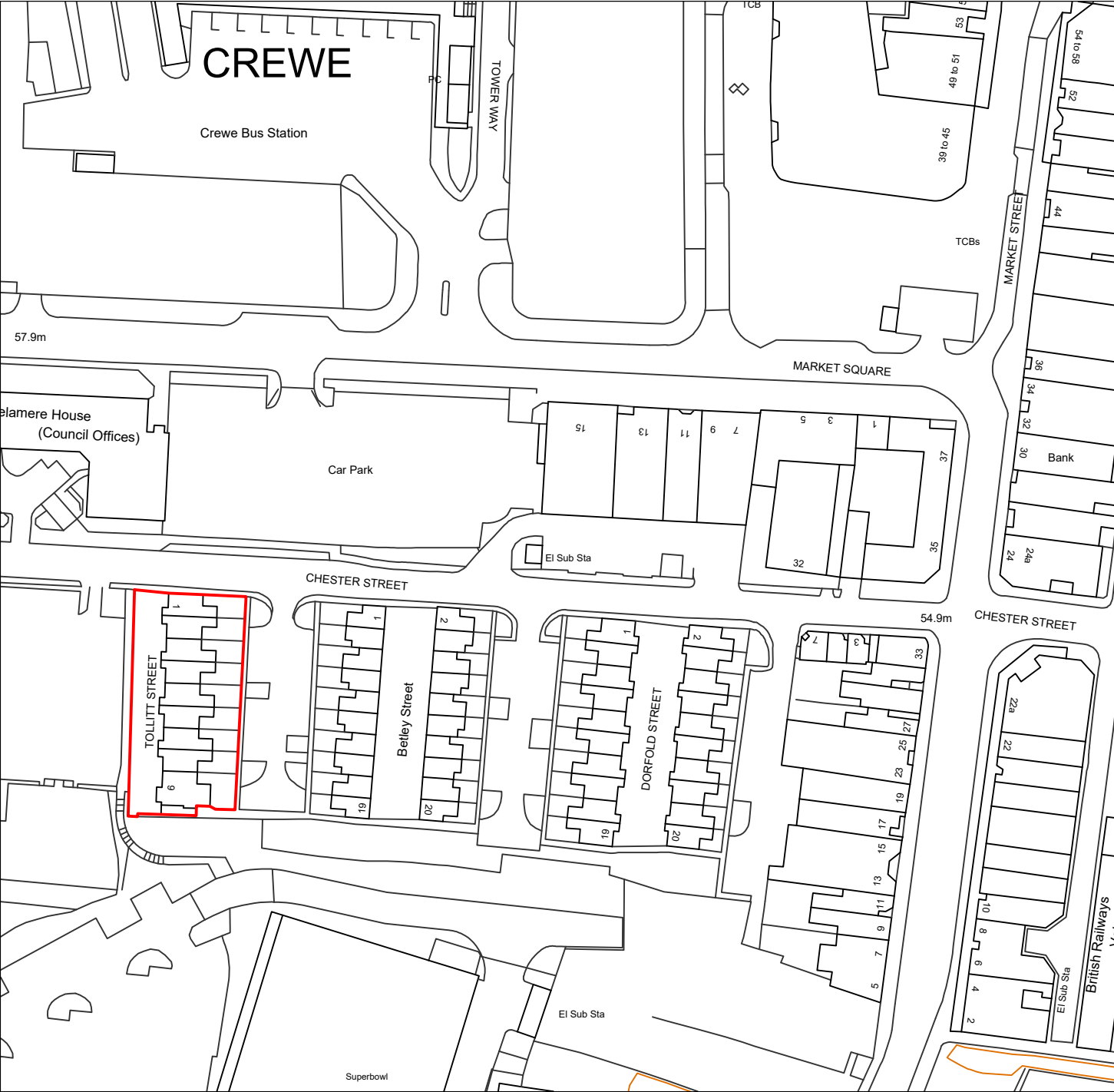


APPENDIX A – DRAWING PACKAGE

Tollitt Street

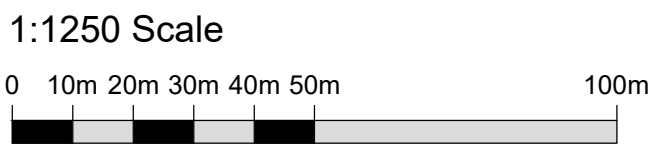
24/03/2025

PURCELL 



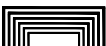
1
0054

TOLLITT STREET - SITE LOCATION PLAN
SCALE 1:1250

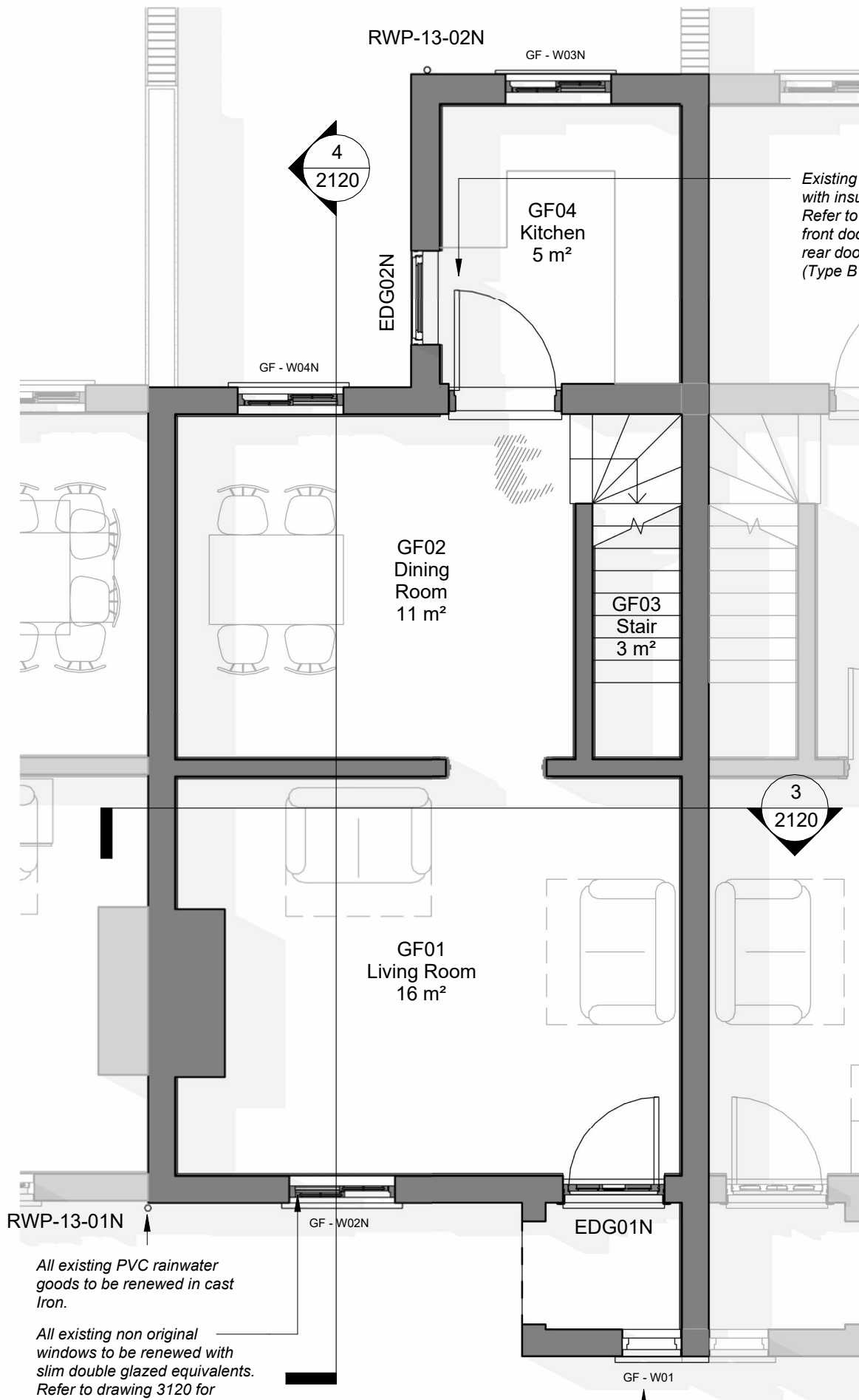


KEY

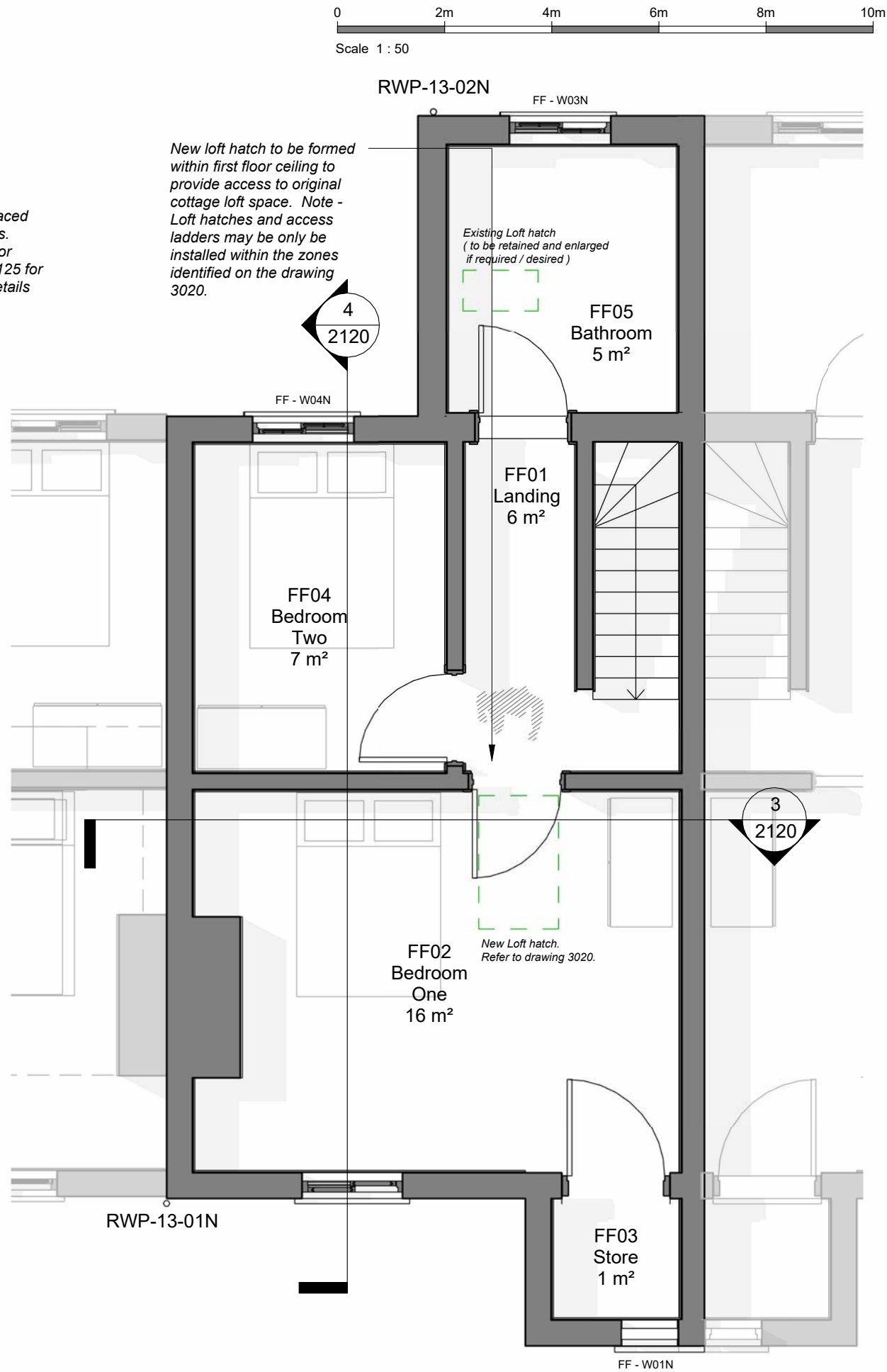
Site Boundary Line

					CLIENT Cheshire East Council					
					JOB NUMBER	PROJECT	SIZE	SCALE		
					243231	CEF Crewe, Warm and Healthy Homes	A4P	As Indicated		
					TITLE					
					Tollitt Street - Site Location Plan					
P01	18/03/2025	AM	MP	First Issue			REV	SUITABILITY/REASON FOR ISSUE		
REV	DATE	BY	CHK	DESCRIPTION			P01 S3 - For Review & Comment			
							DRAWING NUMBER 243231-PUR-04-00-DR-A-0054			

