The Arcade and 18-20 Corporation Street and 17 Foundry Street, Dewsbury

Summary of Amendments

Doc No. 1705-BDP-AD-XX-RG-Z-00005
Revision: P01
Date: 18 June 2026

BDP.

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Rev	Date Purpose	Created	Checked
P02	18.06.2026 For Information	M Durkin Conservation Architect	C Davis Conservation Architect

	Location	Element	Original proposals	Difference from what was expected (where applicable)	Problem caused / Opportunity for improvement	Proposed solution	Relevant drawing/s as approved	Updated drawings
001	**23-25 Market Place** Units 1 and 2	Floors	Existing steel post and beams within timber suspended floor to be removed.	Existing timber floor structure was found to have wet rot, with numerous steel beams added.	The structural engineer confirmed the existing structure was unsuitable for the proposed building use.	Replace the suspended timber floor. The location of the floor below the surrounding external ground levels would make the ends of any timber joists prone to rotting (as evidenced on the existing joists and extensive unsuccessful past repair attempts). It is therefore proposed that a concrete suspended floor is installed in these two units.	1705-BDP-AD-00-PL-A-20002_T01	1705-BDP-AD-00-PL-A-20002_T02
002	**25 Market Place** Unit 2	Internal partitions	At ground floor, the stair would exit into unit 2.	n/a	For building regulations and fire evacuation, it is necessary for the stair exit to be separated from unit 2.	Minor change to internal layout with new partition added to separate the stair exit from unit 2.	1705-BDP-AD-00-PL-A-20001_T01 1705-BDP-AD-SL-PL-Z-00003_T01	1705-BDP-AD-00-PL-A-20001_T02 1705-BDP-AD-SL-PL-A-00003_T02
003	**23-25 Market Place and 14-16 Corporation Street**	Masonry walls	Existing wall to be retained.	Following the removal of modern finishes (e.g. plasterboard), several sections of wall have been found to be recent blockwork.	These blockwork infills are mostly poorly built, not meeting the fire performance requirements or modern structural requirements.	Replace poor quality blockwork infills with new, to meet modern requirements.	1705-BDP-AD-00-PL-A-20002_T01 1705-BDP-AD-02-PL-A-20002_T01	1705-BDP-AD-00-PL-A-20002_T02 1705-BDP-AD-02-PL-A-20002_T02
004	**Central Arcade, 14-16 Corporation Street, 18-20 Corporation Street and 17 Foundry Street** Units 3-8, 11-15, 19-24, 32 and 33	Floors	Existing floor slab to be locally removed for new building services and then reinstated.	The floor slabs in these units were found to be several thin layers of poor quality screed directly onto the soil, rather than actual slabs. The overall thickness of these layers was considerably thinner than would have been expected for a proper slab.	It would not be possible to dowel into the existing 'slabs' to reinstate areas of slab following the installation of new building services. This would be likely to lead to differential settlement between the existing areas of slab and the new infill areas.	Remove more of the existing screed layers and install complete slabs to these units, to avoid future differential settlement. This strategy has already had consent in unit 16.	1705-BDP-AD-00-PL-A-20002_T01	1705-BDP-AD-00-PL-A-20002_T02
005	**Central Arcade** Units 9 and 17b	Internal partitions	Existing partitions were assumed to be historic lath and plaster partitions to be retained and upgraded to meet the new fire performance requirements for a 60-minute protected stairway where applicable.	The partitions were found to be a mix of more modern construction and were generally poorly built incorporating hard board / MDF.	These were not historic elements of the building, and it would not be practical to upgrade them to provide 60 minute fire resistance.	Replace these sections of partition with new plasterboard partitions to provide the required fire resistance. This is the same approach that had already had consent for the partitions forming the fire-protected stair in unit 18b on the opposite side of the arcade.	1705-BDP-AD-01-PL-A-20001_T01 1705-BDP-AD-01-PL-A-20002_T01	1705-BDP-AD-01-PL-A-20001_T02 1705-BDP-AD-01-PL-A-20002_T02
006	**18-20 Corporation Street and 17 Foundry Street** Unit 34 / 35	Stairwell and door	No lobby to top of stair. New door to swing outwards.	n/a	For building regulations and fire evacuation, it has been proposed that these units should be lobbied from the protected stair, and the door to unit 34 should swing into unit 34, to avoid impacting the escape route from unit 35.	Lobby added. Door to swing inwards (into unit 34)	1705-BDP-AD-01-PL-A-20001_T01 1705-BDP-18-ZZ-PL-A-00002_P06	1705-BDP-AD-01-PL-A-20001_T02 1705-BDP-18-ZZ-PL-A-00002_P07
007	**Central Arcade** First floor units	Floors	Units 17d, 18a, 18b, 18c and 18d: replace the floors due to wet and dry rot. Units 7a, 9, 10, 17a-c, 17e, 18d-f, 25, 26 and 35: Refurbish the floors: lift boards, strengthen and repair existing joist structure. Reinstate existing boards wherever practical and supplement with new.	Extensive wet and dry rot had already been identified in units 17d, 18a, 18b, 18c and 18d, 25, 26 and 35. Further wet and dry rot was found in the remaining units affecting the joists and floorboards.	The existing joists were damaged by wet and dry rot to the extent that strengthening them was not practicable. The floorboards were similarly damaged so that only short lengths could be recovered for reuse.	Replace the timber joist floor structure to the remaining units in the areas that have been affected by wet and dry rot (as had already been had consent for units 17d, 18a, 18b, 18c and 18d). Recover all lengths of floorboard which are suitable for reuse and install them in units 7a and 9, with new floorboards used elsewhere. This will allow two units to retain the appearance of their original floor.	1705-BDP-AD-01-PL-A-20002_T01	1705-BDP-AD-01-PL-A-20002_T02
008	**17 Foundry Street**	Roof	Replace an area of the existing pitched roof (facing away from the principal elevation) with an area of flat roof to provide increased headroom for a new staircase.	The profile of the existing pitched roof and the timber purlins beneath the common rafter extend further into the proposed stair area than previously known.	The extent of the previously proposed roof would not provide sufficient headroom at the head of the new stair.	Slightly increase the extent of this area of flat roof. Note that this will still remain entirely at the rear of the building so will not affect the roof slope on the principal elevation to Foundry Street.	1705-BDP-AD-02-PL-A-20001_T01 1705-BDP-AD-03-PL-A-20001_T01 1705-BDP-18-ZZ-PL-A-00002_P06 1705-BDP-18-ZZ-SE-A-00002_P02 1705-BDP-18-SL-PL-A-00003_P02	1705-BDP-AD-02-PL-A-20001_T02 1705-BDP-AD-03-PL-A-20001_T02 1705-BDP-18-ZZ-PL-A-00002_P07 1705-BDP-18-ZZ-SE-A-00002_P03 1705-BDP-18-SL-PL-A-00003_P03

Amendments sought for The Arcade

Amendments sought for Moneypenny's

Amendments sought for The Arcade and Moneypenny's

009	**14-16 Corporation Street** Unit 30 / Unit 30a	Storage deck	Repair the existing timber joisted storage deck above unit 30 (forming a storage area known as unit 30a). Remove the permanent stair, and provide an access hatch and sliding ladder.	Accessing this storage area (which was previously unsafe to access) has revealed that the pattern painted onto the bottom chords of the trusses visible in unit 30 continues onto the rest of these queenpost trusses (the principal rafters and struts). The original archive construction drawings also do not show a storage deck in this location. Because of this, and closer inspection of the structure of the storage deck, it is now believed that this deck is not original to the building.	Opportunity to return part of the building to its earlier configuration, improving the spatial quality of this room which was originally constructed as a workshop for the stores below.	Remove this storage deck to return the space to its original configuration. Omit the ladder and access hatch previously proposed.	1705-BDP-AD-02-PL-A-20001_T01 1705-BDP-AD-03-PL-A-20001_T01 1705-BDP-AD-03-PL-A-20002_T01	1705-BDP-AD-02-PL-A-20001_T02 1705-BDP-AD-03-PL-A-20001_T02 1705-BDP-AD-03-PL-A-20002_T02
010	**23-25 Market Place** Unit 29	Door opening	Create a new door opening in unit 29 to allow a space to be separated into a corridor and a room.	n/a	Opportunity to omit the new door opening and reuse the existing opening for both the corridor and the adjacent room.	Reconfigure the proposed corridor and omit the new opening in this existing wall	1705-BDP-AD-02-PL-A-20001_T01	1705-BDP-AD-02-PL-A-20001_T02
011	**14-16 Corporation Street** Unit 30	Floor hatch	Retain existing floor hatch.	The floor hatch and the trimming around it was found to be structurally unsafe.	The structural engineer confirmed the existing structure was unsuitable for the proposed building use.	Remove the access hatch and trimming, and infill the area with concrete to tie into the existing concrete (filler joist) floor structure in this area.	1705-BDP-AD-02-PL-A-20002_T01	1705-BDP-AD-02-PL-A-20002_T02
012	**Central Arcade** First floor units	Rooflights	Remove existing rooflights and install a new secure rooflight to each first floor unit in the central arcade area.	The spacing between the existing purlins varies.	The purlin spacing in 4no. of the units is too close to allow a modern secure rooflight to be installed.	Omit 4no. rooflights to units 7a, 9, 18e and 18f. The remaining 6no. rooflights to the other units in this area will still be installed.	1705-BDP-AD-RF-PL-A-20005_P01	1705-BDP-AD-RF-PL-A-27001_P02
013	**14-16 Corporation Street**	Chimneys	The two chimneys were intended to be repointed and recapped.	Following a fingertip survey of the existing, these chimneys were found to be in a poor condition, with suspected sulphate attack to the masonry, causing leaning.	Leaving the chimneys in this condition would pose a safety risk. They would potentially also be a weak point for further moisture to enter the building, and are not easily accessible for ongoing repairs.	Carefully dismantle and rebuild the chimneys straight and plumb, reusing the existing stone wherever possible and supplementing with new to match.	1705-BDP-AD-RF-PL-A-20005_P01 1705-BDP-AD-XX-EL-A-20001_P01 1705-BDP-AD-XX-SE-A-20001_P01	1705-BDP-AD-RF-PL-A-27001_P02 1705-BDP-AD-XX-EL-A-20001_T02 1705-BDP-AD-XX-SE-A-20001_T02
014	**14-16 Corporation Street**	Rooftop walkway	A covered rooftop walkway had been added to connect this roof storage deck to the third floor of 18-20 Corporation Street. This was shown as remaining in location.	This walkway was found to be built using modern materials and was in a poor condition.	Opportunity to remove an inappropriate modern addition and return the profile of the roof to its original state. This is also on the principal elevation of the building, facing onto Corporation Street.	Carefully remove the modern walkway and continue the form of the original slate roof covering over this area of the roof.	1705-BDP-AD-RF-PL-A-20005_P01	1705-BDP-AD-RF-PL-A-27001_P02
015	**Central Arcade** Units 3-6	Brick piers over these units	These brick piers were previously assumed to be chimneys which were to be ventilated and recapped.	On close inspection, these have been found to be piers reinforcing the external brick walls at first floor level	n/a	No ventilation or recapping is required.	1705-BDP-AD-RF-PL-A-20005_P01	1705-BDP-AD-RF-PL-A-27001_P02
016	**Central Arcade**	Internal windows at first floor level	Leave splayed window boxes in position and redecorate	When reviewed on site, it was found that behind the modern splayed window boxes which had been used for fake planting, the original timber panelling still exists.	Removing these modern splayed window boxes would reveal the design and craftsmanship of these original sash windows and their panelling, and return them to their original appearance.	Remove the modern splayed window boxes. Redecorate the original panelling to the same specification as is already proposed for the sash windows.	1705-BDP-AD-XX-EL-A-20005_T01 1705-BDP-AD-XX-EL-A-20004_P01	1705-BDP-AD-XX-EL-A-20003_T02 1705-BDP-AD-XX-EL-A-20004_T02
017	**Central Arcade**	Render to walls at first floor level	Patch repair the existing render. The render was assumed to be lime-based and repairable.	On inspection, the existing render is modern and cement-based. It also exhibits problems with build-up of moisture.	Cement-based render is non-breathable and inflexible. It is not appropriate for historic buildings and risks damage to the masonry substrate behind.	Carefully remove the existing render and replace with traditional lime-based render which will allow the historic masonry wall to breathe.	1705-BDP-AD-XX-EL-A-20005_T01 1705-BDP-AD-XX-EL-A-20004_P01	1705-BDP-AD-XX-EL-A-20003_T02 1705-BDP-AD-XX-EL-A-20004_T02
018	**Central Arcade**	Plaster arches beneath each end of the glazed roof	Redecorate plaster arches. The arches were assumed to be in sound condition.	The arches are cracked and there is delamination of the top coats from the bonding coats.	It would not be practical to redecorate the arches in their current condition, and there is currently a risk that parts of the arches could fall onto the public route below if left in this state.	Take profiles of the existing mouldings and replace with new, matching the original materials and profiles, and using traditional techniques.	1705-BDP-AD-XX-EL-A-20005_T01 1705-BDP-AD-XX-EL-A-20004_P01	1705-BDP-AD-XX-EL-A-20003_T02 1705-BDP-AD-XX-EL-A-20004_T02
019	**14-16 Corporation Street** Unit 26	2no. high level windows to rear of unit - over central arcade	Remove the existing concrete blockwork and internal wall linings. Infill opening with new brick to match existing wall.	During construction, the original windows were found encapsulated between the blockwork and internal linings.	There is the opportunity to retain the original timber sash windows in this location.	Repair the original sash windows to the same specification as the other window repairs. Omit the brickwork infill.	1705-BDP-AD-XX-SE-A-20001_P01	1705-BDP-AD-XX-SE-A-20001_T02
020	**14-16 Corporation Street** Unit 26	1no. high level windows to rear of unit - over central arcade	Repair the decayed existing timber sash window.	Since this original window was installed, the second floor has been replaced with a filler joist floor at a lower level than the original floor, which includes a supporting steel beam across this window.	Because of the position of the new floor and the supporting beam, it is no longer possible to remove the sash frame from the window, or to replace it once repaired.	Remove the decayed sliding sash window and replace with a fixed sash window, which has the same external appearance as the existing sash window.	1705-BDP-AD-XX-SE-A-20001_P01	1705-BDP-AD-XX-SE-A-20001_T02

