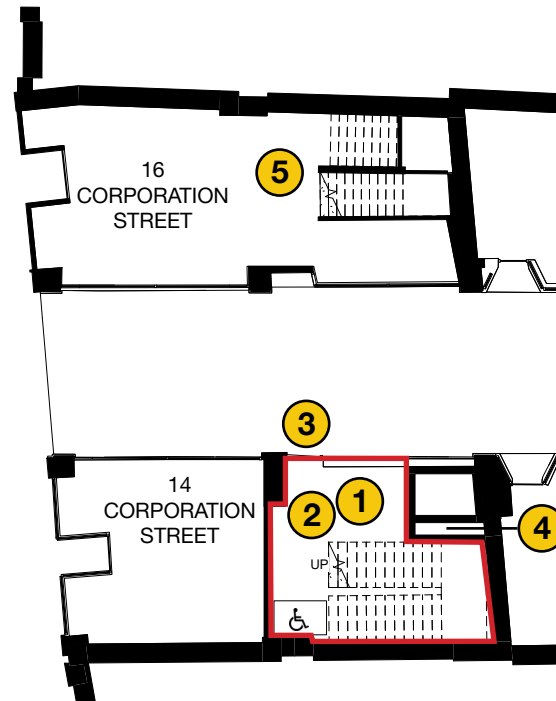


Figure 5.2.5 New access core in Corporation Street West Ground Floor

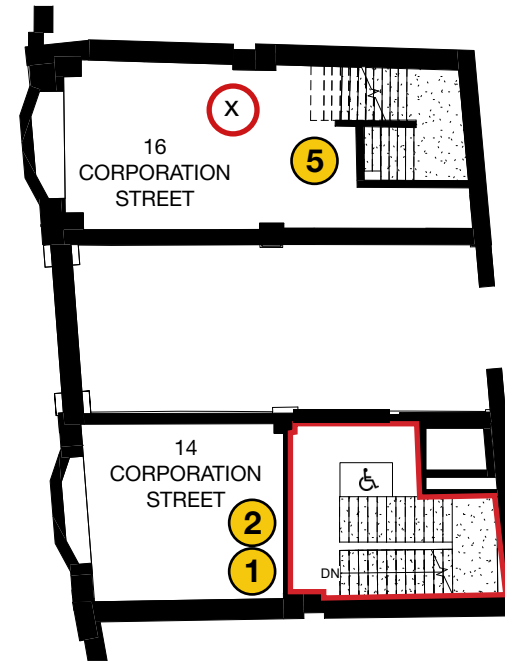


Figure 5.2.6 New access core in Corporation Street West First Floor

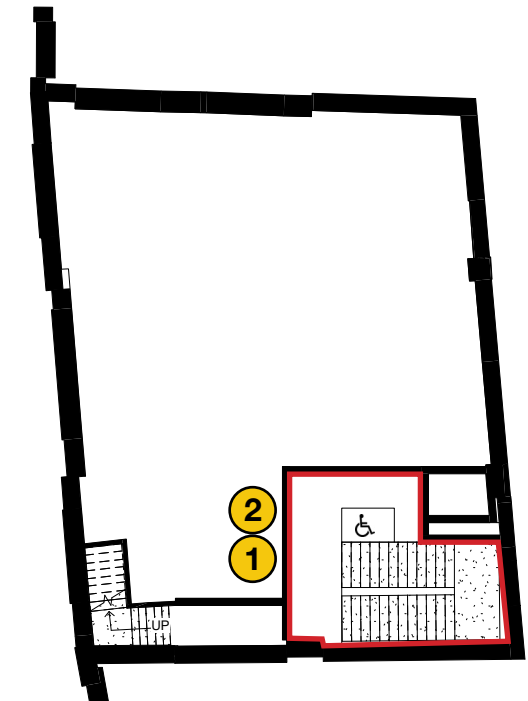
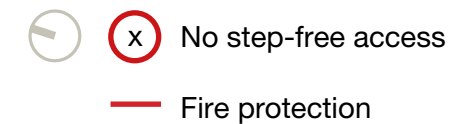


Figure 5.2.7 New access core in Corporation Street West Second Floor



① Redundant staircase and associated existing walls removed

② New protected stair and lift core

③ Doorway retained as fire escape

④ Space for services riser adjacent to lift

⑤ New stair to east side to first floor level only

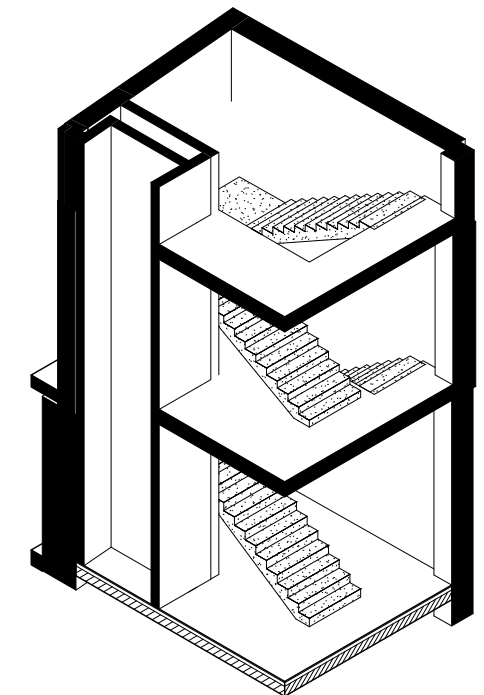


Figure 5.2.8 New access core in Corporation Street West three-dimensional view

NEW CORE IN MARKET PLACE WEST

This study explored the addition of a new protected core in 1/23 Market Place. This configuration would link the ground and first floors of 1/23 Market Place with the second floor of the building, creating a larger space for an anchor tenant. A new access stair between the ground and first floor of 25 Market Place is also provided, creating one smaller unit from these spaces.

+ Advantages

- New stair and lift cores designed to be code-compliant in relation to access and fire
- Step free access provided to a large proportion of the Market Place building

- Disadvantages

- Alteration required (including excavation) to accommodate lift pits
- Existing timber stairs are believed to be original or early additions to the building, therefore their removal would cause a level of heritage harm

Study Outcome

Circulation in Market Place to utilise existing staircases where possible on heritage grounds

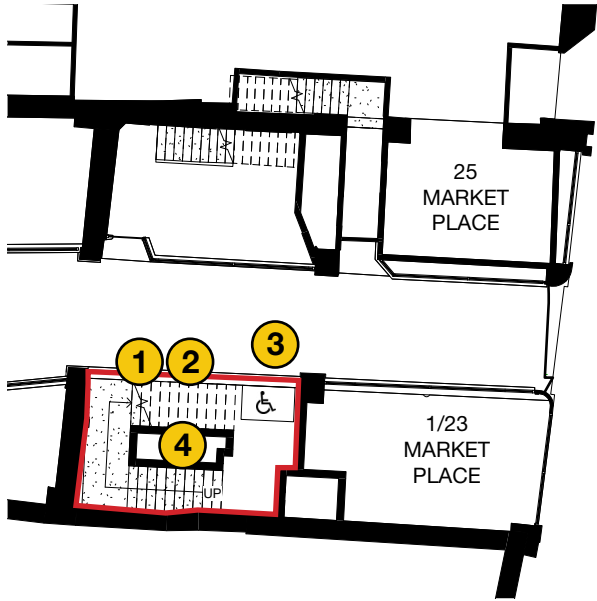


Figure 5.2.9 New access core in Market Place West
Ground Floor

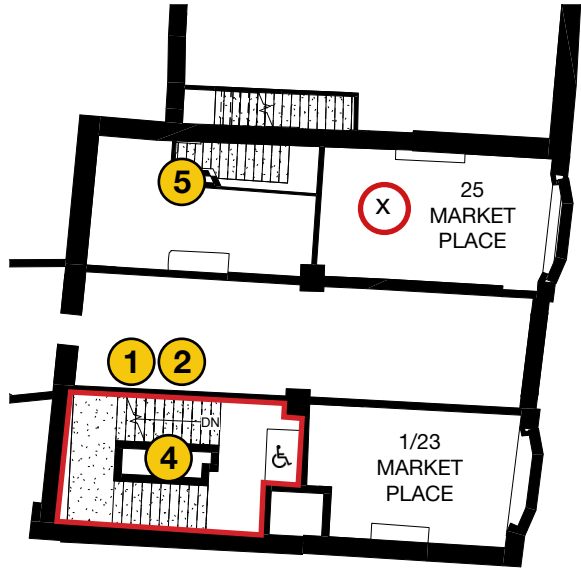


Figure 5.2.10 New access core in Market Place West
First Floor

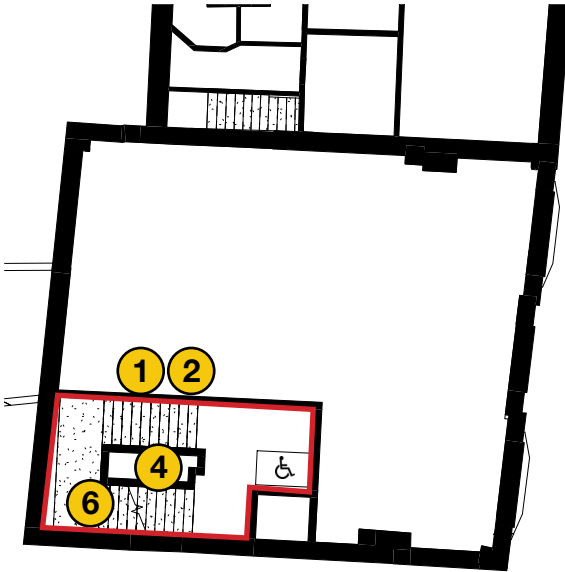


Figure 5.2.11 New access core in Market Place West
Second Floor

- 
 No step-free access
 Fire protection

- 1 Redundant staircase and associated existing walls removed
- 2 New protected stair and lift core
- 3 New entrance from Arcade to core
- 4 Space for services riser adjacent to stairs
- 5 New stair to east side to first floor level only (subject to assessment)
- 6 Stair run continues to third floor

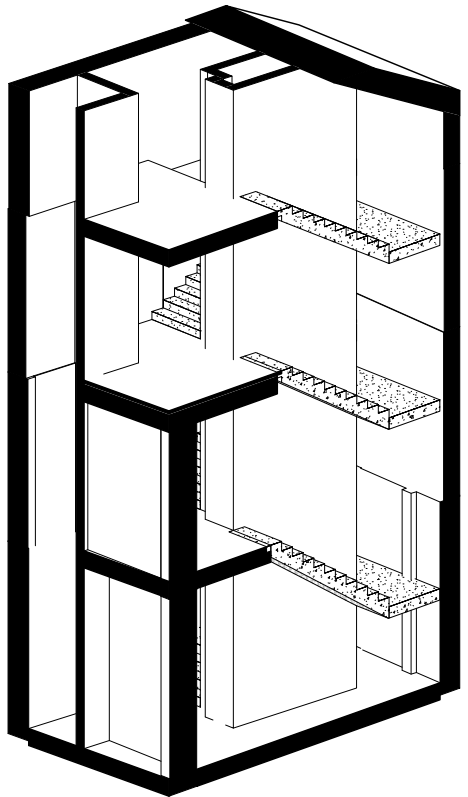


Figure 5.2.12 New access core in Market Place West
three-dimensional view

NEW CORE IN MARKET PLACE EAST

This study explored the addition of a new protected core in 25 Market Place. This configuration would link the ground and first floors of 25 Market Place with the second floor of the building, creating a larger space for an anchor tenant. A new access stair between the ground and first floor of 1/23 Market Place is also provided, creating one smaller unit from these spaces.

+ Advantages

- New stair and lift cores designed to be code-compliant in relation to access and fire
- Step free access provided to a large proportion of the Market Place building

- Disadvantages

- Alteration required (including excavation) to accommodate lift pits
- Existing timber stairs are believed to be original or early additions to the building, therefore their removal would cause a level of heritage harm
- New configuration would remove existing stair providing access to the upper floors of 29 Market Place (not Council owned)

Study Outcome

Circulation in Market Place to utilise existing staircases where possible on heritage grounds

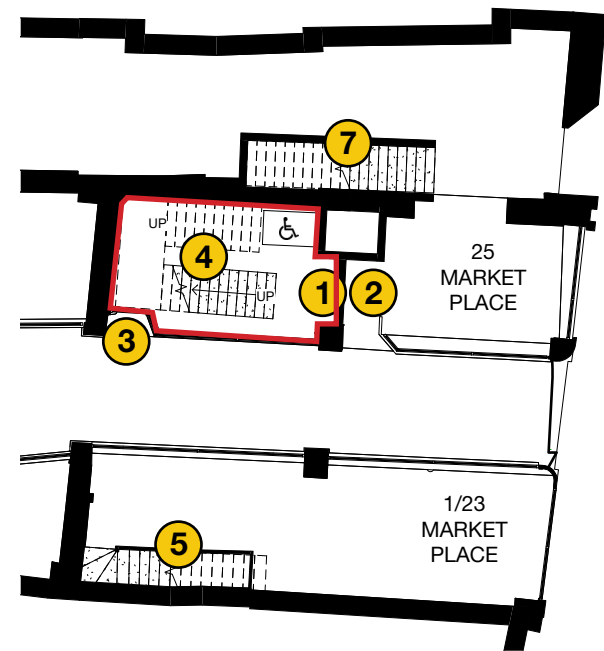


Figure 5.2.13 New access core in Market Place East
Ground Floor

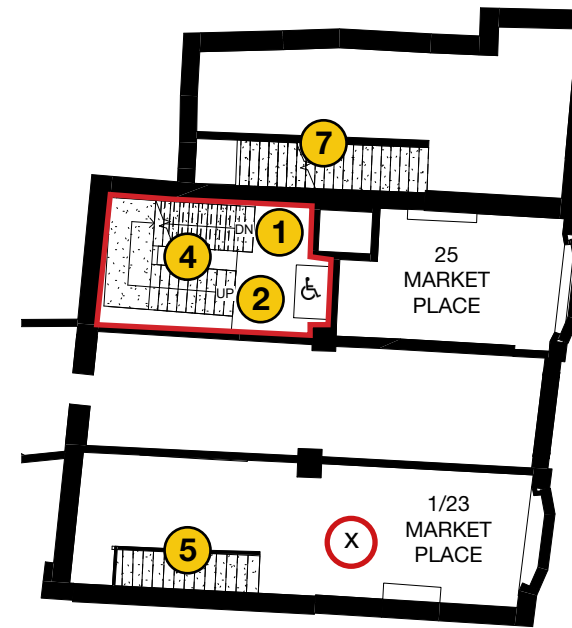


Figure 5.2.14 New access core in Market Place East
First Floor

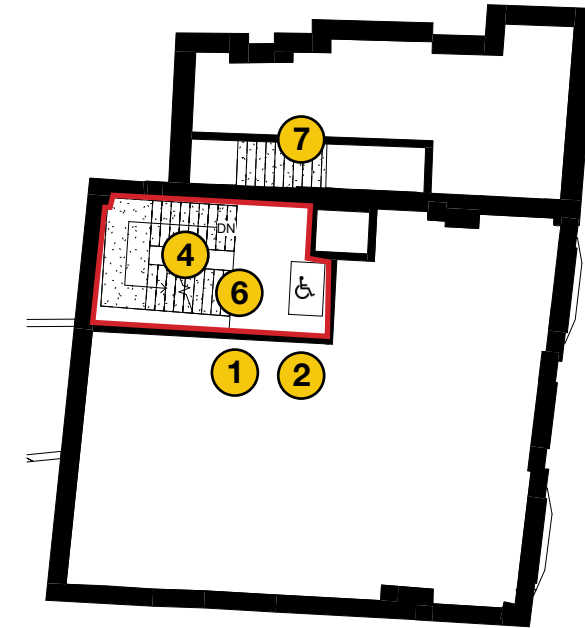


Figure 5.2.15 New access core in Market Place East
Second Floor

- No step-free access
 Fire protection

- ① Redundant staircase and associated existing walls removed
- ② New protected stair and lift core
- ③ Existing entrance to unit 2 fixed shut
- ④ Space for services riser adjacent to stairs
- ⑤ New stair to west side to first floor level only (subject to assessment)
- ⑥ Stair run continues to third floor
- ⑦ New stair would be required to adjacent 29 Market Place to accommodate new ground floor layout

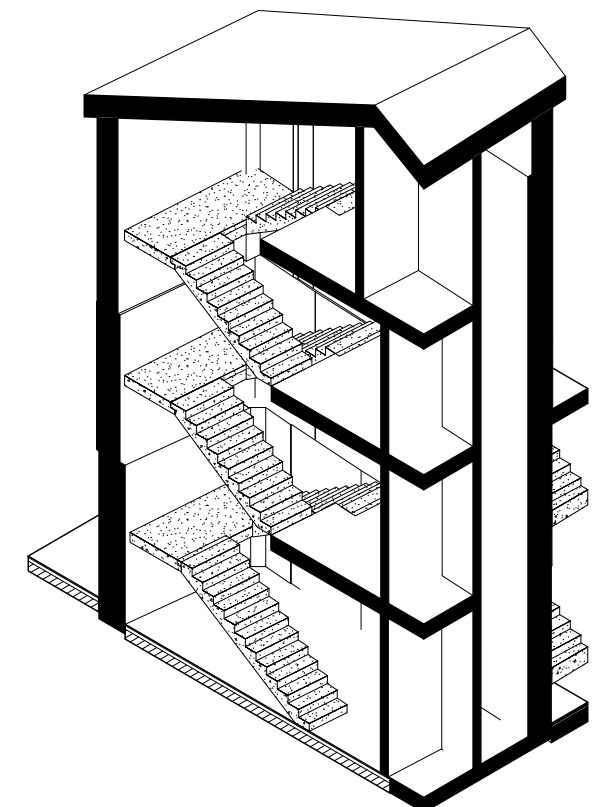


Figure 5.2.16 New access core in Market Place East
three-dimensional view

NEW CORE TO THE WEST SIDE OF THE ARCADE

This study explored the addition of a new protected core to the west side of the central Arcade, providing step free access to the units at first floor level.

+ Advantages

- New stair and lift cores designed to be code-compliant in relation to access and fire
- Step free access provided to the upper floor units in the Arcade

- Disadvantages

- Space is very constrained for the insertion of a new lift - this would most likely need to be a platform lift to minimise space required for pits / overruns
- This would require extensive alteration to provide step-free access to what is a very small area at first floor level
- Some loss of original configuration of shop fronts at ground floor to accommodate core
- Lost commercial space at ground and first floor to accommodate new larger stair and lift
- The floor level would need to be lowered to units 17a and 17c to allow level access to new lift
- Existing stone stairs are believed to be original or early additions to the building, therefore their removal would cause a level of heritage harm

Study Outcome

Existing stone stair to be retained on heritage grounds. Heritage harm deemed to outweigh public benefit of inserting lift in this location.

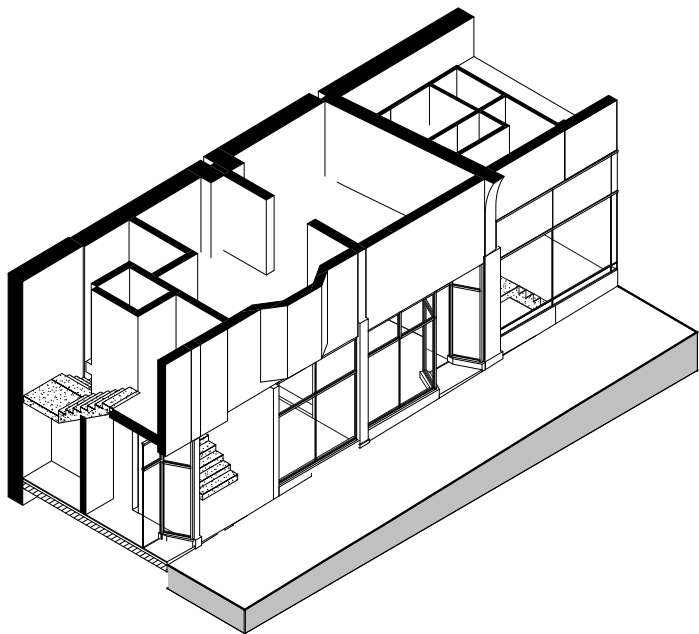


Figure 5.2.17 New access core in the west side of the Arcade
three-dimensional view

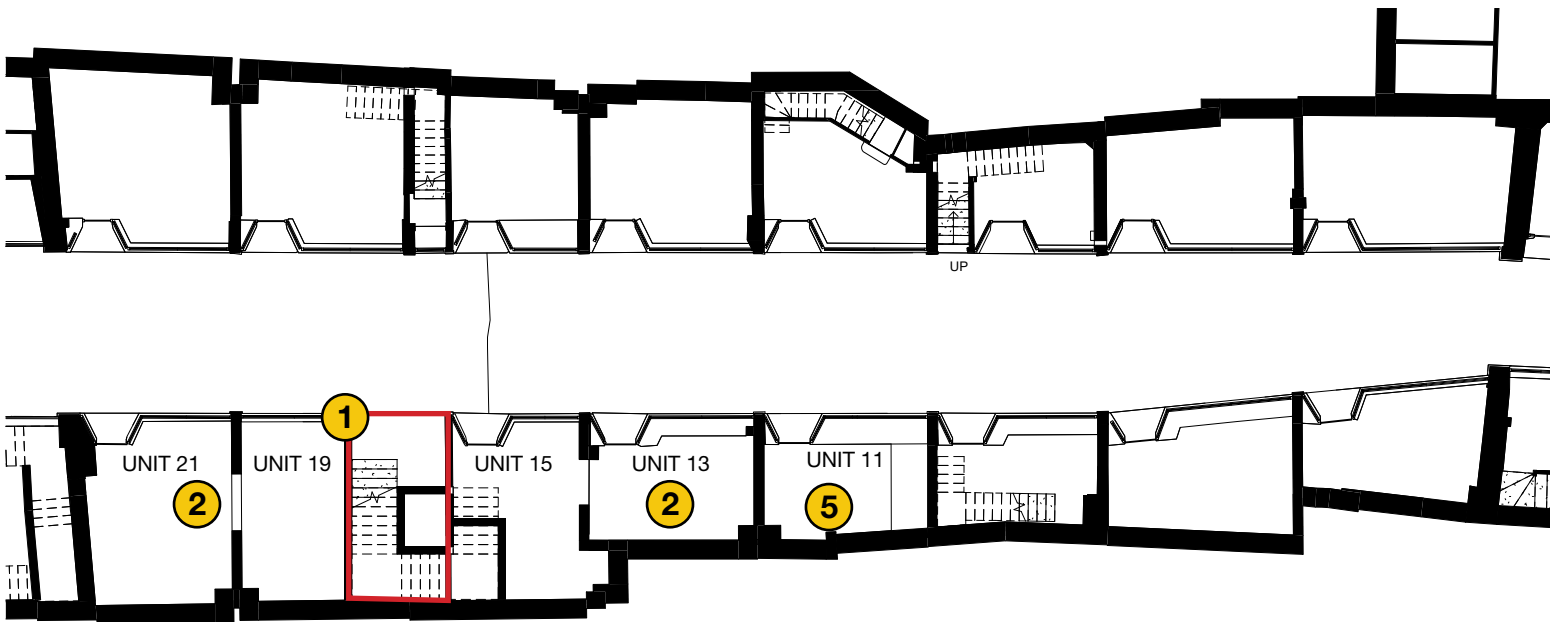


Figure 5.2.18 New access core in the west side of the Arcade
Ground Floor

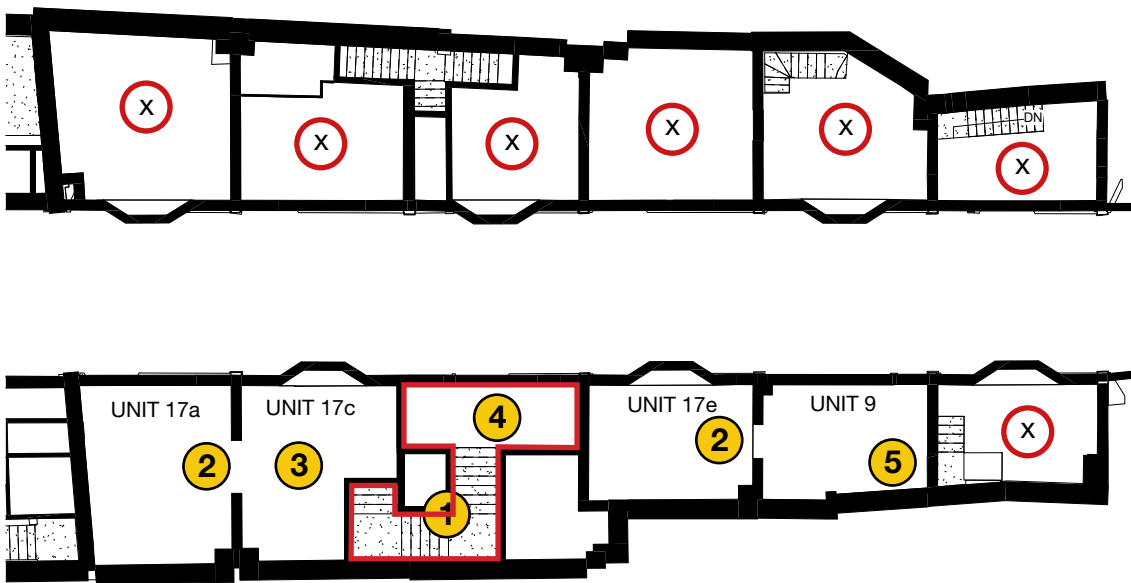
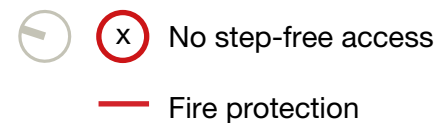


Figure 5.2.19 New access core in the west side of the Arcade
First Floor

- 1** Section of shop front removed to allow for new protected stair and lift core

Structural considerations:

- Non-conventional lifts (hybrid platform/ hydraulic lifts) may be more suitable here due to space restrictions (floor to ceiling height at level 1 is 2820mm)
- Deep excavations for conventional lifts would be constrained by Party Walls
- Front façades would require restraint due to removal of floor to accommodate new stair. This could be done with a box section spanning between the dividing brick walls.

- 2** New openings to create larger joined units
- 3** Floor level lowered by 270mm to align with adjacent units
- 4** New protected access corridor
- 5** Redundant stair removed

NEW CORE TO THE EAST SIDE OF THE ARCADE

This study explored the addition of a new protected core to the east side of the central Arcade, providing step free access to the units at first floor level.

+ Advantages

- New stair and lift cores designed to be code-compliant in relation to access and fire
- Step free access provided to the upper floor units in the Arcade

- Disadvantages

- Space is very constrained for the insertion of a new lift - this would most likely need to be a platform lift to minimise space required for pits / overruns
- This would require extensive alteration to provide step-free access to what is a very small area at first floor level
- Some loss of original configuration of shop fronts at ground floor to accommodate core
- Lost commercial space at ground and first floor to accommodate new larger stair and lift
- The floor level would need to be lowered to units 18a and 18c to allow level access to new lift
- Existing stone stairs are believed to be original or early additions to the building, therefore their removal would cause a level of heritage harm

Study Outcome

Existing stone stair to be retained on heritage grounds. Heritage harm deemed to outweigh public benefit of inserting lift in this location.