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1 Ground Floor as Proposed
1 : 50



2 First Floor As Proposed
1 : 50

Notes:

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Key Plan
not to scale

P05	02/04/2025	MP	JPH	Notes Amended - Issued for LBC
P04	24/03/2025	MP	JPH	Issued for LBC
P03	19/03/2025	MP	JPH	Issued for Review
P02	04/03/2025	MP	JPH	Issued for Review
P01	06/12/2024	MP	JPH	Issued for Costing
REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Cheshire East Council

PROJECT
CEF Crewe, Warm & Healthy Homes

JOB NUMBER
243231

PURCELL

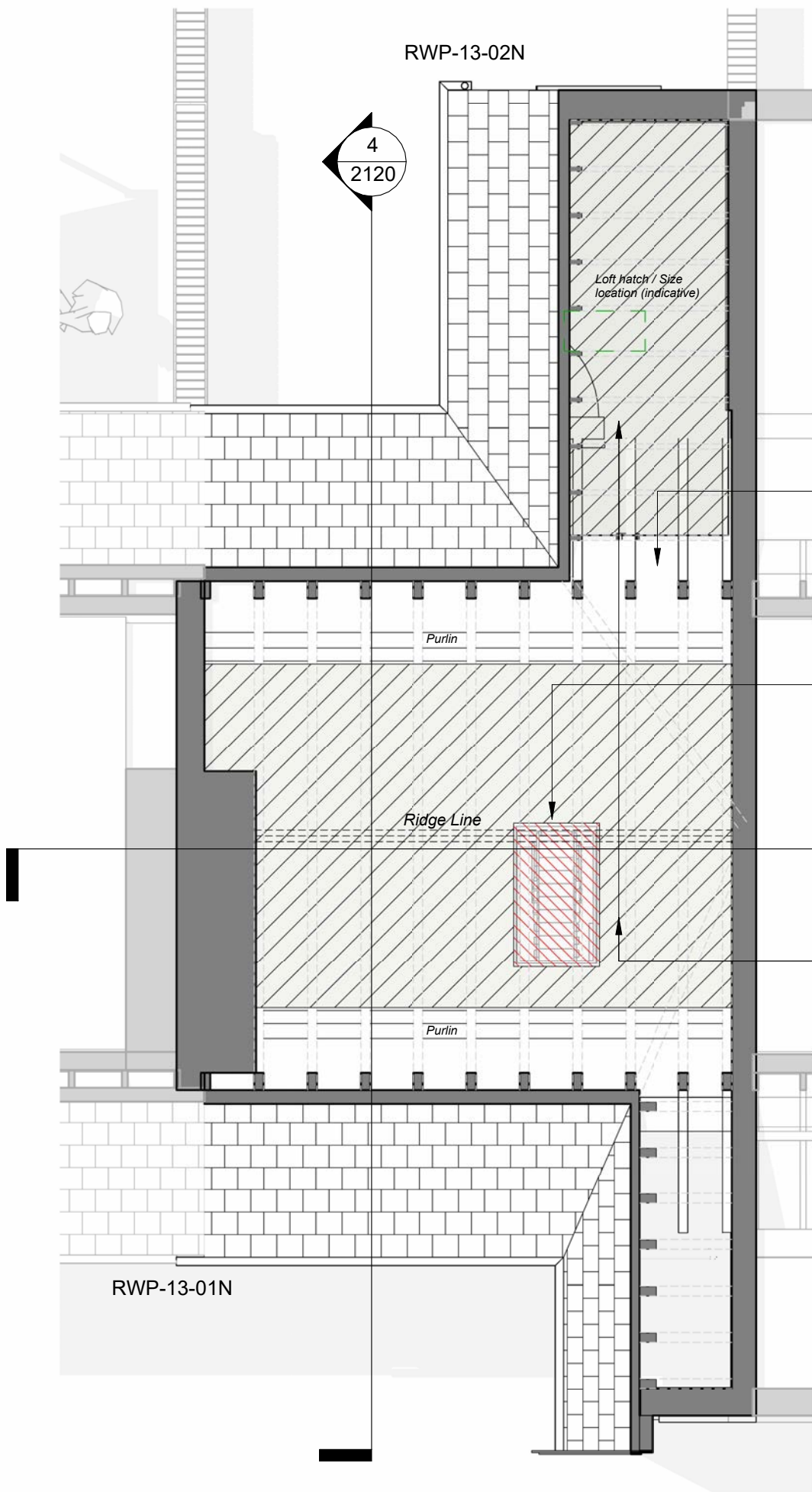
TITLE
Typical Dorfold / Tollitt Street Dwelling - Proposed Ground and First Floor Plans

SIZE **SCALE**
A3L 1 : 50

REV **SUITABILITY/REASON FOR ISSUE**
P05 S4 - For Approval/

DRAWING NUMBER
243231-PUR-02-ZZ-DR-A-2020

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All existing PVC rainwater goods to be renewed in Cast Iron.

