

The Arcade, Dewsbury & 18-20 Corporation Street / 17 Foundry Street

Design and Heritage Statement Addendum

1705-BDP-AD-XX-RG-Z-00006

BDP.

Kirklees COUNCIL



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
P01	23/07/2026	MD, CD	DS	First issue

BDP.

CONTENTS

1.0 Introduction **5**
1.1 Purpose of the Addendum
1.2 Methodology for impact assessment for changes
1.3 Conclusions

2.0 Schedule of Amendments **7**

3.0 Supporting Drawings **13**

Figure 1.0 Arcade Aerial View *(Google Maps, 2021)*

1.0 INTRODUCTION

1.1 Purpose of the Addendum

This document has been produced to provide a summary to Kirklees Council Planning Department of the changes that have been made to the following applications that make up the overall Dewsbury Arcade scheme:

- Changes to 1-22 The Arcade, 14 & 16 Corporation Street, 23 & 25 Market Place, Dewsbury since the granting of the Section 19 Consent in June 2023, reference **2023//91135/E**. (This relates to the previous application to vary condition 2 attached to listed building consent **2021/93191**)
- 18-20 Corporation Street and 17 Foundry Street, Dewsbury since the granting of Listed Building Consent in June 2022, reference **2022/65/91007/E**.

This report documents the necessary changes to the Grade II listed Arcade which may have an effect on the special interest of the listed building.

These changes have occurred due to one or more of the following issues:

- **LIFE SAFETY**: On-site discoveries revealing risk of immediate or future fabric failure or risk to public health.
- **CONDITION**: The effects of significant fabric decay necessitating additional removal and like-for-like replacement.
- **PERFORMANCE**: Technical solutions being re-examined as a result of on-site discoveries, resulting in a need for minor design adjustments to deliver required technical performance for continued uses consistent with the buiding's conservation.
- **ENHANCEMENT**: On-site discoveries revealing evidence of historic design intent and associated design development.

The changes have been identified with a list of their description, the issue they are seeking to address and how, and the considered impact set out in a table, the 'Schedule of Amendments'.

For clarification we append the associated supporting documentation relating to the minor changes as follows:

- Updated removals plans
- Updated General Arrangement plans
- Updated elevations
- Updated sections

1.2 Methodology for impact assessment of changes

Impact[1] 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 in this case, considers the Arcade as a whole and as a series of elements, and the likely consequences of doing nothing. The objective is to determine that the changes to the previous consents highlighted in section 1.1 are necessary in order to deliver the optimum viable uses that safeguard the Arcade's future. The scale of overall impact of the changes on the asset 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 Assets[2] 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** of the proposed changes on the fabric of the heritage asset.

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

- The design information which describes the proposals including the rationale and justification for the changes as set out in the table
- The condition of the structure or feature
- The likely consequences of doing nothing

Physical Impact

As a result of remaining vacant for an extended period prior to works commencing on site with minimal maintenance before coming into Kirklees Council ownership, the Arcade was subject to extensive water ingress resulting in incidences of both wet and dry rot. This has been the primary cause of ongoing deterioration as works commenced on site. Accordingly, it has been subject to instances of treatment to remove the decayed fabric to best practice guidance in order to reduce the risk of future deterioration.

The condition can be described under the following categorisation:

- **Very bad**: A building or structure 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.
- **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.
- **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.

1.3 Conclusions

The intention of the changes to the proposals are fundamentally to conserve the building and return it to good repair. All changes have been designed to be sensitive to the special architectural and historic interest of the Arcade, using like-for-like materials and profiles where appropriate or designed in a similar way to consented proposals in other areas of the building. By addressing the deficiencies in performance of some of the building elements discovered during construction, the changes will ensure that the Arcade can flexibly accommodate sustainable uses consistent with its conservation and safeguard the Arcade for future generations.

Any harm caused by regrettable irreversible loss of fabric as a result of historic dry and wet rot, performance deficiencies, or life safety requirements, has been minimised so far as reasonably practical. In addition, on-site discoveries have presented opportunities to mitigate harm through enhancement to heritage values such as the reinstatement of the historic arrangement of the 14-16 Corporation Street upper floor roof space as evidenced through the historic plans and sections reviewed at the West Yorkshire Archives. On this basis, the changes are considered to cause **'less than substantial harm'** as defined by the NPPF.

1 https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/
2 https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/

2.0 SCHEDULE OF AMENDMENTS

Ref	Location	Element	Original consented proposals	On-site discoveries (where applicable)	Issue caused / Opportunity for improvement	Proposed solution to address issue	Impact (see 1.2)	Relevant drawing(s) as consent	Updated proposed drawings
001	**23-25 Market Place** Units 1 and 2	Floors	Existing later poorly-constructed steel post and beams within timber suspended floor to be removed.	Following on-site opening up the existing timber floor structure was found to be in poor condition and have wet rot, with numerous steel beams added.	**CONDITION + PERFORMANCE**: The structural engineer confirmed the existing structure was unsuitable for the proposed building use and could be subject to future decay preventing continued viable and flexible uses.	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.	**Minor Adverse**	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	**LIFE SAFETY**: For safe fire evacuation, it is considered necessary for the stair exit to be separated from unit 2 to support continued viable and flexible uses.	Minor change to internal layout with new partition added to separate the stair exit from unit 2, partitions are reversible. This strategy has already had consent in unit 1.	**Negligible**	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 on-site opening up and the removal of modern finishes (e.g. plasterboard), several sections of wall have been found to be recent blockwork.	**LIFE SAFETY + PERFORMANCE**: These blockwork infills are mostly poorly built, not meeting the fire performance requirements or modern structural requirements to support continued viable and flexible uses.	Replace poor quality blockwork infills with new, to meet modern requirements.	**Negligible**	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 expected for a proper slab.	**PERFORMANCE**: It would not be possible to dowel into the existing 'slabs' to reinstate areas of slab following the installation of new building services. It could lead to differential settlement between the existing areas of slab and the new infill areas preventing continued viable and flexible uses.	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 and slabs are concealed under the consented floor finishes.	**Negligible**	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.	Following on-site opening up, the partitions were found to be a mix of more modern construction and were generally poorly built incorporating hard board / MDF.	**LIFE SAFETY + PERFORMANCE**: These were not historic elements of the building with heritage value as evidenced by their absence on the historic plans in the West Yorkshire Archives, and it would not be practical to upgrade them to provide 60 minute fire resistance to support continued viable and flexible uses.	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.	**Negligible**	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	**LIFE SAFETY**: For safe 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 and support continued viable and flexible uses.	Minor change to internal layout with new lobby added. Door to swing inwards (into unit 34)	**Negligible**	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.	Additional timber surveys have revealed 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.	**LIFE SAFETY + CONDITION**: The existing joists were damaged by wet and dry rot to the extent that their condition was very bad and strengthening them was not practicable to support continued use. The floorboards were similarly damaged and in poor condition 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 to matching profiles used elsewhere. This will allow two units to retain and evidence the appearance of their original floor.	**Minor Adverse**	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.	**PERFORMANCE**: The extent of the previously proposed roof would not provide sufficient headroom at the head of the new stair for building regulations compliance.	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.	**Negligible**	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

Ref	Location	Element	Original consented proposals	On-site discoveries (where applicable)	Issue caused / Opportunity for improvement	Proposed solution to address issue	Impact (see 1.2)	Relevant drawing(s) as consent	Updated proposed drawings
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 construction drawings in the West Yorkshire Archives indicate an open roof space. Additionally, the extent of wet and dry rot would necessitate a higher quantum of timber repairs.	**CONDITION + ENHANCEMENT**: Opportunity to reinstate part of the building to its earlier arrangement, improving the spatial quality of this room which was originally constructed as a workshop for the stores below.	Remove this storage deck that required extensive timber repairs and reinstate the space to its original historic arrangement. Omit the ladder and access hatch previously proposed.	**Moderate Beneficial**	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	**ENHANCEMENT**: Opportunity to omit the new door opening and reuse the existing opening for both the corridor and the adjacent room, retaining the historic plan form.	Reconfigure the proposed corridor and omit the new opening in this existing wall	**Minor Beneficial**	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.	Following further on-site investigations, the floor hatch and the trimming around it was found to be structurally unsafe.	**CONDITION + PERFORMANCE**: The structural engineer confirmed the existing structure could not sustain the required loading performance resulting in likely future failure preventing continued viable and flexible uses.	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.	**Minor Adverse**	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.	Following further on-site investigations, the spacing between the existing purlins varies.	**PERFORMANCE**: 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.	**Negligible**	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.	**LIFE SAFETY + CONDITION**: Leaving the chimneys in this poor 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 unit sizes and profiles.	**Negligible**	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.	Following further on-site investigations, this walkway was found to be built using modern materials and was in a poor condition.	**ENHANCEMENT**: Opportunity to remove an inappropriate modern addition in poor condition 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.	**Moderate Beneficial**	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, works omitted.	**Neutral**	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 artificial planting, the original timber panelling still exists.	**ENHANCEMENT**: Removing these modern splayed window boxes would reveal the design and craftsmanship of these original sash windows and their panelling, and reinstating their historic original appearance.	Remove the modern splayed window boxes. Redecorate the original panelling to the same specification as is already proposed for the sash windows determined by paint analysis.	**Moderate Beneficial**	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, in fair condition and repairable.	On close inspection, the existing render is modern and cement-based. It also exhibits problems with build-up of moisture.	**ENHANCEMENT**: 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 through colour render which will allow the historic masonry wall to breathe and moisture escape.	**Moderate Beneficial**	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 fair condition.	On close inspection, the arches are cracked and there is delamination of the top coats from the bonding coats.	**LIFE SAFETY + CONDITION**: It would not be practical to redecorate the arches in their current poor 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 material composition and profiles.	**Minor Adverse**	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