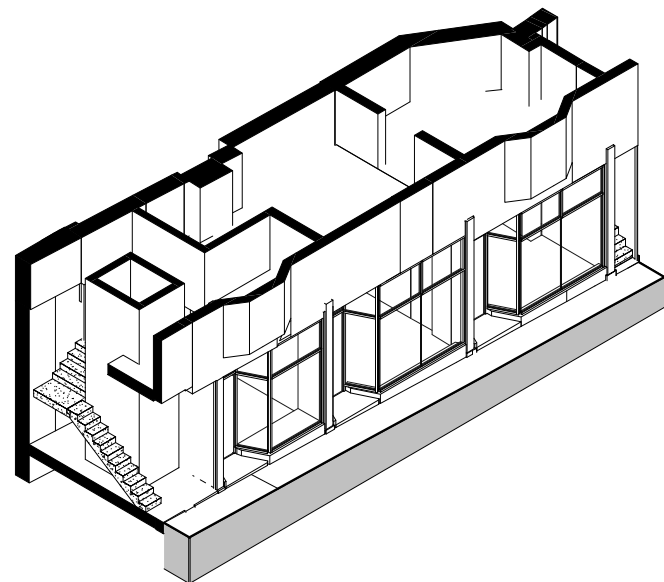


Figure 5.2.20 New access core in the east side of the Arcade
three-dimensional view

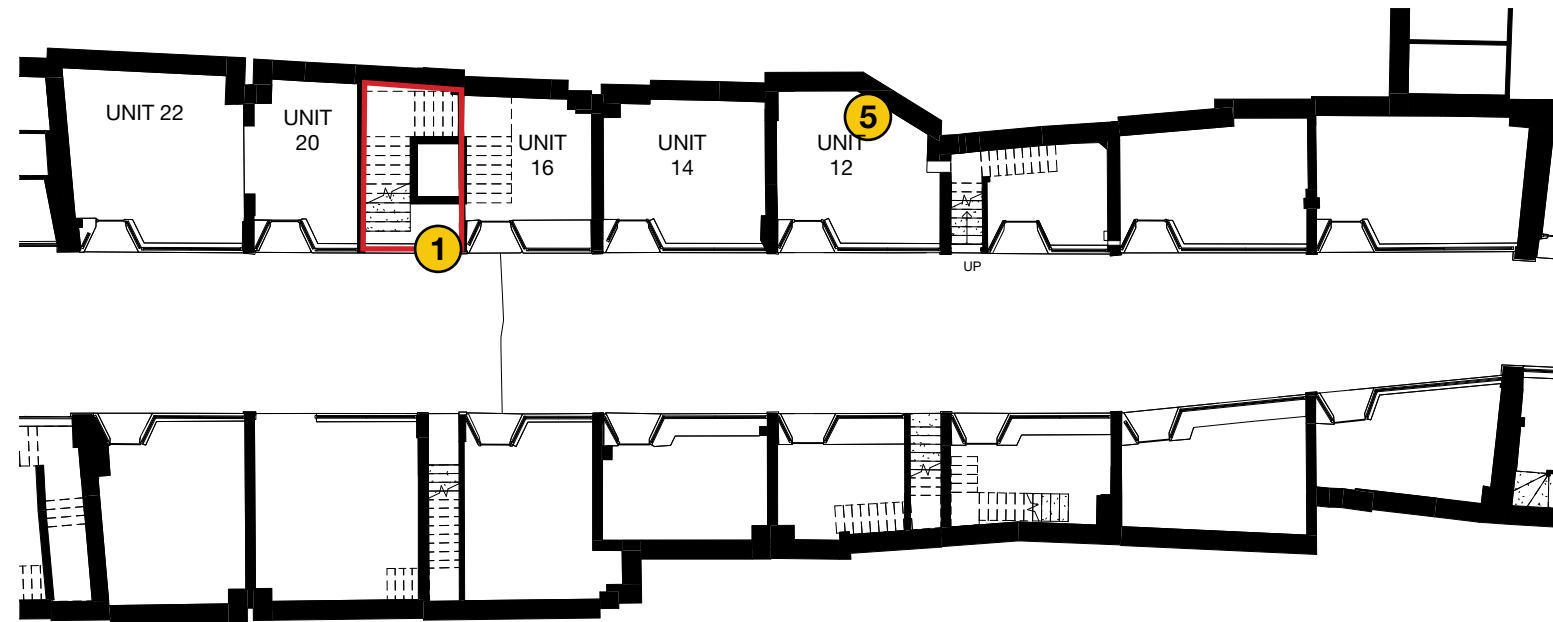


Figure 5.2.21 New access core in the east side of the Arcade
Ground Floor

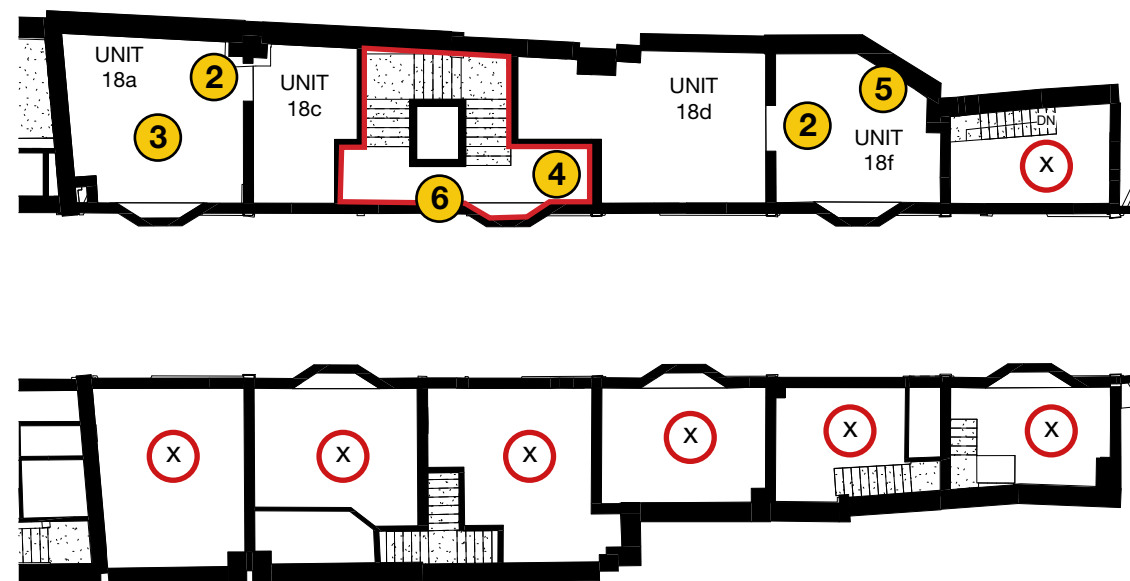
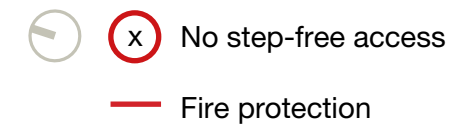


Figure 5.2.22 New access core in the east side of the Arcade
First Floor

- ① Section of shop front removed to allow for new protected stair and lift core
- ② New openings to create larger joined units
- ③ Floor level lowered by 270mm to align with adjacent units
- ④ New protected access corridor
- ⑤ Redundant stair removed
- ⑥ Limited landing space would not allow for 1.5m turning circle

5.3 Accessibility improvements

GROUND FLOOR ACCESSIBILITY IMPROVEMENTS

As previously described, the site naturally slopes from north to south, and as a result there are stepped thresholds to each commercial unit. This results in a challenging barrier to accessibility throughout the Arcade, particularly where accessible WCs are being proposed to be provided.

This and the following page illustrate the existing accessibility barriers present within the ground floor of the arcade.

Existing Condition:

- Existing gradients range between 1:29 and 1:94
- Steps into units range from 45mm - 110mm
- Clear opening width of existing doors range from 750 - 785mm (measurements taken on site)

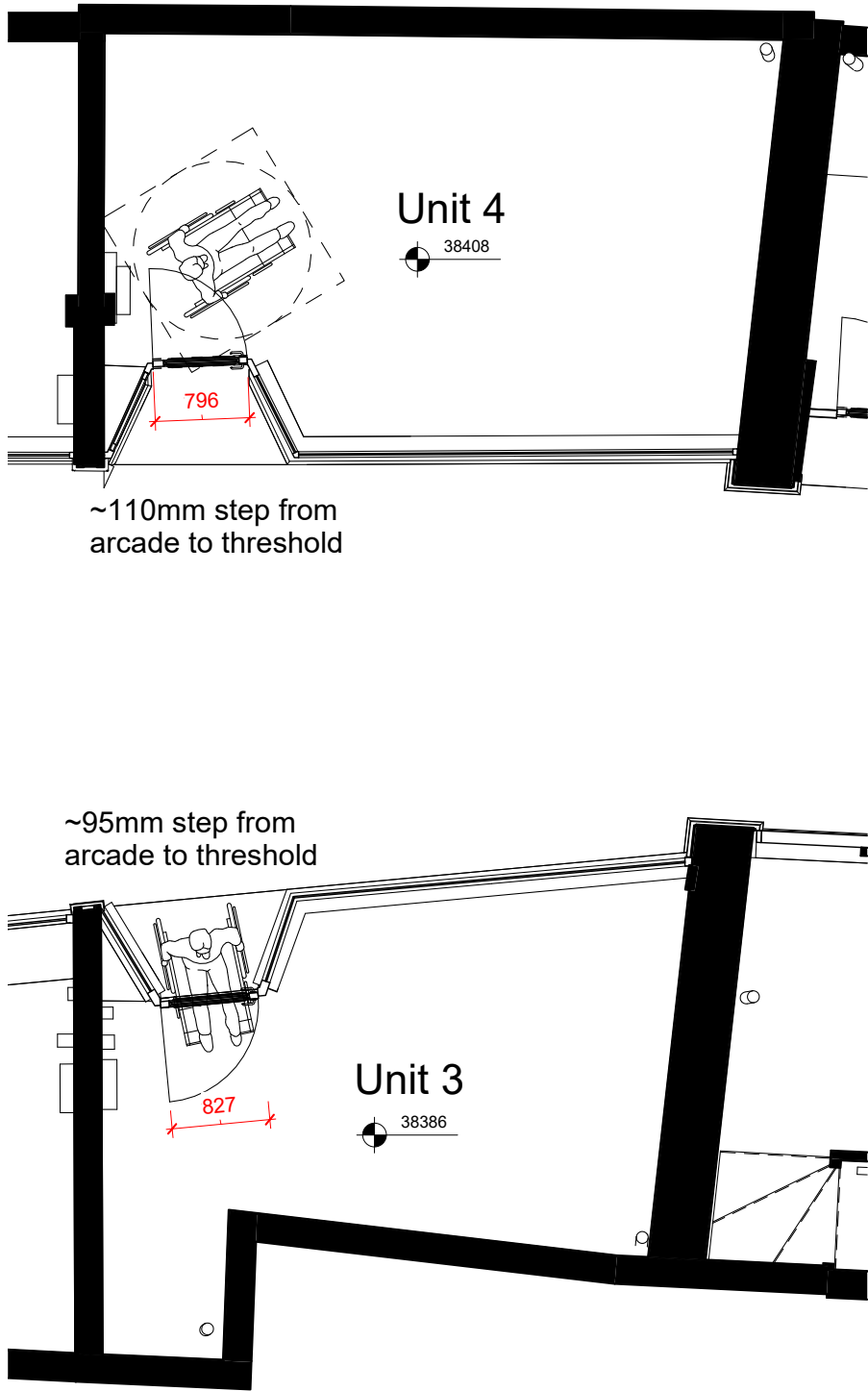


Figure 5.3.1 Existing Unit doorways

Table 2 Minimum effective clear widths of doors		
Direction and width of approach	New buildings (mm)	Existing buildings (mm)
At right angles to an access route at least 1500mm wide	800	750

Figure 5.3.2 Approved Document Part M extract
Minimum effective clear width of doors

Standard guidance recommends an 800mm clear opening for a head-on approach, although the majority of manually propelled wheelchairs can manage with slightly less than this. A compromise may therefore be possible,

Figure 5.3.3 Historic England extract
Easy Access to Historic Buildings (2012)

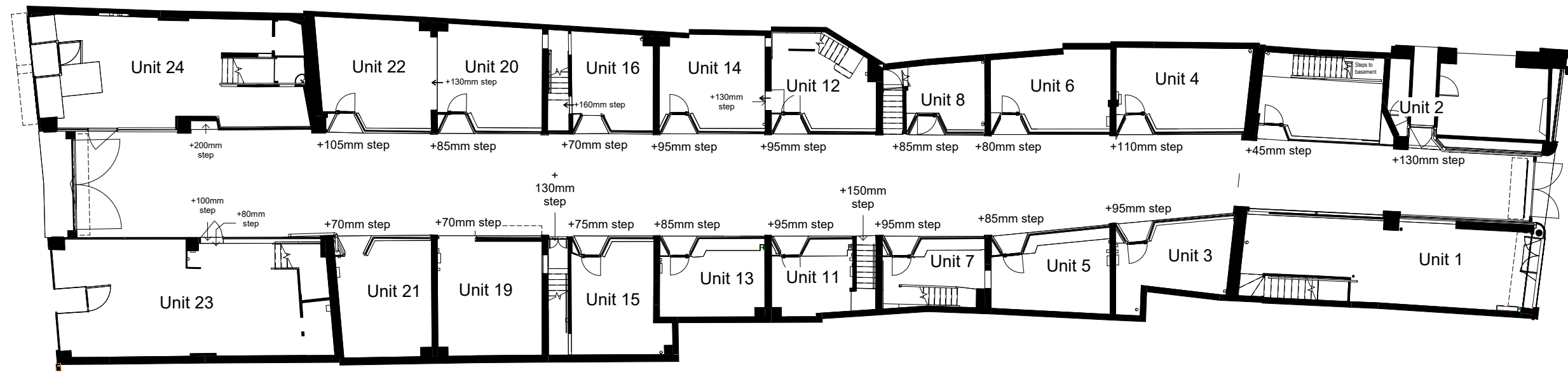


Figure 5.3.4 Existing threshold steps



Figure 5.3.5 Existing slope gradients

This Arcade refurbishment project presents a rare opportunity to implement more permanent improvements to the building, including measures to make the building accessible and open for the use and enjoyment of the wider public. A number of possible measures have been explored including management strategies such as the utilisation of temporary ramps, to more permanent solutions such as the provision of individual ramps to units on a priority basis, however these have been discounted on equality, heritage and practicality grounds.

The final approach that has been developed, and is to be implemented as part of this scheme, is to lift the existing flags and re-lay to new gradients with level landings between unit thresholds. This will raise the current floor level by approximately 80-100mm across the site.

Whilst this approach alters the slope and levels of the existing paving, as much of the original paving as possible is to be retained and reused, and the diamond pattern between the new level landings is to be retained to preserve the character and spirit of the place.

It should be noted that a level landing is not provided between Unit 7 and 8. These entrances are splayed from each other and as such implementing a level landing here would create short ramped sections either side. It was decided not to progress with this due to the following reasons:

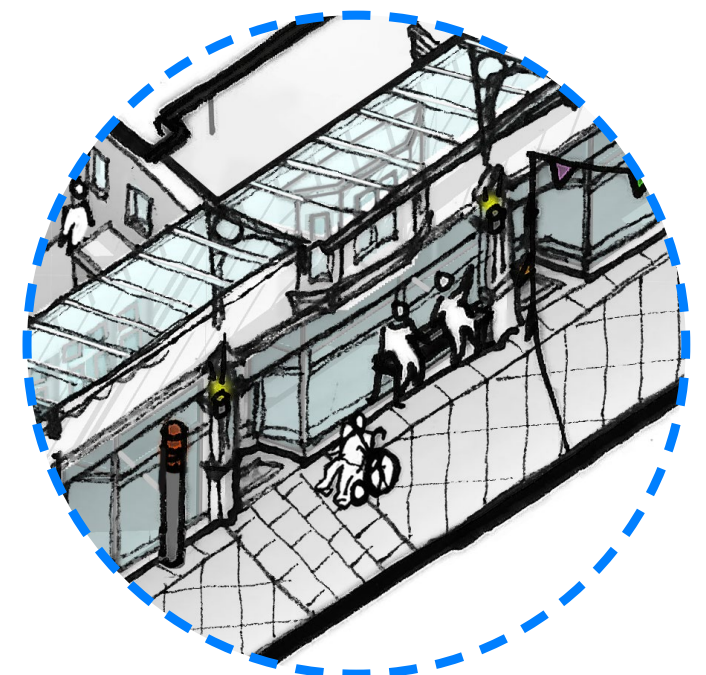
- The ramped sections would require handrails under Part K and Part M of the Building Regulations. The addition of handrails would cause harm to the existing character of the arcade, and disrupt the view through the central space.
- The area within these shops is very limited (7m² and 8m² respectively) which following the future fit-out of the unit would leave only a limited space for manoeuvring a wheelchair.

+ Advantages:

- Accords with the spirit of equality by making most of the ground floor unit entrances step free
- Presents a permanent solution, implementing positive and inclusive change
- Existing York stone slab finishes to be retained, with new slabs where required to match existing for new horizontal bands
- No gradients steeper than 1:20, therefore no requirements to design as a ramp in accordance with Part K/ Part M of the Building Regulations



Figure 5.3.6 Level thresholds design intent



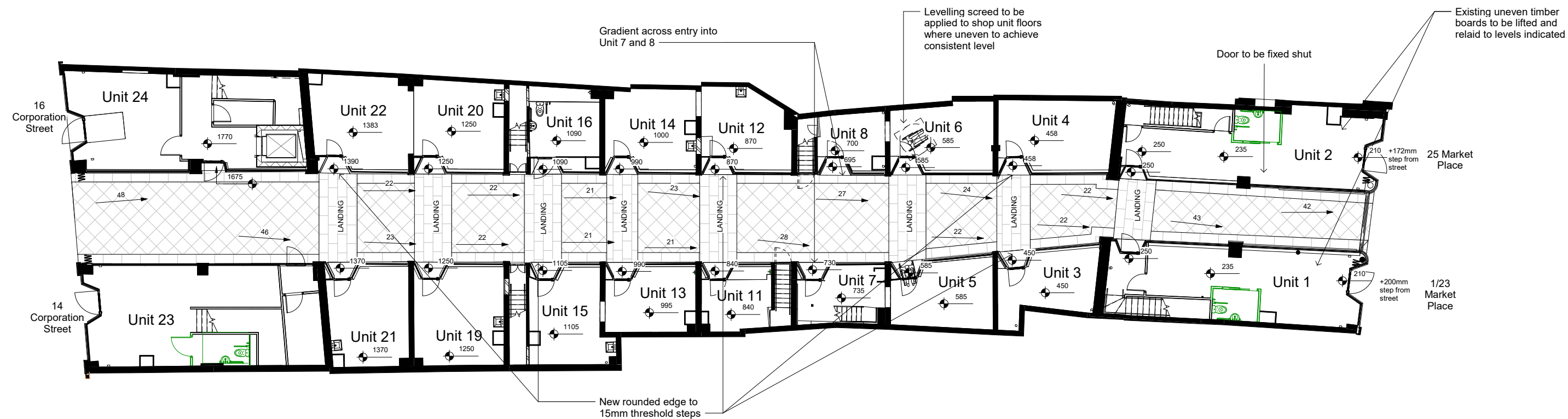


Figure 5.3.7 New level thresholds



Figure 5.3.8 New slope gradients

KEY

FIT-OUT BY OTHERS (LAYOUT INDICATIVE)

BUILDING-WIDE ACCESSIBILITY IMPROVEMENTS

As part of the developed design, BDP have engaged with accessibility consultancy practice Jane Simpson Access, particularly with respect to the proposals to re-grade the central thoroughfare to provide level access into the shops at ground floor (as already described). An access report was completed which provided a legislative overview setting the project in context, an analysis of the current proposals and a strategic overview of the site identifying any residual barriers.

Based on the items outlined in this report, a number of other building-wide improvements are proposed to improve accessibility within the Arcade, as follows:

1. Entrance gates (please refer to section 4.3)

Consideration is to be given during the detailed design stage to providing electrical control to the entrance gates to assist opening.

2. Accessible WCs

An accessible toilet is to be provided at ground floor level within Unit 16 for staff and the public, managed on a radar key basis. Accessible WCs are shown indicatively within Unit 1, 2 and 23 at ground floor and Unit 30 at second floor. The installation of these will be subject to tenant requirements and fit-out. It may be possible for the tenants in these units to utilise the accessible toilet in Unit 16, however consideration will need to be given to providing access to this outside of the central Arcade opening hours.

3. Adjustments to existing doors

The existing doors vary in width and do not fully meet regulations regarding vision panels, tonal contrast, and ironmongery.

- » All existing ground floor doors provide the clear opening width as required under regulations for existing buildings, 750 - 800mm measured from the stop to the ironmongery when fully open
- » All ironmongery to be replaced with new
- » A number of doors are to be re-hung to the opposite swing to improve access within units (3a)
- » No adjustments proposed to vision panels due to heritage significance of existing doors.
- » The required 300mm leading edges are compromised in nearly all the units. As a mitigation, hooks will be provided to hold the doors open, weather conditions permitting.

4. Adjustments to existing stairs

The existing stairs do not conform to current regulations but as original features of the Arcade, reasonable adjustments only are to be implemented to retain them. Proposed improvements include:

- » Installation of handrails to both sides
- » New/ improved contrast to nosing

5. Low sills

Stainless steel rail to be provided at 800mm within existing window reveals to openable windows with low sill heights to prevent falls

6. Scooter charging points

Provision of charging sockets in strategic locations in the central Arcade to enable people who use electric mobility aids to charge them are to be considered.

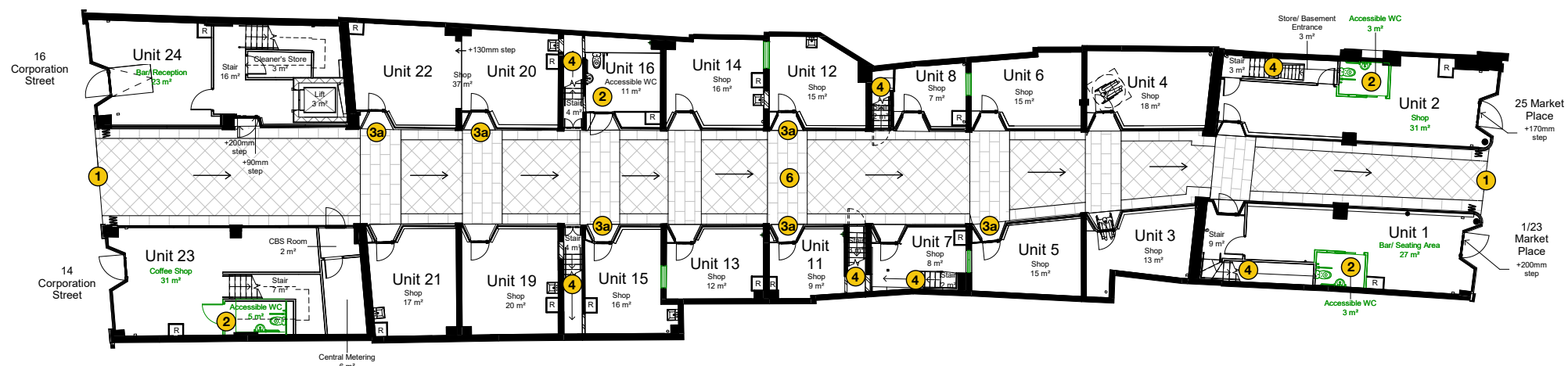


Figure 5.3.9 Ground floor improvements

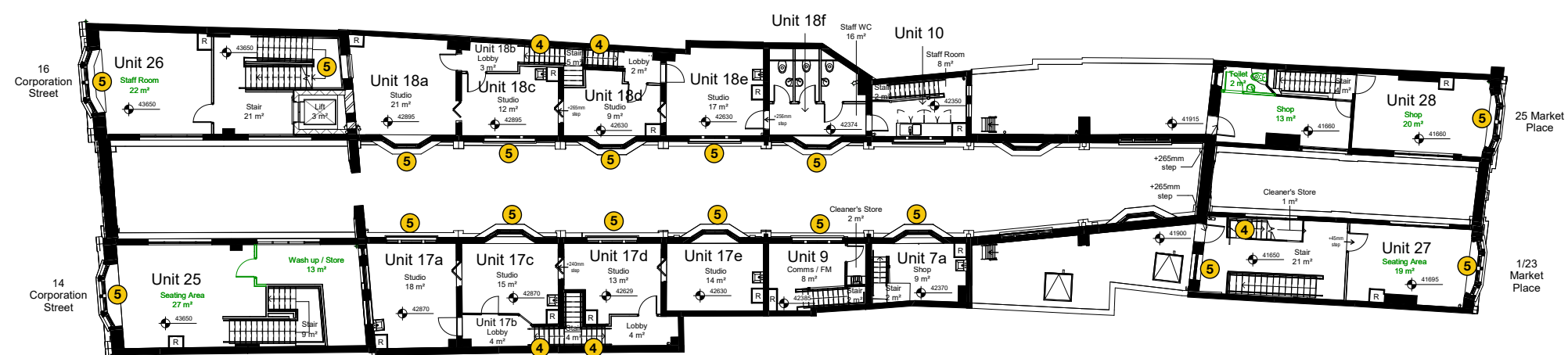


Figure 5.3.10 First floor improvements

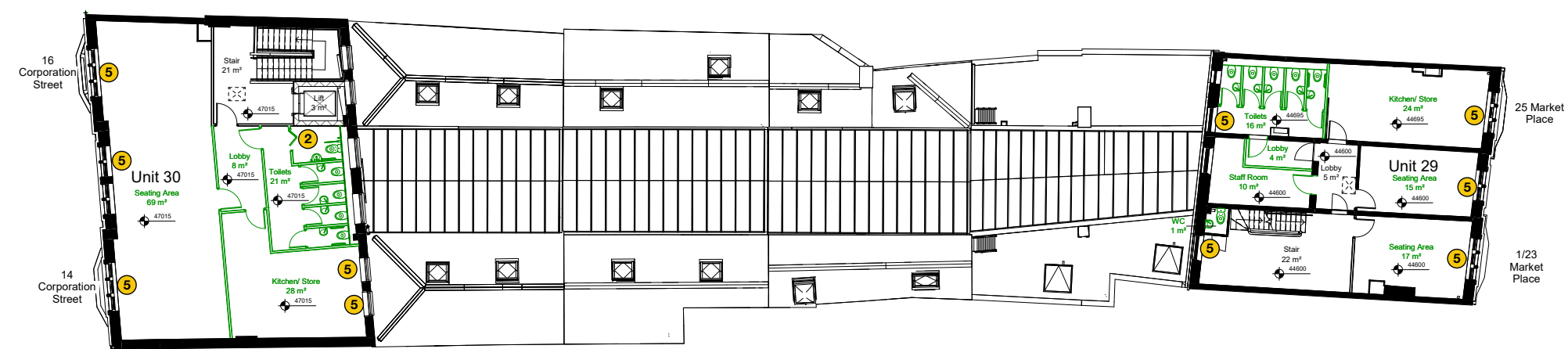


Figure 5.3.11 Second floor improvements

5.4 Refuse Strategy

A core design principle of the overall project is to restore the spaces of the Arcade to deliver the maximum amount of publicly accessible areas. As part of the design development, the inclusion of a dedicated private bin store was explored. This would however result in the loss of a former retail unit and it is considered that this use would not be consistent with the conservation of the internal spaces with the loss of valuable retail space and the presence of an inactive shop frontage.

As part of the planning submission a 'Site Waste Management Statement' has been prepared which includes a section on 'Operational Waste Disposal' (refer to 1705-BDP-AD-XX-SG-Z-00001 for more details). It is noted that the future tenants are unknown, however a series of principles have been developed based on likely uses considering the following:

Space requirements and design considerations

These are dependent on the following items:

- Previous collection arrangements last time the Arcade was in use
- Volume and type of waste accounting for unit size
- Degree of waste / container segregation required
- Collection frequency

Previous collection arrangements

The waste is proposed to be collected in the same manner as when the Arcade was last in use with on-street bagged collections from each individual unit.

Volume and type of waste

The responsibility for the storage and disposal of waste will be determined on a business by business basis by size with the small Arcade units only generating limited quantities of waste. The landlord/ Arcade operator will contract the waste collection for the small internal units, the tenants will be responsible for the collection of the waste generated by the four larger bookend units.

Degree of waste/container segregation required

All tenants are to take reasonable steps to minimise the waste they produce. Where items are not longer required the principles of 'Reduce, Re-use, Recycle' should be adopted.

Collection frequency

The frequency of collections will be appropriate to the uses of the building and will be reviewed prior to the development becoming operational. It is anticipated that the collection of waste will be frequent and scheduled to avoid disruption. It is understood BIFFA have a five day a week collection service operating in the area.



Figure 5.4.1 (above) Refuse collection on Corporation Street outside the Arcade (BDP 2021)

Figure 5.4.2 (below) Waste categorisation



5.5 Parking and deliveries

Corporation Street is a 30mph one-way single carriageway local access road of approximately 6.5m width with limited time loading-only bays (8am – 6:30pm) and no waiting at any time, with no loading Traffic Regulation Order (TRO) markings.

Market Place is designated as a pedestrian zone with TROs in place with loading permitted between 4pm and midnight and midnight and 10am Monday- Sunday. The vehicular access is along a one-way shared space running east to west from Wakefield Old Road and is approximately 6m in width with bollards to either side.

The site is located within the main retail area of the town centre and is approximately 350m from both the rail and bus stations with the closest bus stops on a high-frequency route being within 70m.

No parking is to be provided as part of the scheme, however the site is within easy reach of local town centre car parking.

It has been identified that the management of the Arcade will be either undertaken by Kirklees Council with the appointment of a caretaker or will be undertaken by a community business group. It has emerged that a base will be required for this purpose, with accommodation provided for comms and a cleaner's store.

This 'Facilities Management Hub' has been located within Unit 9 at first floor within the central Arcade space, which may also provide a central location for Arcade storage and general deliveries. This unit is accessed via the main thoroughfare, and is to have gated access to the base of the stairwell.

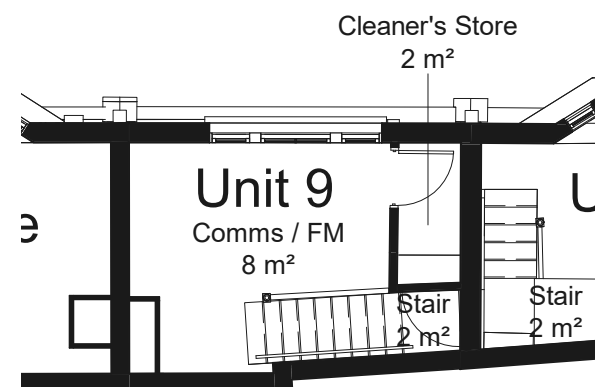


Figure 5.5.1 Unit 9 is provided for Comms / Facilities Management (FM)

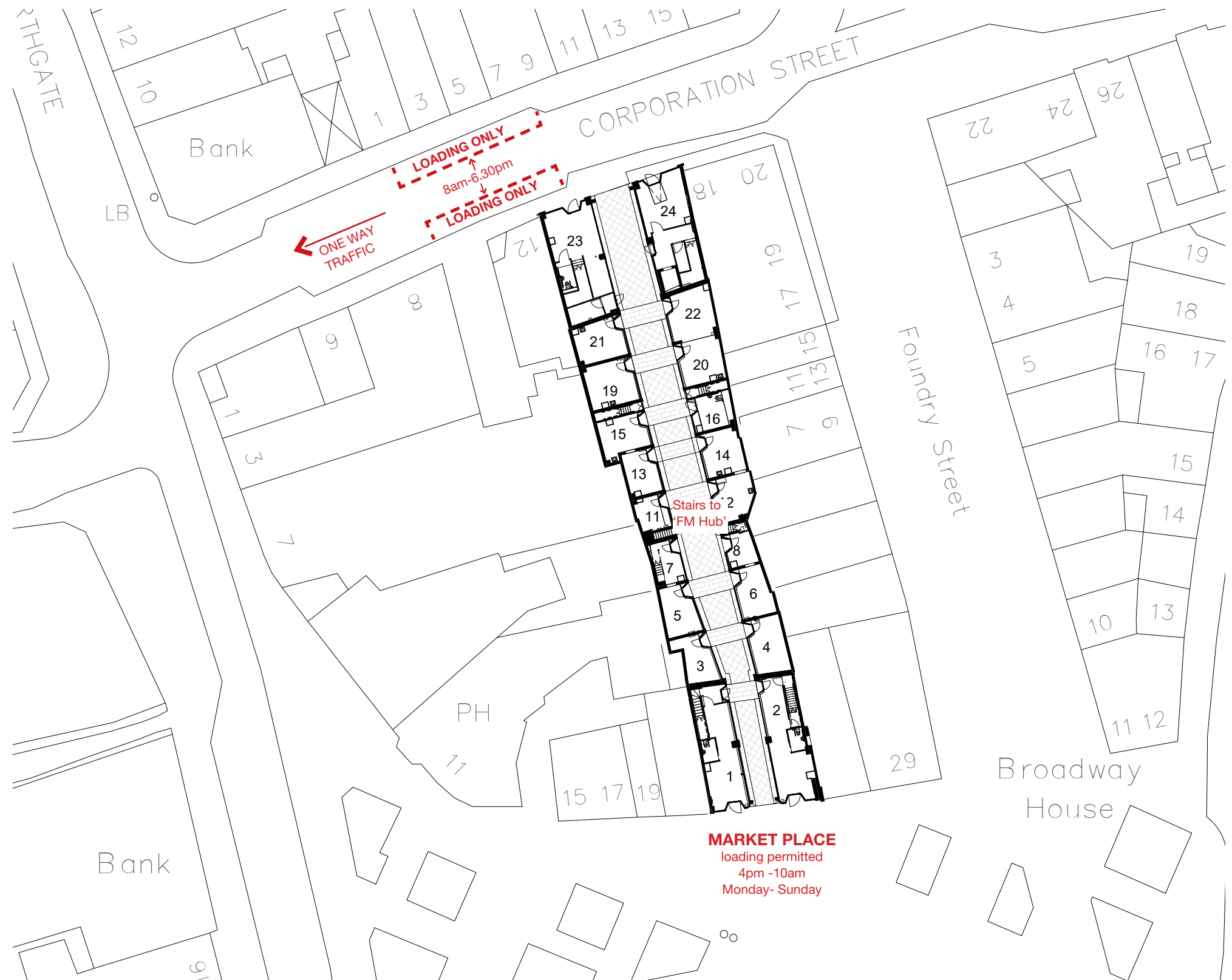


Figure 5.5.2 Loading bays for deliveries

5.6 Roof Access

Current condition

As previously described, the roof is in a very poor condition. This is primarily as a result of the limited access for inspection and maintenance, being a landlocked roofscape. As such, a core objective of the wider project is to provide safe roof level access within the constraints presented.