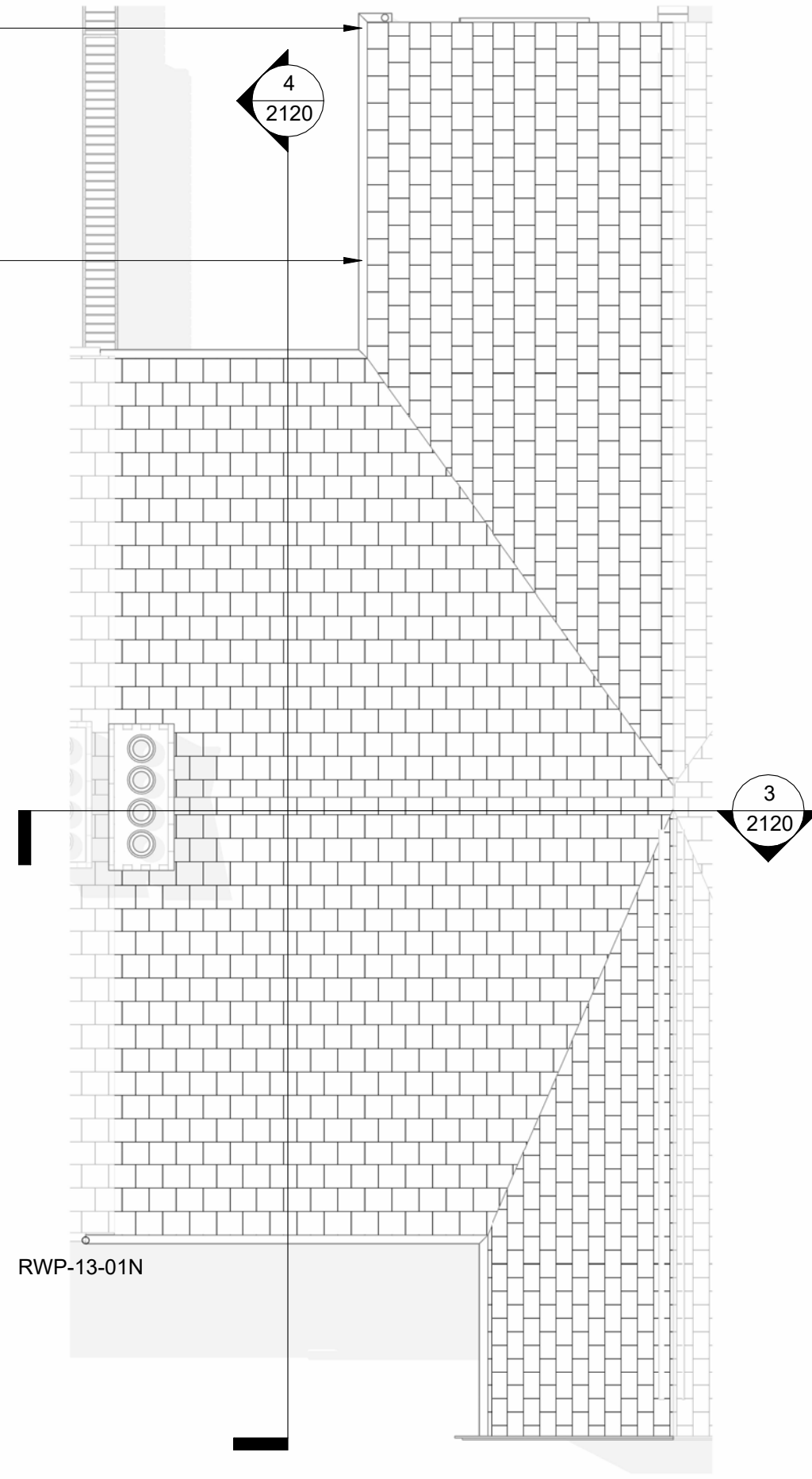
Refer to drawing 3211 for typical details

Where necessary to replace roof coverings new slates are to match the colour size and texture of the existing. Slates are to be installed on treated SW battens over a permeable roofing membrane with an eaves carrier and a continuous eaves ventilator

Existing rafters prevent safe access between loft space to 1970's extension and original cottage loft space.

New loft hatch with pull down ladder to be installed first floor ceiling. Refer to drawing 3020 for details.

Allow boarding out of loft space around new / enlarged hatches between existing purlins



1 Loft Plan as Proposed
1 : 50

2 Roof Plan as Proposed
1 : 50

Notes:

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Key Plan
not to scale

P05	02/04/2025	MP	JPH	Notes Amended - Issued for LBC
P04	24/03/2025	MP	JPH	Issued for LBC
P03	19/03/2025	MP	JPH	Issued for Review
P02	04/03/2025	MP	JPH	Issued for Review
P01	06/12/2024	MP	JPH	Issued for Costing
REV	DATE	BY	CHK	DESCRIPTION