Ref	Location	Element	Original consented proposals	On-site discoveries (where applicable)	Issue caused / Opportunity for improvement	Proposed solution to address issue	Impact (see 1.2)	Relevant drawing(s) as consent	Updated proposed drawings
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 discovered to be encapsulated between the blockwork and internal linings.	**ENHANCEMENT**: There is the opportunity to retain and reveal 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.	**Moderate Beneficial**	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.	**CONDITION + PERFORMANCE**: 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 risking future deterioration.	Remove the decayed sliding sash window and replace with a fixed sash window, which has the same external appearance as the existing sash window.	**Minor Adverse**	1705-BDP-AD-XX-SE-A-20001_P01	1705-BDP-AD-XX-SE-A-20001_T02
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.	**PERFORMANCE**: 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.	**Negligible**	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)	**CONDITION**: These additional windows are so extensively decayed to the extent that they are in very bad condition and 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.	**Negligible**	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 new store was included at the end of the second floor space at the head of the stairwell.	n/a	**LIFE SAFETY**: For safe fire evacuation, it has been proposed that the store room should be omitted.	Omit this store room.	**Neutral**	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 modern floor coverings were found to be Asbestos-Containing Materials (ACMs).	**LIFE SAFETY**: 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 expose floorboards.	**Neutral**	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.	Additional timber surveys have revealed extensive wet rot to end bearings of ridge beams and principal rafters and wet rot to exposed faces of wall plates.	**LIFE SAFETY + CONDITION**: The structural engineer confirmed the existing timber structure could not continue to sustain the required loading performance resulting in future failure preventing continued viable and flexible uses Arcade-wide.	Replace the timber with new where decayed, using the same profiles, and decorate to match the existing.	**Minor Adverse**	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.	Following a fingertip survey of the existing trusses, cracking was noted to the top and bottom chords of several of the cast iron trusses.	**LIFE SAFETY + CONDITION**: The structural engineer confirmed the cast iron structure was unsafe in its existing poor condition resulting in future failure preventing continued viable and flexible uses Arcade-wide.	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.	**Minor Adverse**	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.	On close inspection, the ceilings were found to be in a poorer condition than expected.	**CONDITION**: The plaster had extensively 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.	**Minor Adverse**	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.	On close inspection, the ceilings and wall finishes were found to be in a poorer condition than expected, incorporating modern materials and with extensive damp.	**CONDITION**: 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.	**Minor Adverse**	1705-BDP-18-ZZ-PL-A-00002_P06	1705-BDP-18-ZZ-PL-A-00002_P07

Ref	Location	Element	Original consented proposals	On-site discoveries (where applicable)	Issue caused / Opportunity for improvement	Proposed solution to address issue	Impact (see 1.2)	Relevant drawing(s) as consent	Updated proposed drawings
029	**17 Foundry Street** Unit 33	Shopfront	Replace modern shopfront to match appearance of the original shopfront.	A structural column was discovered in part of the existing shopfront construction.	**PERFORMANCE**: This column clashes with the proposed splayed door opening.	Minor change to the alignment of the splayed door opening.	**Negligible**	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.	Following plaster removal, the walls were discovered to be a mixture of timber framing and unbonded masonry.	**LIFE SAFETY + CONDITION**: The walls were structurally unstable, and moved visibly when pushed.	Remove structurally unstable parts of walls and replace with new stud wall.	**Minor Adverse**	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

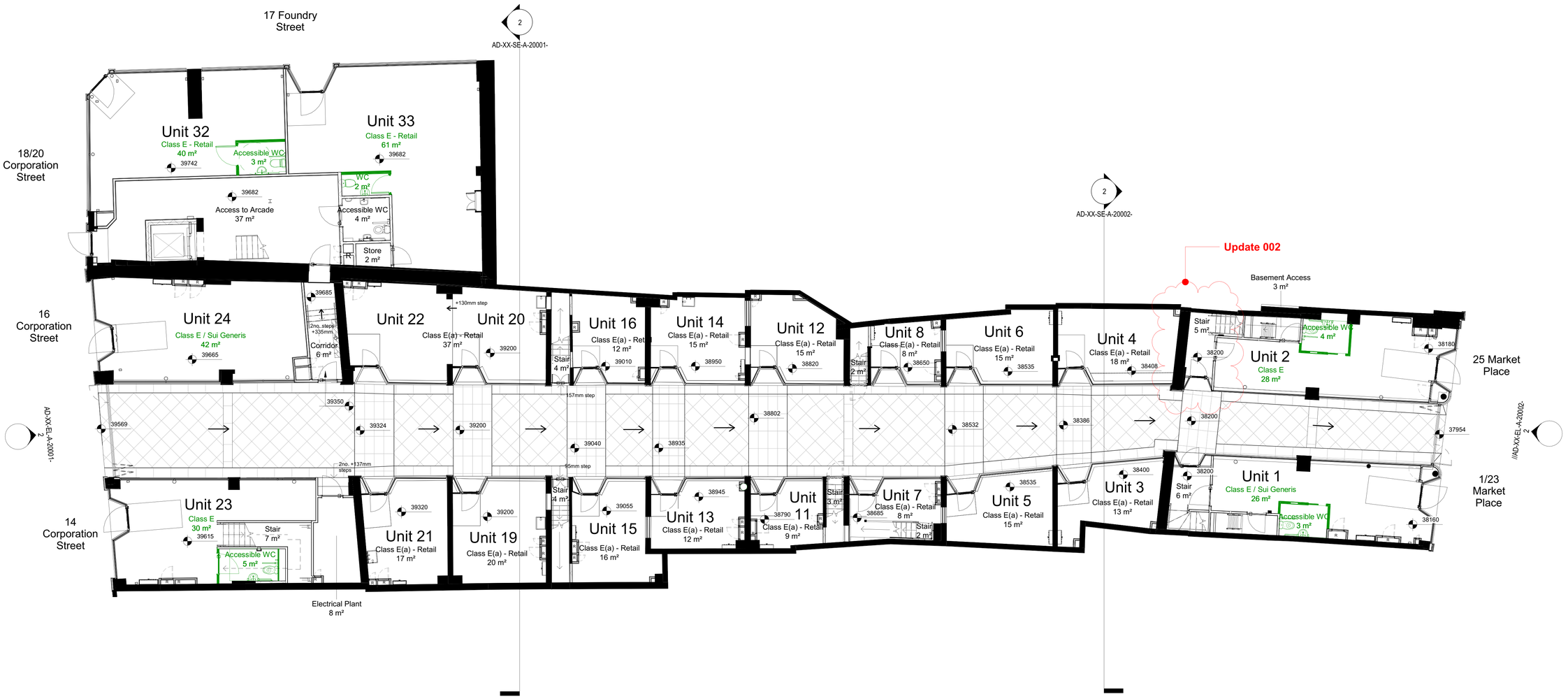
The Arcade

18-20 Corporation Street / 17 Foundry Street

All

~ Page left intentionally blank ~

3.0 SUPPORTING DRAWINGS



1 Ground Floor Plan_Proposed

1 : 100

N

KEY

R MEP RISER

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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



CLIENT

Kirklees COUNCIL

BDP.
11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 [0]161 828 2200
www.bdp.com