Amendments sought for The Arcade

Amendments sought for Moneypenny's

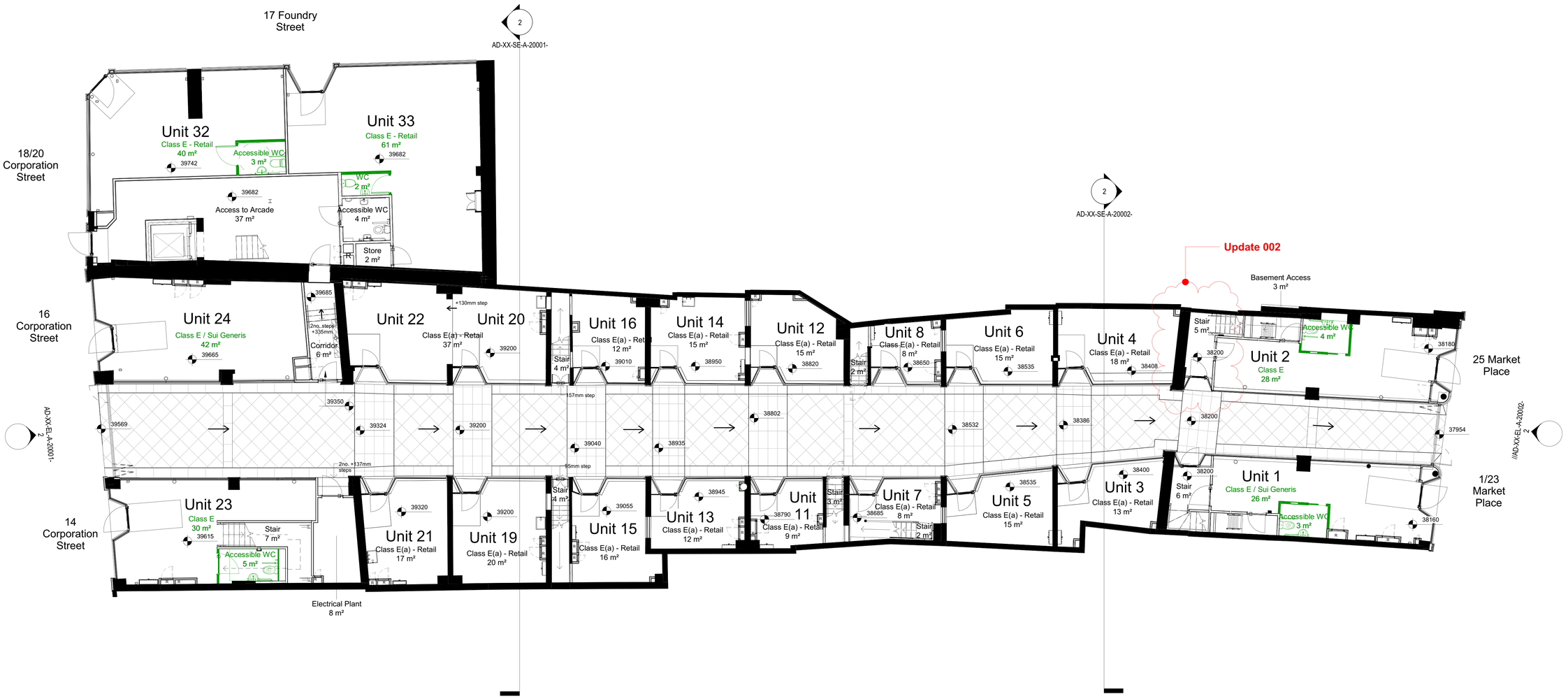
Amendments sought for The Arcade and Moneypenny's

021	**23-25 Market Place** Rear elevation of Market Place building	Gutter and rainwater pipe	Replace the existing cast iron gutter and rainwater pipe in the same size, profile and material.	Rainwater falling on the rear pitch of the Market Place roof falls into valley gutters and the eaves gutter, then into a single rainwater pipe which discharges into the glazed roof gutter, which transports rainwater back towards Corporation Street, into another rainwater pipe, onto the top of a slate roof, into another gutter, into an outlet, and then into an internal rainwater pipe.	This route is extremely convoluted, and has multiple junctions. There is evidence of past leaks in some areas below. A single rainwater pipe for this large area of roof provides no secondary resilience. It also seems unlikely that this was the original route for rainwater discharge.	Remove the existing single rainwater pipe, provide new cast iron rainwater pipes (to match existing profile) at both ends of this gutter discharging directly to the flat roof drainage.	1705-BDP-AD-XX-SE-A-20002_P01	1705-BDP-AD-XX-SE-A-20002_T02
022	**Central Arcade, 14-16 Corporation Street and 18-20 Corporation Street** Refer to elevation drawings	Windows	Repair windows where possible using traditional techniques. Some windows were known to have extensive wet or dry rot, or were absent and were therefore proposed to be replaced.	Additional windows were found to have extensive wet and dry rot. (2 to 14-16 Corporation Street North Elevation, 2 to Central Arcade East Elevation, and 2 to Central Arcade West Elevation, 3 to 18-20 Corporation Street North Elevation)	These additional windows are so extensively decayed that they are unsuitable for repair.	Replace 6 no. windows, in addition to the 3 no. already proposed to be replaced (in unit 30, shown on Section AA). Replacement windows to match existing in size, proportions and timber profiles.	1705-BDP-AD-XX-EL-A-20001_P01 1705-BDP-AD-XX-EL-A-20005_T01 1705-BDP-AD-XX-EL-A-20004_P01 1705-BDP-AD-XX-SE-A-20002_P01 1705-BDP-18-ZZ-EL-A-00002_P04	1705-BDP-AD-XX-EL-A-20001_T02 1705-BDP-AD-XX-EL-A-20003_T02 1705-BDP-AD-XX-EL-A-20004_T02 1705-BDP-AD-XX-SE-A-20002_T02 1705-BDP-18-ZZ-EL-A-00002_P05
023	**17 Foundry Street**	Stairwell	A store was included at the end of the second floor space at the head of the stairwell.	n/a	For building regulations and fire evacuation, it has been proposed that the store room should be omitted.	Omit this store room.	1705-BDP-18-ZZ-PL-A-00002_P06	1705-BDP-18-ZZ-PL-A-00002_P07
024	**18-20 Corporation Street** Units 35 and 36	Floor coverings	Retain existing floor coverings	These floor coverings were found to be Asbestos-Containing Materials (ACMs).	ACMs pose a health risk to the proposed works when they could be disturbed during the refurbishment, and as an ongoing residual risk when they could be disturbed unknowingly for example by future tenants.	Remove these floor coverings to exposed floorboards.	1705-BDP-18-ZZ-PL-A-00002_P06	1705-BDP-18-ZZ-PL-A-00002_P07
025	**Central Arcade**	Glazed roof structure	Timber ridge beams, wall plates and principal rafters to be redecorated.	Extensive wet rot to end bearings of ridge beams and principal rafters. Wet rot to exposed faces of wall plates.	The timber surveyor and structural engineer confirmed the existing timber structure was unsuitable for the proposed roof loading.	Replace the timber with new where decayed, using the same profiles, and decorated to match the existing.	1705-BDP-AD-RF-PL-A-20005_P01	1705-BDP-AD-RF-PL-A-27001_P02
026	**Central Arcade**	Glazed roof structure	Cast iron trusses to be redecorated.	Cracking was noted to the top and bottom chords of several of the cast iron trusses.	The cast iron structure was unsafe in its existing condition.	Install additional steel principal rafters to carry the roof load and relieve the existing cast iron trusses of their existing load. Cast iron trusses to remain in location and be resupported from the new steel rafters.	1705-BDP-AD-RF-PL-A-20005_P01	1705-BDP-AD-RF-PL-A-27001_P02
027	**Central Arcade** Units 7a, 9, 10, 17, 18	Ceilings	Repair damaged lath and plaster ceilings.	The ceilings were found to be in a poorer state than expected.	The plaster had debonded from the laths and therefore was not suitable for patch repair.	Remove damaged material and replace with plasterboard. This approach has already had consent for units 25, 26, 27, 28, 34 and 35.	1705-BDP-AD-01-PL-A-20001_T01	1705-BDP-AD-01-PL-A-20001_T02
028	**18-20 Corporation Street and 17 Foundry Street** Units 32-36	Ceilings and walls	Repair damaged ceilings and walls.	The ceilings and wall finishes were found to be in a poorer state than expected, incorporating modern materials and with extensive damp.	Where present, plaster had debonded from the laths and masonry and therefore was not suitable for patch repair. There is also a need to treat dry rot in the masonry, requiring plaster to be removed.	Remove damaged ceiling finishes and replace with plasterboard finishes. Remove damaged wall finishes and replace with lime plaster. This approach has already had consent elsewhere in the arcade buildings.	1705-BDP-18-ZZ-PL-A-00002_P06	1705-BDP-18-ZZ-PL-A-00002_P07
029	**17 Foundry Street** Unit 33	Shopfront	Replace modern shopfront to match appearance of the original shopfront.	A structural column has been in part of the existing shopfront construction.	This column clashes with the proposed splayed door opening.	Minor change to the alignment of the splayed door opening.	1705-BDP-18-ZZ-PL-A-00002_P06	1705-BDP-18-ZZ-PL-A-00002_P07
030	**23-25 Market Place** Units 28 and 29	Walls	Repair damaged masonry walls and replace plaster finish where irreparably damaged.	The walls were found to be a mixture of timber framing and unbonded masonry.	The walls were structurally unstable, and moved visibly when pushed.	Remove structurally unstable parts of walls and replace with new stud wall.	1705-BDP-AD-01-PL-A-20001_T01 1705-BDP-AD-01-PL-A-20002_T01 1705-BDP-AD-02-PL-A-20001_T01 1705-BDP-AD-02-PL-A-20002_T01	1705-BDP-AD-01-PL-A-20001_T02 1705-BDP-AD-01-PL-A-20002_T02 1705-BDP-AD-02-PL-A-20001_T02 1705-BDP-AD-02-PL-A-20002_T02