CLIENT

Cheshire East Council

PROJECT

CEF Crewe, Warm & Healthy Homes

JOB NUMBER

243231



PURCELL

TITLE

Typical Dorfold / Tollitt Street Dwelling - Proposed Loft and Roof Plan

SIZE SCALE

A3L 1 : 50

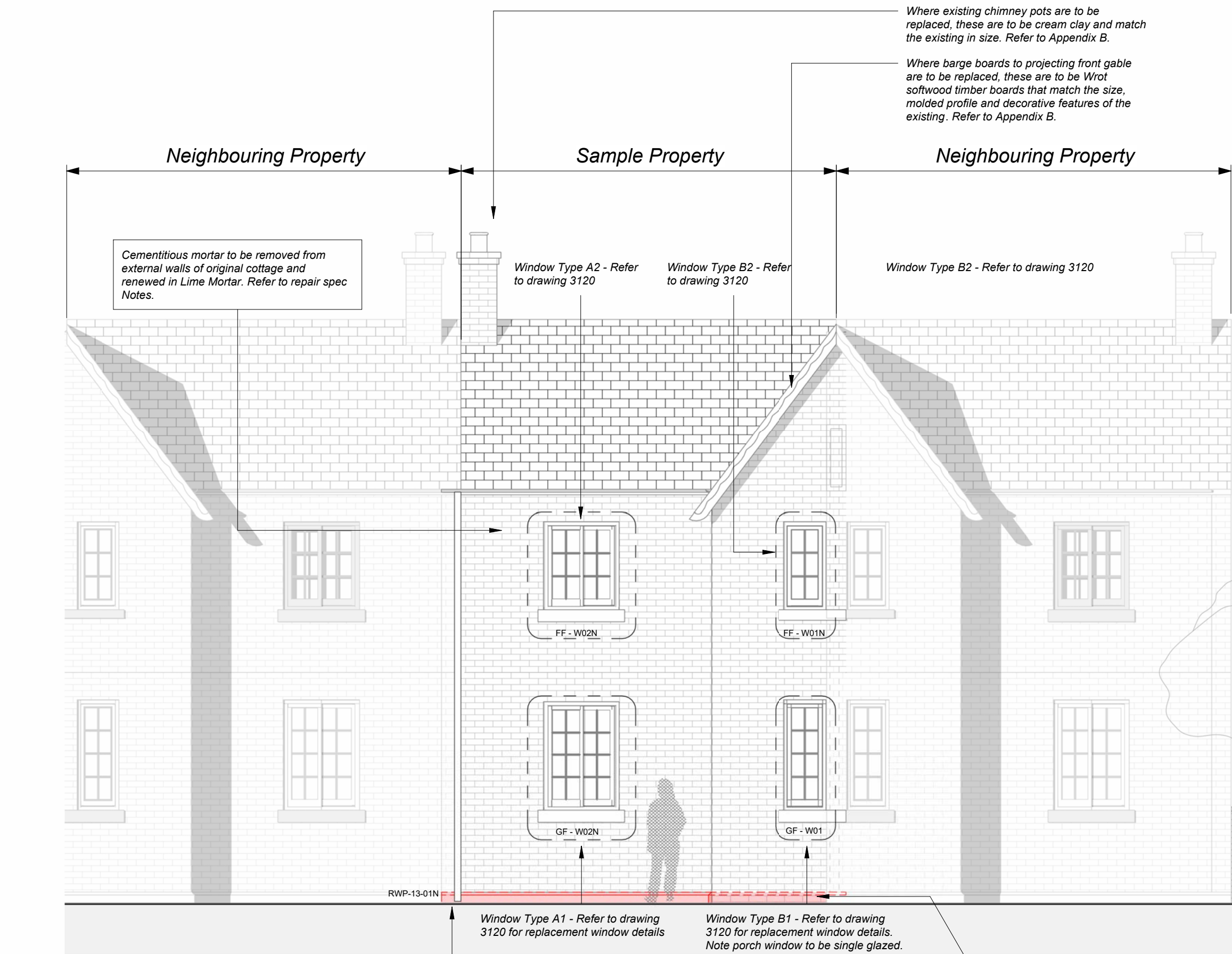
REV SUITABILITY/REASON FOR ISSUE