PROJECT TITLE
Dewsbury Arcade

BDP JOB NUMBER
P3001705

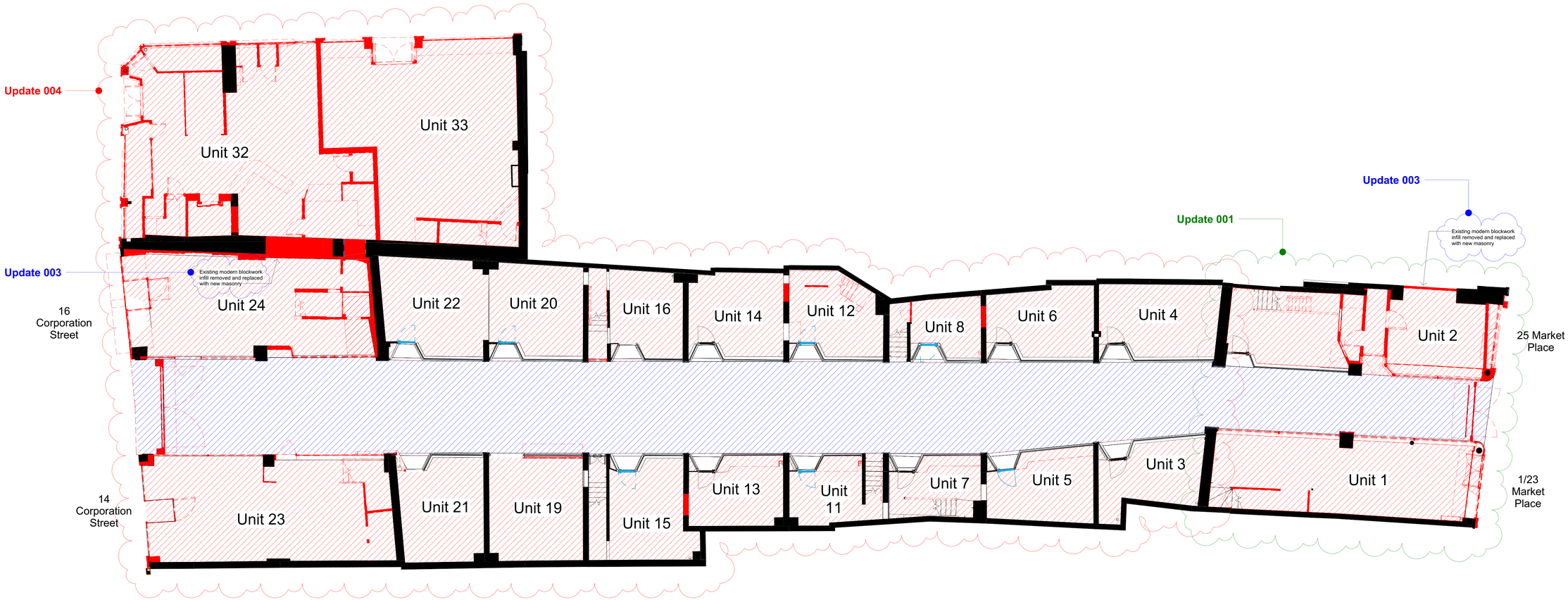
DRAWING TITLE
Ground Floor GA Plan as Proposed

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

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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

KEYPLAN

CLIENT

Kirklees COUNCIL

BDP.
11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 [0]161 828 2200
www.bdp.com

PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

DRAWING TITLE: Ground Floor Removals Plan

SCALE: As indicated @ A1

DATE FIRST ISSUED: 21/04/23

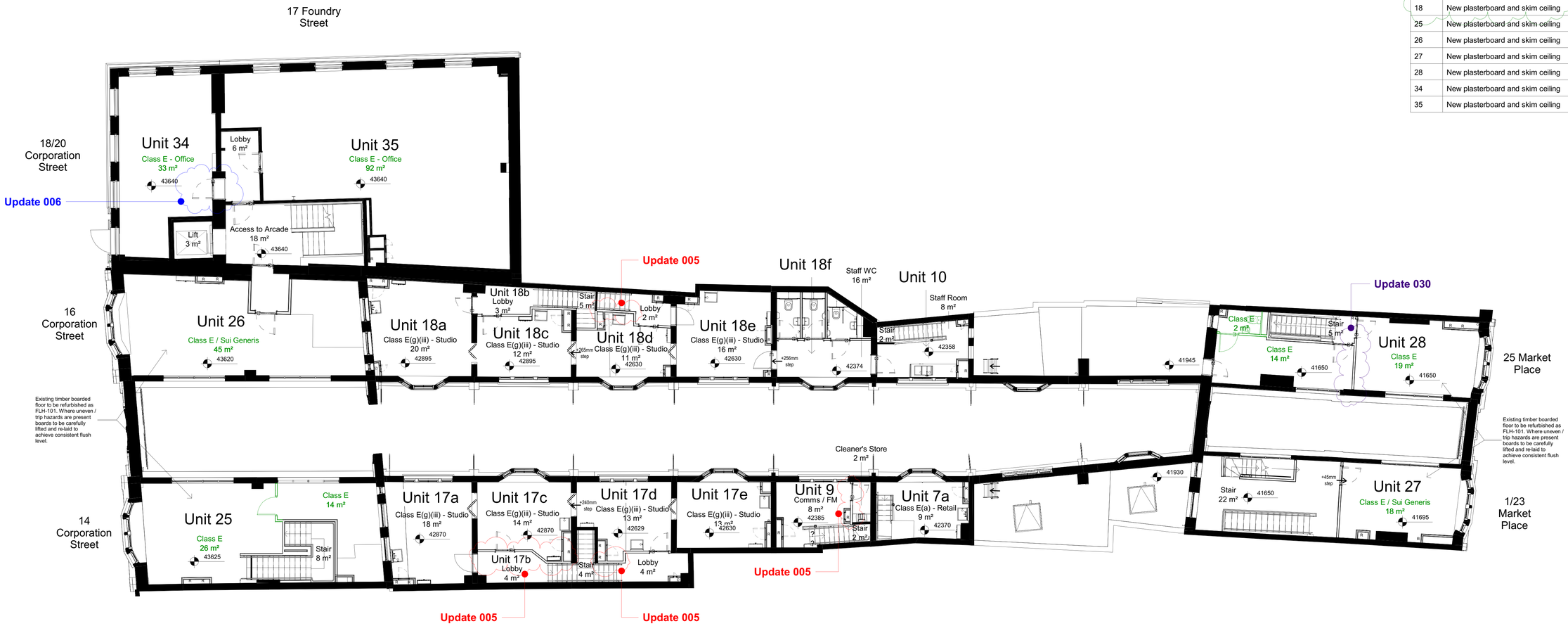
DRAWING No.: 1705-BDP-AD-00-PL-A-20002-

REVISION: T02

C:\REVIT_LOCAL\c2020\1705-BDP-AD-ZZ-M3-A-00002_Proposed Model_mdt4501fi.rvt

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

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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	18/06/26
T01	For Tender.	HB	CD	21/04/23

KEY PLAN

CLIENT

Kirklees COUNCIL

BDP.
11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 [0]161 828 2200
www.bdp.com

PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

DRAWING TITLE: First Floor GA Plan as Proposed

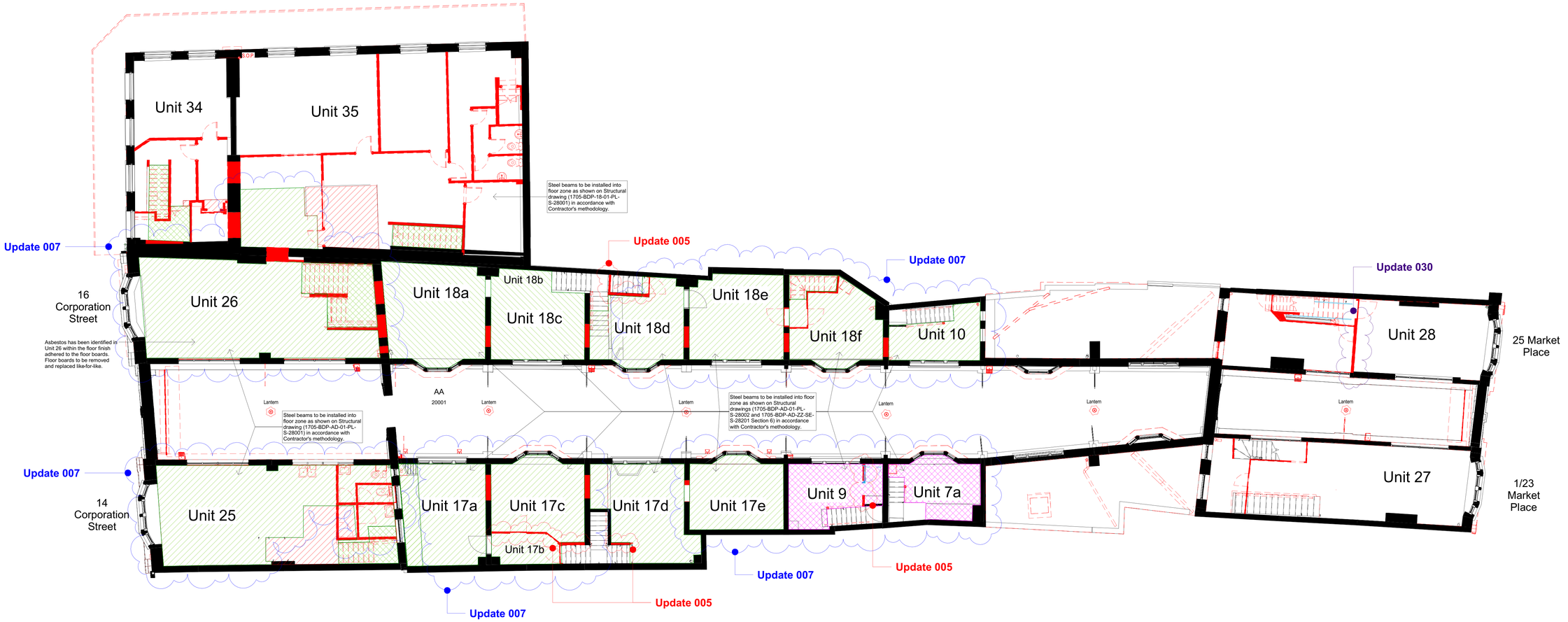
SCALE: As indicated @ A1

DATE FIRST ISSUED: 21/04/23

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

REVISION: T02

C:\REVIT_LOCAL\v2020\1705-BDP-AD-ZZ-M3-A-00002_Proposed Model_MD45018.rvt



1 First Floor Removals Plan

1 : 100

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

Update 007

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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	18/06/26
T01	For Tender.	HB	CD	21/04/23

KEYPLAN

CLIENT

Kirklees COUNCIL

11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 [0]161 828 2200
www.bdp.com

BDP.

PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

DRAWING TITLE: First Floor Removals Plan

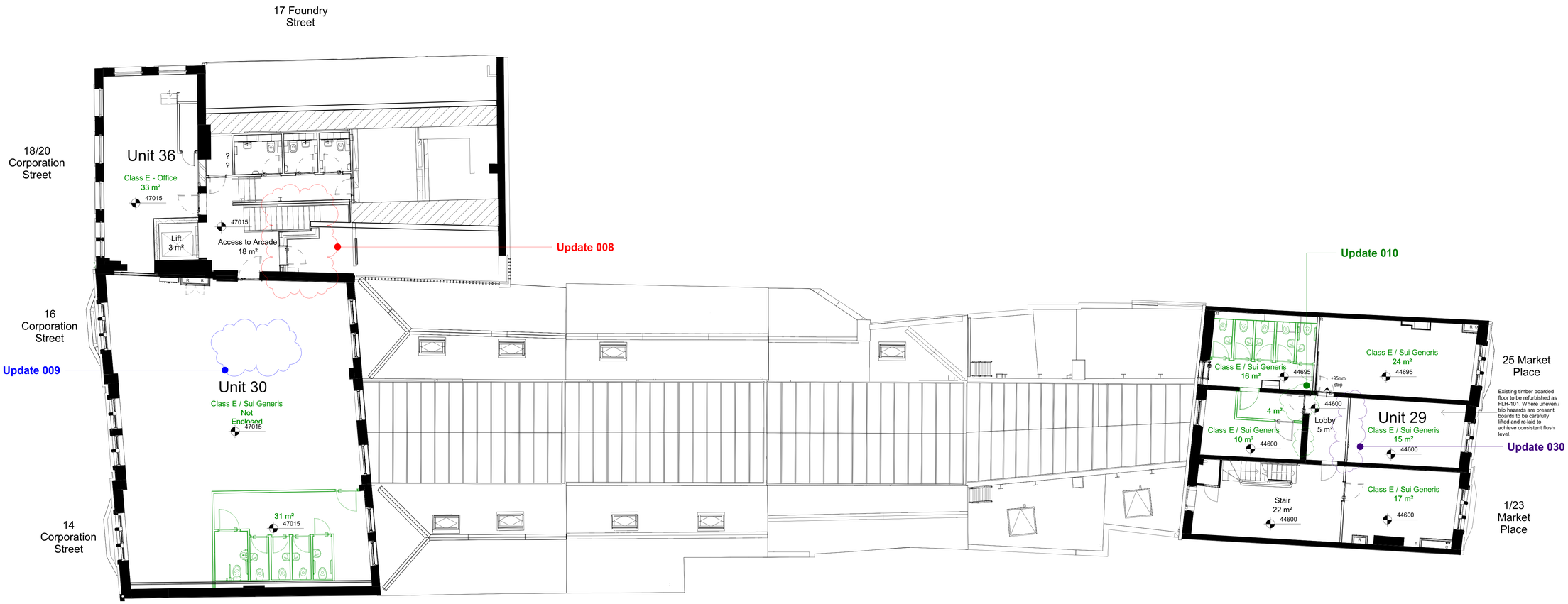
SCALE: As indicated @ A1

DATE FIRST ISSUED: 21/04/23

DRAWING No: 1705-BDP-AD-01-PL-A-20002-

REVISION: T02

C:\REVIT_LOCAL\c0020\1705-BDP-AD-ZZ-M3-A-00002_Proposed Model_MD450118.rvt



1 Second Floor Plan_Proposed

1 : 100

N

KEY

R MEP RISER

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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	18/06/26
T01	For Tender.	HB	CD	21/04/23

KEYPLAN

CLIENT

Kirklees COUNCIL

11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 [0]161 828 2200
www.bdp.com

BDP.

PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

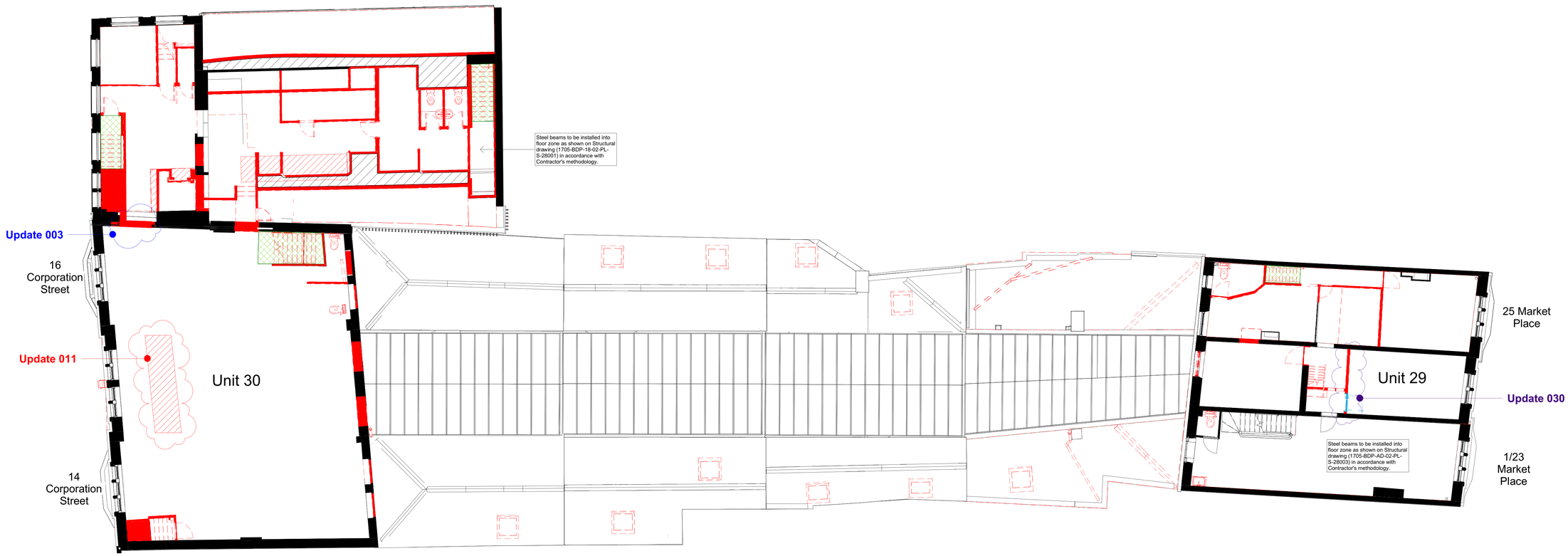
DRAWING TITLE: Second Floor GA Plan as Proposed

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

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

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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	18/06/26
T01	For Tender.	HB	CD	21/04/23

KEYPLAN

CLIENT

Kirklees COUNCIL

BDP.
11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 [0]161 828 2200
www.bdp.com

PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

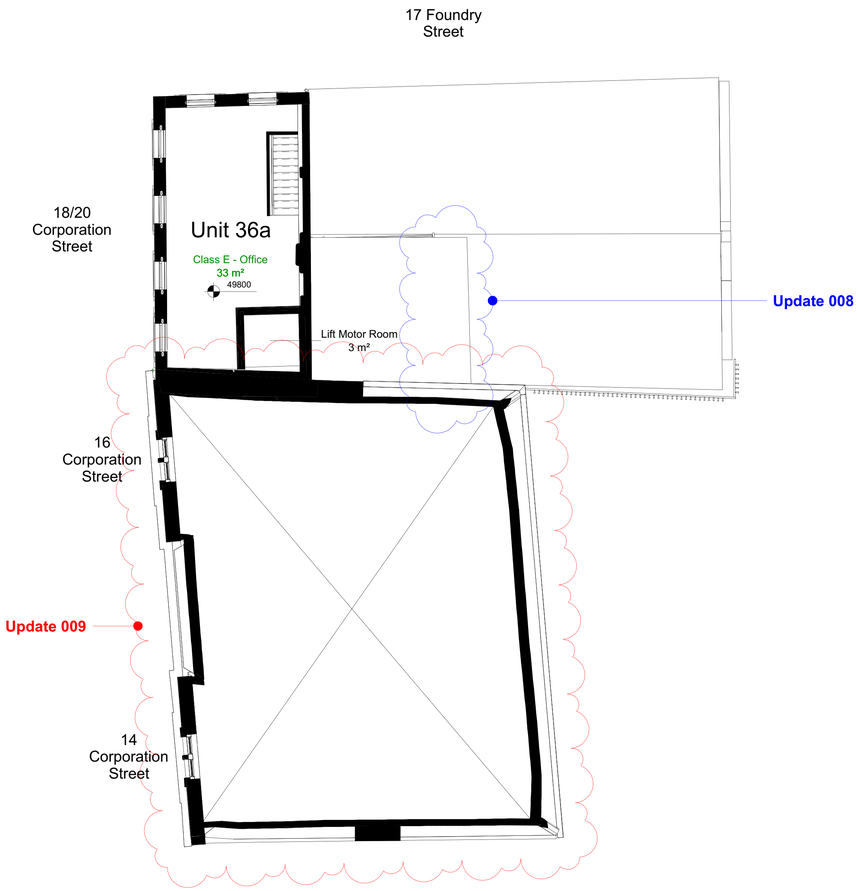
DRAWING TITLE: Second Floor Removals Plan