The following pages illustrates the proposed roof access strategy to be adopted. This approach focuses on the fundamental requirement to regularly clean the roof and inspect its condition as a minimum. This will ensure any issues are identified prior to becoming critical to the ongoing use of the Arcade. Other permanent access solutions for maintenance will take into account the level of visibility, the character, setting and specific conditions of the site.

A detailed condition survey and structural survey of the building are being undertaken which will provide a greater level of detail regarding the condition of the existing roof structure, coverings, gutters, flashings etc. This will inform specific fixing types and positions as part of the technical detailing of the access strategy as required.

Roof coverings are:

- Stone slates to the Market Place building
- Welsh slate to the Corporation Street building
- The two blocks are linked by an Arcade with a Georgian wired glazed roof supported on cast iron trusses
- The Arcade is flanked with slate covered dual pitched hipped and lean-to roofs either side over single and two-storey units

Condition: Poor

- The crawl boards over the valley gutters are significantly decayed.
- There is no safe means of accessing the roof areas to clear out the gutters and clean the glazed roof.
- Within the gutters there is a build-up of moss and debris.
- There are incidences of broken slate, ridges and glazed units building-wide as well as failing rainwater downpipes

Hazards (please note this is not an exhaustive list):

- Fragile glazed roof
- Lack of edge protection
- Limited access for powered boom lift or MEWP
- Limited access points from ground and/or adjacent openings

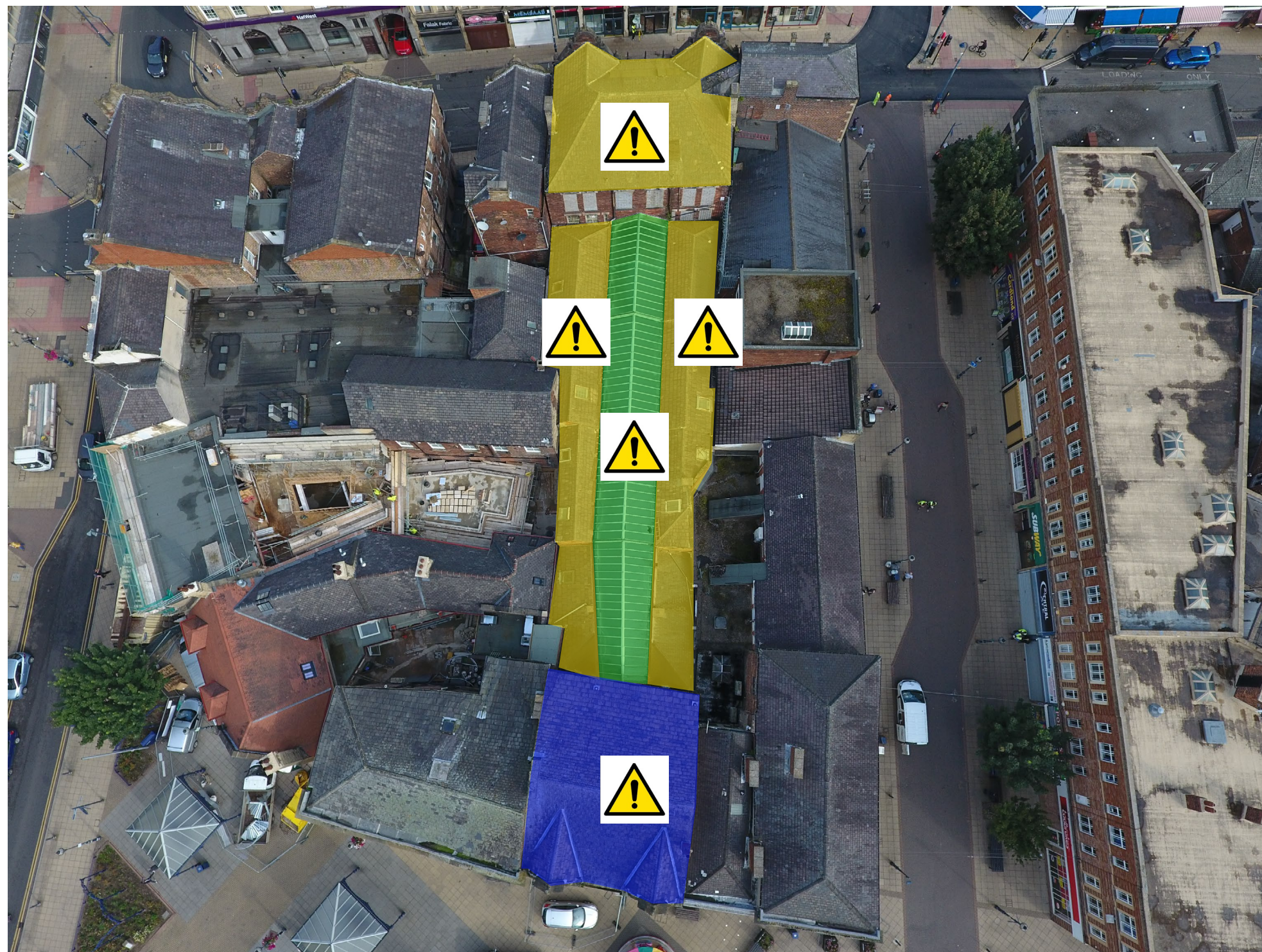


Figure 5.6.1 Roof hazards



PROPOSED ROOF ACCESS STRATEGY

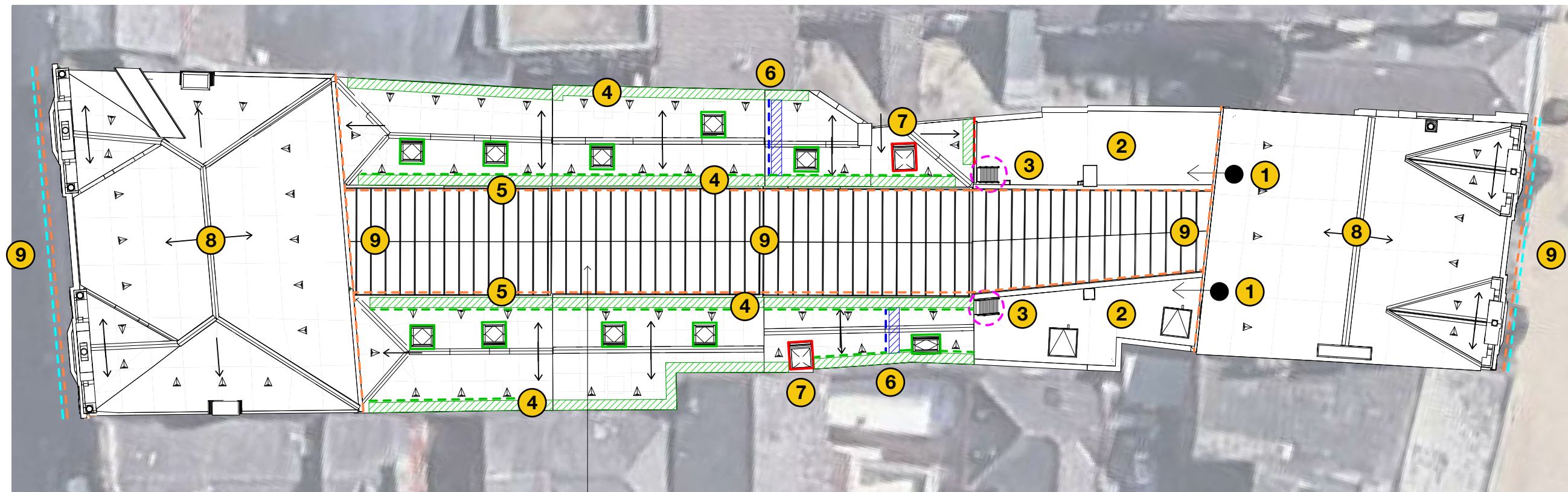


Figure 5.6.2 Proposed roof access strategy



Alongside the proposals for the renewal of the various roof elements which will reduce future maintenance frequency, the roof access strategy is designed to simplify maintenance access, increase safety on the roofs, and provide permanent improvements to assist with maintaining an annual inspection regime.

The strategy can be summarised as follows:

1. New flat roofs are installed over the existing single storey arcade units. Access to these flat roofs is provided via converted window openings on the Market Place façade.
2. The flat roofs provide a safe location for mechanical plant for the larger bookend units, including space to maintain the units, as well as a level platform for accessing the higher slate roofs.
3. Access to the higher slate roofs is via a fixed inclined ladder.
4. Either side of the flanking slate roofs over the arcade, lightweight walkways will be installed to provide a level platform to walk along the length of the roofs.
5. A fall restraint (cable system) or edge protection (handrail) will be provided to the edges facing the glazed roof to prevent falls onto the glass.
6. Access ladders with handrail / cable system is provided so the gutters on both sides of the roof pitch can be accessed.
7. One of the rooflights either side of the glazed roof (to the staff room and comms room) will be an access hatch with ladder to provide alternative escape from the roofs in the event of a fire.
8. The high level roofs to Market Place and Corporation Street are to be inspected via powered boom lift when needed.
9. The high level windows and patent glazing is to be cleaned via pole reach system.



Figure 5.6.3 View of existing monopitch roofs from inside Market Place

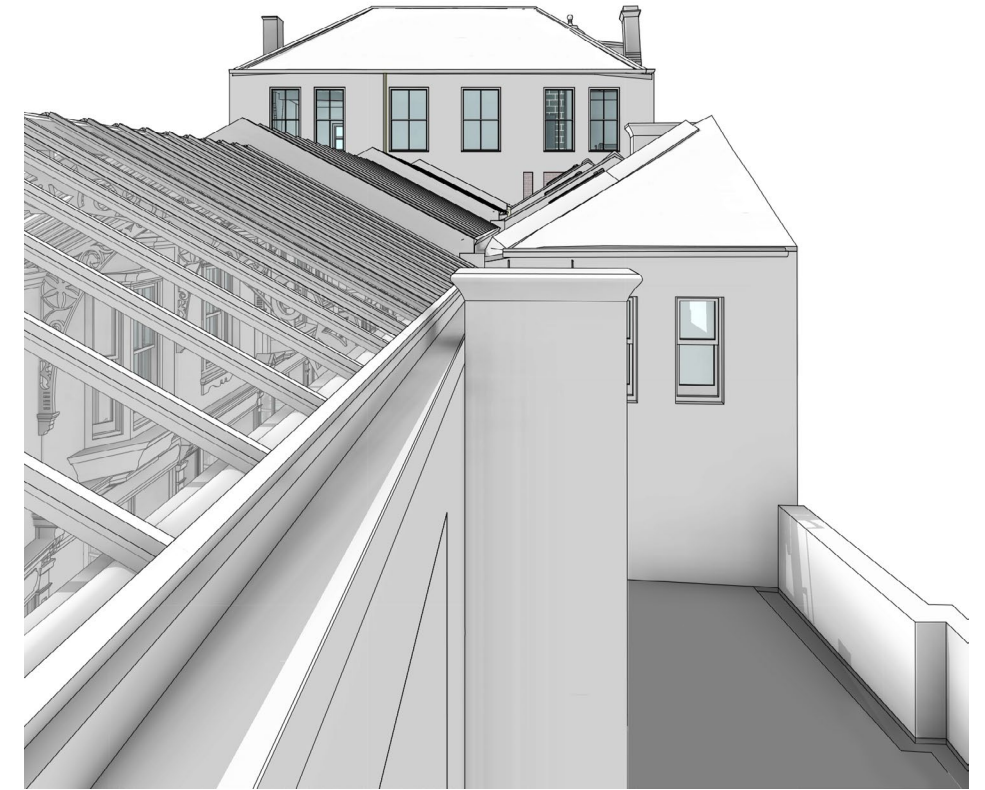


Figure 5.6.4 View of proposed flat roofs from inside Market Place

6.0 HERITAGE STATEMENT

6.1 Purpose

As part of the heritage-led proposals for the development of the Arcade, BDP have prepared a Heritage Statement to assess how they effect its special architectural or historic interest. As required by the **National Planning Policy Framework (NPPF) 2021**¹, the purpose of the statement is to assess the nature, extent and importance of the building on the site and the contribution of the setting to its significance. It will also assess how these structures, any adjacent heritage assets and their setting will be affected by the detailed design of the proposals and the overall impact.

The Arcade, Dewsbury is Grade II listed and is located in the immediate setting of a small number of listed buildings and is within a Conservation Area. As such, a Heritage Statement is required by Kirklees Council (KC) Planning Department as a document to support the planning and listed building consent application. This will consider the potential impact that the proposed alterations to the listed building and development of the site will have on its wider historic setting and the effect on its character as a building of special architectural or historic interest. The statement has been prepared to identify the heritage assets, built heritage and historic landscapes. It is written in the context of relevant national and local heritage planning policy, notably NPPF Section 16. Conserving and enhancing the historic environment.

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance **and no more than is sufficient** to understand the potential impact of the proposal on their significance.* (NPPF Paragraph 194).

The Heritage Statement's analysis and assessment of significance for the heritage assets will be drawn from the assembly of research where available into the history and development of the buildings using photographic, map, archival and fabric evidence. It will include the analysis of archaeological, architectural, and historical significance of the assets. The amount of research will be considered proportionate to the nature and scale of the proposals.

As a result of COVID-19 there has been restricted and limited access to archival information with only the archives of the West Yorkshire Archives held in Huddersfield available for research bearing early plans, maps and a small number of photographs.

Professional judgement has been used in the assessment of the significance of buildings, site context, spaces and features which might be affected by the proposals. There follows an assessment of the impact of the proposed works on the heritage values and overall significance of the identified assets and setting.

The Heritage Statement has been framed by the following sources:

- National Planning Policy Framework (NPPF) July 2021
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979
- The National Heritage List for England (NHLE)
- Conservation Principles, Policies and Guidance. Historic England (2008)
- Historic England Advice Note 2: Making Changes to Heritage Assets (2016)
- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning 3: Second Edition The Setting of Heritage Assets (Historic England 2017)
- Kirklees Image Archive
- Mirfield Archive - Dewsbury in old pictures
- Dewsbury town centre Strategic Development Framework 2018 and Delivery Programme
- Dewsbury Blueprint 2020
- Dewsbury Conservation Area Appraisal
- West Yorkshire Archive Service (WYAS) Kirklees Archive Service, Huddersfield

This Heritage Statement should be read in conjunction with the associated design drawings and documents prepared by BDP's design team submitted in support of the proposals.

6.2 Nature of the proposal

The proposal relates to the Arcade in Dewsbury which is bounded by Corporation Street to the north, Market Place to the south and the rear of properties facing Foundry Street to the east and Northgate to the west. The Arcade has been vacant for over four years and is in a state of disrepair and increasing deterioration, with a blighting effect on the town centre noted within the client brief. It has been identified within local policy as a key heritage asset, which can be used for heritage-led place making to stimulate regeneration in the heart of the town.

The building is Grade II listed and as such, this is a conservation project to repair, restore and refurbish this landmark building in advance of establishing new tenants to deliver a sustainable use. A large proportion of original features are still intact in the building, retaining its Victorian character and aesthetic qualities. There are opportunities for reinstating lost details which have been explored on a case by case basis.

Projects in historic environments present a unique array of challenges. BDP have sought to balance the need to conserve the special architectural and historic interest of the building alongside implementing change which will provide a viable and sustainable future. This will be achieved by integrating innovative solutions with best practice conservation in order to protect the significance of the place while providing flexibility for new uses such as retail, Food and Beverage, or workplace.

The final future tenants for the various ground, first and second floor spaces of the Arcade are yet to be determined, but a strong retail offering with complementary uses has been defined. As such a flexible approach to design has been developed to accommodate future uses within the constraints of the largely intact plan form of the historic building. This includes maximising space, accommodating functional arrangements and technical performance requirements and adjustments to improve accessibility and inclusion.

¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

6.3 Policy context in the historic environment

National Planning Policy Framework (NPPF) 2021

The NPPF states that; *the purpose of the planning system is to contribute to the achievement of sustainable development.* Development proposals should only be supported if they respond to the significance and setting of heritage assets and present as a sustainable development. This is because one of the three overarching objectives for sustainable development, ‘an environmental objective’, is protecting and enhancing our historic environment (NPPF paragraph 8).

In considering the current proposals in the context of the historic environment, local planning authorities should take into account;

the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; and the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring. (NPPF paragraph 190 a & b).

In determining these proposals, both the client and design team have undertaken rigorous testing into the ability of the Arcade building to deliver new uses and have arrived at the most viable use of the site with the minimum intervention into the historic fabric. They have sought to incorporate opportunities for the public to engage with the Arcade and its history as an intrinsic part of the design proposals.

In developing this site and to address issues of viability, there will be some alterations to the fabric in order to deliver the proposed uses. This will affect the significance of the heritage asset. The assessment in the Heritage Statement in Section 6.0 will seek to determine whether the impact of the proposed interventions will be beneficial or harmful;

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. (NPPF paragraph 199).

The NPPF observes that development works are required to be justified by clear and convincing evidence of the impact;

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (NPPF paragraph 202).

The primary goal of the development of the Arcade has been to ensure that when any level of harm to the significance of the heritage asset is weighed against an overarching public benefit, the resultant impact is beneficial and that the proposals clearly demonstrate that they have actively sought to minimise or mitigate against any negative impact.

Planning (Listed Building & Conservation Areas) Act 1990

The design proposals involve some alterations of the Arcade fabric. Section 7 of the Act¹ requires that;

“no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.”

The Arcade also lies within the setting of a small number of listed buildings and resides within the Dewsbury town centre Conservation Area. In determining planning consent, Section 66 of the Act requires the Local Planning Authority to

“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

In order to address the above, the Heritage Statement will seek to assess the special characteristics of the place which contribute to its overall significance as evidence to demonstrate these qualities have been preserved.

Figure 6.3.1 Early C.20 image of Market Place. [Photograph]. At: Mirfield Archive (<https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery>)



Ancient Monuments and Archaeological Areas Act 1979

An Act... to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters;

The level of alteration and any excavation is limited to the minimum necessary to deliver the new uses which will include the addition of a new lift and some removals to provide access and maintenance. Matters of archaeological or historical interest are to be examined and recorded. During the course of the operations on site, any objects or other material of archaeological or historical interest discovered are to be recorded and deposited in the Historic Environment Record (HER). The recording will also relate to the requirements of the NPPF;

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible - Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository. (NPPF paragraph 205).

The Heritage Statement acknowledges however, that recording is not a factor in the justification for loss of the heritage assets in part or wholly.

¹ <https://www.legislation.gov.uk/ukpga/1990/9>
² <https://www.legislation.gov.uk/ukpga/1979/46>

A series of planning applications have been recorded relating to the Arcade and its environs dating back to 1987. This provides an important context to the previous proposals approved for the building as well as proposals explored but either withdrawn or not implemented. It sets the scene for the Arcade’s capacity for change suitable to its heritage values and overall significance and the otherwise limitations and constraints.

Plan Ref	Proposal
87/00634	LISTED BUILDING CONSENT FOR REFURBISHMENT TO INCLUDE NEW LIGHTING, SHOP FRONTS, SIGNS AND PAVING
87/02848	LISTED BUILDING CONSENT FOR ERECTION OF ROLLER GRILLS TO EACH END OF Arcade
93/05429	LISTED BUILDING CONSENT FOR ERECTION OF ROLLER GRILLS TO EACH END OF Arcade
94/90445	ERECTION OF SECURITY GRILLES (LISTED BUILDING)
2001/92345	LISTED BUILDING CONSENT FOR FORMATION OF DOOR OPENING IN PARTY WALL BETWEEN 21 MARKET PLACE AND 3 THE Arcade (WITHIN A Conservation Area)
2001/92344	ERECTION OF NON ILLUMINATED SHOP SIGNAGE (WITHIN A Conservation Area)
2001/92780	LISTED BUILDING CONSENT FOR REDECORATION OF SHOP FRONTS AND CEILING, INSTALLATION OF ANTI ROOST NET AND SPIKES AND UPLIGHTERS (WITHIN A Conservation Area) <i>Withdrawn</i>
2002/90585	ERECTION OF ILLUMINATED PROJECTING SIGN AND 2 SETS OF PAWNBROKERS BALLS (LISTED BUILDING WITHIN A Conservation Area) <i>Refused</i>
2003/94369	LISTED BUILDING CONSENT FOR REPAINTING, BIRD WIRING SYSTEM, NETTING, LIGHTING, SOUND SYSTEM AND CLEANING OF STONE FLOORS (WITHIN A Conservation Area)
2004/90285	CHANGE OF USE FROM PHOTO SHOP TO A CAFE BAR (LISTED BUILDING) (WITHIN A Conservation Area)
2004/91010	CHANGE OF USE OF RETAIL PREMISES TO SALON FOR SPA/BEAUTY TREATMENTS (LISTED BUILDING WITHIN A Conservation Area)

The last major refurbishment of the Arcade was in 1987 and involved fabric repairs, the complete renewal of the iron glazed roof in aluminium, the relaying of the central paving and addition of concrete sub-base and the installation of hanging signs and planters. Since then proposals have been modest in scope and largely related to change at an incremental level to individual units or to address specific issues such as security, lighting and roosting birds. In 2003 plans were approved for works to improve the Arcade environment but these were again modest in scope. As a whole they represent continued interest in the Arcade and the desirability to keep it in use as an important amenity within the town centre.

There has also been an application to enclose the Arcade with glazed screens at its north and south entrances transforming the Arcade into an ‘indoor’ shopping centre (Ref. CD/7/11/DM-8/1 - *Withdrawn*). It is understood that this has not been pursued as a result of technical challenges with changing the space into an indoor environment and how to detail potential lobbies without an adverse effect on the special architectural interest and historic character of this important early Arcade building.

After a period of vacancy, the new proposals supported by the design and access statement seek to undertake a full restoration of the Arcade, bringing it back into sustainable and viable use.

Figure 6.4.1 Photograph within the Arcade in the late-C.20 [Photograph].
At: WYAS, Kirklees Archive Service, Central Library, Huddersfield. KMDC/3/PL/1/4/22.



6.5 Planning Consultation

A number of consultations have taken place with planning officers. Historic England and West Yorkshire Archaeology Advisory Service have also been invited to comment.

Meetings have taken place with the following Kirklees Council officers and other interested parties:

- Conservation Officer
- Planning Case Officer
- Waste Officer
- Environmental Health Officer
- West Yorkshire Police Designing Out Crime Officer
- Local Councillors
- Historic England

A series of site visits and Microsoft Teams meetings were undertaken. The design development to date together with the preferred option was presented as well as the options examined in order to determine the maximum viable use of as many spaces at ground, first and second floors within the three historic buildings making up the subject site of the Arcade as a whole.

The approach has been to assess the minimum alterations to original and early fabric to provide the maximum accessibility and consequent public benefit across the Arcade. Accessibility is described in more detail in Section 5.0. The key drivers for the proposals are the designer and client’s understanding of the key features and history of the Arcade. This was followed by discussions regarding the finer details of the proposals and likely impacts on the Arcade and its setting.

A meeting was held with Historic England on 30th July 2021 as part of their Pre-Application Advice service and the proposals were well received. Clarifications were provided in relation to the following comments and queries:

- The re-grading of the paving to the central arcade space to provide level access thresholds into the units was agreed in principle. The change in pattern to the areas of new paving is positive as it highlights the new intervention.
- The level of loss of fabric to the roof structures was queried. BDP confirmed detailed condition surveys will be undertaken to determine which fabric requires replacement and should be limited to later fabric where possible. All early fabric is to be retained where viable to do so and either carefully removed and reinstated or repaired in-situ where possible. All primary trusses in the Corporation Street and Market Place roofs will be repaired.
- The flat roof over the single storey units was agreed in principle subject to justification. It was commented that uses for public benefit could be explored such as use as a roof terrace.

6.6 Information gathering

Listing¹ marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system, so that it can be protected for future generations. (Historic England)

- **Grade I** buildings are of exceptional interest and high heritage significance/cultural value
- **Grade II*** buildings are particularly important buildings of more than special interest and high heritage significance/cultural value
- **Grade II** buildings are of special interest and medium heritage significance/cultural value
- **Conservation Areas** and **high quality locally listed buildings** represent medium heritage significance/cultural value
- **Locally listed buildings of modest quality** in their fabric or historical association represent low heritage significance/cultural value

The Arcade is Grade II listed, covered under three separate list entries and is located within the Dewsbury town centre Conservation Area.

It is understood that Historic England plan to rationalise these list entries into a single listing for the building as a whole in the near future.

The Heritage Statement assesses assets and their historic setting. The Arcade is land locked to the east and west with its entrances on its north-south axis from Corporation Street and Market Place. As such, consideration will be given to views within the immediate context study area that surrounds the Arcade as identified in the Conservation Area Appraisal. The study area provides a focus for assessment but is not intended to be prescriptive; longer views may be reviewed as appropriate.

Utilising the National Heritage List for England (NHLE)², there are six nationally designated listed buildings within the study area of the Arcade and one Conservation Area. The level of impact by the proposed development will vary across the heritage assets identified within the NHLE, therefore proportionality will be applied to the assessment. Some adjacent buildings are of local architectural or historic interest although not at a level for national designation. These buildings make an important positive contribution to the built environment and Conservation Area and may be considered in the assessment where there is a demonstrable effect.

The Arcade list descriptions

Asset: **1-22, The Arcade**
Grade: **II**
List entry number: **1134756**
Listed: **18 Nov 1977**

Arcade of shops to each side. Probably 1899. Glazed roof on decorative, cast iron, round arched frames. At 1st floor 3-light canted oriels with sashes, alternate with 3-light plain sashes. Some contemporary shop fronts to ground floor, some modern.

Listing NGR: **SE2461821832**

Asset: **14 and 16, Corporation Street**
Grade: **II**
List entry number: **1183500**
Listed: **18 Nov 1977**

Shops forming northern entrance to The Arcade. Dated 1899. Ashlar in restrained Renaissance style. Stone slate roof. 3 storeys. 3 bays, the side bays being gabled. Central round arched portal of one and a half storeys with 'THE Arcade' in raised capitals over. A cross window above this at 2nd floor level. Symmetrical side bays each have 1st floor 8-light, transomed canted oriel, and 2nd floor transomed 6-light window. Each shaped and pedimented gable has cross window. Modern shops to ground floor, some modern.

Listing NGR: **SE2463821842**

Asset: **23 and 25, Market Place**
Grade: **II**
List entry number: **1183688**
Listed: **03 July 1985**

Shops forming the southern entrance to the Arcade. Probably 1899. Ashlar in restrained Renaissance style. Stone slate pitched roof. 3 storeys. 3 bays, the side bays being gabled. Central round arched portal of one and a half storeys, with 'THE Arcade' in raised capitals over. A cross window above this at 2nd floor level. Symmetrical side bays each have 1st floor 8-light transomed canted oriel, and 2nd floor transomed 6-light window. Each shaped and pedimented gable has cross window. Modern shops to ground floor.

Listing NGR: **SE2463921791**

Nationally designated assets in the setting of the Arcade

Asset: **18 and 20, Corporation Street**
Grade: **II**
List entry number: **1313657**
Listed: **18 Nov 1977**

Asset: **27, Market Place**
Grade: **II**
List entry number: **1134703**
Listed: **18 Nov 1977**

Asset: **29, Market Place**
Grade: **II**
List entry number: **1300461**
Listed: **18 Nov 1977**

Asset: **15, 17, 19 and 21 Market Place**
Grade: **II**
List entry number: **1134702**
Listed: **18 Nov 1977**

Asset: **The Black Bull Public House, 11 Market Place**
Grade: **II**
List entry number: **1183679**
Listed: **18 Nov 1977**

Asset: **Pair of telephone kiosks on central reservation**
Grade: **II**
List entry number: **1253259**
Listed: **03 March 1988**

Conservation Area in Dewsbury

Name: **Town centre Conservation Area**
Designated: **March 1981**

¹ <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

² <https://historicengland.org.uk/listing/the-list/>

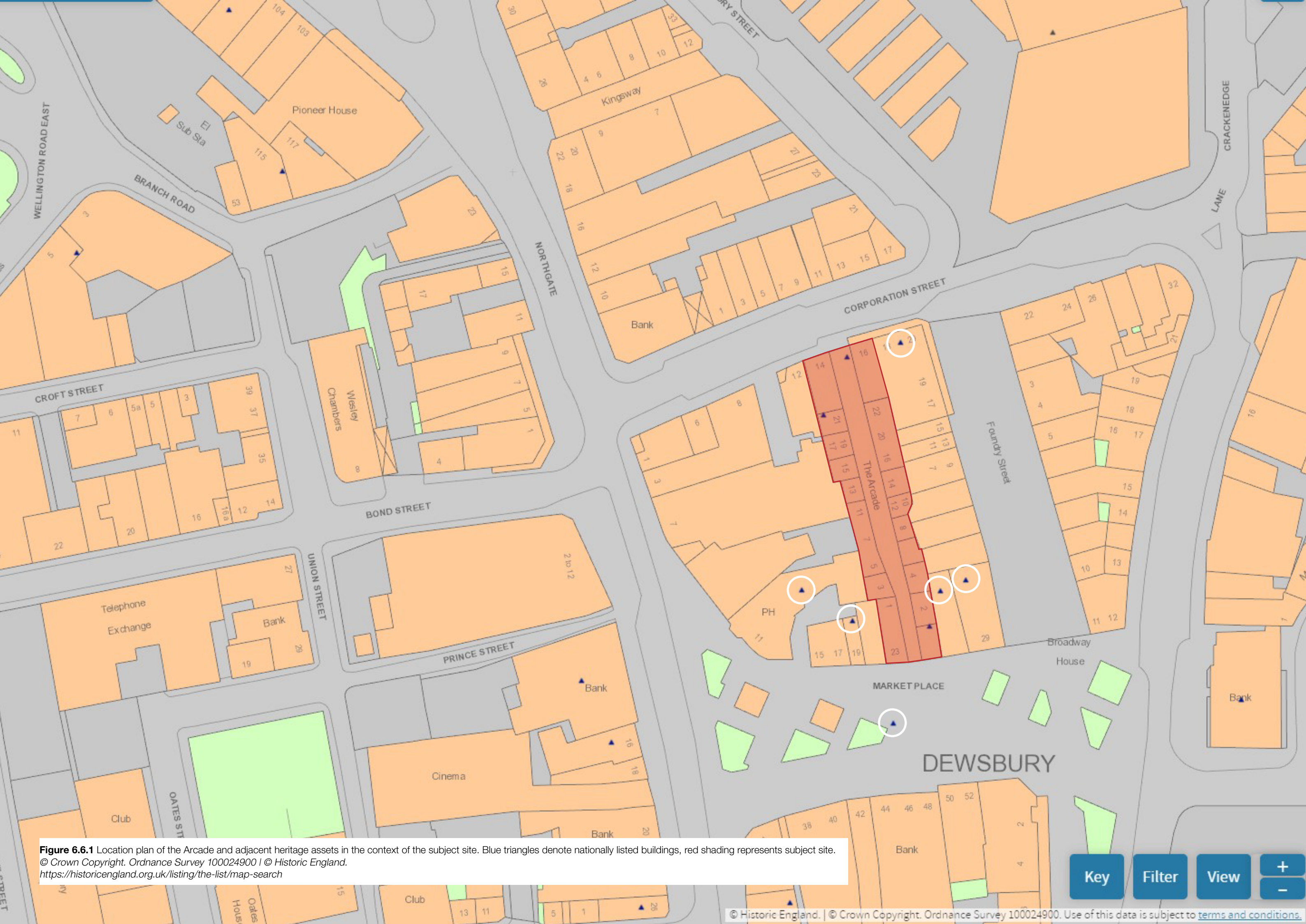


Figure 6.6.1 Location plan of the Arcade and adjacent heritage assets in the context of the subject site. Blue triangles denote nationally listed buildings, red shading represents subject site.
© Crown Copyright. Ordnance Survey 100024900 | © Historic England.
<https://historicengland.org.uk/listing/the-list/map-search>

Dewsbury Conservation Area¹

The Conservation Area in Dewsbury was designated in 1981. Along its principal routes and urban spaces it accommodates historic buildings that contribute a beneficial impact on its character and heritage values. It is described within the Conservation Area appraisal as forming ‘the historic core of the town and is still the principal civic, retail and commercial focus for the area’.