P05 S4 - For Approval/

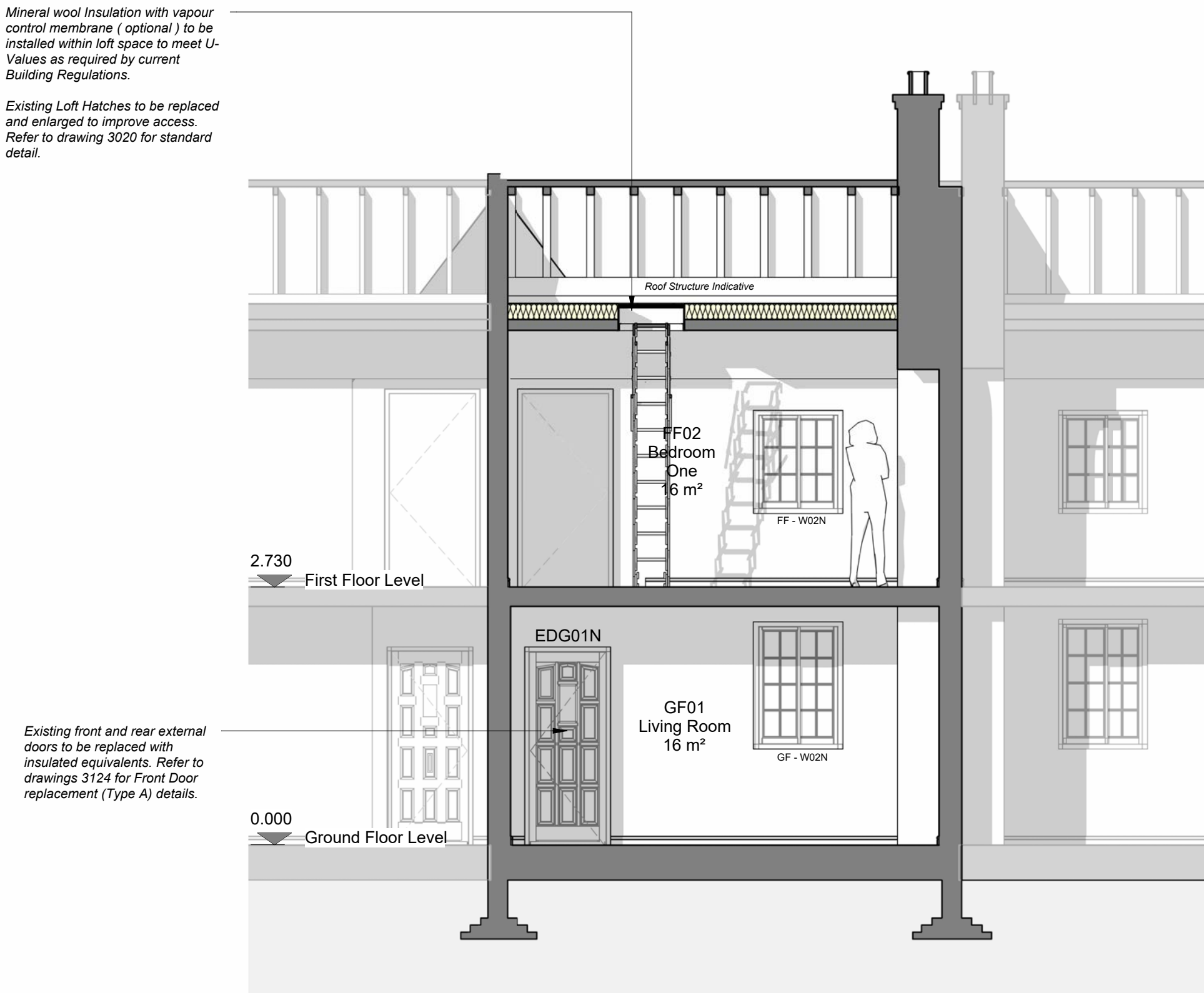
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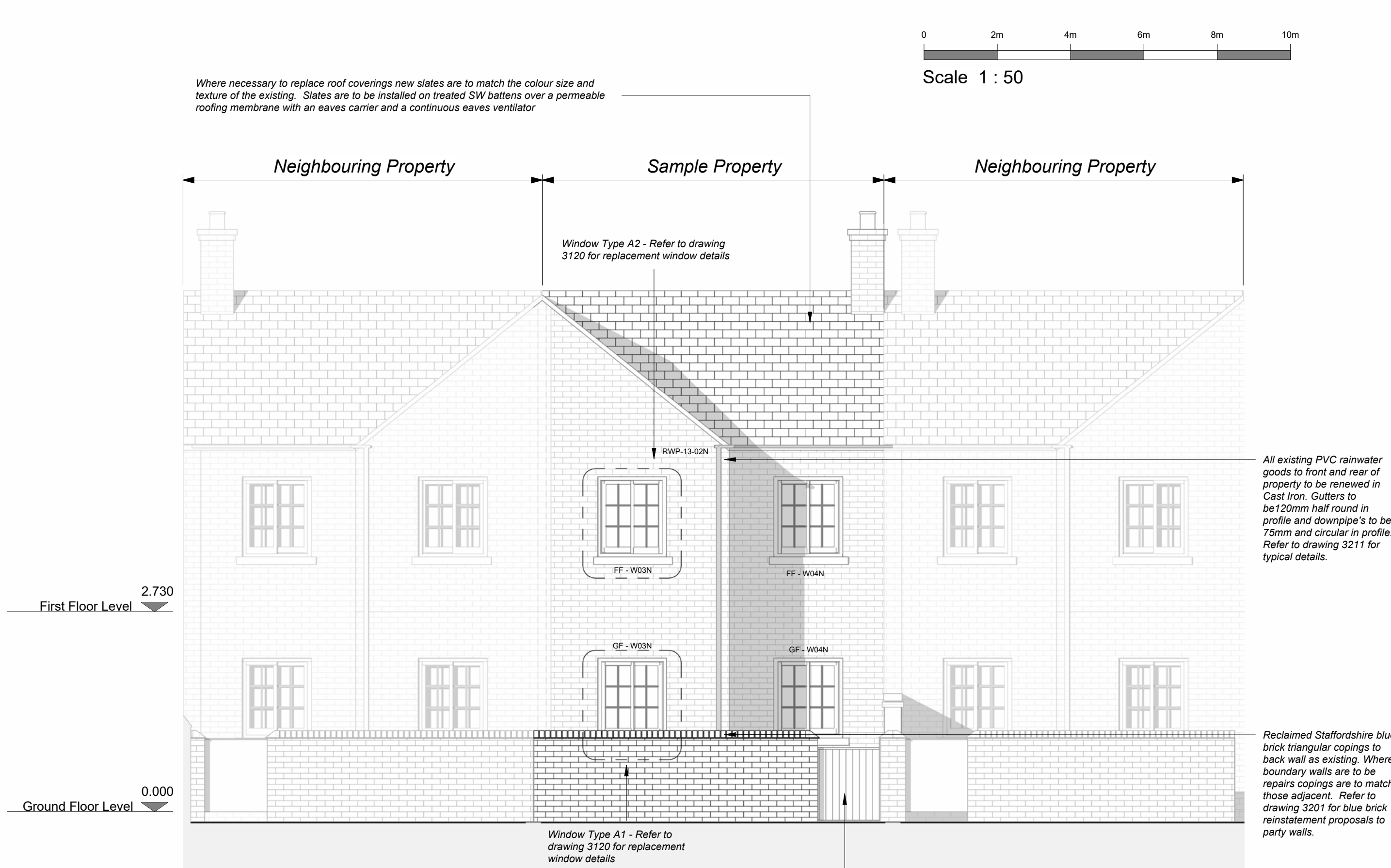
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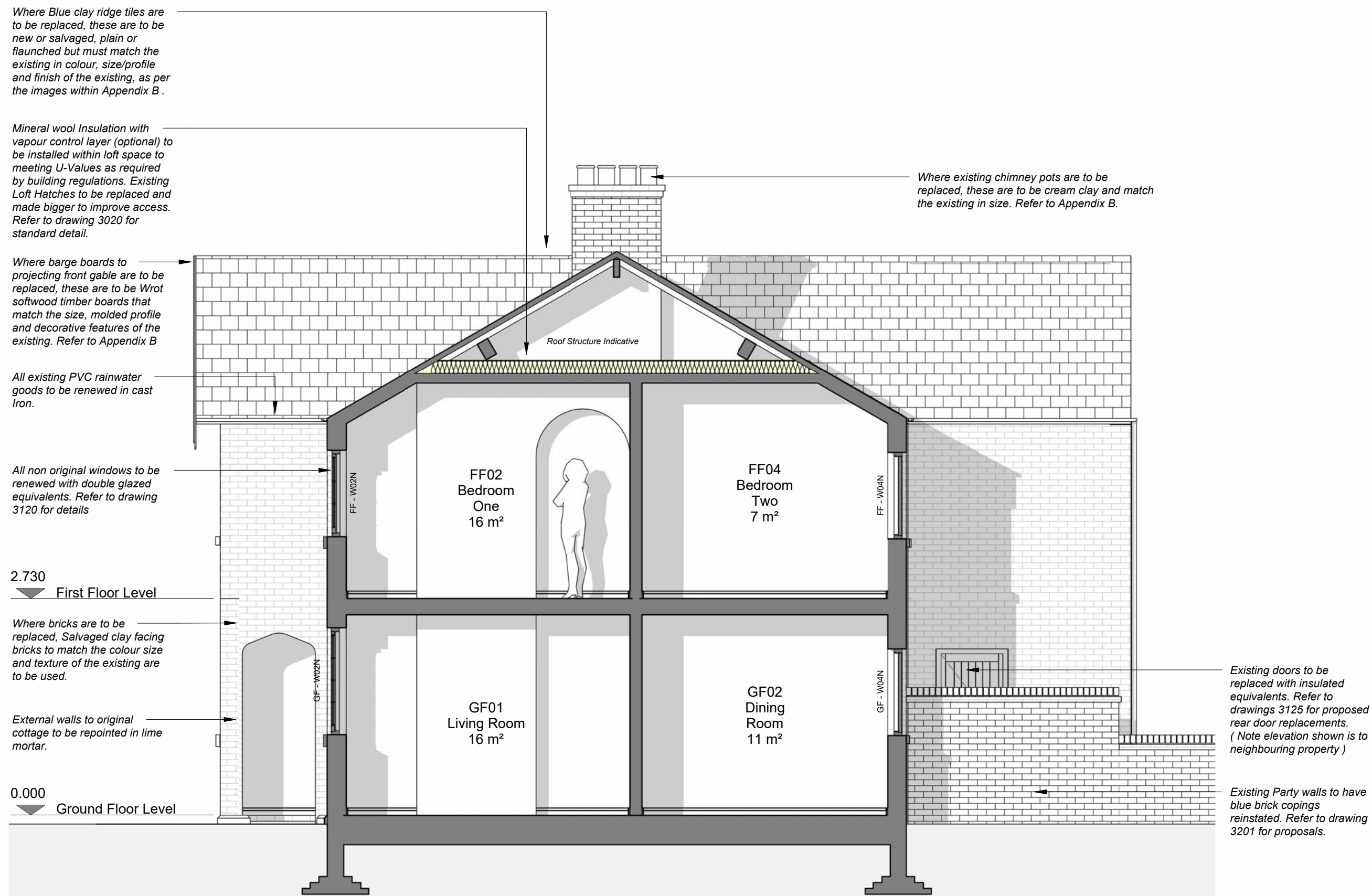
1 Principal Elevation as Proposed
1 : 50