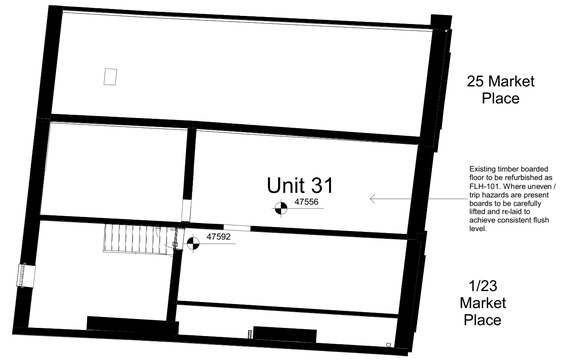
SCALE: As indicated @ A1

DATE FIRST ISSUED: 21/04/23

DRAWING NO: 1705-BDP-AD-02-PL-A-20002-

REVISION: T02





1 Third Floor Plan_Proposed

1 : 100

N

KEY

R MEP RISER

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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

KEYPLAN

CLIENT

Kirklees COUNCIL

BDP.
11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 [0]161 828 2200
www.bdp.com

PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

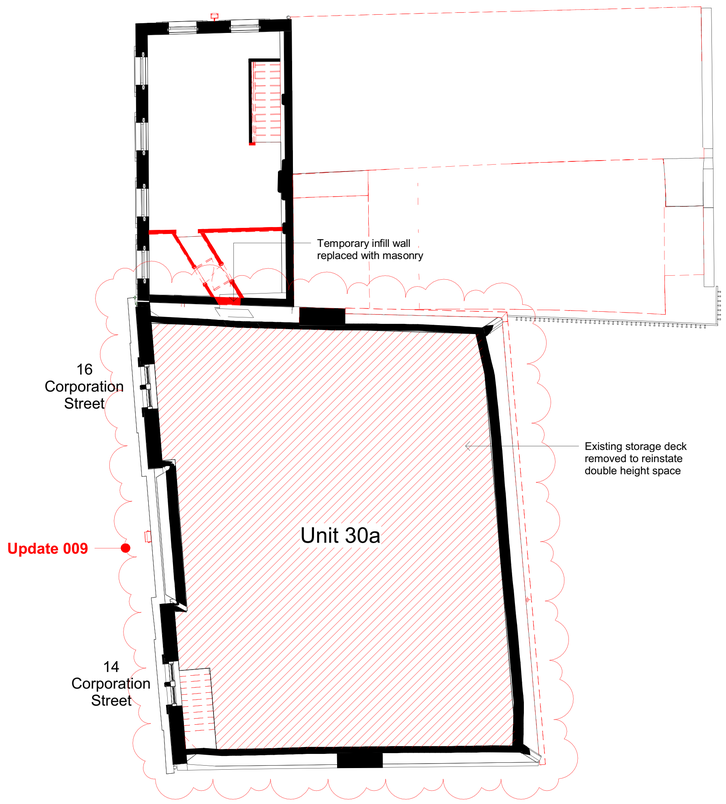
DRAWING TITLE: Third Floor GA Plan as Proposed

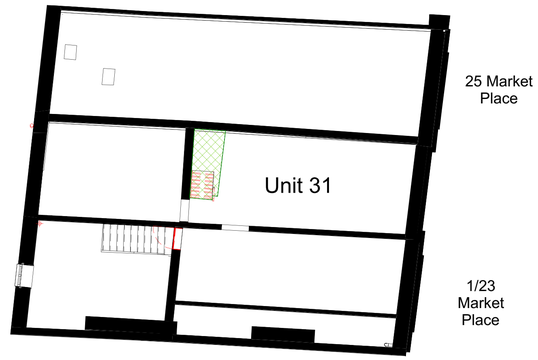
SCALE: As indicated @ A1

DATE FIRST ISSUED: 21/04/23

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

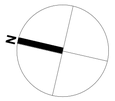
REVISION: T02





1 Third Floor Removals Plan

1 : 100



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

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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

KEYPLAN



CLIENT

Kirklees COUNCIL

11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 (0)161 828 2200
www.bdp.com

BDP.

PROJECT TITLE: Dewsbury Arcade

BDP JOB NUMBER: P3001705

DRAWING TITLE: Third Floor Removals Plan

SCALE: As indicated @ A1

DATE FIRST ISSUED: 21/04/23

DRAWING No.: 1705-BDP-AD-03-PL-A-20002-

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.

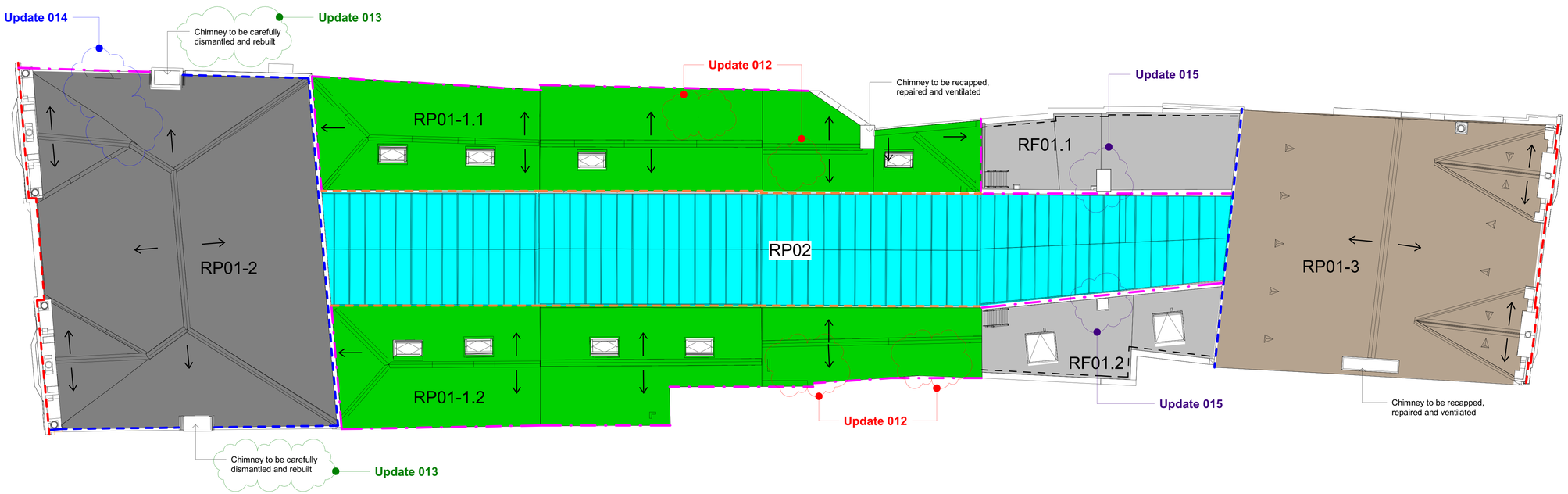
RF01 RFS-403
NEW FLAT ROOFS

- 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

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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
(27_) Roof drawings
(31_) External doors and windows drawings
(35_) Ceiling drawings
(37_) Rooflight drawings
(67_) Fire strategy 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.