One of the significant characteristics of the Conservation Area is the degree of **unity** and **integration** of the built form in respect of the **building materials, detailing, scale** and **overall form**. Within this consistent palette there is, however, **variety and interest**, as well as **distinct character areas**, which sub-divide the town centre into separate zones, each with their own **individual characteristics**.

The subject site is predominantly located within the commercial ‘Market Place’ character area No.1A at the centre of the Conservation Area. Its northern edge however also falls within area No.s 2 and 3, Market Area and Northgate Area respectively however it is not considered that they reflect its identity as strongly.

Character Area 1: Town Centre - 1A Market Place

The three built-up sides of the Market Place achieve a delicate balance of consistency and variety, as seen in the photograph below. The building line is consistent and continuous, forming a strong and robust edge to the space. The building elevations are generally three storey although each has its own particular floor to ceiling heights giving a varied cornice line. The majority of buildings have a parapet wall behind which is a shallow pitched slate roof.

The Conservation Area Appraisal figure 4.2 identifies key views into Market Place as well as important vistas across the Arcade’s frontage onto the adjacent urban space. The frontage is also indicated as contributing positively to the street scene that extends from Northgate around to Foundry Street. The Market and Northgate character areas also ascribe importance to the views along Corporation Street. This will be carefully considered in the context of proposed change.

The appraisal notes the following:

- The scale and quality of the majority of buildings enclosing Market Place achieve a delicate balance of consistency and variety
- The layout of street furniture comprising lighting, seating, canopies and bins has a detrimental effect on the quality of the urban space
- Modern building replacements while respectful of the scale and urban form of their predecessors, are not of a commensurate architectural quality. This is also true in relation to the quality of replacement shop fronts and security shutters to some of the heritage buildings including the Arcade and illustrated in the Dewsbury Design Guide.

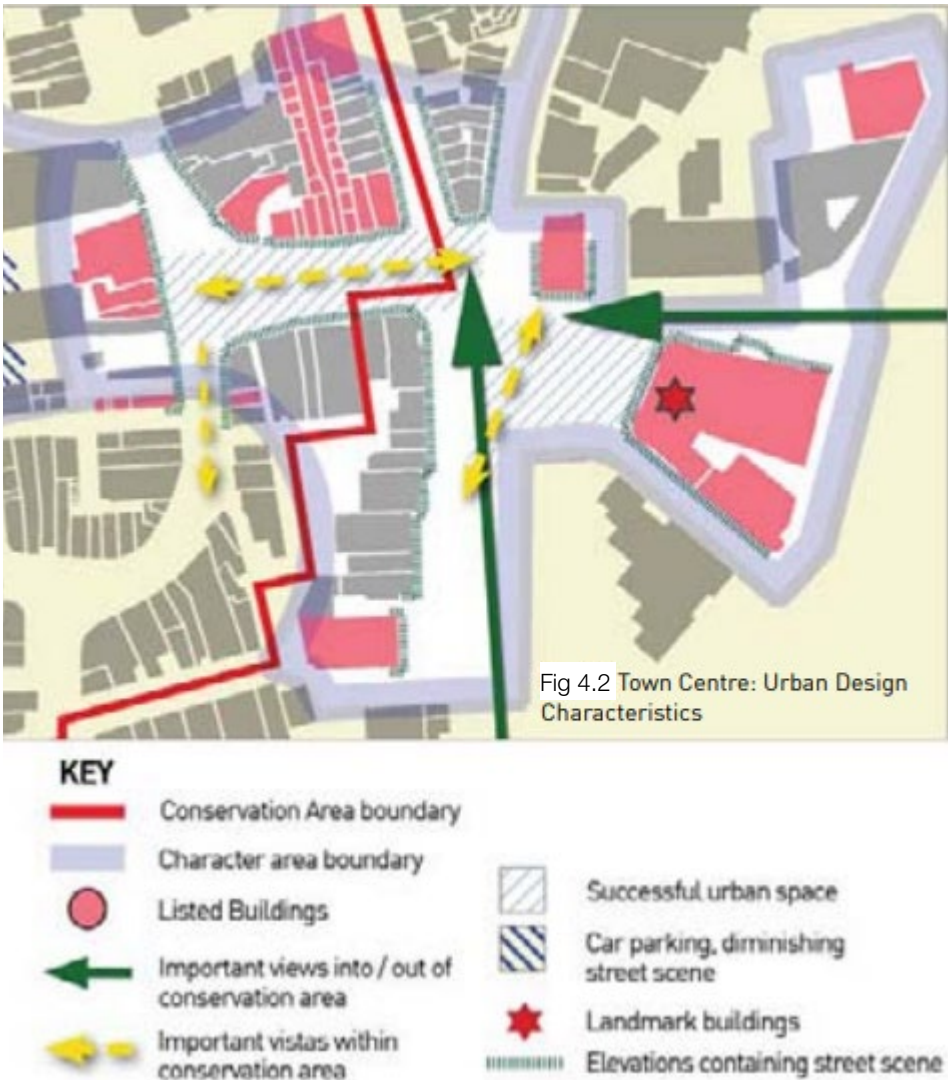


Figure 6.6.2 Character Area 1A Market Place, Fig 4.2 Town Centre: Urban Design Characteristics, Dewsbury Conservation Area Appraisal.

Figure 6.6.3 Urban open space in the setting of the Arcade (BDP 2021)



Regarding the identification of issues relevant to the subject site, the following is noted:

- Market Place as a focal heritage attraction is considered a strength, this is as a result of the integration of Victorian buildings within the street scene
- The aspirations for the future tenants will strengthen the strong community identity within Dewsbury
- The current poorer quality modern shop fronts is considered a weakness that the proposals for the Arcade could address in part
- Heritage-led regeneration may address the economic difficulties that have resulted in a lack of maintenance and care for historic details
- Sensitive regeneration and a different shopping experience in a heritage setting presents an opportunity
- Commercial competition remains a threat

The appraisal identifies a series of policies for existing buildings which will be relevant to the proposals.

Approach to repairs and alterations:
The proliferation of relatively minor building alterations is incrementally eroding the character and appearance of the Conservation Area. Many modern alterations adversely affect the subtlety, balance and proportions of building elevations and can also be physically damaging to the fabric of historic buildings.

Important original features threatened by such alterations include timber sash windows, projecting bays, doors and door cases, cast iron handrails, railings, balconies and rainwater goods, chimney pots and stacks and boundary enclosures.

Guidance for buildings and key sites :
Successful conservation requires viable uses for historic buildings. Where there are completely empty buildings within the Conservation Area, priority should be given to finding new uses to protect the historic buildings and townscapes and to ensure funding for the necessary repairs and maintenance.

This is a significant problem for the use of upper floors above shops, etc. Many such areas are in poor condition and require improvements to enable them to be reused.

¹ <https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/dewsbury-town-centre.pdf>

Historic Environment Record and archaeological potential

NPPF paragraph 194 states that in determining applications, local planning authorities should;

As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and where necessary, a field evaluation.

As described there are six heritage assets within the study area. In response to the brief to develop the Arcade, the design team have consulted the West Yorkshire Archaeology Advisory Service to confirm whether an archaeological desk-based assessment is required based on the limited nature of the interventions proposed. They were also invited to comment on the likely archaeological potential of the site.

In summary:

- While there is some potential for medieval and post medieval activity, there is no current record of any finds or evidence to suggest that this survives.
- The site has been built up from the mid-19th century and intact early remains are unlikely.
- Dewsbury Minster is the likely focus for activity from the 7th century onwards but there is little evidence of activity in other locations within proximity of the site's study area.
- An archaeological watching brief may be required for ground works if there is evidence of early urban and industrial development

The West Yorkshire Archives (WYAS) held in Huddersfield have been examined by the design team and the following documents gathered:

- Official Records: Dews BCP Box 50 5628: Arcade - Images of original plans, sections and building notice
By: John Kirk & Sons Architects (for J.B. Knowles), 7th May 1898
- Official Records: Dews BCP 709: Market Place Warehouse - Images of original plans, section and building notice
Date: 27th February 1869
By: Henry Holton Architects (for R.O. Clay & Sons), 27th February 1869
- Official Records: Dews BCP 2611: Market Place Tram - Images of original plan and letter
By: Malcolm Paterson, 22nd June 1874
- Official Records: KMT8: Various images of extracts of Dewsbury County Borough minutes of Council and Committees
Meeting of the Sanitary and General Works Committee: Tuesday Re. Approval of plans for the shops and Arcade, 24th May 1898
- Various Maps
- Miscellaneous items relating to Dewsbury and the Arcade

Images are reproduced in Section 6.0 by kind permission of the WYAS.

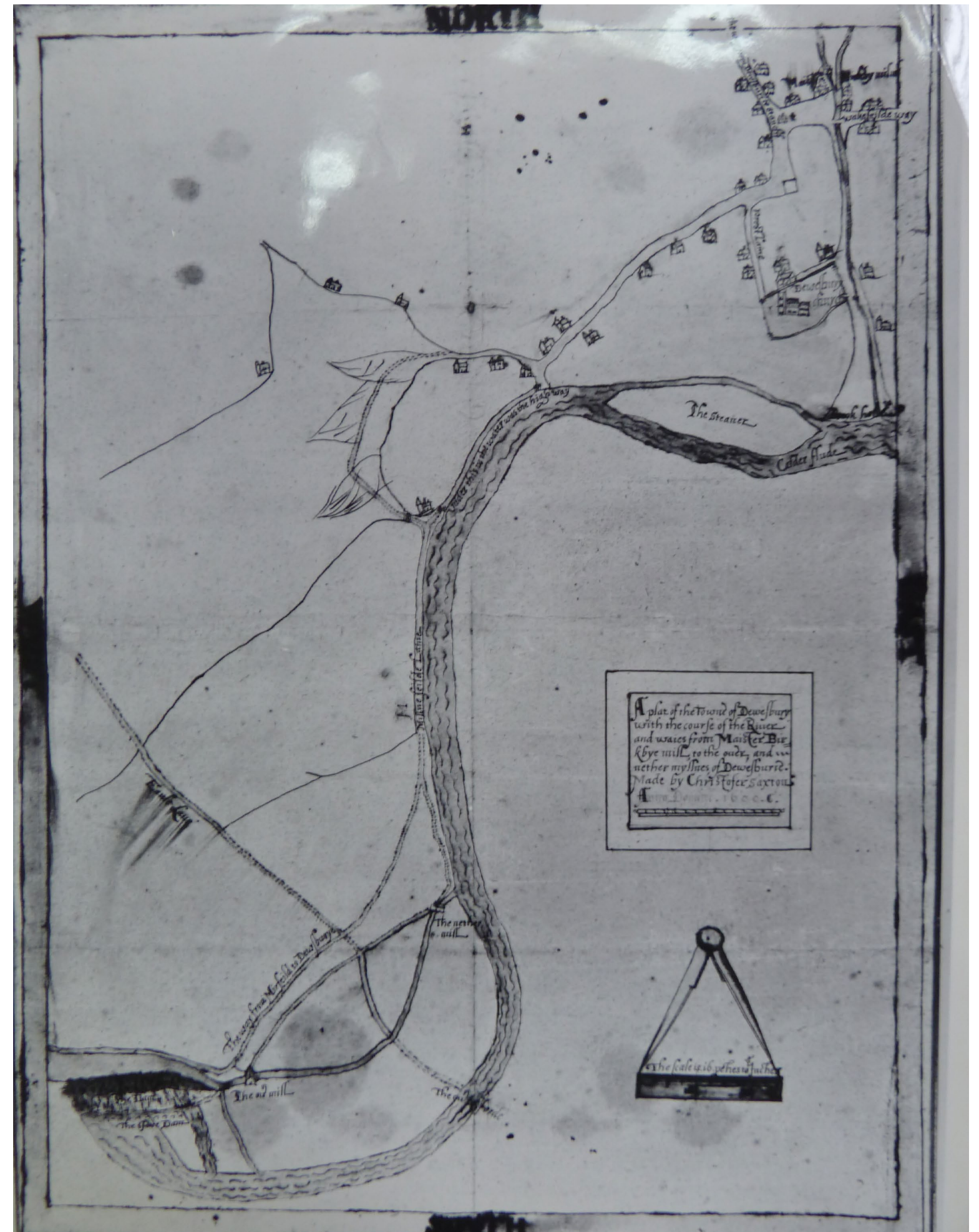


Figure 6.6.4 Image of Dewsbury Map by Christopher Saxton, 1600. [Photograph].
At: WYAS, Kirklees Archive Service, Central Library, Huddersfield. KX284 + SR2.



Figure 6.6.5 Market Place, Dewsbury
(Google Maps 2020)

6.7 The form and history of the heritage asset

‘Conservation Principles Policies and Guidance’¹ describes the importance of understanding the ‘*fabric and evolution of the place*’ in order to assess heritage significance and impact. The study of historic maps across key periods of a site’s evolution helps demonstrate how the past has shaped the present landscape, and the key buildings and structures that have survived as a result of their significance. This historical development in turn provides a useful baseline from which to make a proportionate assessment of the heritage assets and subject site’s contribution to the characterisation of place.

Dewsbury

Dewsbury has Roman origins and there are records of an established settlement in Saxon times. Dewsbury Minster dates back to the 13th century and is evidence of its historic Ecclesiastical importance while the Medieval street patterns indicate its market town beginnings. Edward II granted nearby Thornhill its market charter in 1317 which is considered to be the origins of Dewsbury’s Market. The market relocated to Dewsbury in the middle ages for local clothiers, firmly cementing its status as a West Yorkshire market town and its emergence as a commercial and retail centre.

During the later decades of the 18th century and early decades of the 19th century, like much of the north of England, Dewsbury benefited from the growth of the textile industry. The Industrial Revolution’s steam-powered looms developed for the increased production of shoddy and mungo resulted in rapid expansion throughout the Heavy Woollen District. Despite the dramatic topography of the surrounding hills, the Calder Valley landscape provided opportunities for the improvement of transport links with the development of roads, river and canal and the expansion of the railway. As a result, the town became a centre for trade, elevating its reputation and generating the commercial development of fine merchants premises in Market Place.

During the later decades of the 19th century and early decades of the 20th century, Dewsbury reached its peak with town centre commercial expansion and widespread development of new shopping streets as illustrated on the plans of 1893 and 1907. The modest nature of New Bridge Street was redeveloped to the grander Corporation Street as a major thoroughfare. Larger scale terraces of three-storey fine commercial buildings forming strong building lines replaced the former smaller two-storey developments. Northgate to the west emerged as a primary shopping street following the completion of the large store developed by the Dewsbury Pioneers Industrial Society in 1888.

Dewsbury was incorporated with the Municipal Borough in 1864. A number of key civic buildings were completed following this including the Town Hall in 1889, the Baths and Library in 1896, the first Arcade which connected the new Corporation Street to Market Place in 1899, the current covered market in 1904 at the junction between the new Corporation Street and Foundry Street accommodating 40 shops, and the Post Office in 1908.

In 1937 the Open Market relocated from Market Place and the adjoining streets to connect with the covered market at the Foundry Street site and the plans of 1954 and 1983 show the market developing toward its current configuration.

The 21st century has seen the economic decline of northern townships with the closing of the mills and reduced footfall on the street. This has however resulted in much of the historic townscape conserved and provides the opportunity for heritage-led regeneration.

Victorian Arcades

“A glass covered passageway which connects two busy streets and is lined on both sides with shops” is how an Arcade is described in Johann Friedrich Geist’s, *Arcades: The History of a Building Type* (Cambridge MA & London: The MIT Press), and is an accurate description of the Arcade in Dewsbury which connects Corporation Street to Market Place. This Grade II listed Arcade which represents a good example of shop-and-office arcading is considered to be the earliest in Dewsbury of its typology, later supplemented within the town by the unlisted Kingsway and Queensway Arcades.

The Victorian Arcade as it is currently understood was a popular building typology in cities across Europe and is considered to have originated in Paris in the late 18th century. It provided a place for shoppers to escape the seasonal inclement weather, the bustle and the sometimes unsanitary environment of the city streets to a place of shelter where people could shop and socialise. The Arcades were a civic symbol of prosperity with their grand architectural expression. Their glazed roofs allow natural light to accent the ornate detailing of the ironwork and shop fronts and create a positive environment.

Between the late 19th and early 20th century a significant number of Arcades were built in towns and cities across northern England with 27 built in Yorkshire and Lancashire alone as documented by Margaret MacKeith in *Shopping Arcades, A Gazetteer of Extant British Arcades 1817-1939* (London & New York: Mansell Publishing Limited, 1985). However, with the change of shopping habits, the emergence of modern shopping centres sited away from commercial town centres, their popularity has declined and their numbers vastly reduced. Those that have bucked this trend have been those whose status has been elevated within their historic townships as providing a unique and characterful shopping experience that is complementary to the town’s identity. A delicately balanced mix of independent retailers and makers as well as food and beverage offers accommodated within traditional historic Arcades have provided diversity to the commercial high street and stimulated increased footfall.



Figure 6.7.1 (above) Image of Opening of the New Town Hall, Dewsbury, Programme. 1889 [Photograph].

At: WYAS, Kirklees Archive Service, Central Library, Huddersfield. KC763/20.

Figure 6.7.2 (below) Photograph within the Arcade in the late-C.20 [Photograph].



¹ <https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>



MARKET PLACE, DEWSBURY.

Figure 6.7.3 Early C.20 image of Market Place. [Photograph]. At: Mirfield Archive (<https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery>)



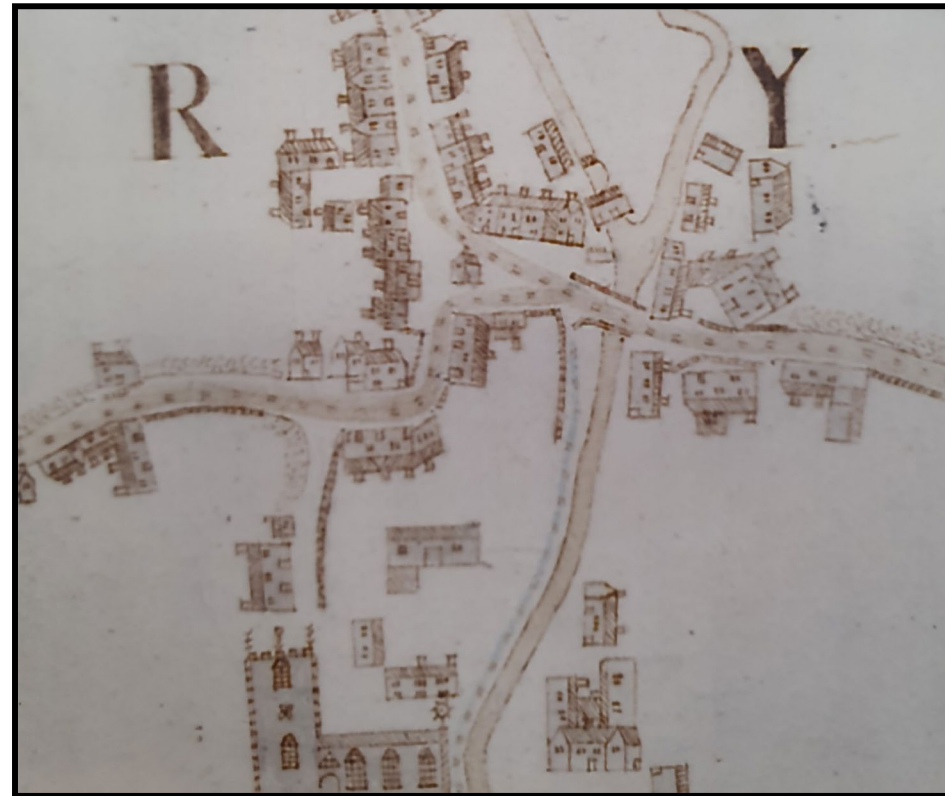
Figure 6.7.4 Image of Dewsbury Map of town centre, 1760s. [Photograph].
At: WYAS, Kirklees Archive Service, Central Library, Huddersfield. KC763/2-3.

The development of the Arcade site can be seen in the map regression below.



1761

On the 1761 plan the established medieval street layout and location of Dewsbury Minster that are legible to the north of the 1600 plan (figure 6.6.4) are more clearly discernible. The surrounds are still largely rural, with a small amount of Dewsbury development north of the River Calder, with the Dewsbury Beck running northerly to the east of the plan.



1760s

The 1760s plan shows very modest development through the decade. The routes of Market Place, Northgate and Westgate are beginning to accommodate a number of two-storey properties which line the street as the market town is developing.



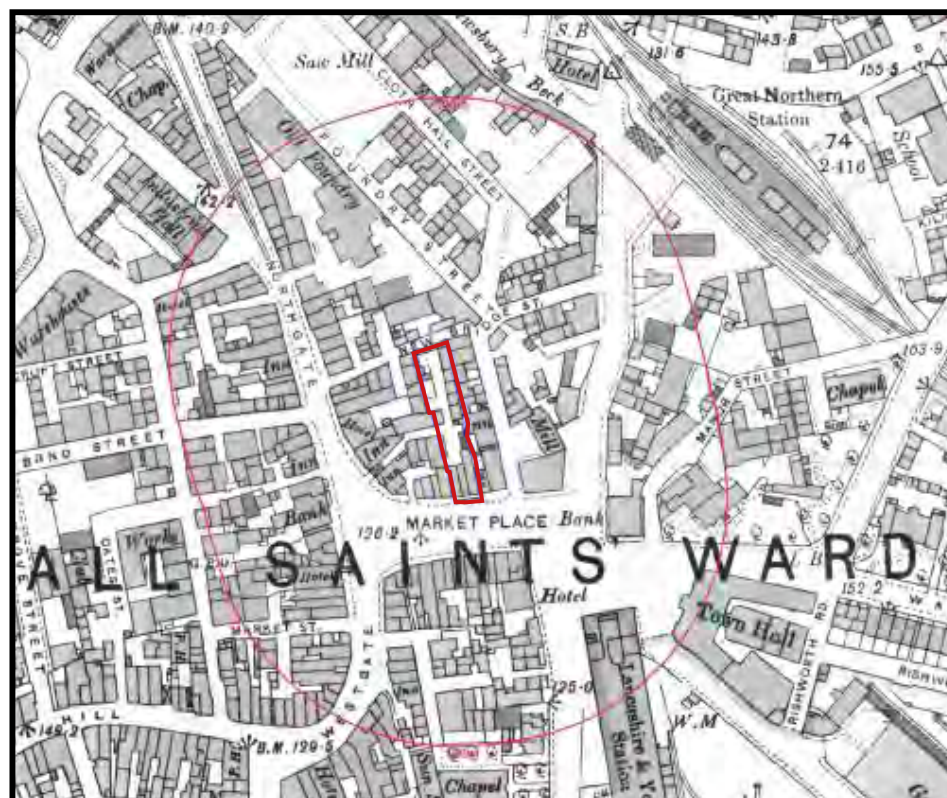
1804

On the 1804 plan the early growth of the textile industry in Dewsbury can be visually understood by the further level of development and densification as the town of Dewsbury becomes a more urban development, although the plot sizes remain modest and isolated.

Figure 6.7.5 Image of Dewsbury Map, 1761. [Photograph].
At: WYAS, Kirklees Archive Service, Central Library, Huddersfield. KX409

Figure 6.7.6 Image of Dewsbury Map of town centre, 1760s. [Photograph].
At: WYAS, Kirklees Archive Service, Central Library, Huddersfield. KC763/2-3.

Figure 6.7.7 Image of Dewsbury Map surveyed by Jonathan Taylor, 1804. [Photograph].
At: WYAS, Kirklees Archive Service, Central Library, Huddersfield. MC2 Top.

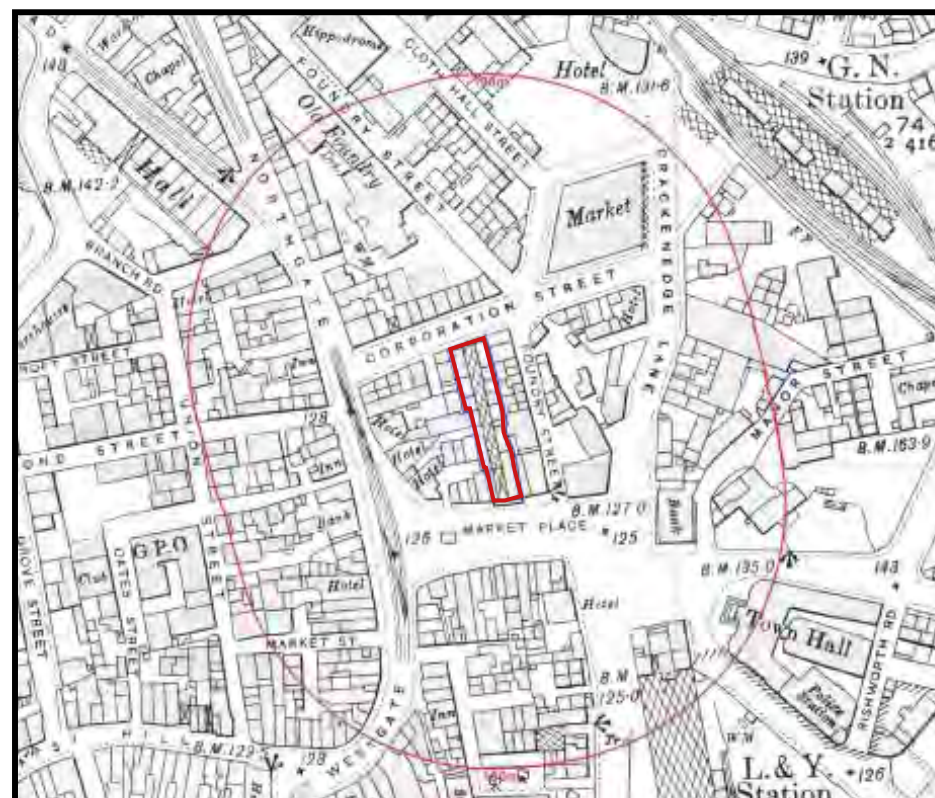


1893

Nearly a century later and Dewsbury has transformed into a vibrant, dense urban hub with the widespread development of new shopping streets. As can be seen on the 1893 County Series Town Plan extract above, the area surrounding the current Arcade site is well developed.

The rapid development of the railway can be observed with railway lines and associated platforms and good sheds seen to the west, east and south of the site. The Industrial Revolution has been the catalyst to industrial development with the construction of an iron and brass foundry, several warehouses and a textile mill and smithy observed. The Town Hall, opened in 1889 (figure 6.7.1) seen to the south-east of the site is the first of a number of larger key civic buildings that are to shape the character of the town. Northgate has become a key shopping street and accommodates the large Dewsbury Pioneers Industrial Society store to the north-west of the site, completed in 1888.

The pre-Arcade site contains several public houses and various warehouses, including their associated ancillary buildings. Within the site boundary, a number of retail units front onto Market Place occupying the footprint of the Arcade and a Printers flanks the north east edge. The centre of the site was otherwise unoccupied and was likely used as a service area for the surrounding buildings.



1907

The town is understood to have reached its development peak around the beginning of the century and in 1907 the development of the streets is largely complete with the narrow New Bridge Street transformed to the wide Corporation Street as a new major thoroughfare, lined with larger three-storey terraced commercial buildings.

The Arcade is complete, constructed in c.1899. Historic plans (figure 6.7.13) show that the buildings occupying its southern footprint (figure 6.7.8) have been retained and re-faced as part of the overall Arcade development. The present day subdivided unit layout of the building appears broadly unchanged to that shown. The layout of the adjacent buildings in the block are unchanged from 1893, and two hotels and a public house are noted to the edge of Northgate.

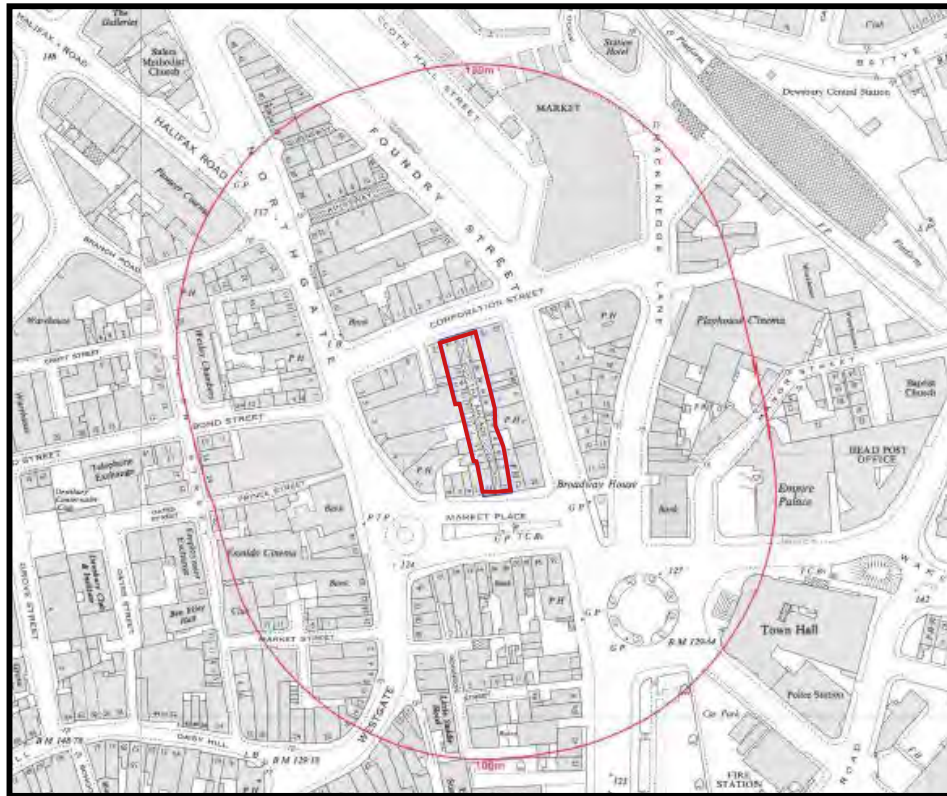
In the wider context, the current covered market which was completed in 1904 can be seen to the north east of the site, along with various warehouses to the west and various mills to the north.