Amendments sought for The Arcade

Amendments sought for Moneypenny's

Amendments sought for The Arcade and Moneypenny's



1 Ground Floor Plan_Proposed

1 : 100

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KEY

R MEP RISER

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DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:
- THE CDM DESIGN ISSUES REGISTER
- THE BDP RISK SERIES OF DRAWINGS
- THE PROJECT CDM RISK REGISTER

NOTES

To be read in conjunction with drawing series:
(04_) Access & Maintenance Strategy Drawings
(09_) Significant Hazards and Risks
(20_) General arrangement and removals drawings
(22_) Partition drawings
(24_) Stairs drawings
(25_) Lift drawings
(27_) Roof drawings
(31_) External doors and windows drawings
(32_) Internal doors and windows drawings
(33_) Existing stair repairs drawings
(34_) Handrails drawings
(35_) Ceiling drawings
(37_) Rooflight drawings
(67_) Fire strategy drawings
(78_) Proposed gates drawings
(94) Landscape drawings
and the Architectural Specification 1705-BDP-AD-XX-SP-A-00001.
For all window and door repairs refer to schedules 1705-BDP-AD-ZZ-SH-A-30002-3.
Refer to schedule 1705-BDP-AD-ZZ-SH-A-20001 for details of repairs and upgrades to existing shopfronts.
Please refer to first two digits of the drawing number for the drawing series reference.

DRAWING TO BE PRINTED IN COLOUR.

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
T02	Refer to table of amendments.	MD	CD	06/06/25
T01	For Tender.	HB	CD	21/04/23

KEY PLAN



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PROJECT TITLE
Dewsbury Arcade

BDP JOB NUMBER
P3001705

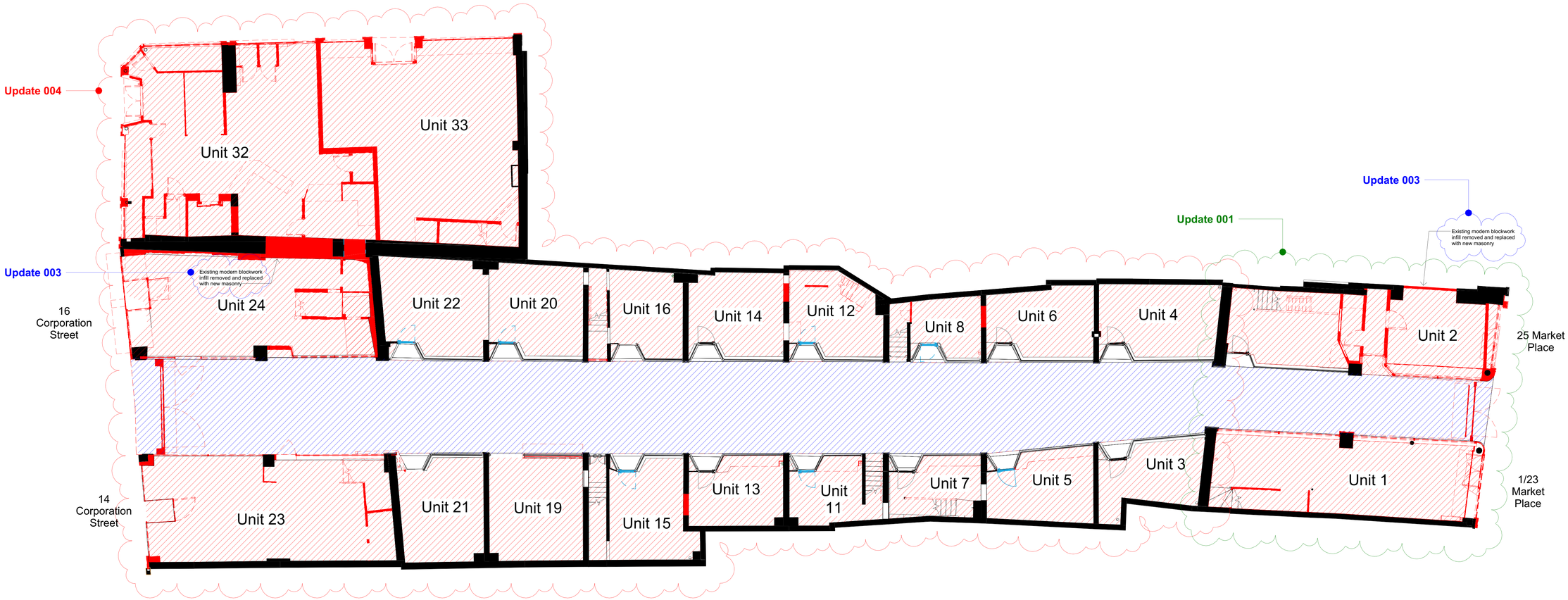
DRAWING TITLE
Ground Floor GA Plan as Proposed

SCALE
As indicated @ A1

DATE FIRST ISSUED
21/04/23

DRAWING No.
1705-BDP-AD-00-PL-A-20001-

REVISION
T02



Please refer to Stuctural Engineers documentation for replacement of slabs in ground floor retail units

Key

Refer to ALT-100

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.

New timber floor including boarding and joists (where necessary) to be provided to match existing adjacent joist span arrangement to Structural Engineer's details to the following areas:

- Where floor area has been removed as a result of wet and dry rot decay
- Where temporary floors are installed
- To infill floors where staircases are to be removed

- 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.
- New floor joists with reusable boarding recovered from across several units consolidated into this floor area

N

1 Ground Floor Removals Plan

1 : 100

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DRAWING TO BE PRINTED IN COLOUR.

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
T02	Refer to table of amendments.	MD	CD	06/06/25
T01	For Tender.	HB	CD	21/04/23

KEYPLAN

CLIENT

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PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

DRAWING TITLE: Ground Floor Removals Plan

SCALE: As indicated @ A1

DATE FIRST ISSUED: 21/04/23

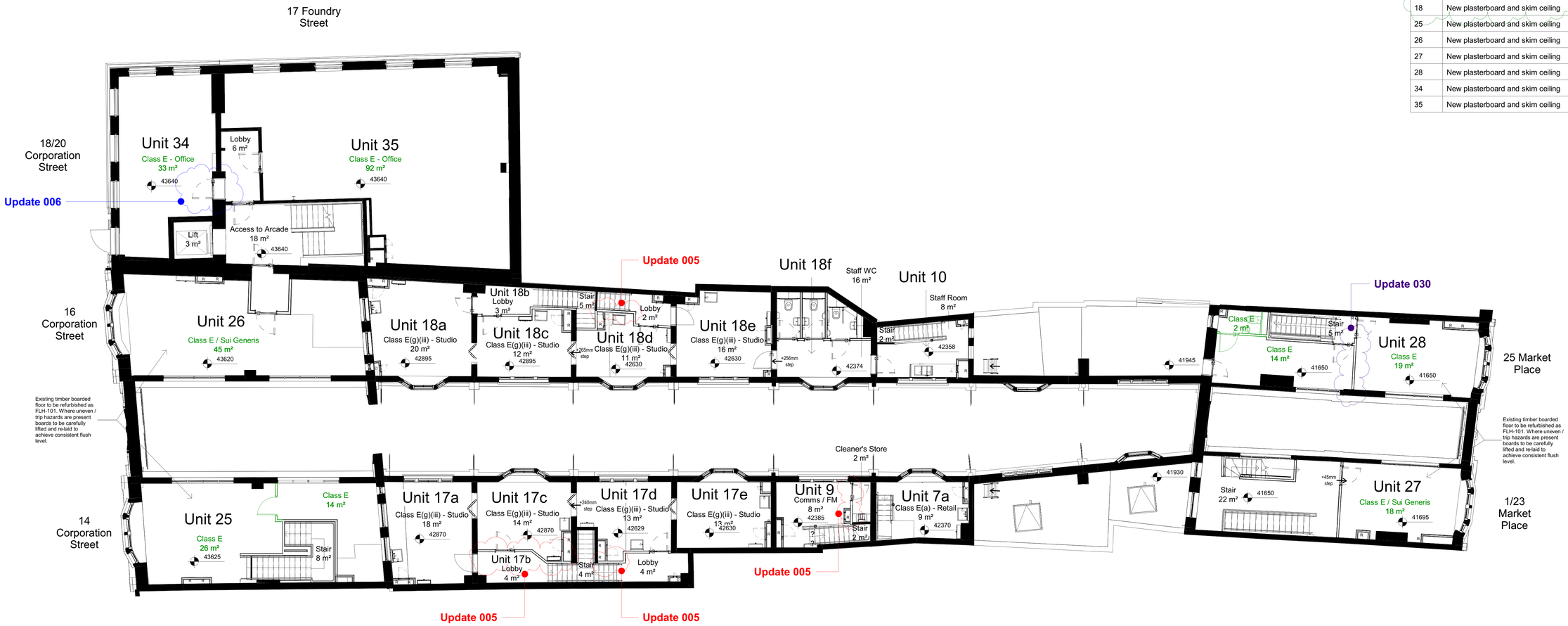
DRAWING No.: 1705-BDP-AD-00-PL-A-20002-

REVISION: T02

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UNIT	PROPOSED CEILING
7a	New plasterboard and skim ceiling
9	New plasterboard and skim ceiling
10	New plasterboard and skim ceiling
17	New plasterboard and skim ceiling
18	New plasterboard and skim ceiling
25	New plasterboard and skim ceiling
26	New plasterboard and skim ceiling
27	New plasterboard and skim ceiling
28	New plasterboard and skim ceiling
34	New plasterboard and skim ceiling
35	New plasterboard and skim ceiling

Update 027



1 First Floor Plan_Proposed

1 : 100

N

KEY

R MEP RISER

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DRAWING TO BE PRINTED IN COLOUR.