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

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

CLIENT

Kirklees COUNCIL

BDP.
11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 (0)161 828 2200
www.bdp.com

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

C:\REVIT_LOCAL\v2020\1705-BDP-AD-ZZ-M3-A-00002_Proposed Model_md45018.rvt



BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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

KEYPLAN

CLIENT

Kirklees COUNCIL

BDP.
11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 [0]161 828 2200
www.bdp.com

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

C:\REVIT_LOCAL\v2020\1705-BDP-AD-ZZ-M3-A-00002_Proposed Model_md45018.rvt

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

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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
(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

KEYPLAN

CLIENT
Kirklees COUNCIL

BDP.
11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 (0)161 828 2200
www.bdp.com

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

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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
(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

KEYPLAN

CLIENT
Kirklees COUNCIL

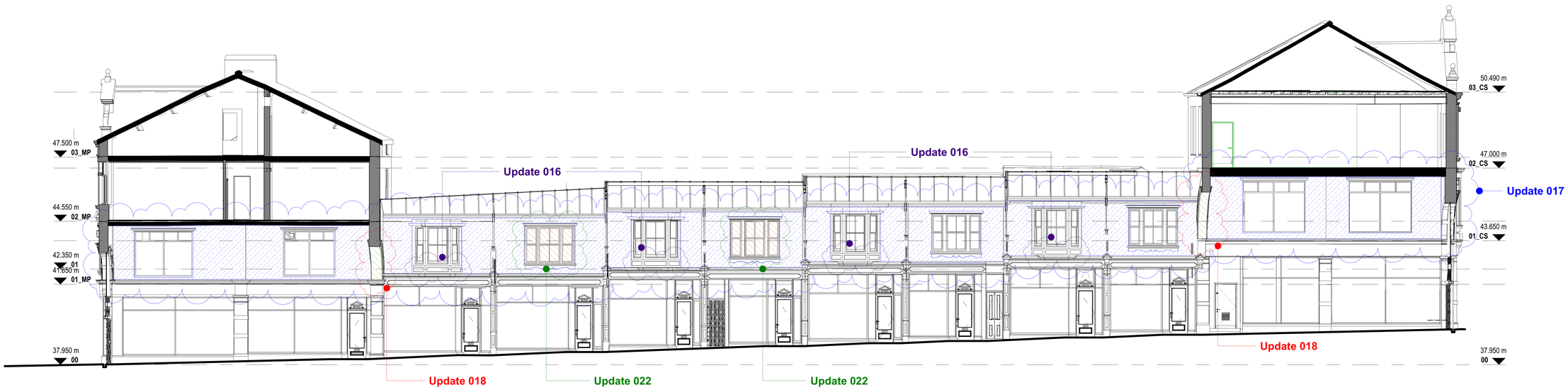
BDP.
11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 [0]161 828 2200
www.bdp.com

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

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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
(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

KEYPLAN

CLIENT

Kirklees COUNCIL

BDP.
11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 (0)161 828 2200
www.bdp.com

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

C:\REVIT_LOCAL\c2020\1705-BDP-AD-ZZ-M3-A-00002_Proposed Model_md4501ft.rvt

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 Section AA_ Existing
1 : 50



2 Section AA_Proposed
1 : 50

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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
(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

KEYPLAN



CLIENT

Kirklees COUNCIL

11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 [0]161 828 2200
www.bdp.com

BDP.

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

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 **Section BB_Existing**
1 : 50



2 **Section BB_Proposed**
1 : 50

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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
(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

KEYPLAN

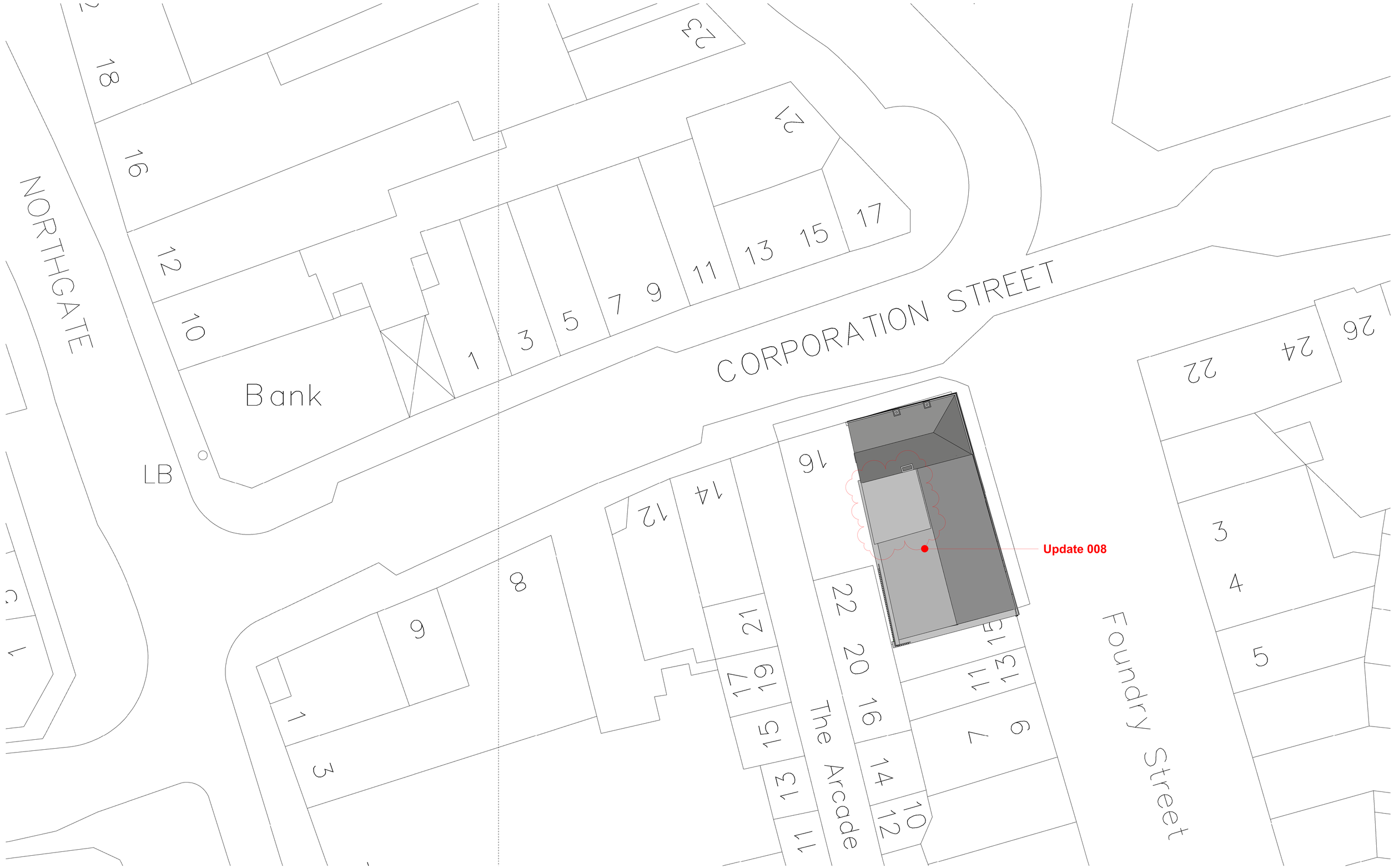
CLIENT
Kirklees COUNCIL

BDP.
11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 (0)161 828 2200
www.bdp.com

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

C:\REVIT_LOCAL\c2020\1705-BDP-AD-ZZ-M3-A-00002_Proposed Model_md45018.rvt



BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING.

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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

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

CLIENT

Kirklees COUNCIL

11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 [0]161 828 2200
www.bdp.com

BDP.