1922

Very little change occurred between the 1910s and 1920s within the urban block and site boundary.

In the wider context the Picture Theatre and a tram line has been added to the west along Northgate and Westgate and the Post Office completed in 1908 is adjacent to the Town Hall completing the array of civic buildings.



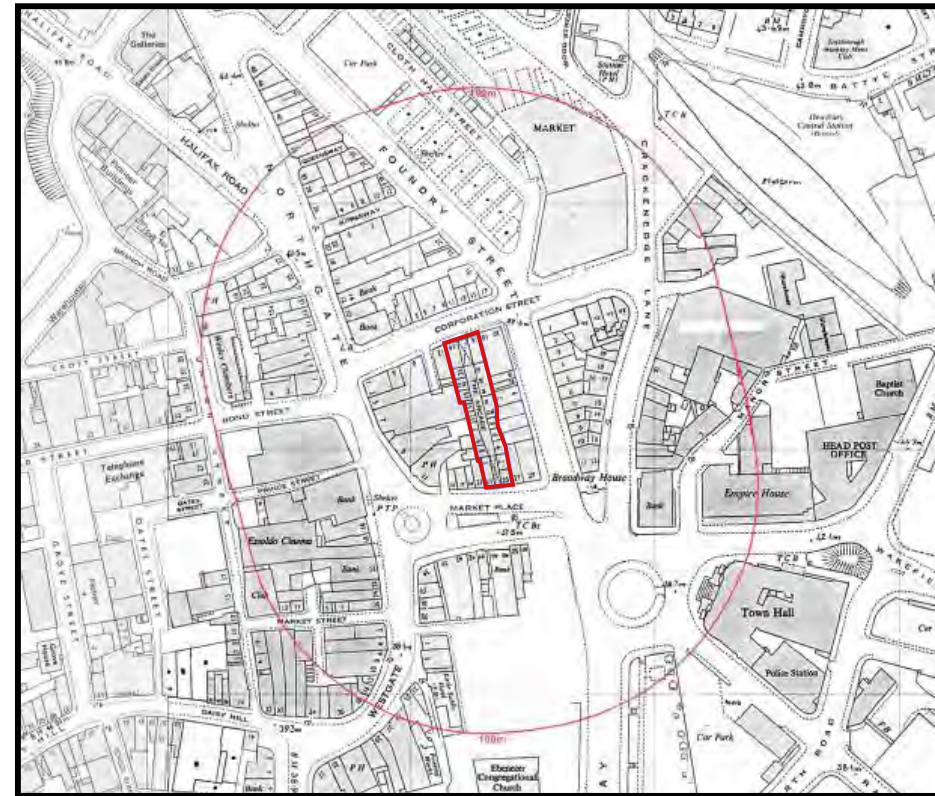
1954

The urban grain of the town has a noticeable change in the 1954 plan, with an increase in plot sizes compared to the previous decades.

The footprint of the Arcade and the urban block remains broadly unchanged, with the exception of the extension of unit 7 to the western edge to Northgate.

In the wider context there has been 20th century commercial development with multiple cinemas observed, blocks to the north and east have been redeveloped to provide retail units, and the Kingsway and Queensway Arcades have been added to the block to the north on the site of the old foundry. The open market has relocated to the covered market site on Foundry Street and Market Place has seen traffic layout adjustments.

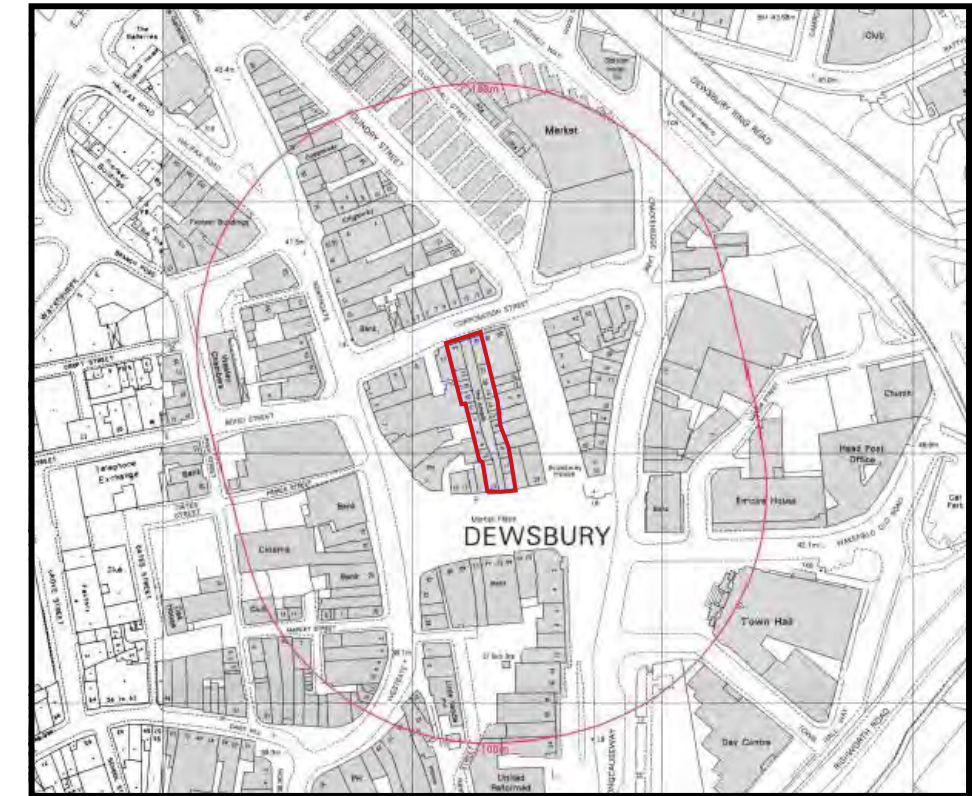
There has also been a decline in the transport network with the former Northgate tram lines no longer present, and the railway station to the southeast is significantly reduced with the area redeveloped as a fire station.



1982

Dewsbury has changed very little since the 1950s, with the exception of some minor changes to the former public house to the east facing Foundry Street, which has been subdivided to provide three units.

In the wider context, the good sheds associated with the railways to the west has been redeveloped and is now noted as a car park. Vacant land to the north has been redeveloped with a market and car parking. The railway station and line to the east are now noted as disconnected.



1990

The layout of the site itself is unchanged from the 1980s.

In the wider context Dewsbury Ring Road can now be seen in place of the old railway to the east and adjacent to the railway to the west, which is still in use today. There is new development to the south of the site in the grounds of the Longcauseway Church, which are now retail units. This map shows the area largely as the present day.

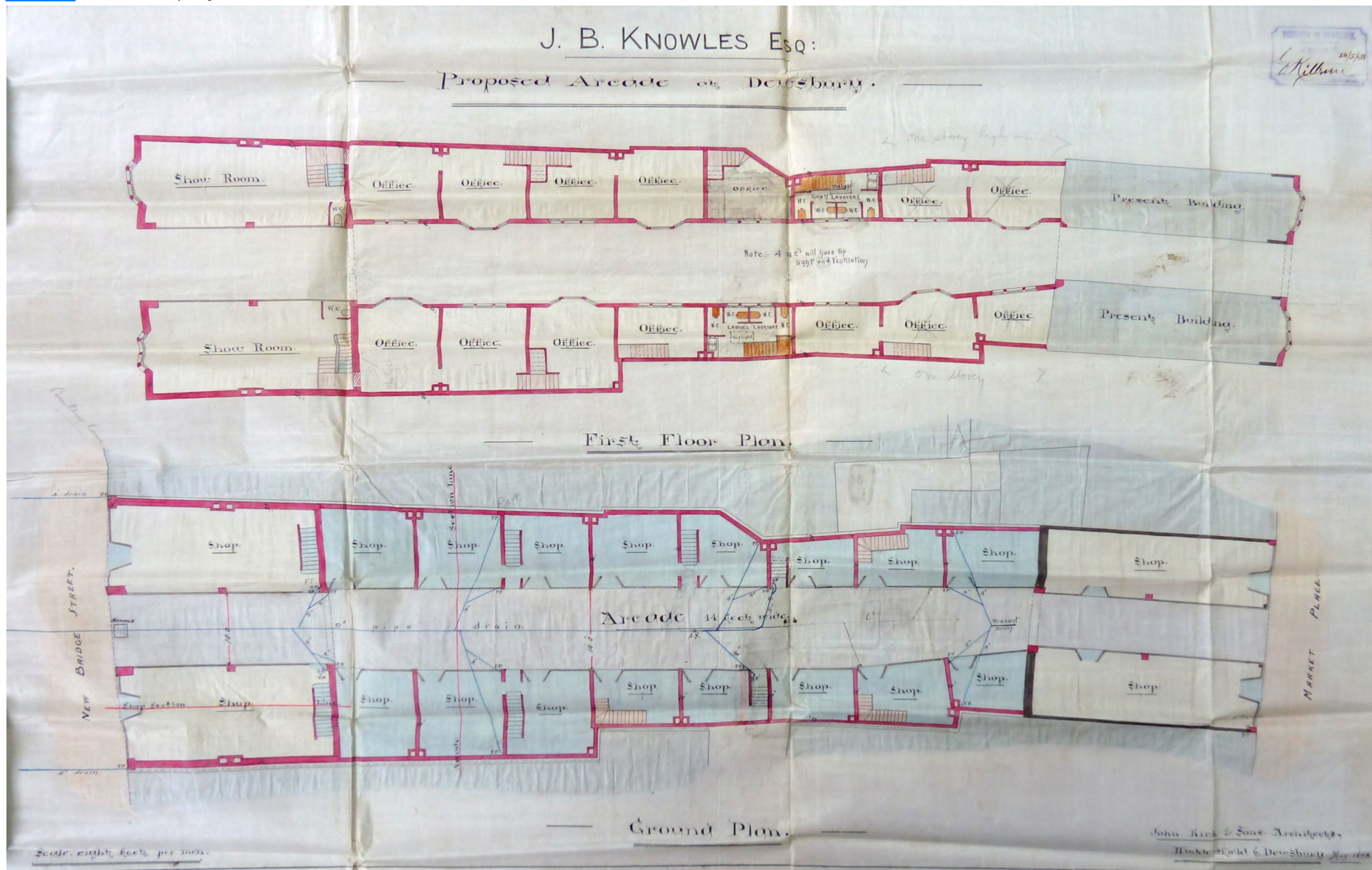
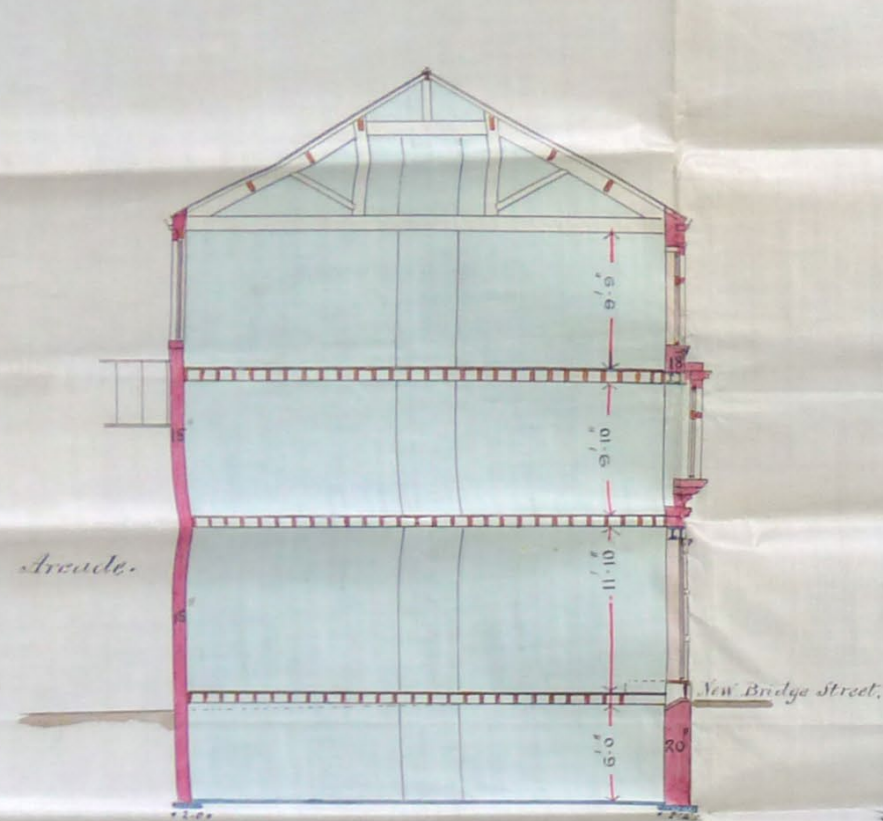


Figure 6.7.14 (above) and Figure 6.7.15 (right) Images of original plans and sections of the Arcade by John Kirk & Sons Architects (for J.B.Knowles). 7th May 1898. [Photograph]. At: WYAS, Kirklees Archive Service, Central Library, Huddersfield. Dewsbury BC Plan 5628.

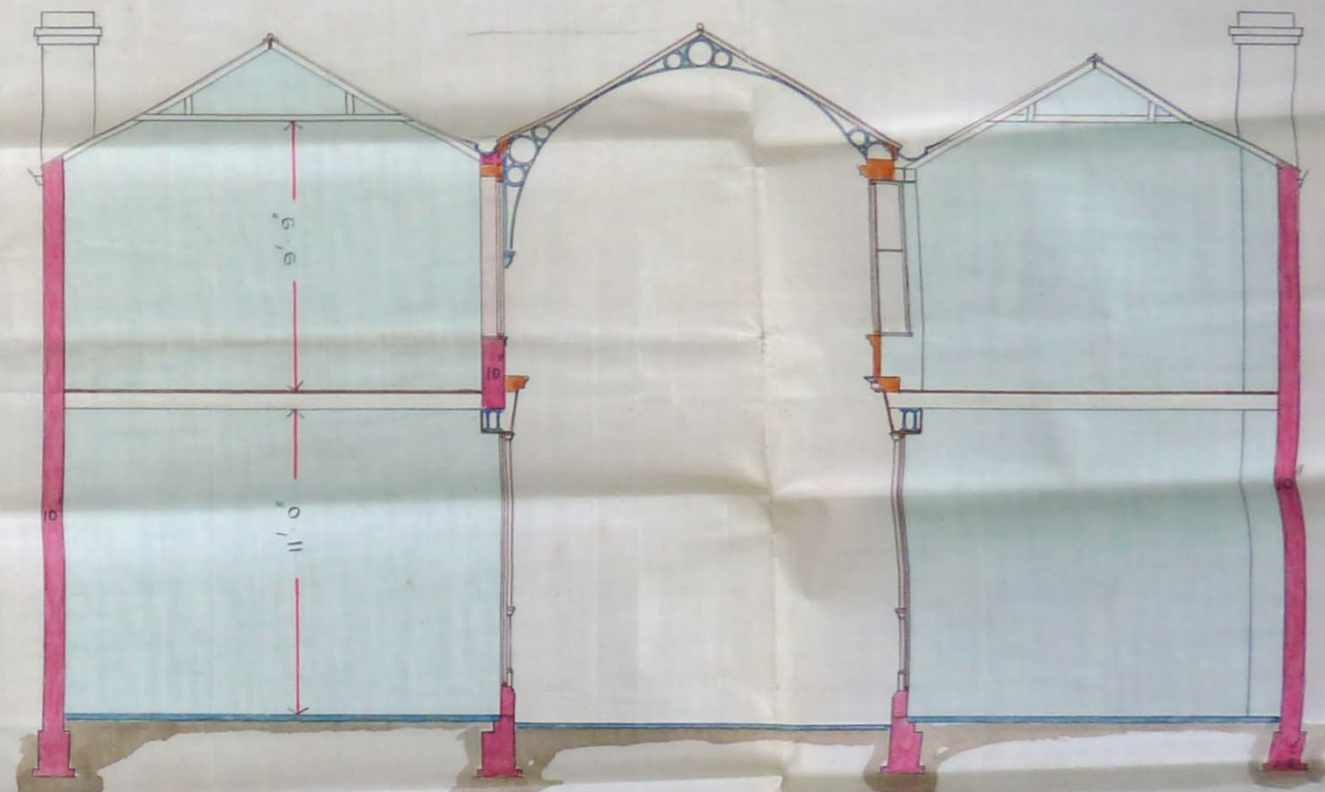
J. B. KNOWLES Esq:

Proposed Arcade at Dewsbury.



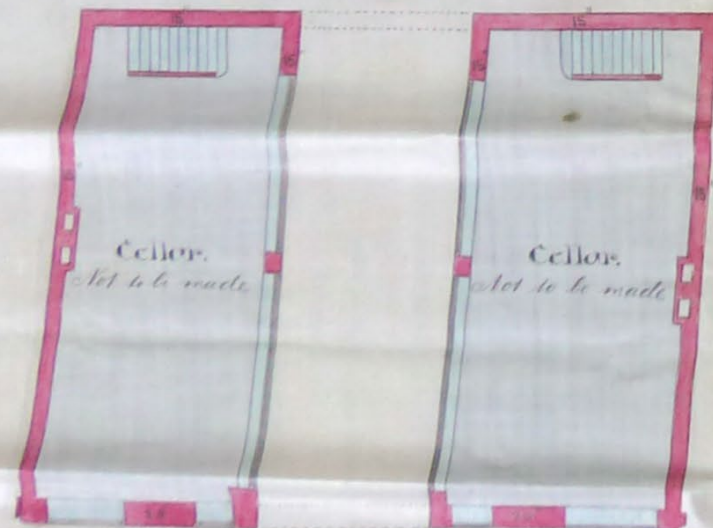
Scale, eight feet per inch.

Section thro: Shop.



Scale, four feet per inch.

Section across Arcade.



Basement Plan.

Scale, eight feet per inch.



Second Floor Plan.

Scale, eight feet per inch.

John Birch & Sons, Architects

Huddersfield & Dewsbury, May 1898

Historic images of the Arcade from the Dewsbury online archive which has a Dewsbury in old pictures and postcards gallery



Figure 6.7.16 Early C.20 image inside the Arcade. [Photograph]. At: Mirfield Archive (<https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery>)



Figure 6.7.17 Early C.20 image of the Market Place entrance. [Photograph]. At: Mirfield Archive (<https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery>)



Figure 6.7.18 Early C.20 image inside the Arcade for the Coronation. [Photograph]. At: Mirfield Archive (<https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery>)

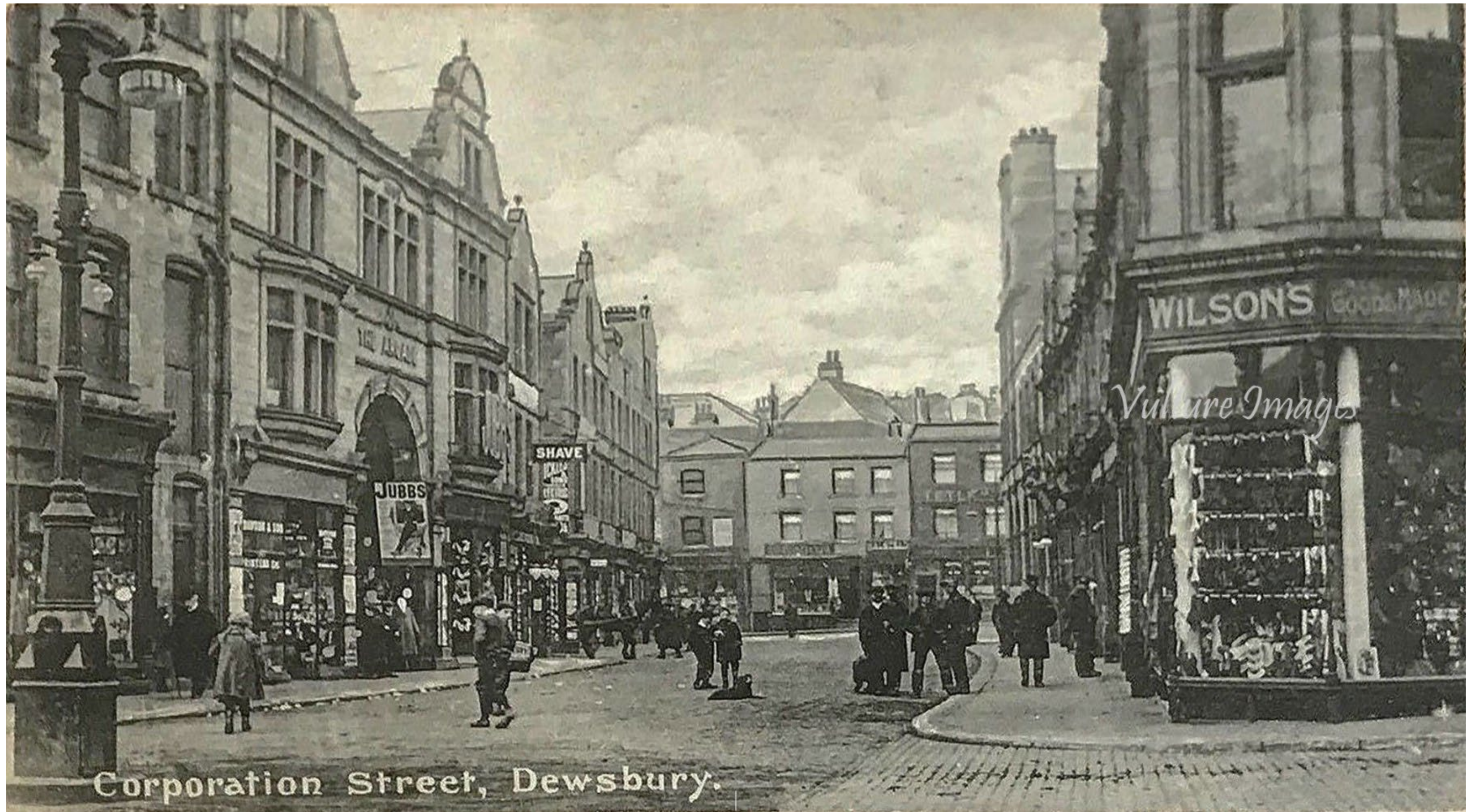


Figure 6.7.19 Early C.20 image of the Corporation Street entrance. [Photograph].
At: Mirfield Archive
(<https://features.mirfieldarchive.org/dewsbury-in-old-pictures-postcards-gallery>)

6.8 Significance and impact assessment methodology

Significance¹ is a collective term for the sum of all of the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape.

(Historic England)

‘Conservation Principles’ sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place, they can be grouped into four categories:

- **Evidential value:** *the potential of a place to yield evidence about past human activity*
The physical remains of a heritage asset hold archaeological value. They are a unique source of evidence both below and above ground. Further evidence can be revealed through investigation or alteration works and can validate or transform written record. The ability to understand evidence is diminished in proportion to the extent of its removal or replacement
- **Historical value:** *the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.*
Illustrative value may provide a physical record of technological and design innovations, past ideas, and influences. Associative value may provide a record of historic events and notable people.
- **Aesthetic value:** *the ways in which people draw sensory and intellectual stimulation from a place.*
The stimulation derived from a historic asset through its conscious design, architectural and artistic endeavour, composition, materials, decoration or detailing, and craftsmanship. It may be attributed to a designer or vernacular tradition of building, specific to a time.
- **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*
Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. They may relate to an activity that is associated with the place, rather than with its physical fabric.

The guidance contained in the document also includes a recommended approach to assessing significance, advice on how to apply the principles and policies in practice and detailed interpretation of policies on enabling development.

In November 2017, Historic England began a public consultation on a new edition of Conservation Principles. It proposes aligning the categories of ‘heritage value’ more closely with the terms used in designation and planning legislation and the NPPF. These are:

- **Archaeological interest:** broadly aligns with the category of *evidential* value as defined above.
- **Historic interest:** broadly aligns *historical* and *communal* values

- **Architectural and artistic interest:** broadly aligns with *aesthetic* value.

The consultation draft is caveated with the following statement: *‘[this new categorisation] does not preclude or ignore other ways in which Historic England might describe something as significant, and the values referred to above remain part of the palette of terms which may be used to articulate significance.’*

The analysis of the significance of the existing heritage assets within and around the proposal site will be undertaken as a desktop study and walkovers of the site area. Combining the categories of heritage values relating to each asset will define their overall contribution to the historic environment, and inform the ability to alter the views across the site.

For the purpose of this study the following categories for each asset or feature will be adopted:

- **VERY HIGH** – an asset or feature important at a national level, normally Grade I or II*
Substantial harm should be wholly exceptional.
- **HIGH** – an asset or feature important at a regional to national level, normally Grade II
The category includes the most significant elements of a historic asset which clearly exhibit its special architectural and historic interest. Any proposals should seek to retain these elements which contribute to the appreciation of the heritage values. Substantial harm should be exceptional.
- **MEDIUM** – an asset or feature important at a local to regional level, normally Grade II but including locally listed buildings or those that make a positive contribution to the setting of a listed building or to a Conservation Area.
The category includes important elements of a historic asset which exhibit its special architectural and historic interest. These should be retained where possible, but may be adapted to address viability.
- **LOW** – a structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include buildings that do not contribute positively to a Conservation Area.
The removal or adaptation of structures in this category could enhance a related heritage asset.
- **DETRIMENTAL** – poorly crafted or ad-hoc structure or feature that harms the value of a heritage asset and detracts from its significance.
Wherever practicable, removal should be considered, taking account of setting and opportunities for enhancement.

In order to refine these categories the assessment has adopted the terms **MEDIUM-HIGH** (signifying the lower end of the high scale) and **LOW-MEDIUM** (signifying the lower end of the medium scale). These may be used so that a clearer hierarchy of significance may be suggested.

Impact² is a response to how the proposals affect the overall significance of the historic asset or its setting. The assessment of the degree of harm to the significance of a place should consider the place as a whole and in its parts, its setting, and the likely consequences of doing nothing. The objective is to determine that the proposals are necessary in order to deliver the optimum viable uses that safeguard the future. The scale of overall impact of the proposals on the assets may be measured as follows:

- **Beneficial** (major, moderate, minor) - changes that enhance heritage values or give the ability to appreciate them
- **Neutral**, or
- **Adverse** (major, moderate, minor) - changes that fail to sustain heritage values or impair their appreciation e.g. blocking, dominating or detracting from an asset through scale, position in a view, or design

As such, where there is potential harm, mitigation measures to balance through additional enhancements to heritage values or minimise the level of adverse impact should be demonstrated.

The scale or severity of impact considers permanence, reversibility and collective impact of multiple factors. The scale of severity of impact can be ranked without regard to the value of the asset as:

- **Neutral** - no impact
- **Negligible** - no tangible change in public perception
- **Minor** - a small impact on the public perception of an asset’s special architectural and historic interest
- **Moderate** - a tangible change in public perception
- **Major** - a large impact on the public perception of an asset’s special architectural and historic interest

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets³ describes the importance of understanding the proposal in order to determine its impact on significance. As such the assessment will seek to assess the **physical impact** on the fabric of the heritage asset and the **visual impact** on the wider historic setting.

Owing to the scale of the development, the **physical impact** considers the following:

- The design information which describes the proposals in detail including the rationale and justification for the interventions
- The condition of the structure or feature
- The likely consequences of doing nothing

¹ <https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>

² <https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>

³ <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

The **visual impact** considers the following:

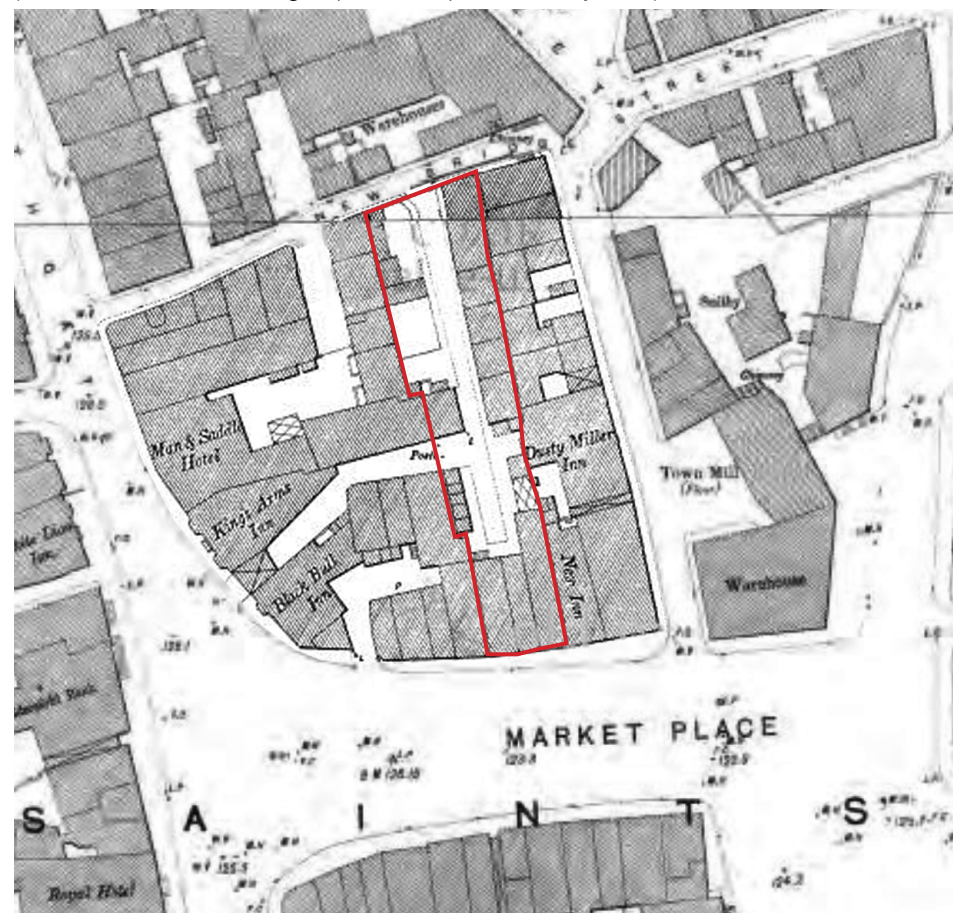
- How heritage significance is appreciated within the existing view
- How the appreciation and understanding of heritage significance is altered within the view as a result of the development

Further to the assessment of assets, the Heritage Statement will adopt the staged approach to decision making identified by Historic England⁴:

- **Step 1:** Identify which heritage assets and their settings are affected
- **Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm
- **Step 5:** Make and document the decision and monitor outcomes

The overall impact on significance is discussed in the conclusions of the Heritage Statement.