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
T02	Refer to table of amendments.	MD	CD	18/06/26
T01	For Tender.	HB	CD	21/04/23

KEY PLAN

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PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

DRAWING TITLE: First Floor GA Plan as Proposed

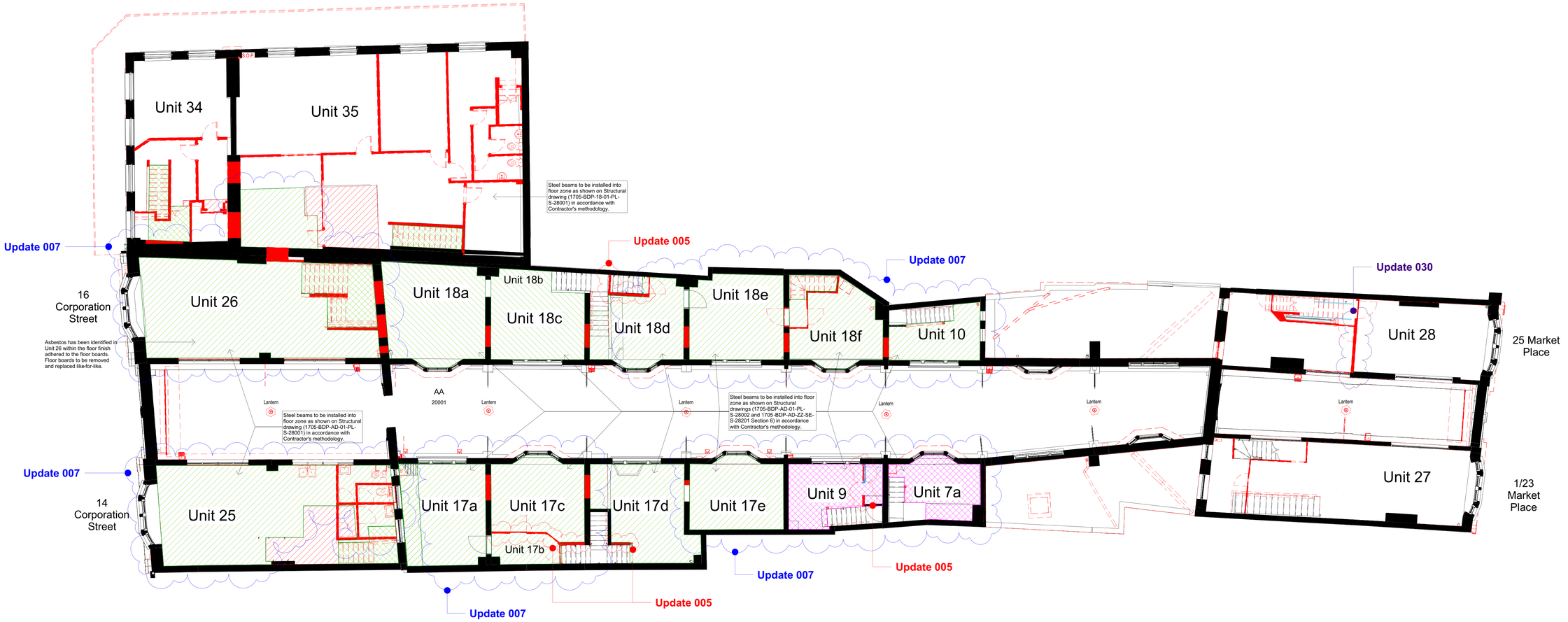
SCALE: As indicated @ A1

DATE FIRST ISSUED: 21/04/23

DRAWING No: 1705-BDP-AD-01-PL-A-20001-

REVISION: T02

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1 First Floor Removals Plan

1 : 100

Key

Refer to ALT-100

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- Where temporary floors are installed
- To infill floors where staircases are to be removed

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.

New floor joists with reusable boarding recovered from across several units consolidated into this floor area

Update 007

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BDP.

PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

DRAWING TITLE: First Floor Removals Plan

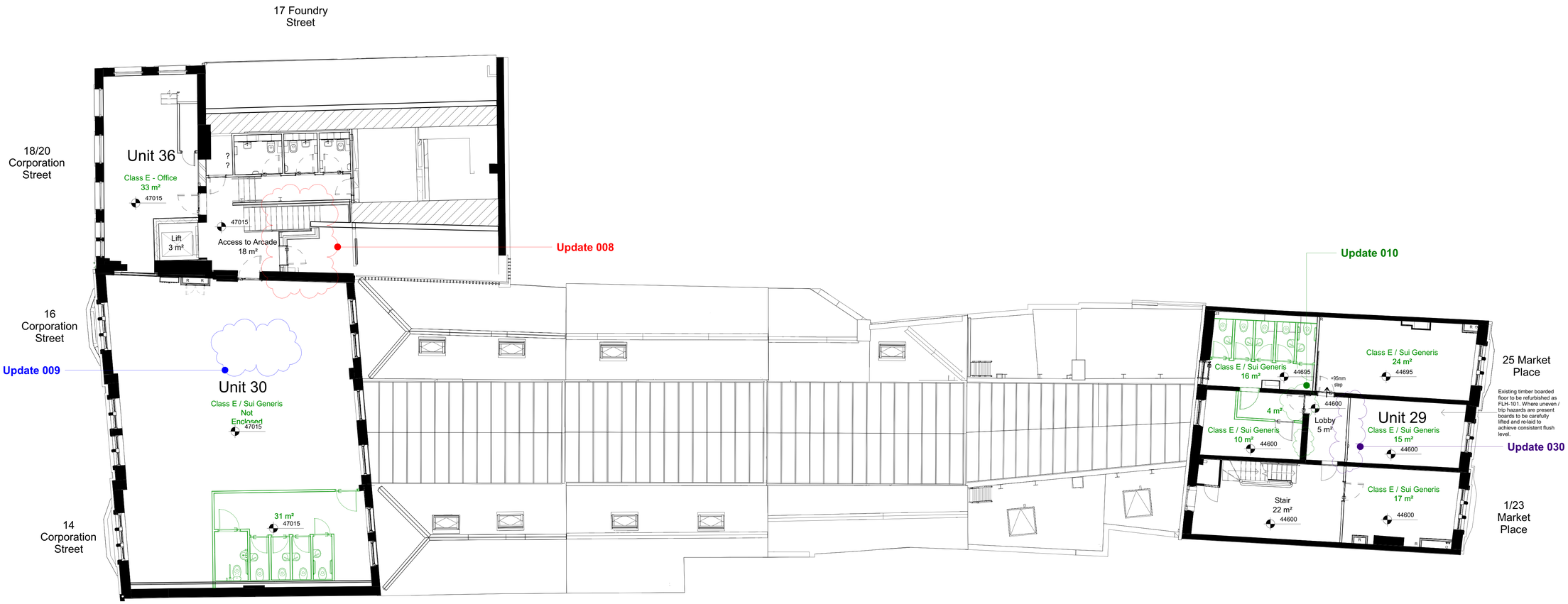
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REVISION: T02

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1 Second Floor Plan_Proposed

1 : 100

N

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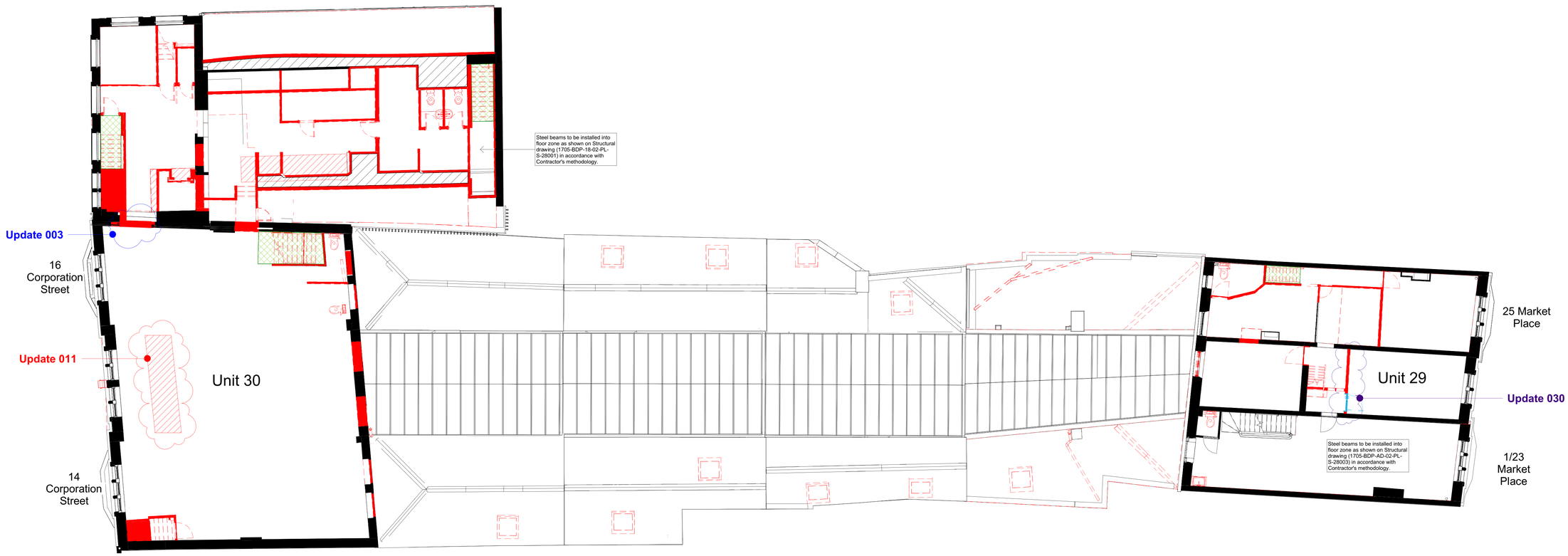
DRAWING TITLE: Second Floor GA Plan as Proposed

SCALE: As indicated @ A1

DATE FIRST ISSUED: 21/04/23

DRAWING No: 1705-BDP-AD-02-PL-A-20001-

REVISION: T02



1 Second Floor Removals Plan

1 : 100

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T01	For Tender.	HB	CD	21/04/23

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PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

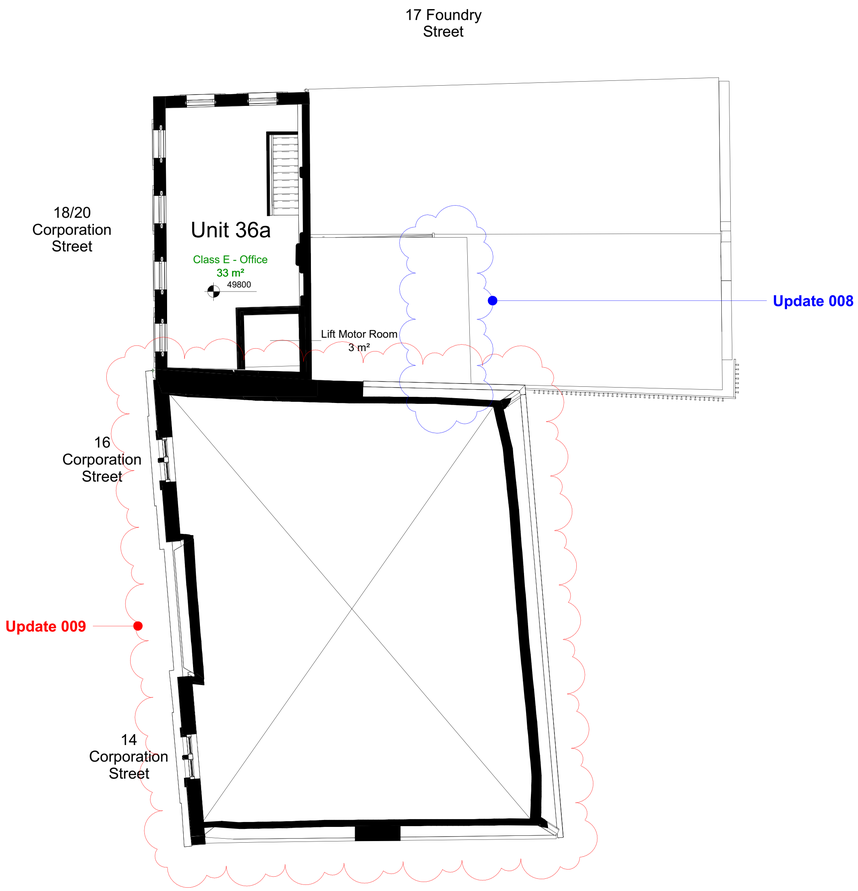
DRAWING TITLE: Second Floor Removals Plan

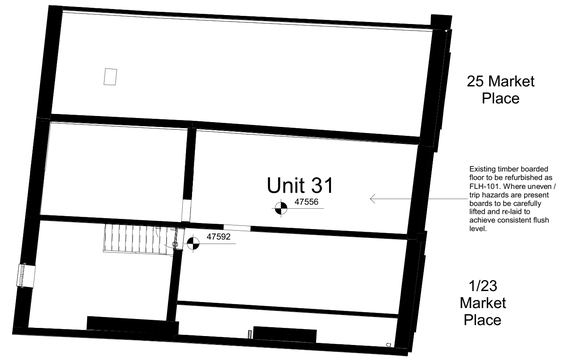
SCALE: As indicated @ A1

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REVISION: T02





1 Third Floor Plan_Proposed

1 : 100

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T01	For Tender.	HB	CD	21/04/23

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PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