3 GA Section as Proposed A-A
1 : 50



2 Rear Elevation as Proposed
1 : 50



4 GA Section as Proposed B-B
1 : 50

Notes:

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Key Plan not to scale

NOTES

Removal of cementitious pointing of brickwork with repointing with Lime Mortar

1. Removal of existing cementitious mortar and cement patch repairs

- Where facades are to be repointed, rake out mortar joints well to a depth of 25mm minimum using chisels or hacksaw blades of appropriate width so as not to damage existing arises and flush out with water. Remove cement pointing by using hand tools such as quirks or narrow chisels. Remove loose particles to make a good key for the new mortar. Clean out joints using dry air sprays and non ferrous or stiff bristle brushes.
- Remove cement patch repairs using hand tools only. This is best achieved by continual gentle tapping with a hammer at the centre of the repair until the different mechanical properties between the brick and the cementitious mix causes the two to part without damage. The process is lengthy and time should be allowed for it.
- Care is to be taken to avoid damage to the substrate, particularly where the repairs are deep and well-adhered. Avoid damage to edges of sound material.

2. Repointing in Lime mortar

- Careful and sympathetic repointing is of the utmost importance in preserving the colour, texture and general character of old brickwork. Strong cement mortars are dark and harsh in colour; also they shrink and pull away the edges of the bricks. Flush pointing is unsuited to the irregularly shaped edges and faces of early brickwork and any form of struck pointing gives a hard and mechanical appearance to the wall. The following instructions are to be brought to the notice of every bricklayer and mason employed on the work and are to be carefully and fully carried out.
- Press the new mortar well into the joints to assist adhesion and to ensure that no voids are left. When the joints are filled the mortar is to finish slightly recessed from the general face of the brickwork so that the mortar does not encroach upon the irregular arrisses or spread over any worn or rounded edges of the bricks or stone.
- As soon as the mortar has taken the initial set it is to be stippled with a stiff bristle brush to produce a slightly rough surface.

3. Lime Mortar Spec mix spec

1. Mix:

- 1 part Hydraulic Lime, 3.5 NHL
- 1 part pit sand sieved to <2.36 mm. (Nosterfield or similar approved)
- 1/2 part fine red sand sieved to <600 microns
- 1 parts silica quartz sand sieved to <1000 microns (Leighton Buzzard or similar approved)

2. Additives:

Add to the mix crushed chalk reference: "CKC", obtained from Lime Green Products Ltd

4. Lime Mortar Spec mix Photo



P05	02/04/2025	MP	JPH	Notes Amended - Issued for LBC
P04	24/03/2025	MP	JPH	Issued for LBC
P03	19/03/2025	MP	JPH	Issued for Review
P02	04/03/2025	MP	JPH	Issued for Review
P01	21/11/2024	MP	MP	Issued for Information
REV	DATE	BY	CHK	DESCRIPTION