Figure 6.8.1 Historic map 1890
(Watts. *The Arcade Building Inspection Report*, February 2020)



6.9 Assessment of Significance

Statement of significance

The origins of the Arcade, considered to be the first Arcade built in Dewsbury, and its success as a civic symbol of prosperity as part of the town's development in the 18th and 19th century can be mapped against the growth of the textile industry and consequent wealth within the northern town. The Industrial Revolution resulted in rapid expansion and provided opportunities for the improvement of transport links with the development of roads, river and canal and the expansion of the railway. As a result, the town became a centre for trade, elevating its reputation and generating the commercial development of fine merchants premises in Market Place and notable civic buildings including the Town Hall, Baths, Library, Arcade and the covered market. The town centre Conservation Area's urban form remains largely unchanged from this period as *the principal civic retail and commercial focus for the area*.

Contrary to what is stated in the list description as dating 'Probably 1899', the original plans for the Arcade indicate that the southern three-storey element of 23 and 25 Market Place was already built prior to its development, representing an earlier phase in the Arcade's history. This is further evidenced by its footprint being clearly marked on earlier maps, its contrasting stone slate roof, upper floor domestic scale internal layouts with heated spaces using fireplaces, and the presence of cellars. It was re-faced in 1899 to unify the Arcade. The design is known to be by Kirk & Sons Architects, a Huddersfield-based family firm of architects, for Mr J.B. Knowles. Despite some minor loss of original arrangement as a result of poor quality later alterations and some decay as a result of periods of vacancy and rain water ingress, the plan form of the building is largely unaltered and the Arcade as a whole displays a level of completeness. There are however notable differences to the original plans, the cellars drawn on the Basement Plan of the New Bridge Street Shops were marked on the plan as 'Not to be made' and a number of staircases have been relocated or reconfigured. There are also two pairs of first floor offices adjacent to the lavatories that were presumed constructed but have been subsequently partially dismantled to leave false frontages concealing single storey accommodation beneath a mono-pitch slate roof.

As well as broadly retaining the original plan form, architecturally it is a fine example of the 19th century Arcade building typology set within a historic townscape context. Internally it comprises a traditional glazed roof supported by ornate iron trusses over a stone paved floor, ground floor traditional timber shop front design with decorative encaustic tiled threshold where present, and canted and sash windows at first floor in response to the need to maximise the provision of naturally lit office space on a site with buildings adjacent to it on both sides (east and west). With the exception of the earlier Market Place building the fabric suggests the Arcade was largely unheated and was naturally ventilated using skylights and large windows, supported by the open nature of the central thoroughfare. Externally, the architectural expression of the building is also largely unaltered. The Arcade's northern and southern entrance elevations integrate well into the street scene. They form a

consistent and continuous three-storey building line along Corporation Street (then New Bridge Street) and Market Place utilising a consistent palette of *building materials, detailing, scale and overall form*. The Arcade has ashlar elevations in the restrained Renaissance style with pedimented gables, canted oriel windows and decorative coloured glass, Welsh slate roofs and stone chimneys.

Consequently the heritage values ascribed to the Arcade are considered to be as follows:

Evidential value

As a result of the degree of intactness of the fabric, the presence of an earlier phase of development on Market Place, the ability to understand the structural arrangement of the Arcade's components including the early use of structural steel, and the legibility of the original plan form, its evidential value is considered to be high.

Historical value

The Arcade can be considered to have high historical value as a result of its visual representation of historic civic development within the same period as the Town Hall and is a fine example of the Victorian Arcade shop-and-office typology.

Aesthetic value

As a result of the extent of survival of the composition of the planned internal spaces and historic features and details, its aesthetic value is considered to be high.

Communal value

The communal value of the Arcade stems from its connection with the past and present town tenants and customers. The Arcade is part of Dewsbury's Victorian market town identity and is associated with its community's collective experiences and memories of shopping and socialising there. As such its communal value is considered to be high.

The following components and features of the Arcade reflect its high evidential, historical, aesthetic and communal heritage values:

- the north and south elevations
- the historic plan form
- the internal features and details that communicate its unique identity

The integrated nature of the Arcade into the Dewsbury street scene, together with adjacent heritage assets make a positive contribution to the townscape as they reflect the development of the street and provide a sense of enclosure and activity, sustaining its character and identity.

The Arcade is considered to have **high regional significance**. Its special architectural and historic interest is reflected in its statutory designation as a Grade II listed nationally designated asset.

⁴ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

6.10 Assessment of Impact

Physical Impact

In accordance with the impact methodology, the Arcade has been subdivided by external elevation and internal areas and is considered under the following headings:

- Building location
- Perceived contribution to heritage values
- Summary of condition as categorised below
- Investigative works undertaken to understand the asset
- Summary of opportunities for interventions to support new uses
- Description of the intervention and the resultant impact

Despite remaining vacant for an extended period and the resultant level of deterioration that has occurred due to the lack of occupancy and associated maintenance, the Arcade is broadly intact with only minor changes since it opened in 1899. It displays much of the arrangement and details of the Architects' Kirk & Sons original design intent.

The condition can be described under the following categorisation:

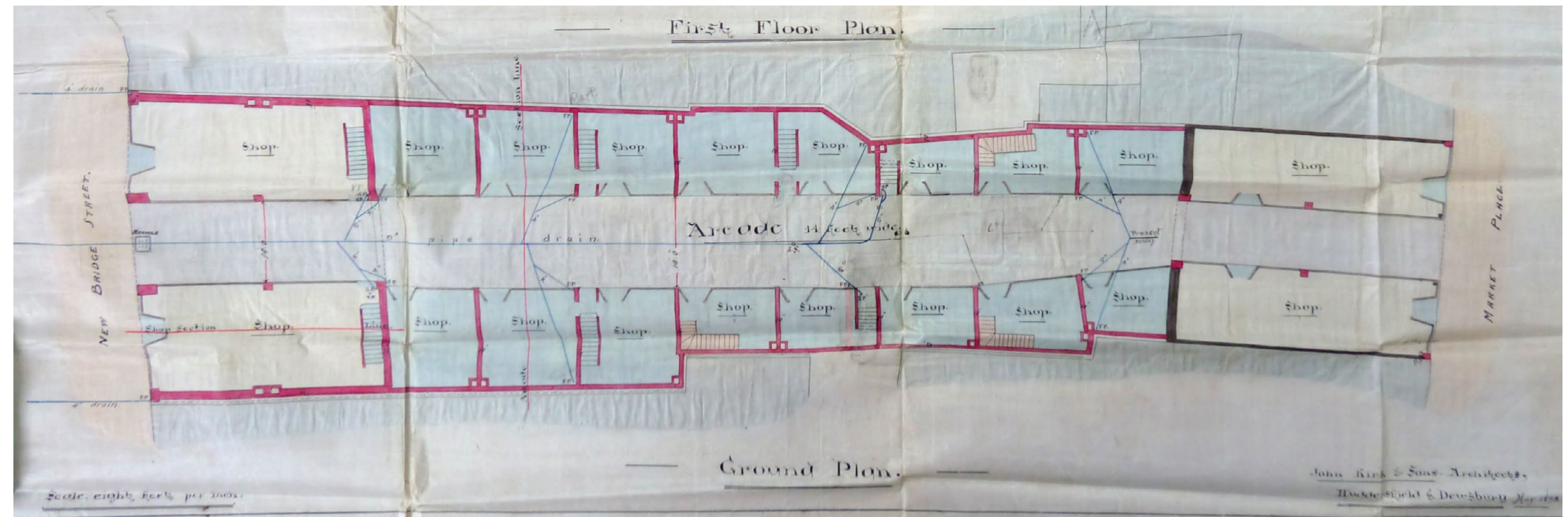
- **Very bad:** A building where there has been structural failure or where there are clear signs of structural instability; where, for roofed buildings, there has been loss of significant areas of roof covering, leading to major deterioration of the interior; or where there has been a fire or other disaster affecting most of the building.
- **Poor:** A building or structure with deteriorating masonry and/or, where roofed, leaking roof and/or defective rainwater goods, usually accompanied by dry rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.
- **Fair:** A building or structure which is structurally sound, but in need of minor repair or showing signs of a lack of general maintenance.
- **Good:** A building or structure which is structurally sound, weather-tight and with no significant repairs needed.

Investigative works have been scoped in order to better understand the structural arrangement of the building, the causes of decay and inform the design proposals in order to reduce the risk of future deterioration.

The intention of the proposals are fundamentally to conserve the building and return it to good repair. All works will be sympathetic with its special qualities and suitable for new sustainable uses consistent with the building's conservation.

The proposals seek to sustain the legibility of the fine external architectural form through a careful programme of envelope repairs. They will largely retain the original plan form of the interior where it can accommodate the new flexible uses and address accessibility issues. They will also refurbish the features and details that remain and use them to inform the design of new interventions and arrangements.

Figure 6.10.1 (below) and Figure 6.10.3 (right) Images of original plans of the Arcade by John Kirk & Sons Architects (for J.B.Knowles). 7th May 1898. [Photograph]. At: WYAS, Kirklees Archive Service, Central Library, Huddersfield. Dewsbury BC Plan 5628.



Key

- | | | |
|---|---|--|
|  Fabric to be carefully dismantled and removed. Adjacent fabric to be retained to be protected and made good with repairs agreed with the Architect. Dismantled masonry to be reclaimed and set aside for re-use. |  Floor to be carefully dismantled and removed. Adjacent fabric to be retained to be protected and made good with repairs agreed with the Architect. Dismantled materials to be reclaimed and set aside for re-use. |  Floor area carefully removed as a result of wet and dry rot decay or to accommodate new staircase locations. New timber floor to be provided to match existing adjacent joist span arrangement to Structural Engineer's details. |
|  Floor to be carefully dismantled and removed. Adjacent fabric to be retained to be protected and made good with repairs agreed with the Architect. Dismantled materials to be reclaimed and set aside for re-use. |  Existing flags to be carefully removed and set aside for reinstatement |  Existing shop door to be carefully removed from frame and re-hung to opposite swing. |

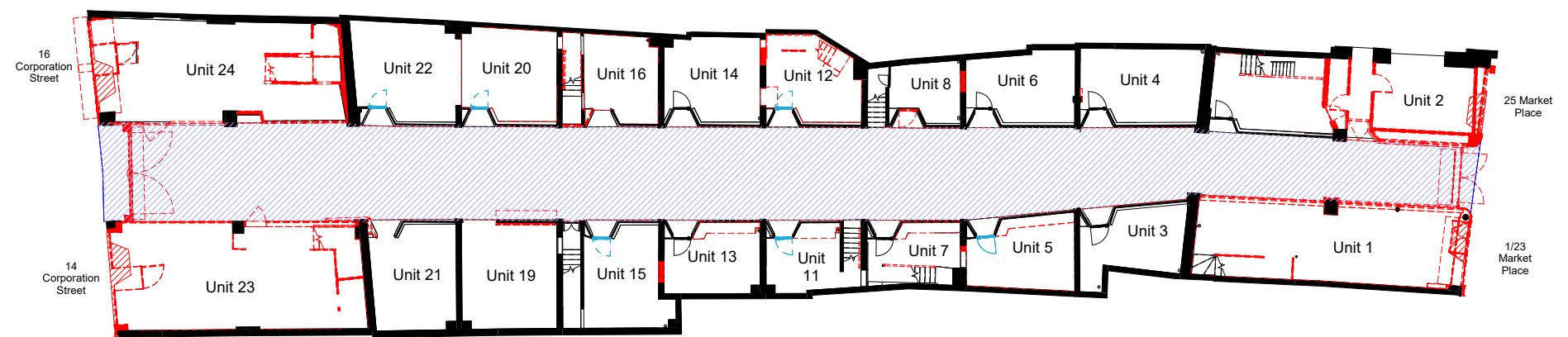
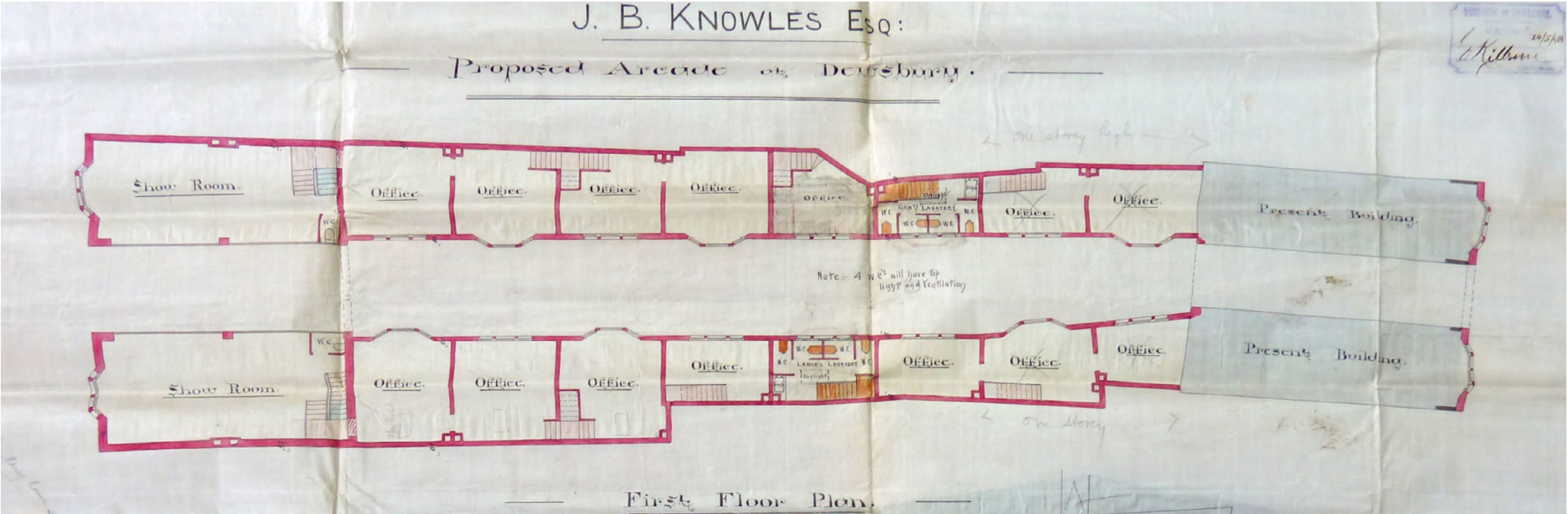


Figure 6.10.2 Proposed Ground Floor Removals Plan



- Key**
- Fabric to be carefully dismantled and removed. Adjacent fabric to be retained to be protected and made good with repairs agreed with the Architect. Dismantled masonry to be reclaimed and set aside for re-use.
- Floor to be carefully dismantled and removed. Adjacent fabric to be retained to be protected and made good with repairs agreed with the Architect. Dismantled materials to be reclaimed and set aside for re-use.
- Floor area carefully removed as a result of wet and dry rot decay or to accommodate new staircase locations. New timber floor to be provided to match existing adjacent joist span arrangement to Structural Engineer's details.
- Floor to be carefully dismantled and removed. Adjacent fabric to be retained to be protected and made good with repairs agreed with the Architect. Dismantled materials to be reclaimed and set aside for re-use.
- Existing flags to be carefully removed and set aside for reinstatement
- Existing shop door to be carefully removed from frame and re-hung to opposite swing.

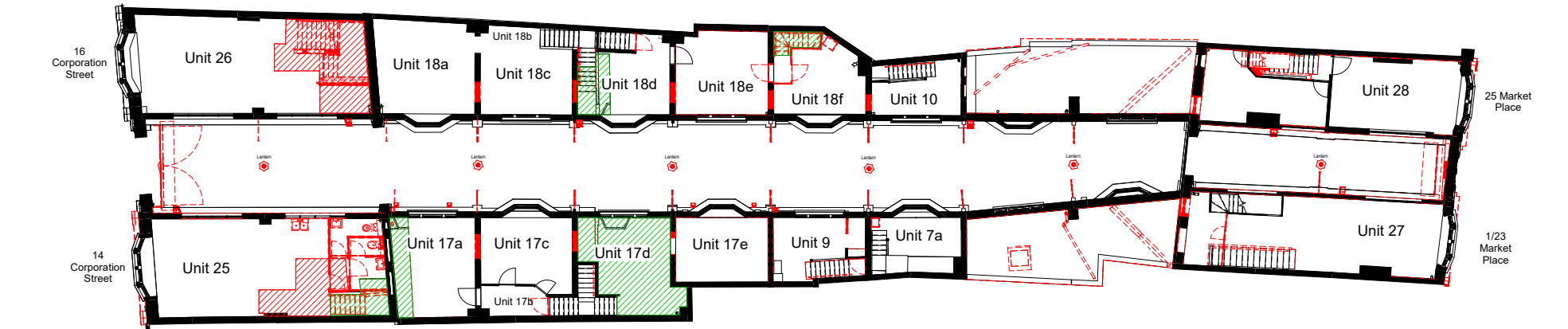


Figure 6.10.4 Proposed First Floor Removals Plan

Reference: North elevation (Corporation Street)
Significance: **HIGH**
Condition: Fair
Opportunity: The north entrance elevation is intact and characteristic of the materials, detailing, and form of the Conservation Area. The elevation should be carefully conserved.
Interventions: Fabric is to be conserved and historic features reinstated

- Careful conservation cleaning and repair of stone features
Major beneficial - sustains heritage values of the earliest fabric
- Conservation cleaning to historic glass and timber window repairs
Major beneficial - sustains the heritage values of the historic fabric
- Introduction of air path to timber sashes to provide trickle ventilation
Minor adverse - intervention is irreversible but required for new use
- Removal of modern shop fronts and reinstatement of a traditional design as illustrated in the Dewsbury Design Guide
Major beneficial - reinstatement will enhance heritage values
- New entrance gates informed by historic details to provide security and deter pigeons
Major beneficial - improves the setting of the elevations and reduces the risk of damage to the fabric caused by birds
- New pigeon deterrent wiring
Moderate beneficial - reduces the risk of damage caused by birds
- New lighting scheme
Major beneficial - enhances heritage values by accenting details

Overall impact: **Major beneficial**



Figures 6.10.5, 6.10.6, 6.10.7, 6.10.8 and 6.10.9 Site photographs of the various locations assessed (BDP 2021)

Reference: South elevation (Market Place)
Significance: **HIGH**
Condition: Fair
Opportunity: The south entrance elevation is intact and characteristic of the materials, detailing, and form of the Conservation Area. The elevation should be carefully conserved.
Interventions: Fabric is to be conserved and historic features reinstated

- Careful conservation cleaning and repair of stone features
Major beneficial - sustains heritage values of the earliest fabric
- Conservation cleaning to historic glass and timber window repairs
Major beneficial - sustains the heritage values of the historic fabric
- Introduction of air path to timber sashes to provide trickle ventilation
Minor adverse - intervention is irreversible but required for new use
- Removal of later shop fronts and reinstatement of a traditional design as illustrated in the Dewsbury Design Guide
Major beneficial - enhances the heritage values of the elevations
- New entrance gates informed by historic details to provide security and deter pigeons
Major beneficial - improves the setting of the elevations and reduces the risk of damage to the fabric caused by birds
- New pigeon deterrent wiring
Moderate beneficial - reduces the risk of damage caused by birds
- New lighting scheme
Major beneficial - enhances heritage values by accenting details

Overall impact: **Major beneficial**



Reference: South elevation (Corporation Street)
Significance: **MEDIUM**
Condition: Poor
Opportunity: Maintenance of the south rear elevation has been neglected as a result of lack of safe access, rainwater goods are failing and saturating the masonry. The sash windows have been removed and set aside and the openings blocked with poor quality blockwork infills. The original composition of the elevation should be reinstated and brought back into good order.
Interventions: Fabric is to be conserved and historic features reinstated

- Careful conservation cleaning of masonry and brickwork pointing
Major beneficial - sustains heritage values of the historic fabric
- Conservation cleaning to historic glass and timber window repairs
Major beneficial - sustains the heritage values of the historic fabric
- Careful removal of blockwork infills to reinstate sash windows
Major beneficial - sustains the heritage values of the historic fabric
- Masonry infill with recessed detail in matching brick in lift location
Minor beneficial - improves the quality of the infill and is required to accommodate new passenger lift providing viable uses
- Introduction of air path to timber sashes to provide trickle ventilation
Minor adverse - intervention is irreversible but required for new use
- Adjustment of first floor sills to provide adequate gutter upstand
Minor adverse - minor change to the proportions of the windows but addresses latent defect to prevent future water ingress
- Removal of poor quality rainwater goods and drainage pipework. New cast iron pipework.
Major beneficial - sustains the heritage values of the historic fabric

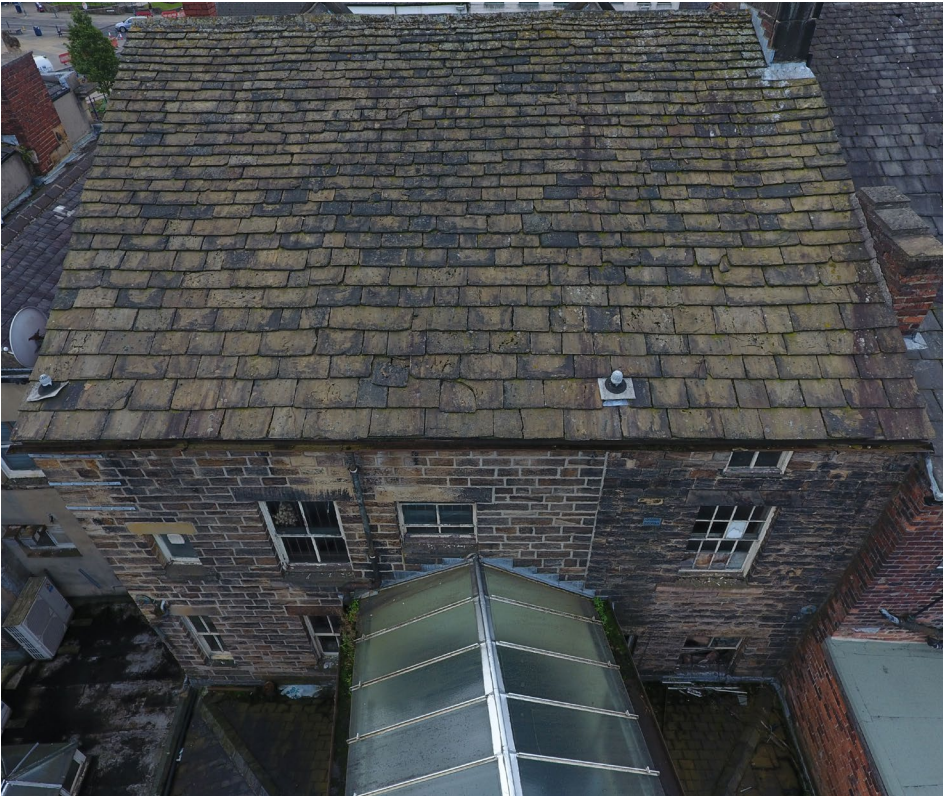
Overall impact: **Moderate beneficial**



Reference: North elevation (Market Place)
Significance: **HIGH**
Condition: Fair
Opportunity: The north rear elevation is intact and characteristic of the materials, detailing, and form of the Conservation Area.
The elevation should be carefully conserved.
Interventions: Fabric is to be conserved and historic features reinstated

- Careful conservation cleaning and repair of stone features
Major beneficial - sustains heritage values of the earliest fabric
- Conservation cleaning to historic glass and timber window repairs
Major beneficial - sustains the heritage values of the historic fabric
- Introduction of air path to timber sashes to provide trickle ventilation
Minor adverse - intervention is irreversible but required for new use
- Removal of two first floor windows to create a larger door opening in order to safely access the new adjacent flat roof
Moderate adverse - loss of fabric and change of the appearance of historic window locations but required for safe access for maintenance of the roofs
- Removal of poor quality rainwater goods. New cast iron pipework.
Major beneficial - sustains the heritage values of the historic fabric

Overall impact: **Minor beneficial**



Reference: East and west elevations (Central Arcade)
Significance: **LOW-MEDIUM**
Condition: Poor
Opportunity: Maintenance of the east and west elevations has been neglected as a result of lack of safe access, rainwater goods are failing and saturating the masonry.
The elevations should be brought back into good order.
Interventions: Fabric is to be conserved

- Careful conservation cleaning of masonry and brickwork pointing
Major beneficial - sustains heritage values of the historic fabric
- Conservation cleaning to historic glass and timber window repairs
Major beneficial - sustains the heritage values of the historic fabric
- Removal of poor quality rainwater goods. New cast iron pipework.
Major beneficial - sustains the heritage values of the historic fabric

Overall impact: **Moderate beneficial**



EXTERNALLY

Reference: Central roof

Significance: **MEDIUM-HIGH**

Condition: Poor

Opportunity: The glazed roof retains its original form but has incidences of broken and slipped panes. The timber roof structure to the slate roofs is suffering from wet and dry rot, there are slipped slates and the skylights are failing. There have been poor repairs undertaken in the past which have now exceeded their service life. The rainwater goods are under-performing and failing resulting in water ingress which is causing decay to internal finishes. These issues are exacerbated by the lack of safe access to the roof for maintenance. There are opportunities to bring the roof back into good order, improve access and address rainwater issues which should be pursued.

Interventions: Intact fabric is to be conserved and the overall historic form that best reflects the architect's original design intent is to be retained. Some adjustments to the overall arrangement are required for essential access to safeguard the weather-tightness of the roof.

- Careful stripping and recovering of slate roof coverings with salvaged slates supplemented with new matching slate as required. **Moderate beneficial** - sustains the heritage values of the historic fabric
- Repair and replacement of timber roof structure with adjustments to address latent defect of timber embedded in masonry walls **Minor beneficial** - retention of the historic form but with some loss of fabric in order to safeguard the long-term future of the roof structure and provides certainty of service life
- Redecoration and refurbishment of cast iron trusses and full replacement of aluminium glazing bars and Georgian wired glazed roof coverings in clear safety glass **Major beneficial** - existing roof structure is not original. Proposals will retain the historic form and improve the appearance of the glazed roof and also safeguard the long-term future of the glazed roof structure with certainty of service life and minimum requirements for maintenance and redecoration
- Replacement of failing skylights with new high-performance rooflights and introduction of additional rooflights to provide daylighting, ventilation, security and full visual coverage of the stepped roofscape to enable the monitoring of its condition and provide early warning of gutter blockages. **Neutral** - the rooflights' appearance will be changed but the principle of natural daylighting and ventilation of the upper floors will be retained. They will only be visible from the upper floor external windows and are required as part of the roof maintenance strategy
- Replacement of later mono-pitched slate roof to the south with new flat roof to provide safe level access platform from which to undertake future repairs and maintenance of the retained slate roofs

Moderate adverse - the material change of the former slate roof will contrast with the retained roofscape. However, it is limited to the roof area that was not part of the architect's original design intent, is in a discrete location that is not visible from the ground floor of the Arcade and is essential to the building's strategy to provide certainty of ongoing maintenance of the adjacent glazed and slate roofs

- Replacement of all rainwater goods with adjustments to address under-performance based on rainfall projections including new downpipes and widening of gutters. Gutters to be constructed interne coated stainless steel to address lead theft risk.

Moderate beneficial - change will be imperceptible to the building users but will safeguard the fabric from future rainwater ingress

Overall impact: **Moderate beneficial**

Reference: Corporation Street and Market Place roofs

Significance: **HIGH**

Condition: Fair

Opportunity: The timber roof structure to the slate roofs is suffering from wet and dry rot, there are slipped slates and the skylights where present are blocked. The rainwater goods are under-performing and failing. There are opportunities to bring the roof back into good order and address rainwater issues which should be pursued.

Interventions: Intact fabric is to be conserved and repaired where practicable.

- Careful stripping and recovering of slate roof coverings with salvaged slates supplemented with new matching slate as required. **Moderate beneficial** - sustains the heritage values of the historic fabric
- Retention and repair of timber roof structure where practicable subject to condition. **Moderate beneficial** - sustains the heritage values of the existing construction of the building
- Replacement of all rainwater goods in cast iron with adjustments to address under-performance based on rainfall projections. **Moderate beneficial** - change will be imperceptible to the building users but will safeguard the fabric from future rainwater ingress

Overall impact: **Moderate beneficial**



Figure 6.10.10 Aerial Drone Image (Watts roof survey 2021)

INTERNALLY

Reference: Central Arcade

Significance: **HIGH**

Condition: Fair

Opportunity: The main Arcade space is largely intact and characteristic of the materials, detailing, and form of a Victorian Arcade. There have been incidences of water ingress and resultant wet and dry rot that has caused joinery decay and loss. The space should be carefully conserved.

Interventions: Fabric is to be conserved and historic features reinstated

- Careful cleaning and redecoration to all retained finishes and details
Major beneficial - sustains the heritage values of the historic fabric
- Conservation cleaning to historic glass and joinery repairs
Major beneficial - sustains the heritage values of the historic fabric
- Careful conservation cleaning and repair of stone staircases
Minor beneficial - sustains heritage values of the earliest fabric
- Reinstatement of plaster finishes to staircase walls
Major beneficial - sustains the heritage values of the historic fabric
- New gates informed by historic details to provide stairs' security
Moderate beneficial - security improvements to a high quality design that is in keeping with the character of the Arcade
- New signs informed by historic details
Moderate beneficial - wayfinding and advertising improvements to a high quality design in keeping with the character of the Arcade
- New handrails to retained staircases to heritage profiles
Minor beneficial - enables their continued use safely
- New pigeon deterrent wiring to replace spikes and netting
Moderate beneficial - reduces the risk of damage caused by birds
- New lighting scheme with discrete fittings selected to reduce pigeon roost locations
Major beneficial - enhances heritage values by accenting details
- Alteration to shop front to unit 16 accommodating new accessible WC comprising glazing removal, door widening and alteration to proportions of associated fanlight above
Moderate adverse - some loss of the traditional shop front design but necessary to fit space out to accommodate accessible WC
- Installation of services to accommodate new use
Minor adverse - Fixings and apertures required to existing fabric
- Careful lifting of the stone paving flags to be set aside for reinstatement. Installation of new power supply below ground as determined less harmful than visible installation at high level. Re-grading of current continuous slope to provide level landings and level thresholds to the majority of retail units to improve accessibility
Moderate adverse - a perceptible change to the character of the existing continuous gradient of the covered street but has been determined less harmful than individual ramps and handrails that would clutter the space. The alternative of temporary ramps would not adequately address the projects objective of providing an accessible and inclusive development with demonstrable public benefits and a long-term viable sustainable use.