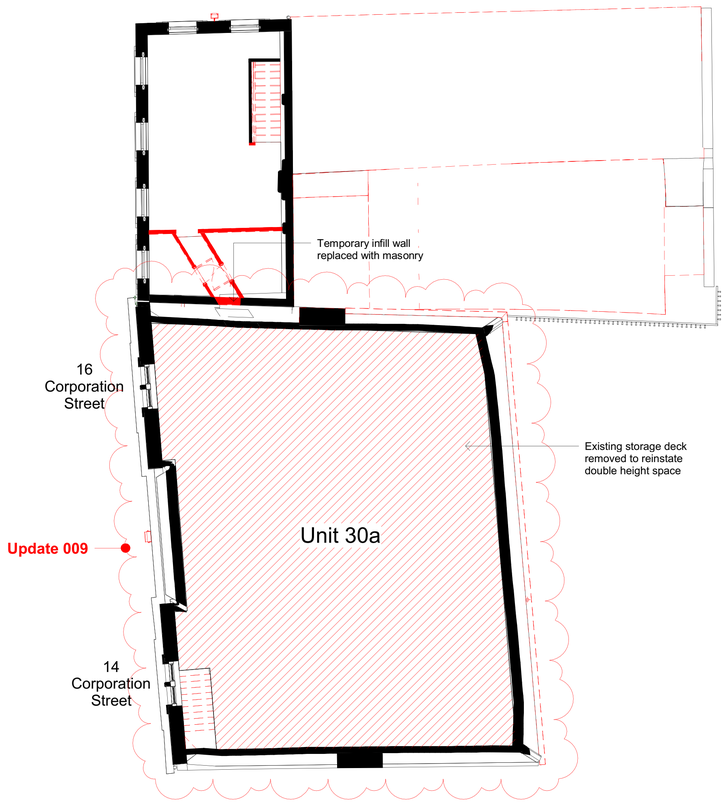
DRAWING TITLE: Third Floor GA Plan as Proposed

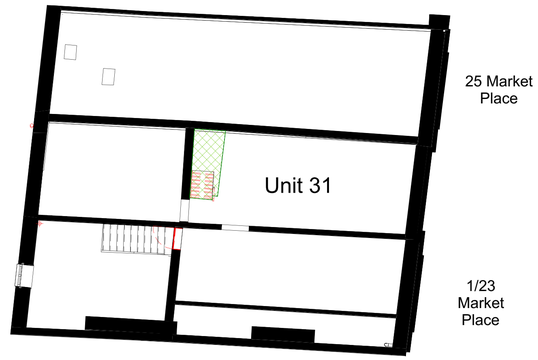
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DRAWING NO.: 1705-BDP-AD-03-PL-A-20001-

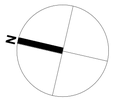
REVISION: T02





1 Third Floor Removals Plan

1 : 100



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BDP.

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REVISION: T02

Key

RP01-1 RFH-201
ARCADE PITCHED SLATE ROOFS

- RFH-213 Carefully remove slates, sort into sizes, select slates suitable for re-use.
- RFH-211 Any deficiency in numbers of existing salvaged slate 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.
- Roof build up to comprise:
  - New 15mm Gyproc Fireline MR plasterboard ceiling
  - INS-211 New 200mm Rockwool rool insulation fitted between horizontal beams.Additional 100mm Rockwool roll insulation cross laid over top- U-Value 0.15W/m2k.
  - INS-211 At building edges, 70mm Rockwool Flexi Insulation fit between rafters to taper down from horizontal beams' ends to eaves- U- Value 0.47W/m2k.
  - Vapour permeable underlay to BS 5534
  - New softwood battens
  - RFH-211 Reclaimed slate supplemented with new

RP01-2 RFH-201
CORPORATION STREET PITCHED SLATE ROOF

- RFH-211 Select stored slates suitable for re-use [slates stored in Corporation Street Unit 30]. Any deficiency in numbers is to be made up with new slate to match in size, colour and quality, sourced from local quarry.
- 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.
- Roof build up to comprise:
  - New 15mm Gyproc Fireline MR plasterboard ceiling
  - INS-211 New insulation fitted between existing common rafters. 240mm Rockwool Flexi between 275mm rafters - U Value 0.17W/m2k
  - Vapour permeable underlay to BS 5534
  - New softwood battens
  - RFH-211 Reclaimed slate supplemented with new

RP01-3 RFH-201
MARKET PLACE PITCHED STONE SLATE ROOF

- RFH-212 Stone slate roof coverings to be retained in-situ during works
- Roof build up to comprise:
  - New 15mm Gyproc Fireline MR plasterboard ceiling
  - INS-211 New insulation fitted between existing common rafters. 240mm Rockwool Flexi between 275mm rafters - 0.17W/m2k
  - Vapour permeable underlay to BS 5534
  - Existing softwood battens
  - RFH-212 Existing stone slates

Updates 025 / 026

RP02 RFG-201
ARCADE GLAZED ROOF

- Strip all existing roof glazing back to iron trusses and repair ironwork as required in accordance with BDP structural engineer details.
- Repair and replace decayed timber ridge beams, wall plates and principal rafters
- Add new steel principal rafters above existing trusses to remove roof loading from damaged cast iron trusses.
- New patent glazing system with associated extruded PPC aluminium glazing bars installed to BS 6262-7 and building regulations requirements.
- Glazing: Safety glass in accordance with the relevant British Standards and to meet the requirements of the Building Regulations
- Ventilation gaps to roof steps to be retained in new design.

RWPs

All rainwater pipes to be renewed in new cast iron as specification ref. RWS-301.

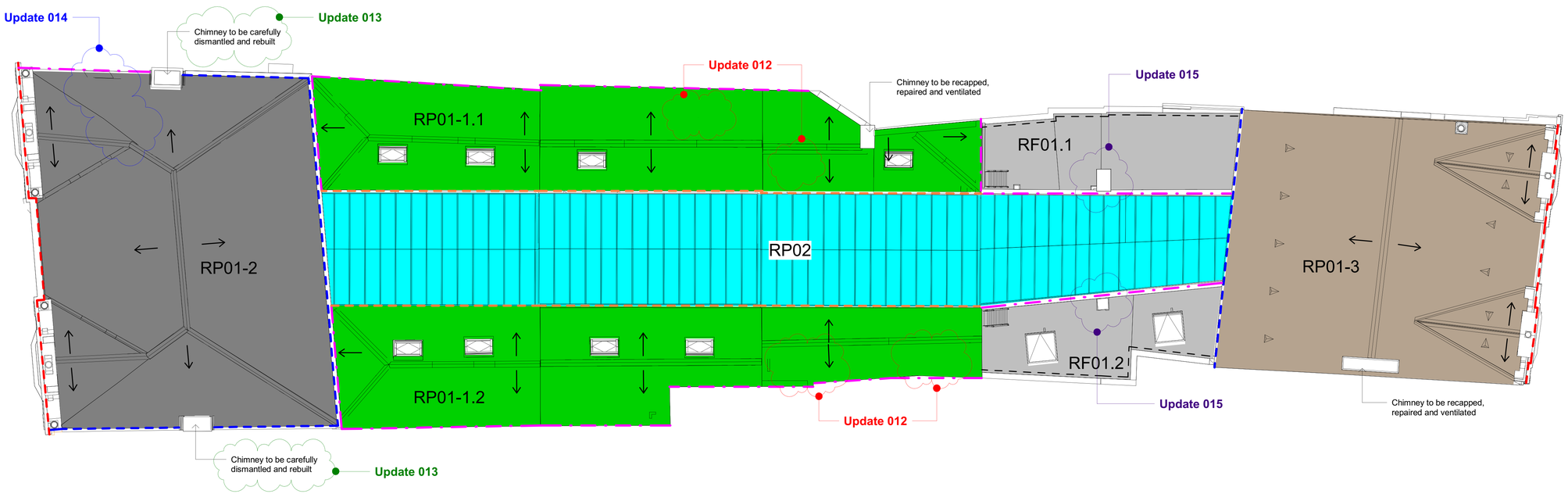
RF01 RFS-403
NEW FLAT ROOFS

- RFH-213 Carefully remove slates, sort into sizes, select slates suitable for possible re-use to retained slate roofs.
- Strip existing monopitch roofs including timber structure as AL1-708. Construct replacement timber structure to accommodate new flat roof finishes in accordance with BDP structural engineer details.
- New reinforced bitumen membrane warm roof covering as RFS-403 including:
  - Timber deck minimum 18mm thick
  - Vapour control layer
  - Insulation to achieve required roof U-Value
  - Agrément certified SBS modified bitumen membrane, polyester reinforced
  - Surface protection for foot-trafficked areas
  - Associated drainage, gutter and flashings details

Gutters

- Supply and fix new cast iron gutters and associated flashings in lead (coordinated with roof access)
- Supply and fix new terne coated stainless steel valley gutters and associated flashings in lead as RFH-731 (coordinated with roof access)
- Supply and fix new cast iron gutters and parapet gutters with associated flashings in lead as RWS-402
- Retain, line, refurbish and redecorate existing cast iron gutter as specification reference RWS-401 and fix associated flashings in lead
- Flat roof gutter line - refer to 1705-BDP-AD-RF-DT-A-27002

Also refer to 1705-BDP-18-RF-PL-A-27001 for works to 18-20 Corporation Street and 17 Foundry Street Roof



1 Roof Plan_Proposed
1 : 100

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For all window and door repairs refer to schedules 1705-BDP-AD-ZZ-SH-A-30002-3.

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Please refer to AD-ZZ-PL-A-07002 Security Strategy - Roof Level for details of new rooflights.

Please refer MEP documentation for proposed vents and plant at roof level.

DRAWING TO BE PRINTED IN COLOUR.

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
P02	Refer to table of amendments.	MD	CD	06/06/25
P01	First issue - for planning	HB	CD	09/08/21

KEY PLAN

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PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

DRAWING TITLE: Roof GA plan as proposed

SCALE: As indicated @ A1

DATE FIRST ISSUED: 09/08/21

DRAWING No: 1705-BDP-AD-RF-PL-A-27001-

REVISION: P02

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DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:
- THE CDM DESIGN ISSUES REGISTER
- THE BDP RISK SERIES OF DRAWINGS
- THE PROJECT CDM RISK REGISTER

NOTES

FIT-OUT BY OTHERS (LAYOUT INDICATIVE)

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
T02	Refer to table of amendments.	MD	CD	06/06/25
T01	For Tender	HB	CD	21/04/23

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PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

DRAWING TITLE: Site Plan as Proposed

SCALE: As indicated @ A1

DATE FIRST ISSUED: 60/05/21

DRAWING NO.: 1705-BDP-AD-SL-PL-Z-00003-

REVISION: T02

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Key

MASONRY REPAIRS

Elevations are to be full repaired and conserved by implementing the following measures as required:

1 Making good / repairing elevations after removal of redundant services fittings and fixtures and cabling.
2 Repairing of any damaged masonry caused by the removal of windows or other fixings.
3 Removal of decayed iron fixings and replacement with stainless steel fixings
4 Removal of vegetation and application of biocide treatment
5 Removal of inappropriate cement mortar pointing
6 Raking out and repointing in lime based mortars where inappropriate pointing removed or where pointing has been lost leaving open joints.
7 Grouting – introduction of liquid mortar into wall voids
8 Repairs to cracks – grouting, pinning or local rebuilding
9 Repair with dowels or cramps.
10 Repairing fractured stones or pinning broken stone – dowel/resin and mortar repairs
11 Mortar or 'plastic' repairs of stone details by armatures and mortar build-up
12 Replacement stone repairs – stone indents

MASONRY CLEANING

All masonry elevations to be cleaned.
Works are to be undertaken as follows:

- Masonry elevations to be cleaned to achieve a cleaning of any harmful contamination of the masonry only
- Method e.g. high temperature steam cleaning (DOFF) or rotating air pressure with inert fine granulate (TORC) to be matched to intensity of soiling, and should be the least invasive that can achieve the cleaning of the masonry
- The contractor is to provide a method statement and test areas to agree level of finish
- Chemical cleaning of any areas of graffiti or significant staining/soiling, only as required

WINDOW REPAIRS

- Existing windows to be retained, repaired and made operable and weathertight
- Early ironmongery to be refurbished, and replaced where beyond repair
- All original coloured glass to be retained.
- Safety glass to be incorporated to external windows where possible to meet necessary security/ health and safety requirements. Where this is not possible (e.g. without damaging the frames, or where early/original glass is present), anti-shatter film to be applied to existing glazing.
- Ventilation louvres to be incorporated as indicated on the drawings, subject to tenant fit-out requirements
- Broken panes to be replaced

NEW WINDOWS / INFILLS

Blocked up window openings are to be reinstated where indicated on the drawings with their original windows or where absent new timber sash windows to match existing patterns and profiles.