PROJECT TITLE
Dewsbury Arcade

BDP JOB NUMBER
P3001705

DRAWING TITLE
Site Plan as Proposed

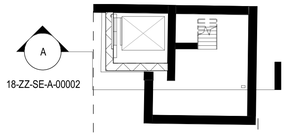
SCALE
@ A2
1 : 200

DATE FIRST ISSUED
10/11/21

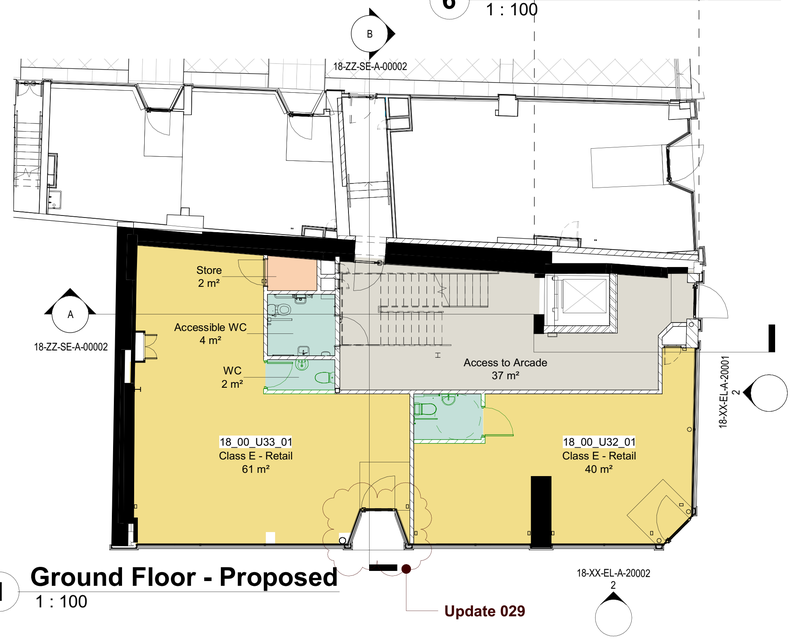
DRAWING No
1705-BDP-18-SL-PL-A-00003-

REVISION
P03

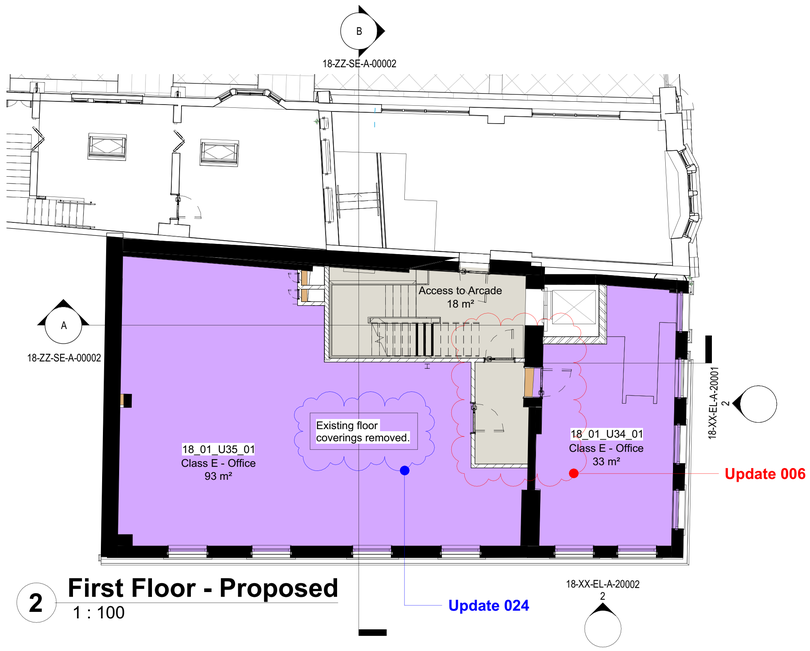
C:\REVIT_LOCAL\v2020\1705-BDP-18-ZZ-M3-A-00001_Building_md45018.rvt



6 Datum cellar - Proposed
1 : 100



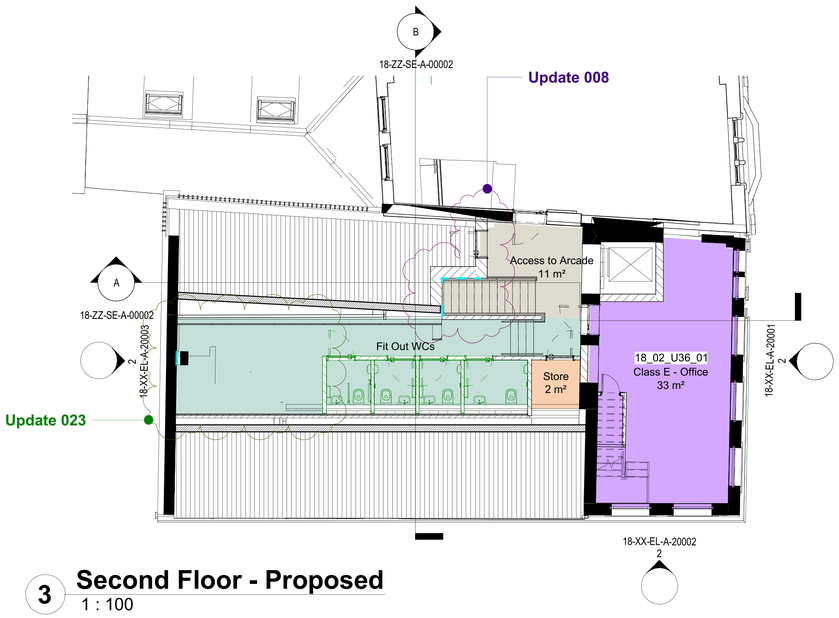
1 Ground Floor - Proposed
1 : 100



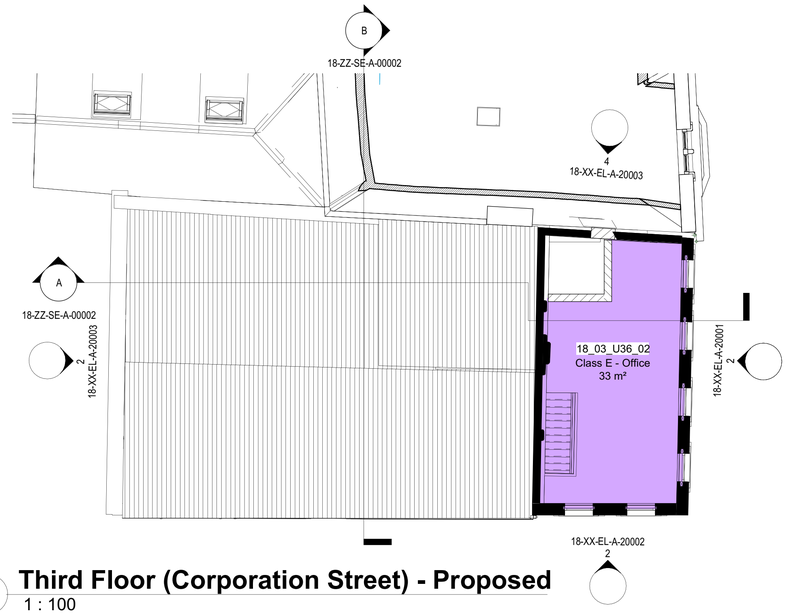
2 First Floor - Proposed
1 : 100

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

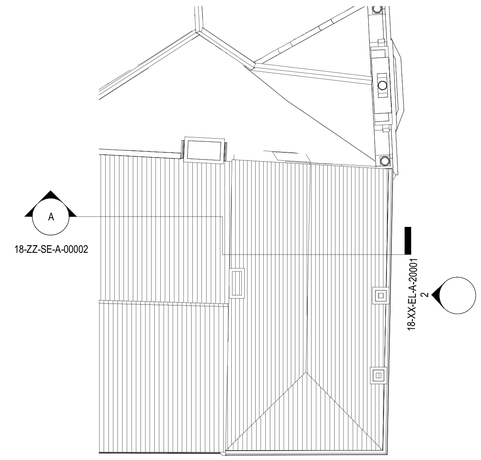
Update 028



3 Second Floor - Proposed
1 : 100



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



5 Roof (Corporation Street) - Proposed
1 : 100

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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 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

CLIENT

Kirklees COUNCIL

BDP.
11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 [0]161 828 2200
www.bdp.com

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:

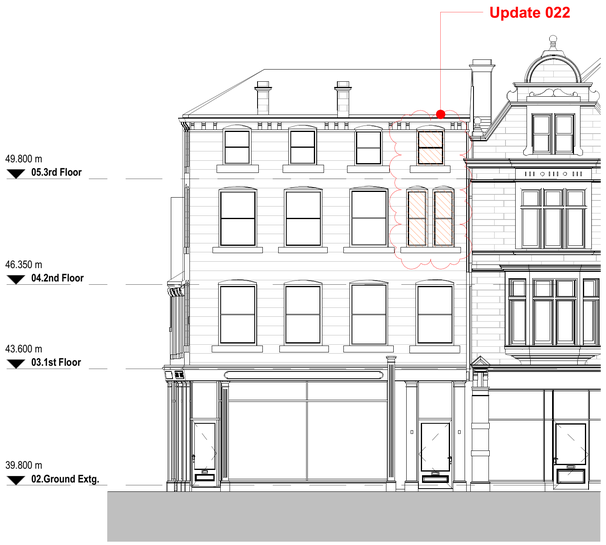
- Masonry elevations to be cleaned to achieve a cleaning of any harmful contamination of the masonry only
- Method e.g. high temperature steam cleaning (DOFF) or rotating air pressure with inert fine granulate (TORC) to be matched to intensity of soiling, and should be the least invasive that can achieve 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

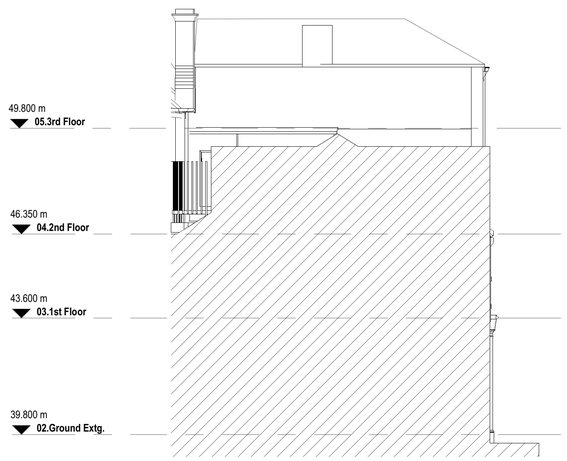
RAINWATER GOODS

All rainwater pipes to be renewed in new cast iron

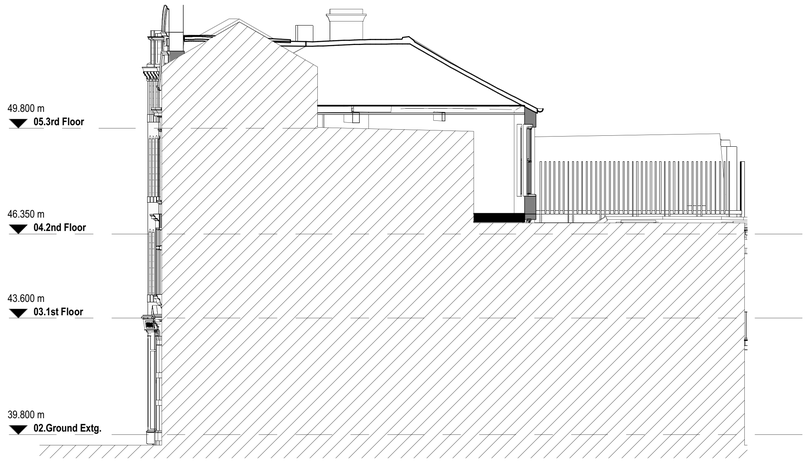


1 North Elevation - Proposed
1 : 100

2 East Elevation - Proposed
1 : 100



3 South Elevation - Proposed
1 : 100



4 West Elevation - Proposed
1 : 100

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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