Overall impact: **Major beneficial**



Figures 6.10.11, 6.10.12, 6.10.13 and 6.10.14 Site photographs of the central Arcade (BDP 2021)

INTERNALLY

Reference: Typical ground floor Arcade unit (Central Arcade)

Significance: **MEDIUM-HIGH**

Condition: Poor

Opportunity: There have been incidences of water ingress and resultant wet and dry rot that has caused joinery decay and as a result a programme of emergency works has been implemented to make the units safe.
The units should be refurbished to deliver the new use.

Interventions: Full refurbishment of finishes

- Where present, removal of modern retail fit out finishes and fittings including shop fronts and reinstatement in a traditional design
Major beneficial - reinstates the legibility of the historic layout and enhances heritage values
- Removal of decayed finishes affected by wet and dry rot
Minor adverse - Some loss of early fabric but removal is essential to reduce the risk of future dry rot outbreak in the Arcade, finishes and historic profiles are to be recorded for reinstatement as needed
- Wall finishes to be conserved as exposed pointed up brickwork but only where historic finishes have been removed as a result of decay. Where the quality of brickwork is poor, new lime plaster finishes are to be applied and decorated with breathable paint.
Moderate beneficial - sustains heritage values of the historic fabric
- Conservation cleaning to glazing and joinery repairs. Application of safety film to glass to mitigate potential for blast risk
Major beneficial - sustains the heritage values of the historic fabric, the new film will not be perceptible
- Where lost, reinstatement of encaustic tiled thresholds
Major beneficial - reinstatement will enhance heritage values
- Ceiling finishes to be conserved where existing, new plaster finish where ceiling has been lost to decay
Minor beneficial - sustains the heritage values of the historic fabric
- Where indicated, new openings to be formed in subdividing walls to provide future flexibility of unit size
Minor adverse - the openings will be limited in size to mitigate the requirement for significant structural intervention and infilled with a flush stud wall partition system as required when tenants have been determined. The legibility of the original plan form will remain intact.
- In two-storey Unit 7, removal of modern stair balustrade and construction of new balustrade to historic profiles
Moderate beneficial - sustains the heritage values of the Arcade
- Removal of timber stair in Unit 12
Moderate adverse - loss of early fabric, however it is noted that the staircase was in a different location on the historic plans and as such was not part of the original layout
- Floor finishes to be conserved as timber boards where present. Where concrete substrate exposed, floors to be made good with levelling screed and new durable finishes applied to suit new use
Neutral - no adverse change to the existing condition
- Installation of services to accommodate new use
Minor adverse - Fixings and apertures required to existing fabric

Overall impact: **Moderate beneficial**



Figures 6.10.15 and 6.10.16 Site photographs of an Arcade unit ground floor (BDP 2021)

Reference: Typical first floor Arcade unit (Central Arcade)

Significance: **MEDIUM-HIGH**

Condition: Poor

Opportunity: There have been incidences of water ingress and resultant wet and dry rot that has caused joinery decay and as a result a programme of emergency works has been implemented to make the units safe.
The units should be refurbished to deliver the new use.

Interventions: Full refurbishment of finishes

- Removal of modern retail fit out finishes and fittings
Major beneficial - reinstates the legibility of the historic layout
- Removal of decayed finishes affected by wet and dry rot
Minor adverse - some loss of early fabric but removal is essential to reduce the risk of future dry rot outbreak in the Arcade, finishes and historic profiles are to be recorded for reinstatement as needed
- Wall finishes to be conserved as exposed pointed up brickwork but only where historic finishes have been removed as a result of decay. Where the quality of brickwork is poor, new lime plaster finishes are to be applied and decorated with breathable paint.
Moderate beneficial - sustains heritage values of the historic fabric
- Conservation cleaning to glazing and joinery repairs. Application of safety film to glass to mitigate potential for blast risk
Major beneficial - sustains the heritage values of the historic fabric, the new film will not be perceptible
- Ceiling finishes to be conserved where existing, new plaster finish where ceiling has been lost to decay following the form of the roof
Minor beneficial - sustains the heritage values of the historic fabric
- Where indicated, new openings to be formed in subdividing walls to provide future flexibility of unit size
Minor adverse - the openings will be limited in size to mitigate the requirement for significant structural intervention. New folding partitions to provide flexible use as required. The legibility of the original plan form will remain intact and the principle of access between rooms is already established in the original layout.
- Floor finishes to be conserved as timber boards where present. New timber floors to match existing where floors have been lost to decay and within Unit 12 where the stair has been removed.
Moderate beneficial - sustains heritage values of the historic fabric
- Installation of services to accommodate new use
Minor adverse - Fixings and apertures required to existing fabric

Overall impact: **Moderate beneficial**

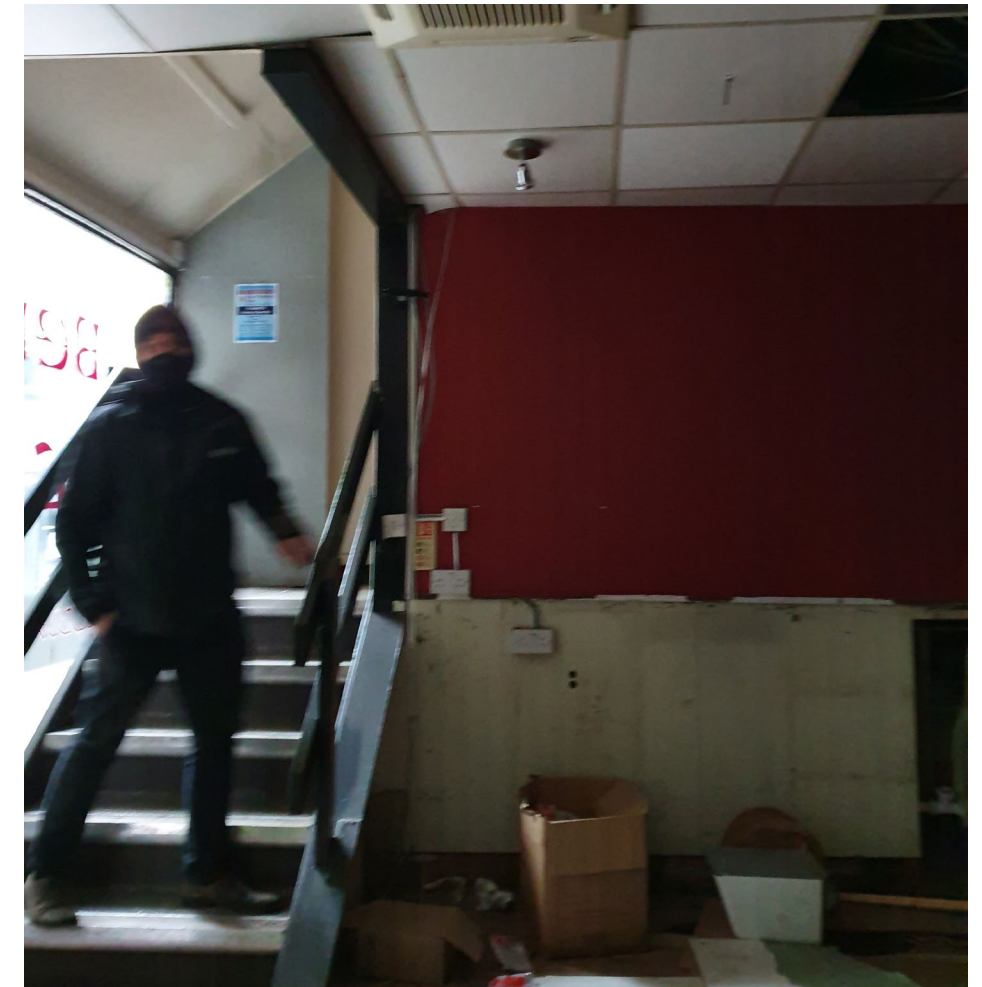


Figures 6.10.17 and 6.10.18 Site photographs of an Arcade unit Level 1 (BDP 2021)

Reference: Ground and first floor Arcade unit (Corporation Street)
 Significance: **LOW-MEDIUM**
 Condition: Fair
 Opportunity: Although the plan form is largely intact, the ground and first floor units have been fully stripped of historic finishes as part of their previous use and have modern staircases which are not compliant with current standards.
 The units should be refurbished to deliver the new use.
 Interventions: Full refurbishment of finishes

- Where present, removal of modern retail fit out finishes and fittings including shop fronts and reinstatement in a traditional design
Major beneficial - reinstates the legibility of the historic layout and enhances heritage values
- Wall finishes to be conserved as found prior to tenant fit out.
Neutral - no adverse change to the existing condition
- Conservation cleaning to glazing and joinery repairs. Application of safety film to glass to mitigate potential for blast risk
Major beneficial - sustains the heritage values of the historic fabric, the new film will not be perceptible
- Re-glazing the first floor blocked windows in the arched entrances
Major beneficial - sustains the heritage values of the historic fabric
- Suspended ceilings to be removed and replaced with new plaster finish.
Major beneficial - removal of suspended ceiling will reveal the window heads and reinstate the legibility of the space's proportions
- Removal and replacement of non-compliant staircase
Neutral - staircase is modern and not in the original location and configuration therefore no adverse change to the existing condition
- Floor finishes to be conserved as timber boards where present. Where concrete substrate exposed, floors to be made good with levelling screed and new durable finishes applied to suit new use
Neutral - no adverse change to the existing condition
- Installation of new partitions to accommodate new use and new lift to Units 24 and 26
Moderate adverse - some loss of legibility of the plan form
- Installation of services to accommodate new use
Minor adverse - Fixings and apertures required to existing fabric

Overall impact: **Minor beneficial**



Figures 6.10.19 and 6.10.20 Site photographs of Corporation Street Levels 0&1 (BDP 2021)

INTERNALLY

Reference: Second floor Arcade unit (Corporation Street)

Significance: **LOW-MEDIUM**

Condition: Fair

Opportunity: Although the plan form is largely intact, the units has been fully stripped of historic finishes including removal of windows as part of its previous use and has modern non-compliant staircases against current standards. The unit should be refurbished to deliver the new use.

Interventions: Full refurbishment of finishes

- Removal of modern fittings
Neutral - no adverse change to the existing condition
- Wall finishes to be conserved as found prior to tenant fit out.
Neutral - no adverse change to the existing condition
- Conservation cleaning to glazing and joinery repairs.
Major beneficial - sustains the heritage values of the historic fabric
- Careful removal of blockwork infills to reinstate sash windows
Major beneficial - sustains the heritage values of the historic fabric
- Removal and replacement of non-compliant staircases
Neutral - staircases are modern and not in the original location and configurations therefore no adverse change to the existing condition
- Concrete floor to be made good with levelling screed
Neutral - no adverse change to the existing condition
- Installation of new partitions and lift to accommodate new use
Moderate adverse - some loss of legibility of the plan form
- Installation of services to accommodate new use
Minor adverse - Fixings and apertures required to existing fabric

Overall impact: **Minor beneficial**



Figures 6.10.21 Site photographs of Corporation Street Level 2 (BDP 2021)

Reference: Ground and first floor Arcade unit (Market Place)

Significance: **HIGH**

Condition: Fair

Opportunity: The units fronting Market Place have historic features and finishes largely intact. Despite the original plans being unavailable the layout has a contrasting but legible domestic scale to the rest of the Arcade. The spaces should be carefully conserved.

Interventions: Fabric is to be conserved and historic features reinstated

- Where present, removal of modern retail fit out finishes and fittings including shop fronts and reinstatement in a traditional design
Major beneficial - reinstates the legibility of the historic layout and enhances heritage values
- Removal of alterations to Unit 2 which provide access to the adjacent property and currently subdivide the unit
Major beneficial - reinstates the legibility of the historic layout
- Wall finishes to be conserved as found where historic finishes have been removed as a result of decay, stable finishes are to be retained
Moderate beneficial - sustains heritage values of the historic fabric
- Conservation cleaning to glazing and joinery repairs. Application of safety film to glass to mitigate potential for blast risk
Major beneficial - sustains the heritage values of the historic fabric, the new film will not be perceptible
- Re-glazing the first floor blocked windows in the arched entrances
Major beneficial - sustains the heritage values of the historic fabric
- Ceiling finishes to be conserved where existing, new plaster finish where ceiling has been lost to decay
Minor beneficial - sustains the heritage values of the historic fabric
- Floor finishes to be conserved as timber boards where present.
Moderate beneficial - sustains heritage values of the historic fabric
- Installation of services to accommodate new use
Minor adverse - Fixings and apertures required to existing fabric

Overall impact: **Moderate beneficial**



Figures 6.10.22 and 6.10.23 Site photographs of Market Place Level 1 (BDP 2021)

Reference: Second floor Arcade unit (Market Place)

Significance: **HIGH**

Condition: Fair

Opportunity: The units fronting Market Place have historic features and finishes largely intact. Despite the original plans being unavailable the layout has a contrasting but legible domestic scale to the rest of the Arcade. The spaces should be carefully conserved.

Interventions: Fabric is to be conserved and historic features reinstated

- Wall finishes to be conserved as found where historic finishes have been removed as a result of decay, stable finishes are to be retained
Moderate beneficial - sustains heritage values of the historic fabric
- Conservation cleaning to glazing and joinery repairs.
Major beneficial - sustains the heritage values of the historic fabric
- Ceiling finishes to be conserved where existing, new plaster finish where ceiling has been lost to decay
Minor beneficial - sustains the heritage values of the historic fabric
- Floor finishes to be conserved including decorative finish and timber boards where present.
Moderate beneficial - sustains heritage values of the historic fabric
- Removal of decaying timber staircases
Moderate adverse - loss of early fabric in lieu of repair. Removal of non-compliant staircases is required to accommodate new uses
- Removal of early joinery fittings
Minor adverse - fittings are to be carefully dismantled and set aside for re-use where practicable
- Removal of lightweight partitions
Moderate adverse - loss of early fabric and some loss of legibility of early layout to accommodate new uses
- Removal of WCs, installation of services to accommodate new use
Minor adverse - Fixings and apertures required to existing fabric

Overall impact: **Minor beneficial**



Figures 6.10.24 and 6.10.25 Site photographs of Market Place Level 2 (BDP 2021)

Summary of physical impact:

Through the assessment of the level of impact of the proposals to the constituent spaces within the Arcade, an assessment on the physical impact on the building as a whole can be determined.

- There is a beneficial impact that all fabric and features that are viable to be retained are to be conserved in a manner sympathetic with their contribution to significance, balanced with necessary alterations in order to deliver their sustainable new use. As such, the conserving of the historic character of the principal elevations and central Arcade space and re-opening the building to the public is considered to have a major beneficial impact.
- Similarly, the reinstatement of historic features where evidence exists will have a major beneficial impact.
- The loss of fabric and features has been limited where possible to later changes, such as the mono-pitch roof, in order to retain the legibility of the Architects' original design intent. However, the irreversible loss of some staircases and partitions which indicated how areas of the building were originally used and accessed is regrettable but necessary in order to deliver viable uses that will be consistent with the building's conservation. They are considered to have a moderate adverse impact.

Overall impact: **Moderate beneficial**

Visual Impact

As described by Historic England in their ‘Good Practice Advice 3 - The Setting of Heritage Assets’ (2017)¹, the approach to a visual impact assessment is to set out the assessment as a; *non-technical narrative argument that sets out ‘what matters and why’ in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them* rather than one that is reliant on sensitivity matrices and scoring systems.

The assets identified in Section 6.6 are considered in relation to the effect of the proposals. The Conservation Area Appraisal notes the positive contribution the Arcade makes to the town centre. It identifies key views along Corporation Street from the west and into Market Place from the east as well as important vistas across the Arcade’s frontage onto the adjacent urban space. The southern frontage particularly is indicated as contributing positively to the street scene.

The overall effect on the setting of the Grade II listed building and the surrounding town centre Conservation Area including adjacent heritage assets is limited. This is due to the majority of the proposed changes being internal.

As aforementioned, the works to the external envelope broadly comprise alterations to the existing fabric and no new extensions are proposed. As noted in the assessment of physical impact to the external elevations, the proposals include:

- Conservation repairs and restoration of the masonry
- Conservation repairs of the historic windows
- Removal of detrimental modern interventions and reinstatement of historic features including traditional Victorian shop front design
- New high quality decorative security gates informed by the special character of the Arcade
- Pigeon deterrent measures
- New lighting scheme

On the basis that all external works are heritage-led, it is considered that the proposals will enhance the street scene. They will enable the public to have a better appreciation of the building’s history and this will have a positive effect on the character of the town centre.

This is additionally balanced by the selection of sustainable new uses and their ability to activate views into the building from passers by on Corporation Street and across Market Place.

View 1



View 1: The view from this viewing place looks west along Corporation Street, selected as an identified view within the Conservation Area Appraisal.

Value: High

Contribution of setting to significance:

Within the view the architectural character of the Conservation Area can be clearly understood as the period of Victorian development and affluence as New Bridge Street became Corporation Street. There is a consistent building line and continuity of material, scale and built form.

Effect of the proposals:

Within the view the change will be minor. The enhancements including traditional shop fronts and gates to the elevation will have a positive effect on the overall street setting.

View 2



View 3



View 2: The view from this viewing place looks east along Wakefield Old Road, selected as an identified view within the Conservation Area Appraisal.

Value: High

Contribution of setting to significance:

The integrated nature of the Arcade into the Dewsbury street scene, together with adjacent heritage assets make a positive contribution to the townscape as they provide a sense of enclosure on three sides and promote activity, sustaining its character and identity.

Effect of the proposals:

Within the view the change will be minor as there are no proposals to alter the public realm. The enhancements as described in view 1 will not be strongly perceived but nonetheless will have a positive effect on this area of the Conservation Area.

View 3: The view from this viewing place looks north toward the vista across the Arcade southern entrance, highlighted within the Conservation Area Appraisal character area.

Value: High

Contribution of setting to significance:

This vista illustrates the variety and consistency within the Conservation Area. The ornament to the parapet line of the Arcade contrasts with the adjacent strong horizontal roof lines. The tripartite windows contrast with the simpler patterns adjacent. The traditional timber and glazed shop fronts at ground floor and stone upper floors however provide a unity to the vista.

Effect of the proposals:

Within the view the change will be minor. The enhancements as described in view 1 and most specifically the new traditional timber shop fronts will provide an improved interpretation of the heritage values and have a positive effect on the view.



Figure 6.10.26 Proposed North Elevation



Figure 6.10.27 Proposed South Elevation

6.11 Conclusions

Application of measures to maximise enhancement and minimise harm

The combined effect of the physical and visual impact of the development on the significance of the heritage assets and their setting as defined by Historic England is considered to be **minor beneficial** before the application of mitigation and enhancement measures to enhance significance and minimise harm.

In order to maximise enhancement at the design stage the following approaches were implemented:

- All proposed works required in order to deliver a sustainable development, have been designed to the highest quality and to be sympathetic to the character and identity of the Conservation Area and the special history of the Arcade. This will safeguard the conservation of the overall site and prevent its continual decay through lack of occupation.
- The removal of the later poor quality interventions such as modern shop fronts and shop fittings in order to reveal the earlier more significant fabric, restoring masonry details where evidence exists to reinstate and enhance the Arcade's aesthetic qualities.
- These detrimental features have been replaced by high quality shop front joinery design informed by the Dewsbury Design Guide and the history of the site to enable the public to better appreciate the special historic and architectural interest of the building.
- All materials for the new interventions have been selected to be complementary to the original Arcade palette with like-for-like specifications for reinstated details where practicable.
- The new metal gates and glazed fanlight to the main entrances are informed by the palette and motifs of the original truss details and shop fronts.
- The new glazed rooflight will replace the georgian wired glass with clear glass which is more sympathetic to the original design.
- The public nature of the Arcade, which had been closed off from its surroundings during its period of vacancy will be reopened with newly designed entrance gateways to encourage the public to re-engage. The new uses will provide a positive environment within which to experience the special character of this fine example of a Victorian Arcade building typology.
- A new lighting scheme will be implemented that will comprise discrete fittings that provide a lighting effect to enhance historic features and details to both the external elevations and the principal internal Arcade space.

In order to minimise harm the following approaches have been implemented:

- All essential works necessary to address the causes of decay will be investigated and implemented to prevent future deterioration.
- Interventions have been designed to minimise harm to significant fabric, disturbing and removing the minimum early fabric necessary to deliver the client's objectives. These include the forming of new openings, the removal of stairs where they are unsafe with replacements where required as part of the new layout and the addition of a new passenger lift.
- The adjustments to the paving for accessibility to deliver level access thresholds which involves re-grading the length of the Arcade will respect and be informed by the original paving pattern. This intervention is considered necessary and the least harmful to the character and experience of the Arcade as it will eliminate the requirement for temporary ramps or permanent steep ramps and handrails which would be intrusive within the purity of the space.
- Appropriate specifications and conservation best practice methodologies have to be developed for all works to historic fabric, including for fixings, removals and ensuring adjacent/concealed fabric is protected. Where finishes cannot be protected in situ they are to be removed from the building and carefully set aside for future reinstatement.
- Trial and control samples are to be undertaken prior to full implementation as required to test the quality and application of proposed works and specified products.
- The careful dismantling and reassembly of significant fabric will be undertaken by an appropriately qualified specialist tradesperson or craftsperson experienced in their construction. Specialist heritage skills and craftsmanship will be employed within the design and implementation.
- The new flat roof which has been introduced to address the lack of appropriate roof access for repairs and maintenance replaces sections of previously altered roofscape only. It has been set at a level that is discreet in order to limit its visibility from within the Arcade.
- Routes for new services have been rationalised to limit interventions within the historic fabric. The route for the new incoming power supply is proposed to be below ground, this was determined less harmful than to be a visible installation at high level. The requirement for future flexibility has been balanced against the loss of significant spaces for plant, this has eliminated the need for a water tank room.
- An appropriate level of recording of the fabric has been undertaken prior to the works commencing for inclusion in the HER. This is in the form of a pointcloud and accompanying 3D modelled survey.
- Any archaeological discoveries that may be revealed over the course of the project are to be appropriately recorded and opportunities to integrate features where feasible to do so will be sought.

In addition, the following heritage benefits are acknowledged:

- Fundamentally, the retention of the Arcade which will be carefully conserved and returned to a sustainable use, thereby safeguarding its future conservation is a high heritage benefit. This will involve repairs to the roofs and elevations, windows, and refurbishment of its internal spaces with reinstatement of lost details so that it can be appreciated and understood.
- The careful conservation of the Arcade and provision of a use that is complementary to the asset's history and importance and is accessible will enable the public to enjoy this unique asset.
- The proposals throughout introduce publicly accessible commercial uses which will enable the public to actively interpret, appreciate and understand the architectural and historic interest of the building as the town's first shop-and-office arcade development.
- It has been noted within the view analysis, that the reinstatement of historic design features support the consistent and continuous materials, building form and scale of the Conservation Area, reinforcing its strong historic character and identity. The careful detailing and palette applied to the elevations have a strong resonance with historic photographs of the site.

As a result of the measures described above, the residual effect on significance and setting is **moderate-major beneficial**. This is as a result considered to be, '**less than substantial harm**' as defined by the NPPF. NPPF paragraph 202 states that; '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*'

As well as the heritage benefits of the proposals highlighted above, significant economic, social, and environmental public benefits of the scheme are set out within the Planning Statement submitted as part of the application, which concludes that these are considered, on balance, to outweigh any harm caused by the proposed on heritage assets

APPENDIX - Lighting Report

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Revision	Date	Authors	Checked by	Description of changes
P01	26.07.21	IDD/GK	CL	Draft Lighting Planning Report issue
P02	06.08.21	IDD/GK	CL	Lighting Planning Report issue

1.0 INTRODUCTION

1.1 Lighting Design Scope of Works

This section of the report presents a lighting proposal for the covered Arcade (main street) and the exterior façades of the Dewsbury Arcade.

Within this section of the report, performance guidelines and opportunities will be identified in accordance with the relevant British Standards and best practice guidance documents.

The images throughout represent concept level proposals which will be developed further at the next stage of design.

1.2 Design Brief

The aspiration is to create a unique lighting experience for people working or visiting the Arcade as well as to create attractive views from the surrounding streets and market area. Lighting will enhance the evening and night time appearance of the façade and enclosed arcade by carefully highlighting the architectural and other significant elements of the buildings. This will create an attractive experience for users and visitors and increase the commercial value of the space.

The lighting proposals focus on achieving a lit effect and quality of light expected in a Grade II listed Arcade. Special attention will be paid to integration details, finishes and colour temperature.

The main drivers of the lighting proposals are:

- **Aesthetic appeal.** The proposed lighting treatments will meet the aesthetic aspirations of the client, celebrate the architecture and rich culture of the Arcade, enhance the prestige of the building and increase its attractiveness and commercial value.
- **Limit light pollution.** The façade feature lighting should avoid causing nuisance to neighbouring properties and spill light into the sky should be minimised.
- **Contextual sensitivity.** The design should be sympathetic to the historic architecture. The placement of luminaires and associated wiring is to minimise impact to the original fabric of the structure.
- **Sustainability.** The design will use the latest luminaire technology and lighting controls to minimise energy use and create an easily maintainable lighting installation.

2.0 LIGHTING STRATEGY

2.1 Arcade Street Existing Lighting

The existing lighting conditions are poor and lack feature lighting. General lighting is delivered by suspended luminaires with outdated light sources and poor lighting controls. There is complete lack of feature lighting and lighting to vertical surfaces. Both entrances appear to be illuminated by wall mounted floodlight luminaires with wide distribution that is likely to cause discomfort glare to people as well as unwanted spill light to shop fronts.

Key vertical surfaces shall be illuminated to enhance the perception of the space. Long views of the Arcade Street should be retained for aesthetics and navigation purposes.



Existing Arcade Images

2.2 Arcade Street Lighting Proposal

The views below demonstrate the lighting design intent at Planning and are extracted from DIALux Evo lighting calculation software.



Arcade Section (entrance) Lighting Software 3D View



Arcade Section (main street) Lighting Software 3D View

2.1.1 Arcade Street Ceilinged Areas (near entrances)

Ambient lighting for the ceilinged entrance to be provided by a combination of recessed downlights, pilaster mounted luminaires and feature lighting to selected architectural elements. The pilaster lighting will create a rhythm to the space, provide illumination to vertical surfaces on a human scale and create a portal to the main Arcade Street.

Illuminance Criteria

- Ceilinged areas (near entrances)
150 lx - 250 lx average

Lighting Controls

For Lighting Controls refer to section 3.3.

Quality of Light

White light shall be specified. Colour temperatures shall be within the warm white range (2700K - 3000K) and shall be selected according to the materials lit.

Luminaire selection

The size of lighting equipment shall be minimised where possible. Where luminaires are not concealed from view they shall be finished with the appropriate RAL colour to reduce their visual impact.

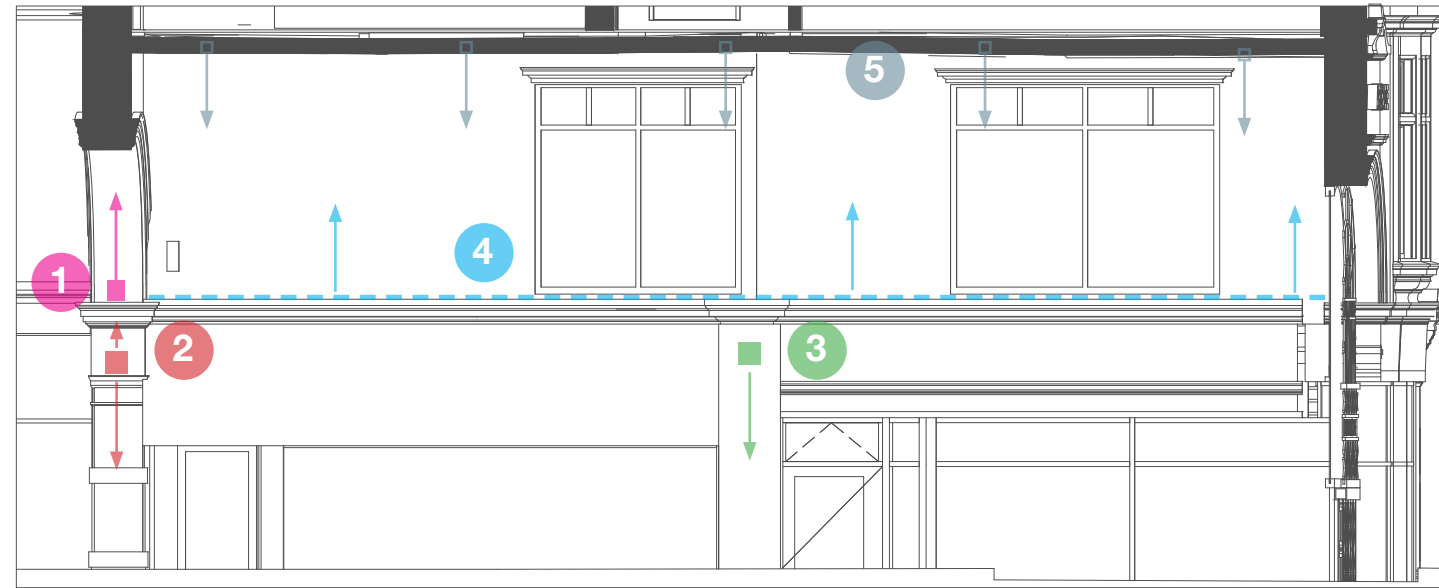
Luminaire specification is to be finalised following detailed mock ups.

Wiring

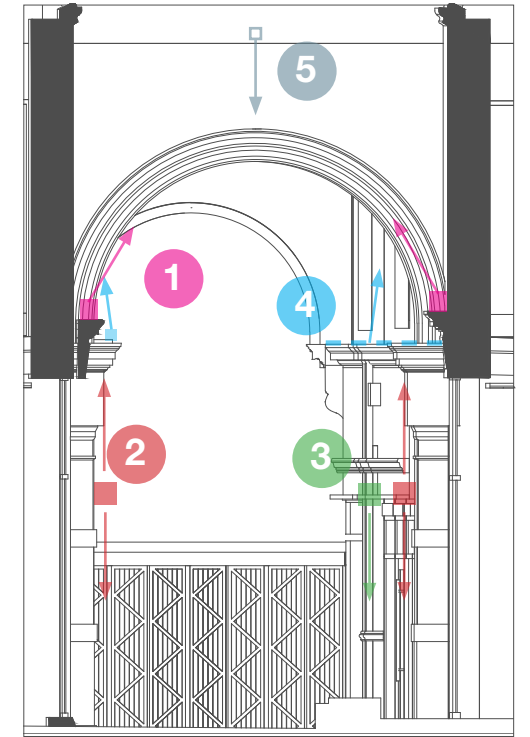
Cabling shall be considerably designed to minimise the visual impact. Cabling routes shall be determined at the next stage of design.