RAINWATER GOODS

All rainwater pipes to be renewed in new cast iron



1 North Elevation_Existing
1 : 50



2 North Elevation_Proposed
1 : 50

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- THE PROJECT CDM RISK REGISTER

NOTES

To be read in conjunction with drawing series:
(04_) Access & Maintenance Strategy Drawings
(09_) Significant Hazards and Risks
(20_) General arrangement and removals drawings
(27_) Roof drawings
(31_) External doors and windows drawings
(32_) Internal doors and windows drawings
(37_) Rooflight drawings
(67) Fire strategy drawings

(78_) Proposed gates drawings
(94) Landscape drawings
and the Architectural Specification 1705-BDP-AD-XX-SP-A-00001
For all window and door repairs refer to 1705-BDP-AD-ZZ-SH-A-30003.

Please refer to first two digits of the drawing number for the drawing series reference.

DRAWING TO BE PRINTED IN COLOUR.

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
T02	Refer to table of amendments.	MD	CD	06/06/25
T01	For Tender	HB	CD	21/04/23

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PROJECT TITLE
Dewsbury Arcade

BDP JOB NUMBER
P3001705

DRAWING TITLE
North Elevation

SCALE
As indicated @ A1

DATE FIRST ISSUED
09/08/21

DRAWING No.
1705-BDP-AD-XX-EL-A-20001-

REVISION
T02



1 East Elevation_Existing
1 : 100



2 East Elevation_Proposed
1 : 100

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Please refer to first two digits of the drawing number for the drawing series reference.

DRAWING TO BE PRINTED IN COLOUR.

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
T02	Refer to table of amendments.	MD	CD	06/06/25
T01	For Tender	HB	CD	21/04/23

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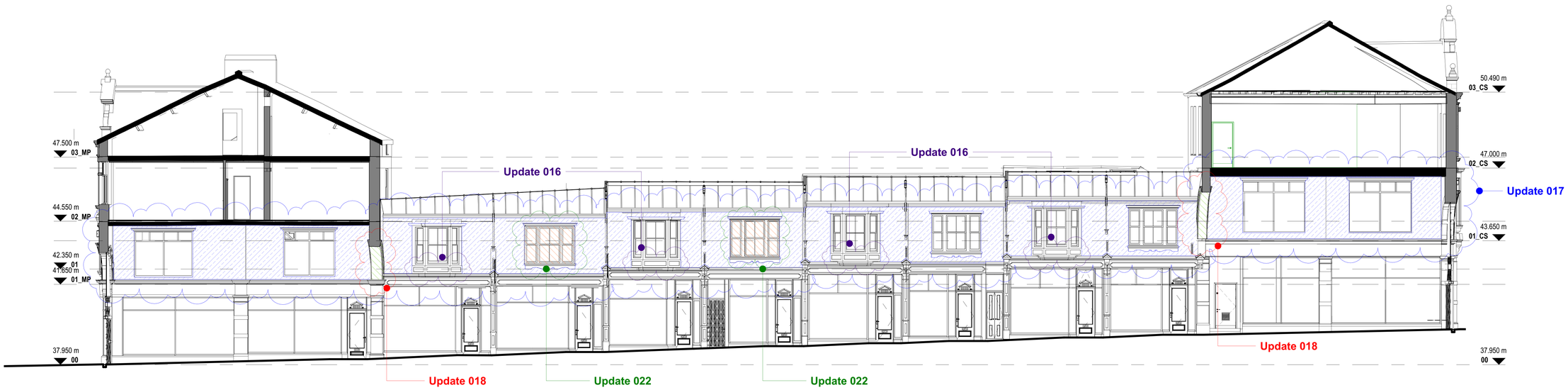
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PROJECT TITLE: Dewsbury Arcade
BDP JOB NUMBER: P3001705
DRAWING TITLE: East Elevation
SCALE: As indicated @ A1
DATE FIRST ISSUED: 21/04/23
DRAWING No: 1705-BDP-AD-XX-EL-A-20003-
REVISION: T02



1 West Elevation_Existing
1 : 100



2 West Elevation_Proposed
1 : 100

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For all window and door repairs refer to 1705-BDP-AD-ZZ-SH-A-30003.

Please refer to first two digits of the drawing number for the drawing series reference.

DRAWING TO BE PRINTED IN COLOUR.

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
T02	Refer to table of amendments.	MD	CD	06/06/25
T01	For Tender	HB	CD	21/04/23

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PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

DRAWING TITLE: West Elevation

SCALE: As indicated @ A1

DATE FIRST ISSUED: 21/04/23

DRAWING No.: 1705-BDP-AD-XX-EL-A-20004-

REVISION: T02

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Key

MASONRY REPAIRS

Elevations are to be full repaired and conserved by implementing the following measures as required:

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7 Grouting – introduction of liquid mortar into wall voids
8 Repairs to cracks – grouting, pinning or local rebuilding
9 Repair with dowels or cramps.
10 Repairing fractured stones or pinning broken stone – dowel/resin and mortar repairs
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12 Replacement stone repairs – stone indents

MASONRY CLEANING

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WINDOW REPAIRS

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- Broken panes to be replaced

NEW WINDOWS / INFILLS

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RAINWATER GOODS

All rainwater pipes to be renewed in new cast iron



1 Section AA_ Existing
1 : 50



2 Section AA_Proposed
1 : 50

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DRAWING TO BE PRINTED IN COLOUR.

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
T02	Refer to table of amendments.	MD	CD	06/06/25
T01	For Tender	HB	CD	21/04/23

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PROJECT TITLE
Dewsbury Arcade

BDP JOB NUMBER
P3001705

DRAWING TITLE
Section AA

SCALE
As indicated @ A1

DATE FIRST ISSUED
21/04/23

DRAWING No.
1705-BDP-AD-XX-SE-A-20001-

REVISION
T02

Key

MASONRY REPAIRS

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NEW WINDOWS / INFILLS

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RAINWATER GOODS

All rainwater pipes to be renewed in new cast iron



1 **Section BB_Existing**
1 : 50



2 **Section BB_Proposed**
1 : 50

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(78_) Proposed gates drawings
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DRAWING TO BE PRINTED IN COLOUR.

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
T02	Refer to table of amendments.	MD	CD	06/06/25
T01	For Tender	HB	CD	21/04/23

KEYPLAN

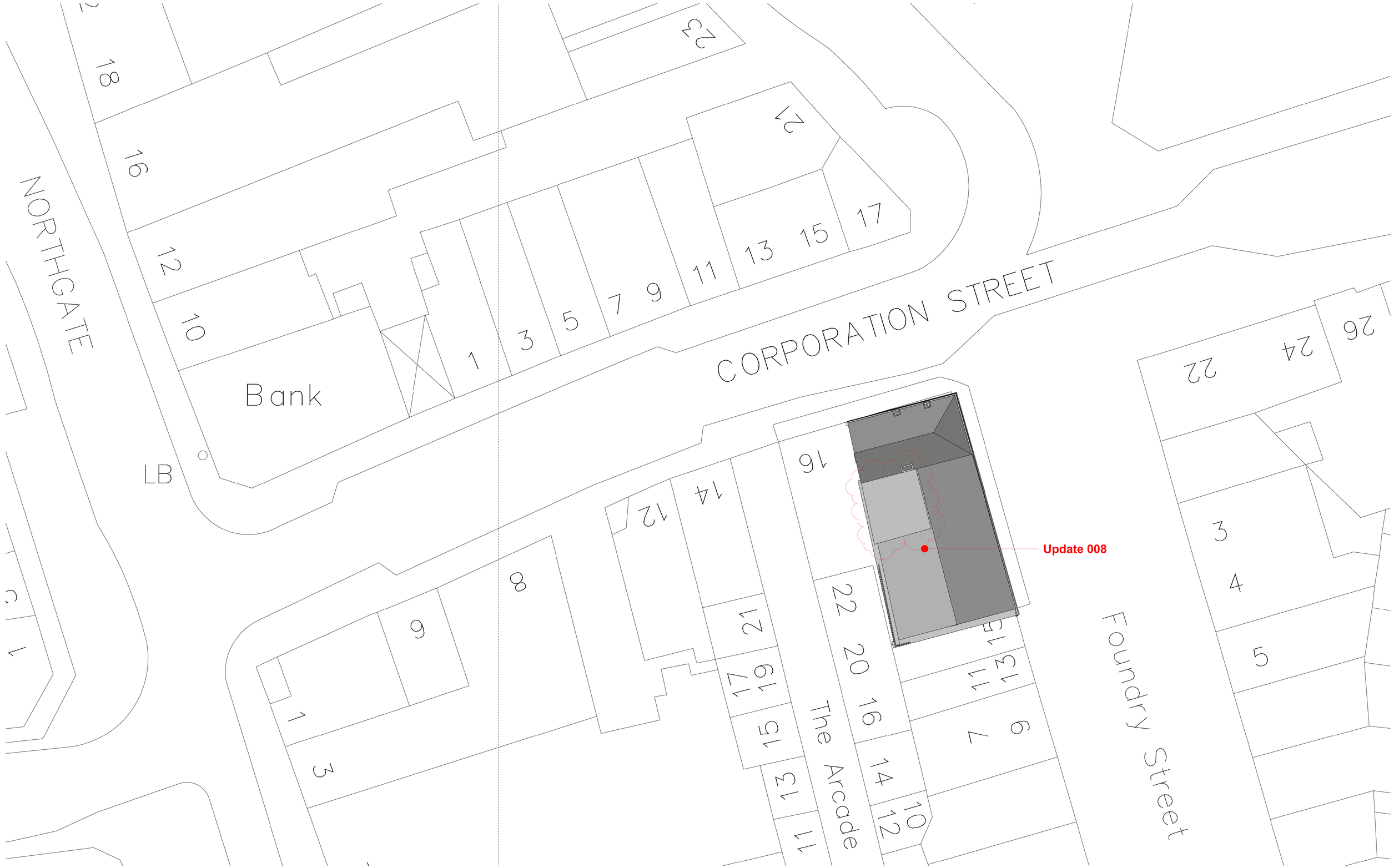
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PROJECT TITLE: Dewsbury Arcade
BDP JOB NUMBER: P3001705
DRAWING TITLE: Section BB
SCALE: As indicated @ A1
DATE FIRST ISSUED: 21/04/23
DRAWING No: 1705-BDP-AD-XX-SE-A-20002-
REVISION: T02

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NOTES

N

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
P03	Refer to table of amendments.	MD	CD	06/06/25
P02	Issue for planning	CD	VT	11/03/22
P01	FIRST ISSUE	CD	HB	15/11/21

KEY PLAN

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PROJECT TITLE
Dewsbury Arcade

BDP JOB NUMBER
P3001705

DRAWING TITLE
Site Plan as Proposed

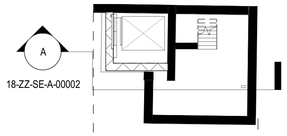
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@ A2
1 : 200