CLIENT
Kirklees COUNCIL

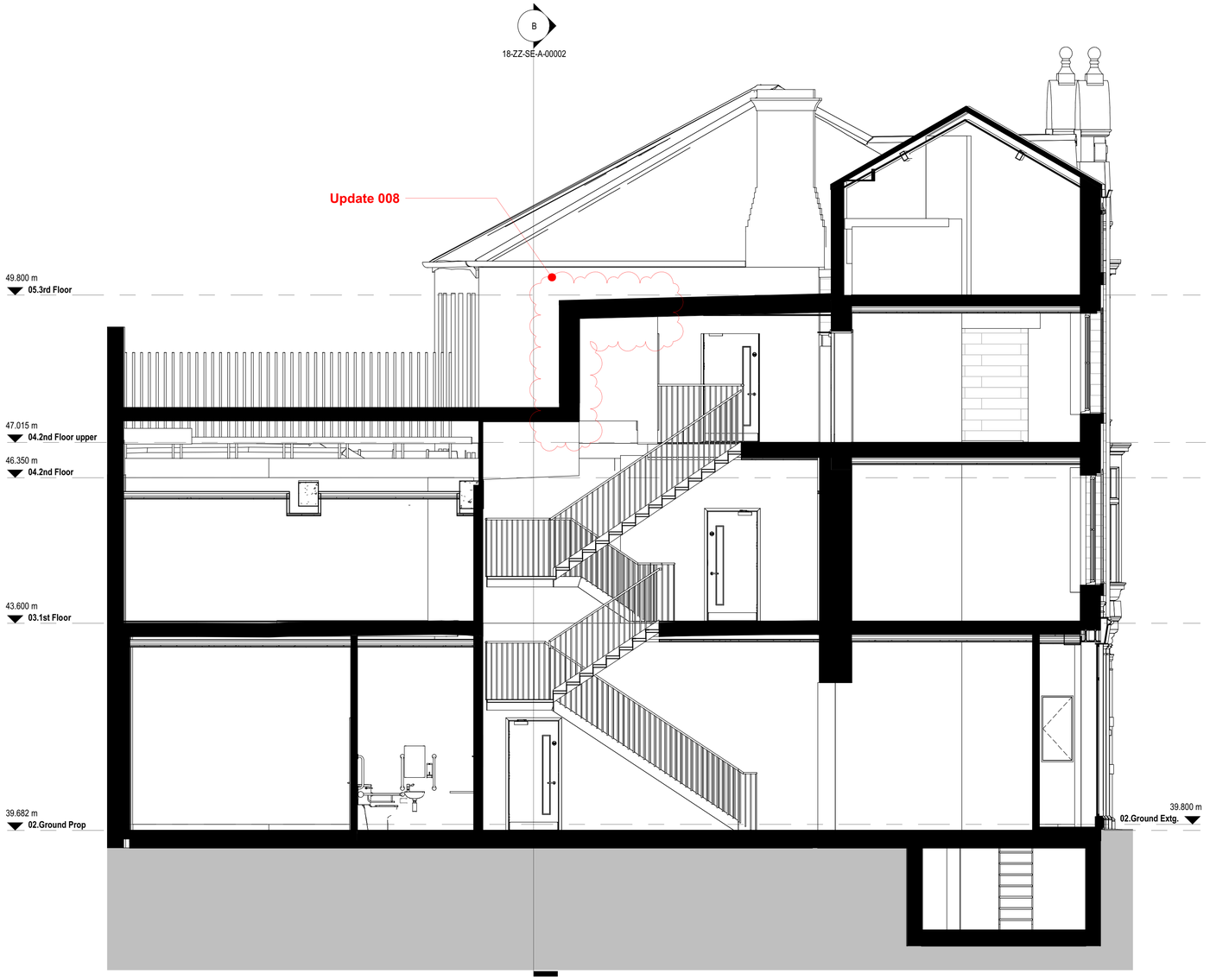
11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 [0]161 828 2200
www.bdp.com

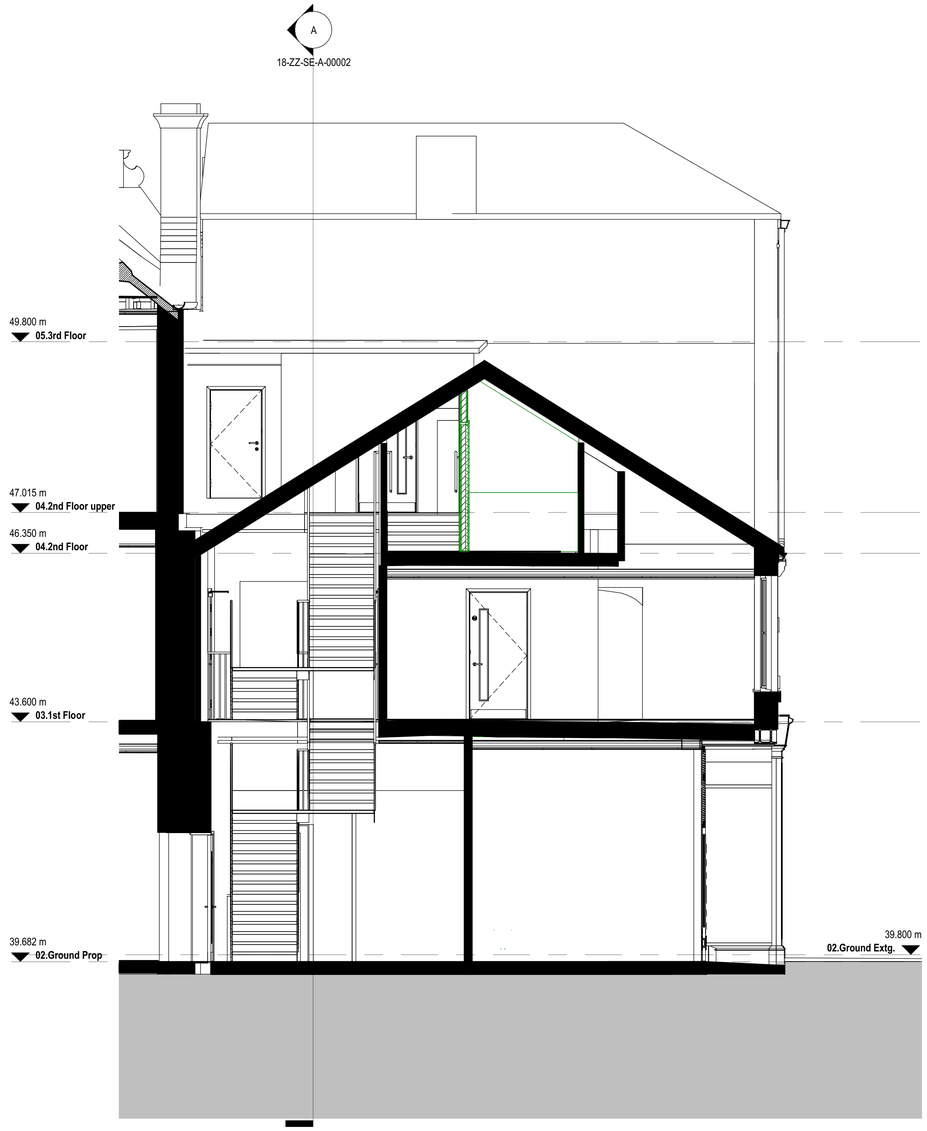
BDP.

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

C:\REVIT_LOCAL\t20201705-BDP-18-ZZ-M3-A-00001_Building_md45018.rvt



A Section AA as Proposed
1 : 50



B Section BB as Proposed
1 : 50

BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING

ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

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 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

KEYPLAN

CLIENT
Kirklees COUNCIL

BDP.
11 Ducie Street
PO Box 85
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

T +44 [0]161 828 2200
www.bdp.com

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

CONTACT

Stephen Marshall
Architect Director

BDP

T +44 [0]114 273 1641
E stephen.marshall@bdp.com