Luminaire Fixation

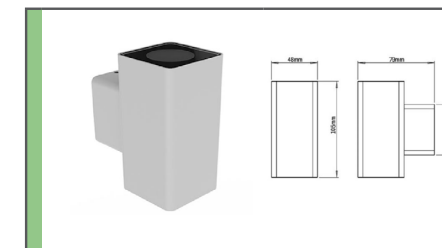
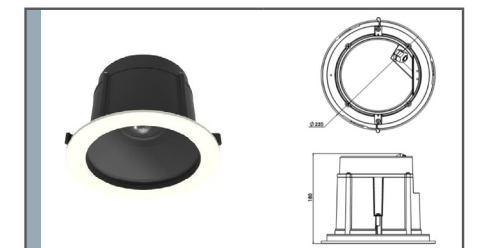
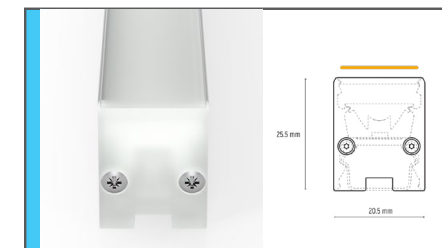
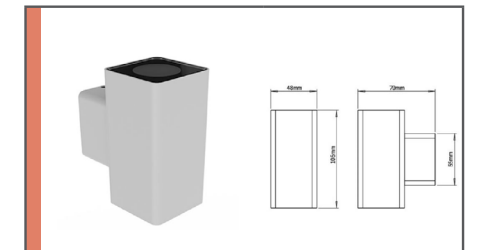
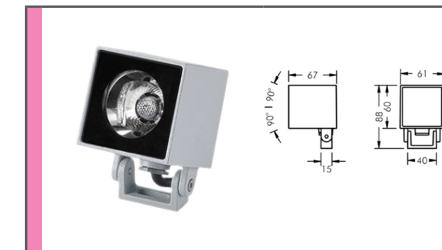
Fixation methods which are sympathetic to the building fabric are to be explored at the next stage of design.



Arcade Section (entrance) long and front view



- 1 Accent illumination to arch face detail from ledge mounted elliptical beam mini projectors.
- 2 Pilaster mounted luminaires with a combination of uplight and downlight narrow (controlled) beam to create a gateway effect.
- 3 Pilaster mounted luminaires with downlight narrow (controlled) beam.
- 4 Linear and continuous lighting with narrow beam light distribution to uplight the ceiling.
- 5 Ceiling recessed luminaires to provide general/ambient lighting to the canopied area.



2.1.2 Arcade Street Main Arcade Street (under glazed canopy)

Ambient lighting for the main Arcade Street to be provided by a combination of roof mounted lighting and pilaster mounted luminaires. The pilaster lighting will create a rhythm to the space and provide illumination to vertical surfaces on a human scale.

Illuminance Criteria

- Main Arcade Street (under glazed canopy)
50 lx - 150 lx average

Lighting Controls

For Lighting Controls refer to section 3.3.

Quality of Light

White light shall be specified. Colour temperatures shall be within the warm white range (2700K - 3000K) and shall be selected according to the materials lit.

Luminaire selection

The size of lighting equipment shall be minimised where possible. Where luminaires are not concealed from view they shall be finished with the appropriate RAL colour to reduce their visual impact.

Luminaire specification is to be finalised following detailed mock ups.

Wiring

Cabling shall be considerably designed to minimise the visual impact. Cabling routes shall be determined at the next stage of design.

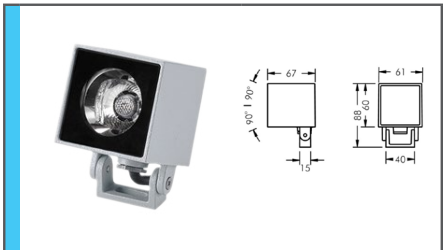
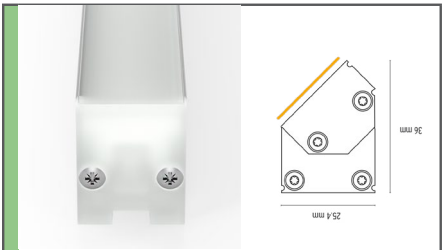
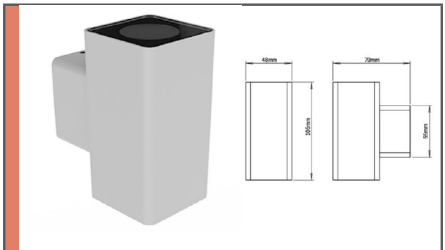
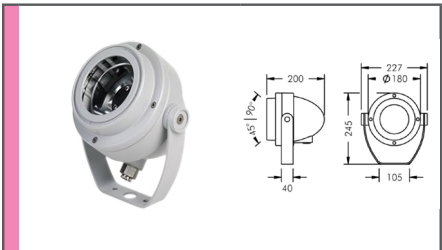
Luminaire Fixation

Fixation methods which are sympathetic to the building fabric are to be explored at the next stage of design.



Arcade Section (main street) long and front view

- 1
- Surface mounted projector with narrow beam light distribution to create pools of light on the floor
- 2
- Pilaster mounted luminaires with a combination of uplight and downlight narrow (controlled) beam
- 3
- Linear lighting integrated within window reveal to provide a soft glow (luminaire will be aimed towards the windows at 45deg - TBC)
- 4
- Tiny spotlights luminaire to mounted each sides of the decorated trusses to enhance the feature perforated pattern.



2.3 Façades Existing Lighting

The existing lighting conditions lack feature lighting. The main entrance appearance is under-lit considering its architectural value and significance. The overall appearance is poor and the façade looks dark after sunset.

Illuminating façades will shape the night time appearance of the Arcade and reveal its architectural character during the hours of darkness. It will enhance the visibility, cultural value and attractiveness of the surrounding area. Feature lighting to the façades and main entrance shall accent and enhance their architectural form during night time and create a strong identity.

Illuminating the vertical surfaces is important as it enhances the perception of brightness, complements the architecture and raises the feeling of safety in the entrance area.

The existing lighting conditions lack feature lighting. The main entrance appearance is under-lit considering its architectural value and significance. The overall appearance is poor and the façade looks dark after sunset.

There is a potential to enhance the night time appearance of the façades in a subtle way using discreet luminaires mounted at various heights.

It is assumed that the existing area floodlight is removed.



Corporation Street Facade - Existing conditions

2.4 Façade Lighting Proposal

The views below demonstrate the lighting design intent at Planning and are extracted from DIALux Evo lighting calculation software.



South Facade - Lighting Software 3D View



South Facade - Lighting Software 3D View

2.4.1 Façades Lighting Proposal

Lighting Controls
For Lighting Controls refer to section 3.3.

Quality of Light

White light shall be specified. Colour temperatures shall be within the warm white range (2700K - 3000K) and shall be selected according to the materials lit.

Luminaire selection

The size of lighting equipment shall be minimised where possible. Where luminaires are not concealed from view they shall be finished with the appropriate RAL colour to reduce their visual impact.

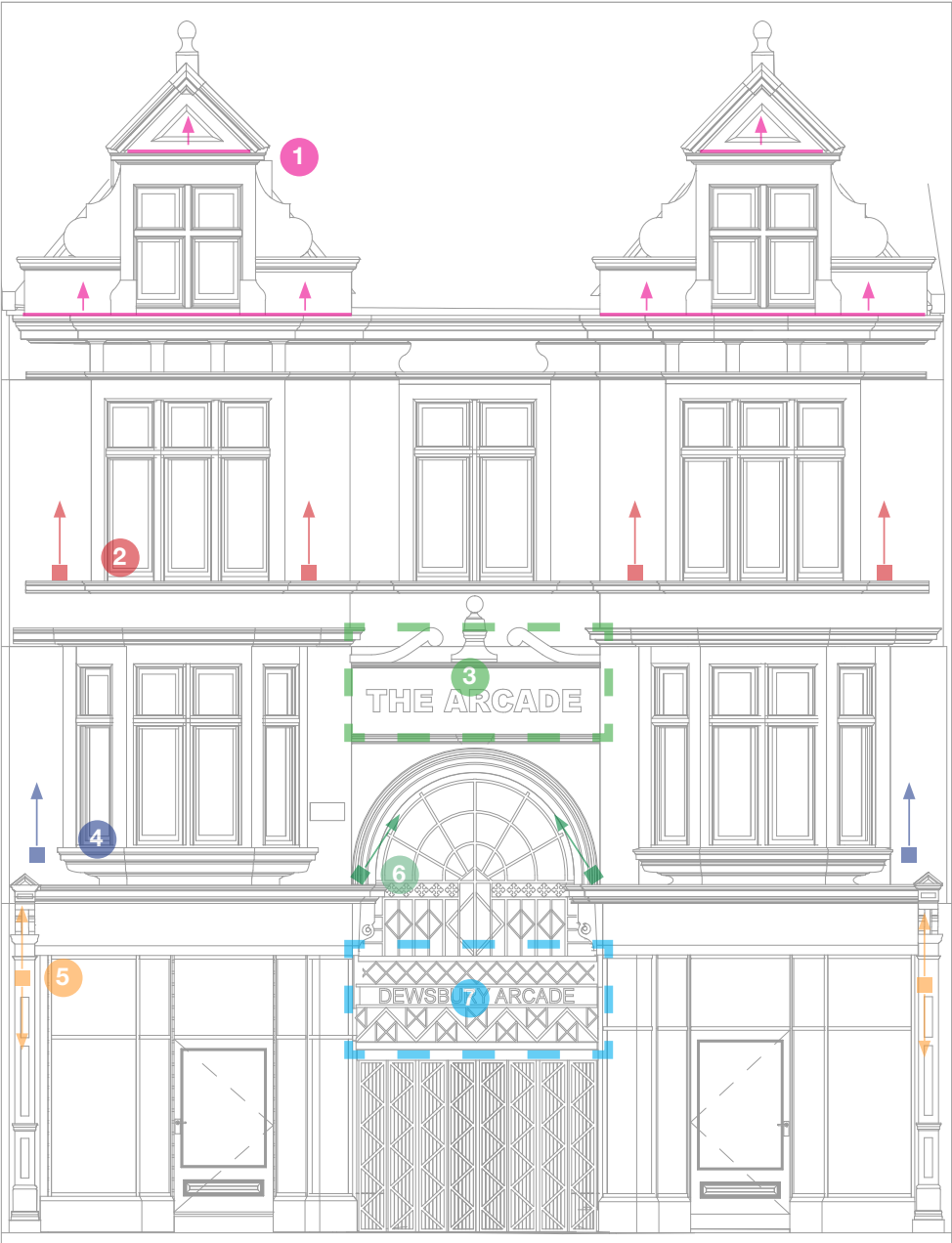
Luminaire specification is to be finalised following detailed mock ups.

Wiring

Cabling shall be considerably designed to minimise the visual impact. Cabling routes shall be determined at the next stage of design.

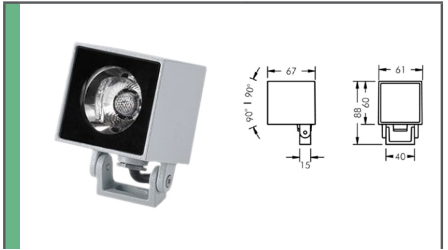
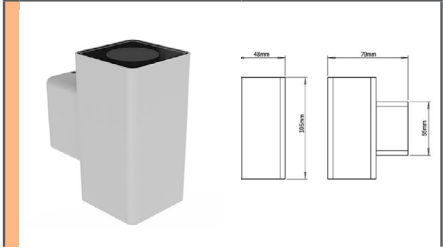
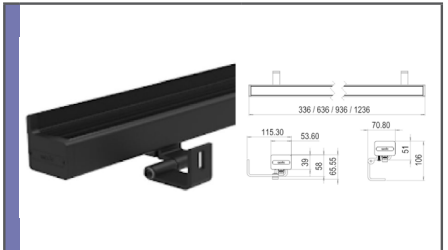
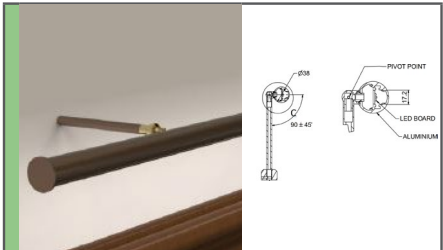
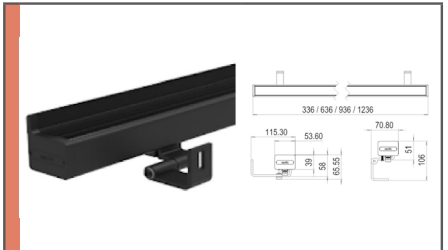
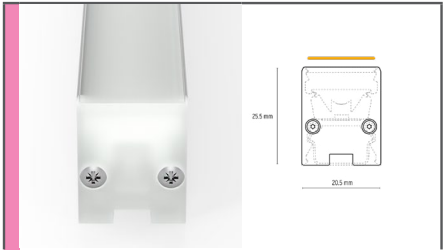
Luminaire Fixation

Fixation methods which are sympathetic to the building fabric are to be explored at the next stage of design.



Market Place Facade - Architectural South Entrance Elevation

- 1 Linear and continuous lighting to provide a soft uplight wash to the cornice and pediments.
- 2 Wall mounted luminaires to provide a controlled beam of light to stone work.
- 3 Wall mounted linear fitting illuminate to uplight the existing signage and enhance the decorative element over the entrance. Bespoke length of the fitting to match the signage.
- 4 Wall mounted luminaires to provide a controlled beam of light to stone work.
- 5 Wall mounted luminaires with a combination of narrow (controlled) uplight and downlight to frame the building and identify the entrances.
- 6 Accent illumination to arch face detail from ledge mounted narrow beam mini projectors.
- 7 Opportunity to integrate lighting within the gate signage - element to be developed once architectural information will be available.



3.0 TECHNICAL INFORMATION

3.1 Design Objectives & Design Parameters

The design objectives of each lighting scheme may be summarised as:

- Provide general exterior lighting to the areas defined within the area of scope agreed with the client
- To limit light pollution and light trespass to neighbouring properties
- Provide effective lighting control to ensure illuminance levels are suitable for the activities taking place while also maximising light source life, and minimising energy consumption and maintenance.
- Provide a cost effective, sustainable and energy efficient system, in terms of initial capital costs and continuing operational use.
- Select light source types for their efficacy, colour rendition and longevity to provide an efficient lighting solution with a predictable maintenance regime.
- Utilise light source types appropriate for the character and function of each space while retaining a coherent, rationalised illumination system in terms of lit effect and equipment installed.

British Standards, Codes of Practice and Best Practice professional guidance publications will form the parameters of the lighting installation:

- ILP Guidance Notes for the Reduction of Obtrusive Light GN01/20
- LG 6 The Exterior Environment, CIBSE 2016
- LG 14 Controls of Electric Light, CIBSE 2016
- BS EN 12464-2:2014 Light and lighting - Lighting of work places. Outdoor work places
- BS EN 12464-1:2011 Light and lighting - Places of indoor work
- SLL Lighting Handbook, 2018
- BS 5489-1 Road Lighting 2020

3.2 Illuminance Criteria & Light Levels

It is important to select light levels appropriate for the task taking place. British Standards and CIBSE guidance all stipulate appropriate light levels however where there is an option to select a level from more than one document, the lower light level should typically be sought.

Exterior illuminance criteria as set out in BS EN 5489-1:2013 is dependant upon the district brightness where the lighting is to be deployed. The district brightness is determined according to criteria set out in ILP publication Guidance Notes for the Reduction of Obtrusive Light and

requires knowledge of the local area.

3.3 Lighting Controls & Dimming

A full DALI lighting control system shall be provided to enable the illumination levels to be controlled to meet the design intent. This shall also result in energy savings, minimisation of operational hours and therefore reduced running and maintenance costs for the life of the system.

A lighting control head-end interface shall be located within the Comms/FM room.

Control of exterior lighting is to be linked to the hours of darkness and time of day. This shall be through the utilisation of a photocell unit and timeclock. All exterior lighting shall be switched off during hours of daylight and switched on at dusk. Luminaires may be switched off at a predetermined curfew time according to the planning conditions and Client’s requirements.

Internal lighting within the glazed arcade shall also be linked to the photocell unit to ensure illumination is provided when necessary in accordance with daylight/sunlight ingress.

Final dimming levels are to be determined during on site commissioning and in the presence of the Client’s representative.

3.4 Access and Maintenance (CDM)

For the façade lighting installations and high level lighting in the Arcade Street it is envisaged that MEWP access would be utilised for scheduled maintenance. Refer to architect’s access and maintenance strategy for further information.

3.5 Light Pollution & Obtrusive Light

The Institution of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Light provides guidance according to the location of the project. The following explanation and advice is taken from the ILP, Guidance Notes for the Reduction of Obtrusive Light GN01:2020:

Light Pollution

Light pollution, or obtrusive light, can create serious physiological and ecological problems. It takes various forms:

- Sky glow: the brightening of the night sky above our towns and cities.
- Glare: the uncomfortable brightness of a light source in contrast to the background.
- Light Trespass: the spilling of light beyond the boundary of the property on which the light source is located.
- Light Ingress: the passage of light into buildings from an external source(s). Obtrusive light is a nuisance to both humans and wildlife; it is a waste of energy and contributes to greenhouse gas emissions. The problems of unnecessary, obtrusive light can and should be reduced or eliminated at the design stage.

During the design phase of a lighting installation, consideration of the following measures to reduce the occurrence of obtrusive light is taken.

Luminaire Technology

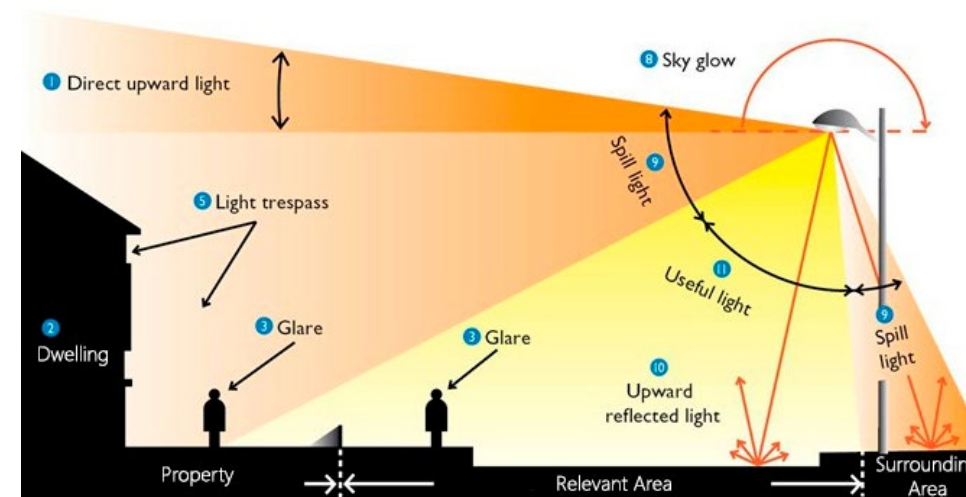
When specifying luminaires, careful consideration is given to minimising upward light and the use of optical units with precise light intensity distribution: thus ensuring that spill and glare are minimised. The lighting scheme is designed to have minimal impact on the surrounding environment. Lighting is only installed where a visual task requires it for safety, comfort and wellbeing. Light levels are kept to the minimum levels needed to meet the requirements. Luminaires with a controlled light distribution ought to be specified in order to ensure that light falls only where it is required. A combination of lighting controls and precise optics will help minimise any impact on the surrounding environment.

Optical control

Using luminaires with good optical control will be crucial in minimising the impact of artificial lighting on the surrounding ecology. Internal reflectors, collimators and louvres all help to focus light on to the intended task area. Flat glass lenses are recommended over curved or bowl lenses to avoid light spill above the horizontal. If required, back-shields can be employed as barrier to stop unwanted light spill.

Luminaire Positioning and Aiming

Except in specific locations, where it is desired that elements of the design are uplit for aesthetic reasons, all general lighting luminaires are positioned to avoid uplighting where possible. Where practical, directional luminaires are utilised to enable the precise projection of light. Proper commissioning will ensure directional luminaires perform as intended.



Light Pollution Explained

3.5 Light Pollution & Obtrusive Light (continued)

Environmental Zones

The Arcade falls within Environmental Zone E4 ‘Town/City centres with high levels of night-time activity’. Refer to Table 1 opposite for details. These principles have been applied during the design of this lighting scheme.

ILP Design Guidance

The following limitations may be supplemented or replaced by a local planning authority’s own planning guidance for exterior lighting installations. As lighting design is not as simple as it may seem, you are advised to consult and/or work with a professional lighting designer before installing any exterior lighting. See Table 2.

1. Upward Light Ratio – Some lighting schemes will require the deliberate and careful use of upward light, e.g. ground recessed luminaires, ground mounted floodlights, festive lighting, to which these limits cannot apply. However, care should always be taken to minimise any upward waste light by the proper application of suitably directional luminaires and light controlling attachments.
Guidance Notes for the Reduction of Obtrusive Light GN01:2011
2. Light Intrusion (into Windows) – These values are suggested maxima and need to take account of existing light intrusion at the point of measurement. In the case of road lighting on public highways where building façades are adjacent to the lit highway, these levels may not be obtainable. In such cases where a specific complaint has been received, the Highway Authority should endeavour to reduce the light intrusion into the window down to the post curfew value by fitting a shield, replacing the luminaire, or by varying the lighting level.
3. Luminaire Intensity – This applies to each luminaire in the potentially obtrusive direction, outside of the area being lit. The figures given are for general guidance only and for some sports lighting applications with limited mounting heights, may be difficult to achieve.
4. Building Luminance – This should be limited to avoid over lighting, and related to the general district brightness. In this reference building luminance is applicable to buildings directly illuminated as a night-time feature as against the illumination of a building caused by spill light from adjacent luminaires or luminaires fixed to the building but used to light an adjacent area.

Table 1: Environmental zone descriptions in ILP guidance

Category	Lighting environment	Examples
E0	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Intrinsically dark landscapes	National parks, areas of outstanding national beauty, etc
E2	Low district brightness areas	Rural, small village or relatively dark urban locations
E3	Medium district brightness areas	Small town centres or urban locations
E4	High district brightness areas	Town/city centres with high levels of night-time activity
UNESCO United Nations Educational, Scientific and Cultural Organization IDA International Dark Sky Association		

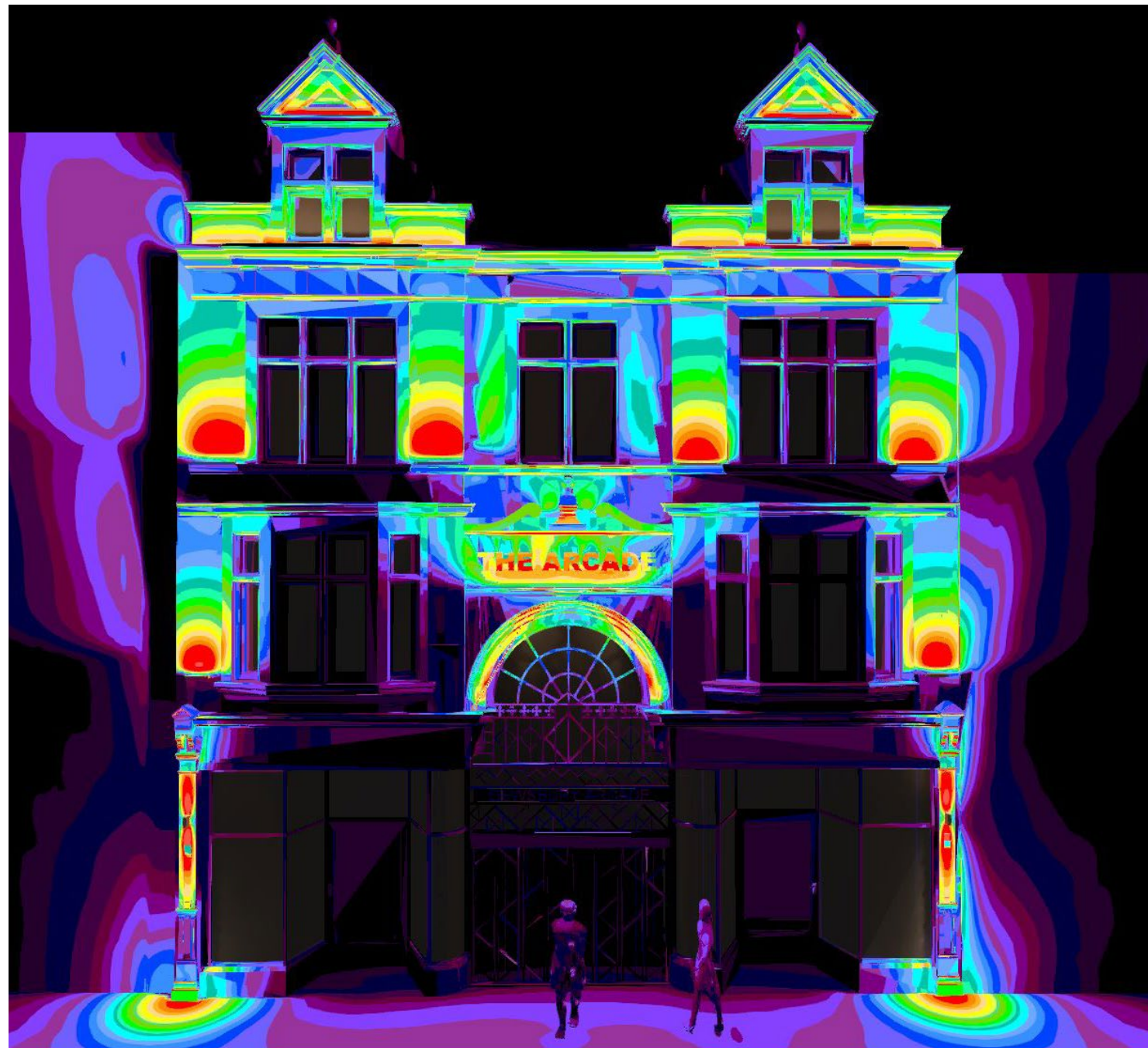
Table 2: ILP numerical guidance on obtrusive light

Obtrusive light limitations for exterior lighting installations						
Environmental Zone	Sky glow ULR (Max %)	Light trespass into windows E (Lux)		Source intensity I (kcd)		Building Luminance pre-curfew
		Pre-curfew	Post-curfew	Pre-curfew	Post-curfew	Average L (cd/m²)
E0	0	0	0	0	0	0
E1	0	2	1*	2.5	0	0
E2	2.5	5	1	7.5	0.5	5
E3	5.0	10	2	10	1.0	10
E4	15.0	25	5	25	2.5	25
* From public road lighting installations only. ULR Upward light ratio of the installation, i.e. the proportion of light from the total installation that goes directly into the sky. E Vertical illuminance in Lux on nearby domestic windows. I Light intensity in kilo-candelas in a potentially obtrusive direction, outside of the area being lit. The ILP guidelines state that these figures are for general guidance only and for some sports lighting applications with limited mounting heights may be difficult to achieve. L Luminance in candelas per m². This guideline is intended to apply to buildings that are deliberately floodlit at night. L is a measure of how bright the building appears.						

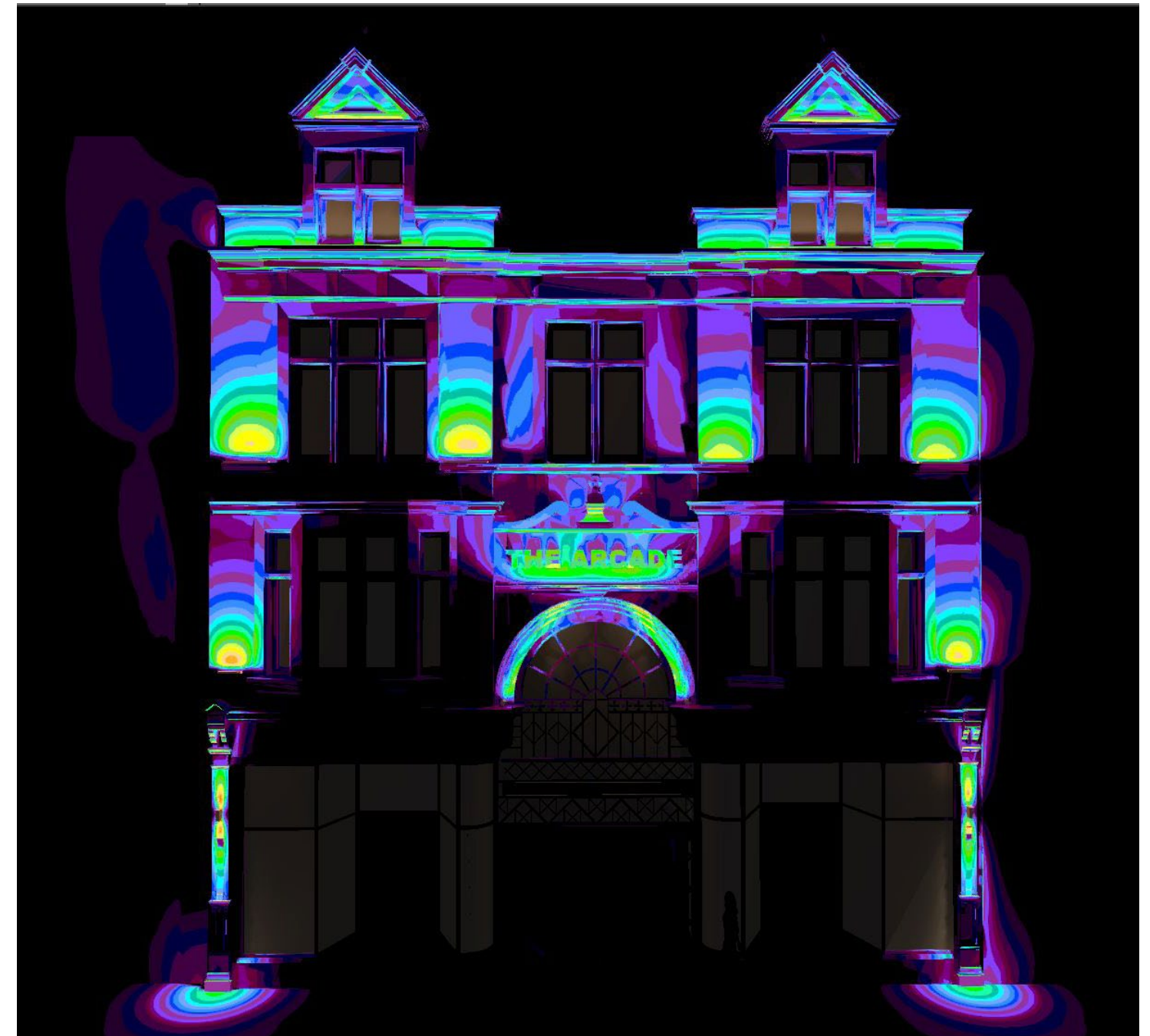
3.6 Illuminance and Luminance

The lighting design strategy has been developed to minimise the impact on existing neighbouring properties as demonstrated below.

The following images are exported from the lighting software and show both the illuminance (lx) and luminance (cd/m²) of the building's façade.



View from lighting software showing the illuminance (lx)



View from lighting software showing the luminance (cd/m²)

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