DATE FIRST ISSUED
10/11/21

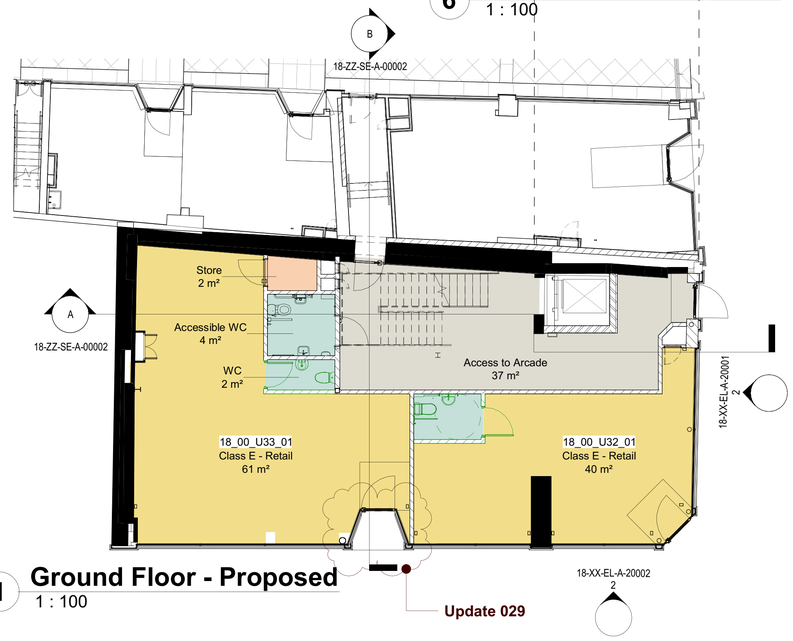
DRAWING No
1705-BDP-18-SL-PL-A-00003-

REVISION
P03

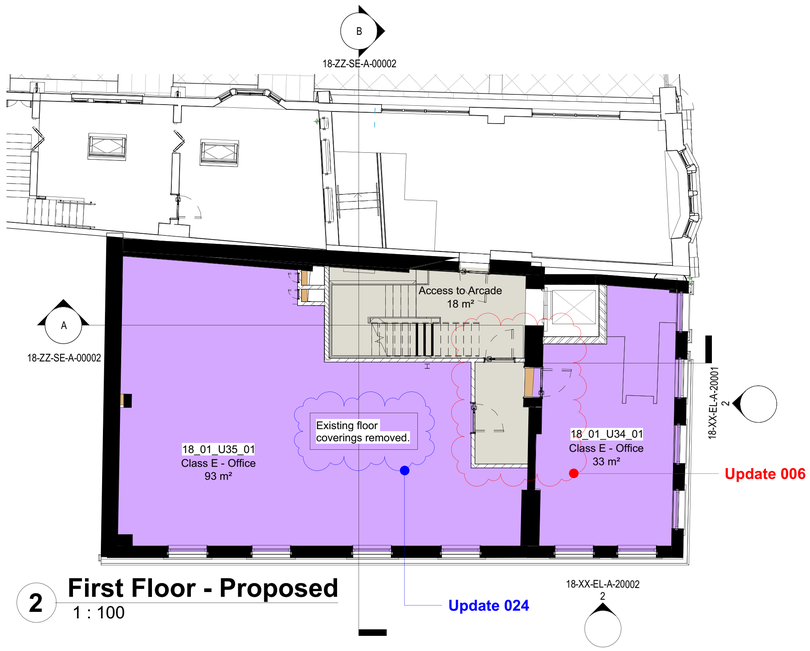
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6 Datum cellar - Proposed
1 : 100



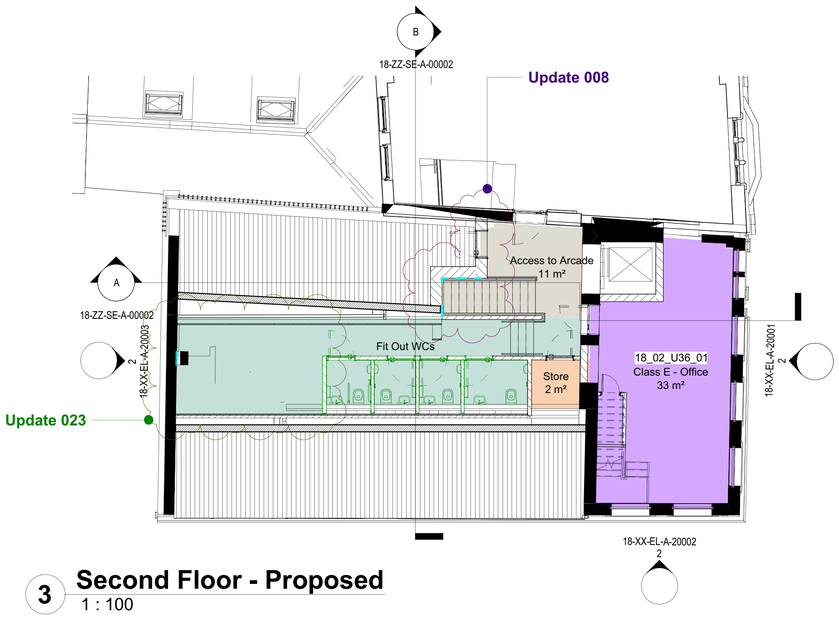
1 Ground Floor - Proposed
1 : 100



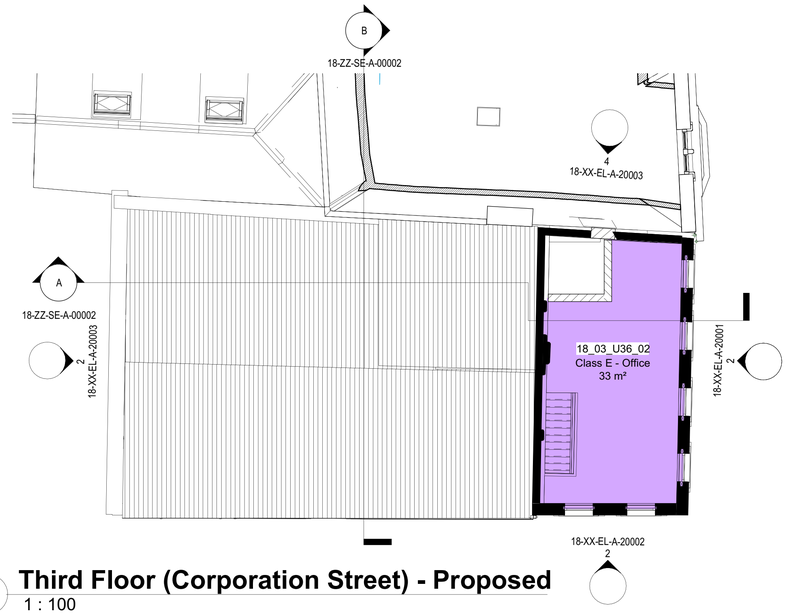
2 First Floor - Proposed
1 : 100

Finishes to ceilings to be removed and replaced with plasterboard. Finishes to walls to be removed and replaced with lime plaster.

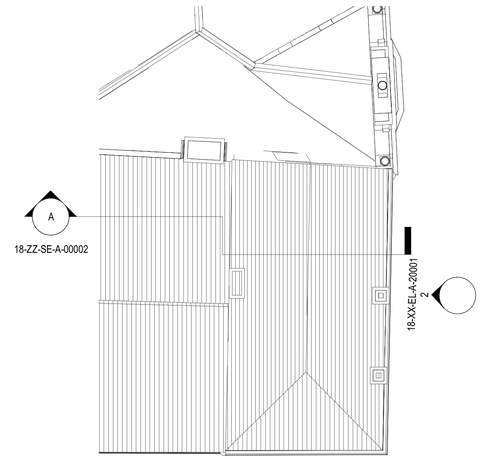
Update 028



3 Second Floor - Proposed
1 : 100



4 Third Floor (Corporation Street) - Proposed
1 : 100



5 Roof (Corporation Street) - Proposed
1 : 100

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- THE PROJECT CDM RISK REGISTER

NOTES

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(04_) Access & Maintenance Strategy Drawings
(09_) Significant Hazards and Risks
(20_) General arrangement and removals drawings
(22_) Partition drawings
(24_) Stairs drawings
(25_) Lift drawings
(27_) Roof drawings
(31_) External doors and windows drawing
(32_) Internal doors and windows drawings
(33_) Existing stair repairs drawings
(34_) Handrails drawings
(35_) Ceiling drawings
(37_) Rooflight drawings
(67_) Fire strategy drawings
(78_) Proposed gates drawings
(94) Landscape drawings

and the Architectural Specification
1705-BDP-AD-XX-SP-A-10001.

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
P07	Refer to table of amendments.	CD	MD	06.06.25
P06	Level 2 Arcade increased door width. GF Accessible WC to circulation core not a fit out item	CD	VT	14/03/22
P05	Issue for client comment	CD	VT	01/03/22
P04	Issued for review and comment	VT	CD	07/01/22
P03	Updated layout for coordination	CD	HB	08/12/21
P02	Updated layout for coordination	CD	HB	23/11/21
P01	FIRST ISSUE	CD	HB	15/11/21

KEYPLAN

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PROJECT TITLE: Dewsbury Arcade
BDP JOB NUMBER: P3001705
DRAWING TITLE: Plans as Proposed
SCALE: As indicated @ A1
DATE FIRST ISSUED: 15/11/21
DRAWING NO: 1705-BDP-18-ZZ-PL-A-00002-
REVISION: P07

Key

MASONRY REPAIRS

Elevations are to be full repaired and conserved by implementing the following measures as required:

1 Making good / repairing elevations after removal of redundant services fittings and fixtures and cabling.
2 Repairing of any damaged masonry caused by the removal of windows or other fixings.
3 Removal of decayed iron fixings and replacement with stainless steel fixings
4 Removal of vegetation and application of biocide treatment
5 Removal of inappropriate cement mortar pointing
6 Raking out and repointing in lime based mortars where inappropriate pointing removed or where pointing has been lost leaving open joints.
7 Grouting – introduction of liquid mortar into wall voids
8 Repairs to cracks – grouting, pinning or local rebuilding
9 Repair with dowels or cramps.
10 Repairing fractured stones or pinning broken stone –dowel/resin and mortar repairs
11 Mortar or 'plastic' repairs of stone details by armatures and mortar build-up
12 Replacement stone repairs – stone indents

MASONRY CLEANING

All masonry elevations to be cleaned. Works are to be undertaken as follows:

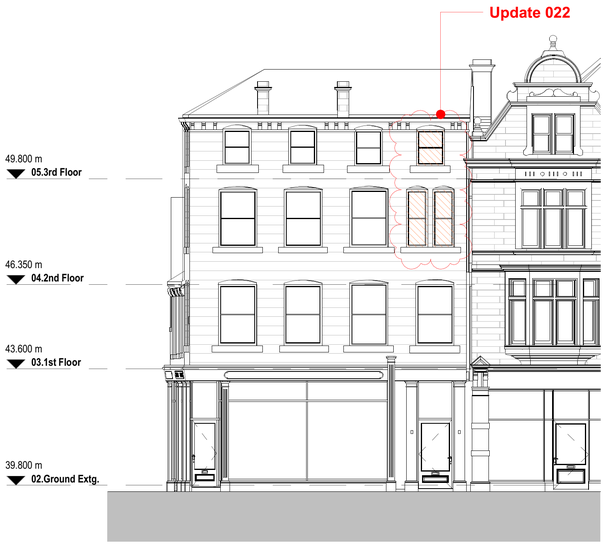
- Masonry elevations to be cleaned to achieve a cleaning of any harmful contamination of the masonry only
- Method e.g. high temperature steam cleaning (DOFF) or rotating air pressure with inert fine granulate (TORC) to be matched to intensity of soiling, and should be the least invasive that can achieve the cleaning of the masonry
- The contractor is to provide a method statement and test areas to agree level of finish
- Chemical cleaning of any areas of graffiti or significant staining/soiling, only as required

WINDOW REPAIRS

- Existing windows to be retained, repaired and made operable and weathertight
- Early ironmongery to be refurbished, and replaced where beyond repair
- All original coloured glass to be retained.
- Safety glass to be incorporated to external windows where possible to meet necessary security/ health and safety requirements. Where this is not possible (e.g. without damaging the frames, or where early/original glass is present), anti-shatter film to be applied to existing glazing.
- Ventilation louvres to be incorporated as indicated on the drawings, subject to tenant fit-out requirements
- Broken panes to be replaced

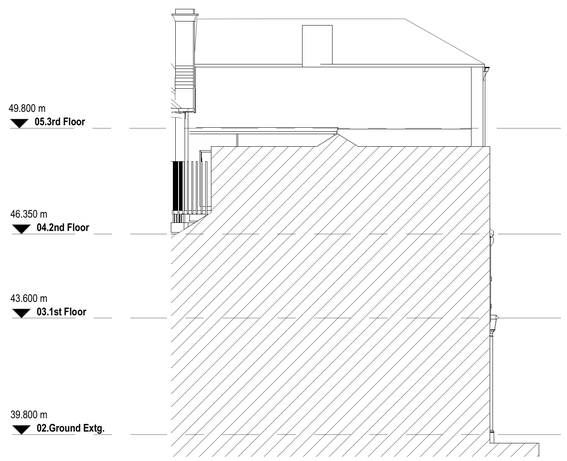
RAINWATER GOODS

All rainwater pipes to be renewed in new cast iron

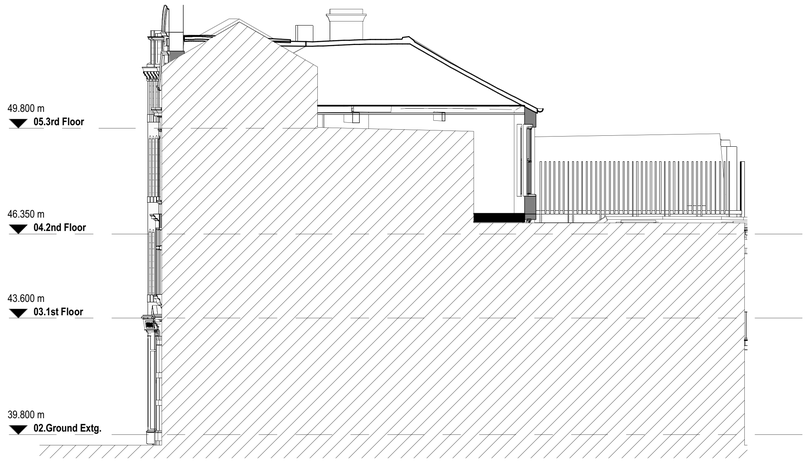


1 North Elevation - Proposed
1 : 100

2 East Elevation - Proposed
1 : 100



3 South Elevation - Proposed
1 : 100



4 West Elevation - Proposed
1 : 100

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DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:
- THE CDM DESIGN ISSUES REGISTER
- THE BDP RISK SERIES OF DRAWINGS
- THE PROJECT CDM RISK REGISTER

NOTES

REVISION DESCRIPTION	DRAWN	CHECKED	DATE
P05 Refer to table of amendments.	MD	CD	06/06/25
P04 Issue for planning	CD	VT	11/03/22
P03 Issue for client comment	CD	VT	01/03/22
P02 Issue for pre-planning - all elevations indicated	CD	HB	23/11/21
P01 FIRST ISSUE	VT	CD	07/01/22

KEYPLAN

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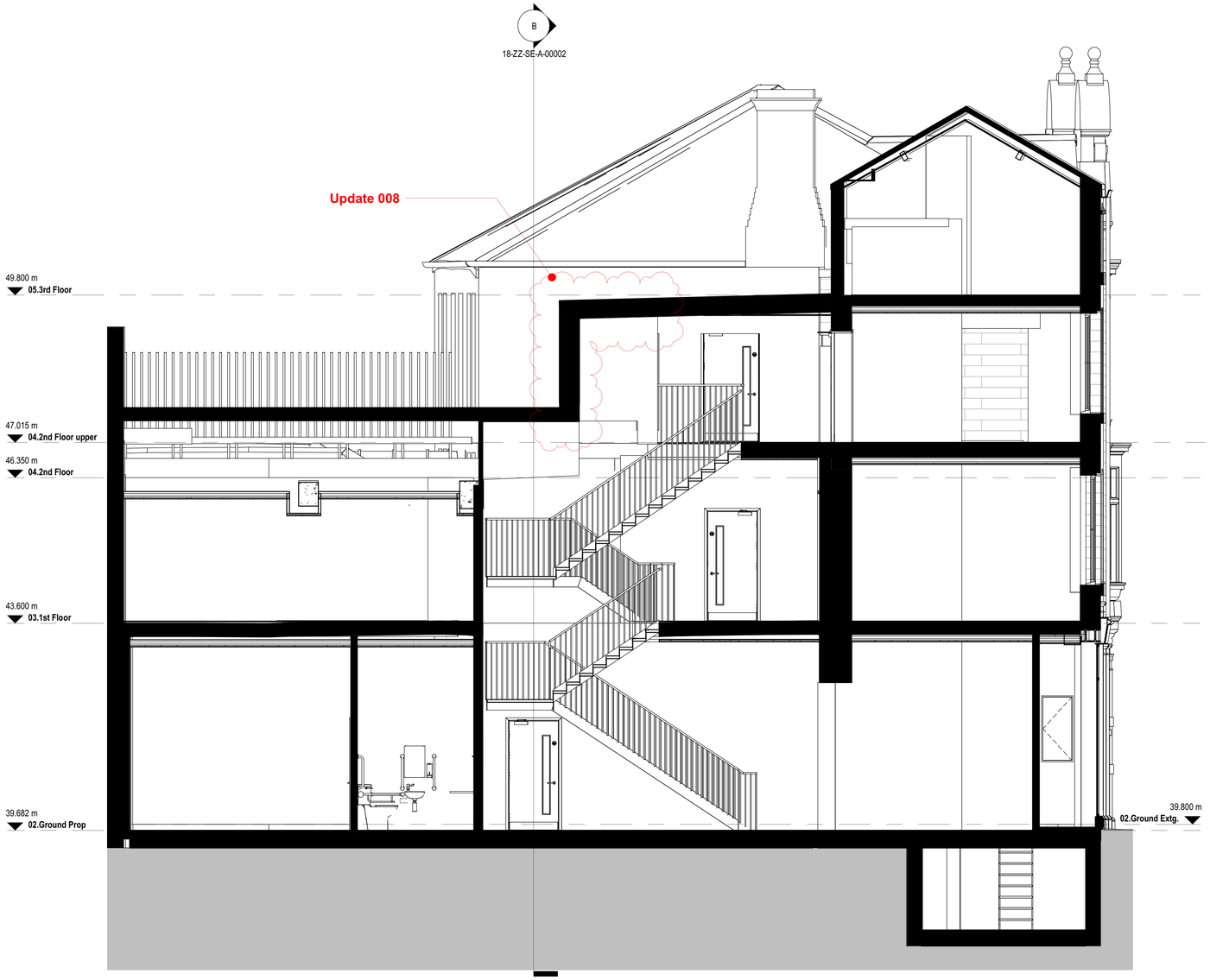
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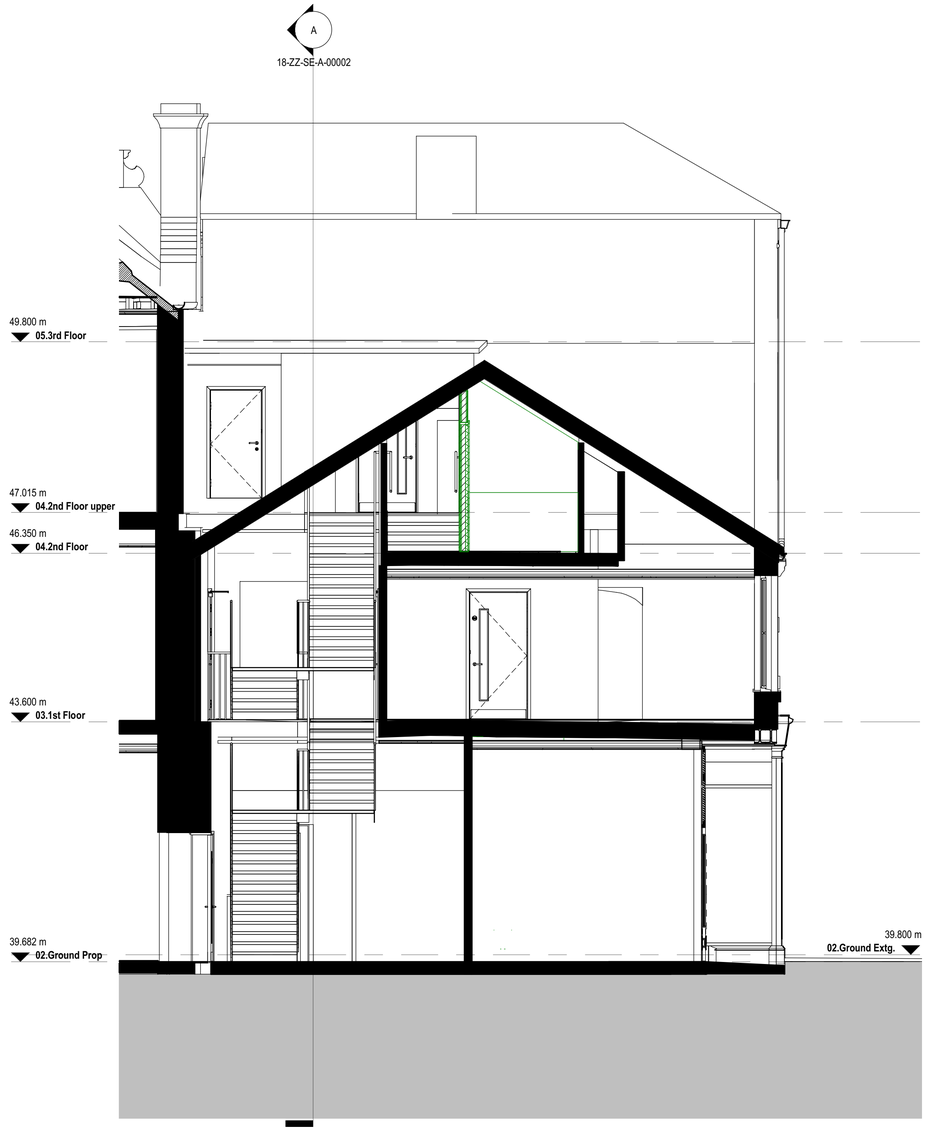
BDP.

PROJECT TITLE: Dewsbury Arcade
BDP JOB NUMBER: P3001705
DRAWING TITLE: Elevations as Proposed
SCALE: @ A1 1 : 100
DATE FIRST ISSUED: 07/01/22
DRAWING NO: 1705-BDP-18-ZZ-EL-A-00002-
REVISION: P05

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A Section AA as Proposed
1 : 50



B Section BB as Proposed
1 : 50

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NOTES

To be read in conjunction with drawing series:
(04_) Access & Maintenance Strategy Drawings
(09_) Significant Hazards and Risks
(20_) General arrangement and removals drawings
(22_) Partition drawings
(24_) Stairs drawings
(25_) Lift drawings
(27_) Roof drawings
(31_) External doors and windows drawing
(32_) Internal doors and windows drawings
(33_) Existing stair repairs drawings
(34_) Handrails drawings
(35_) Ceiling drawings
(37_) Rooflight drawings
(67_) Fire strategy drawings
(78_) Proposed gates drawings
(94) Landscape drawings

and the Architectural Specification
1705-BDP-AD-XX-SP-A-10001.

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE
P03	Refer to table of amendments.	MD	CD	06/06/25
P02	Issue for planning	CD	VT	11/03/22
P01	FIRST ISSUE	CD	VT	01.03.22

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PROJECT TITLE: Dewsbury Arcade
BDP JOB NUMBER: P3001705
DRAWING TITLE: Sections as Proposed
SCALE: As indicated @ A1
DATE FIRST ISSUED: 01/03/22
DRAWING No: 1705-BDP-18-ZZ-SE-A-00002-
REVISION: P03

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