CLIENT

Cheshire East Council

PROJECT

CEF Crewe, Warm & Healthy Homes
JOB NUMBER

243231

TITLE

Typical Dorfold / Tollitt Street Dwelling - Proposed Elevations and Sections

SIZE

A1L

SCALE

1 : 50

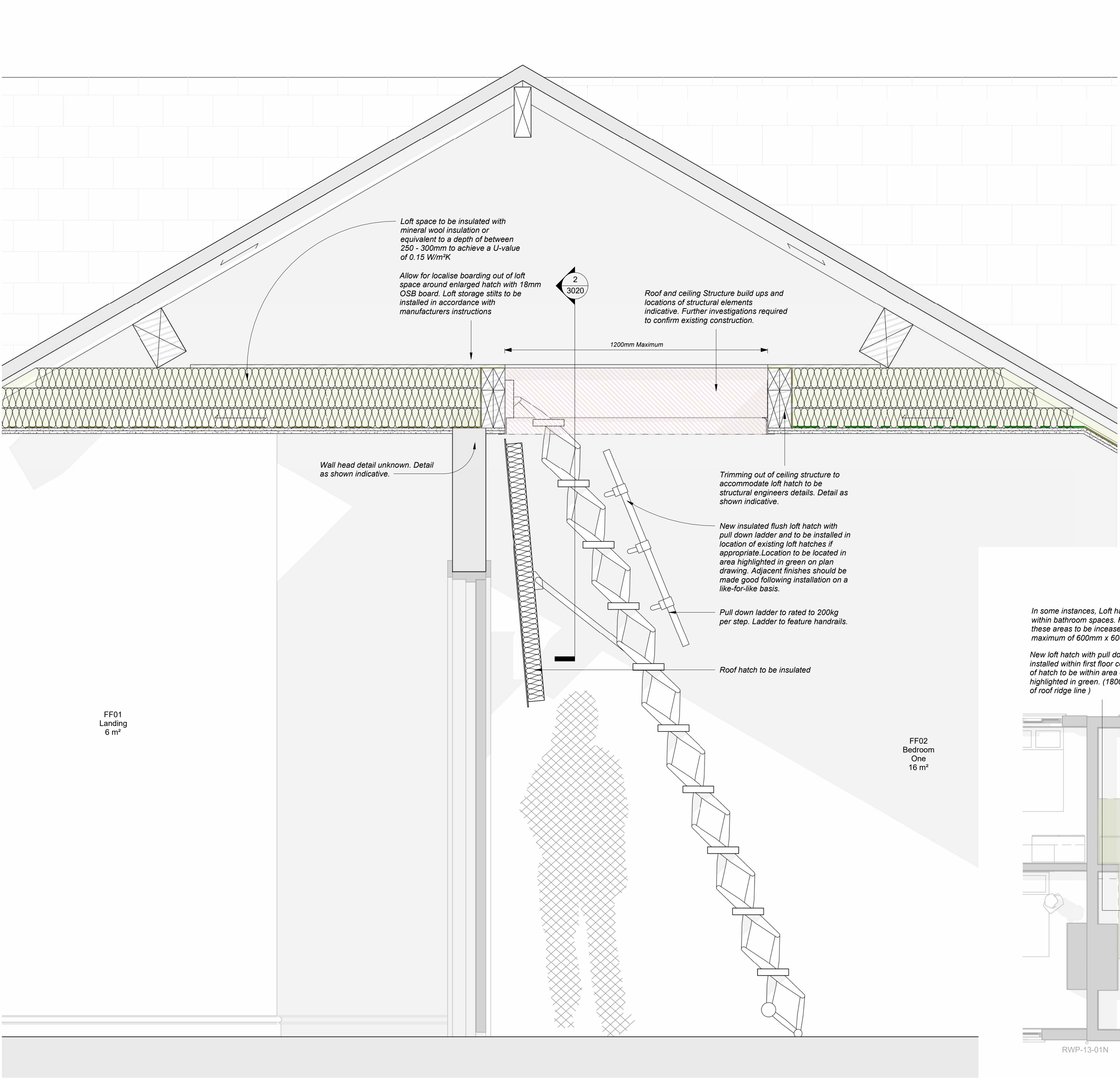
REV

S4 - For Approval

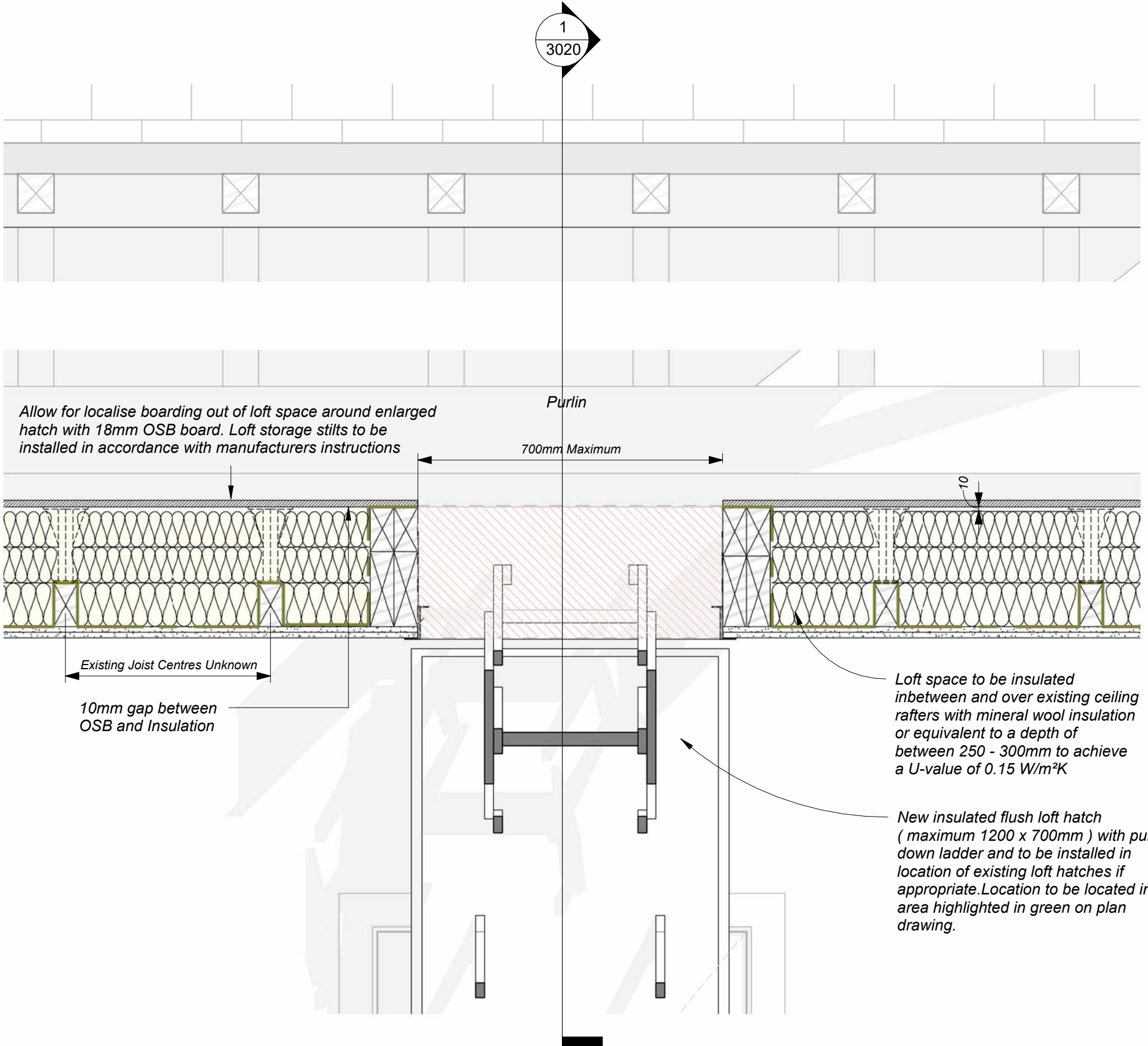
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243231-PUR-02-ZZ-DR-A-2120

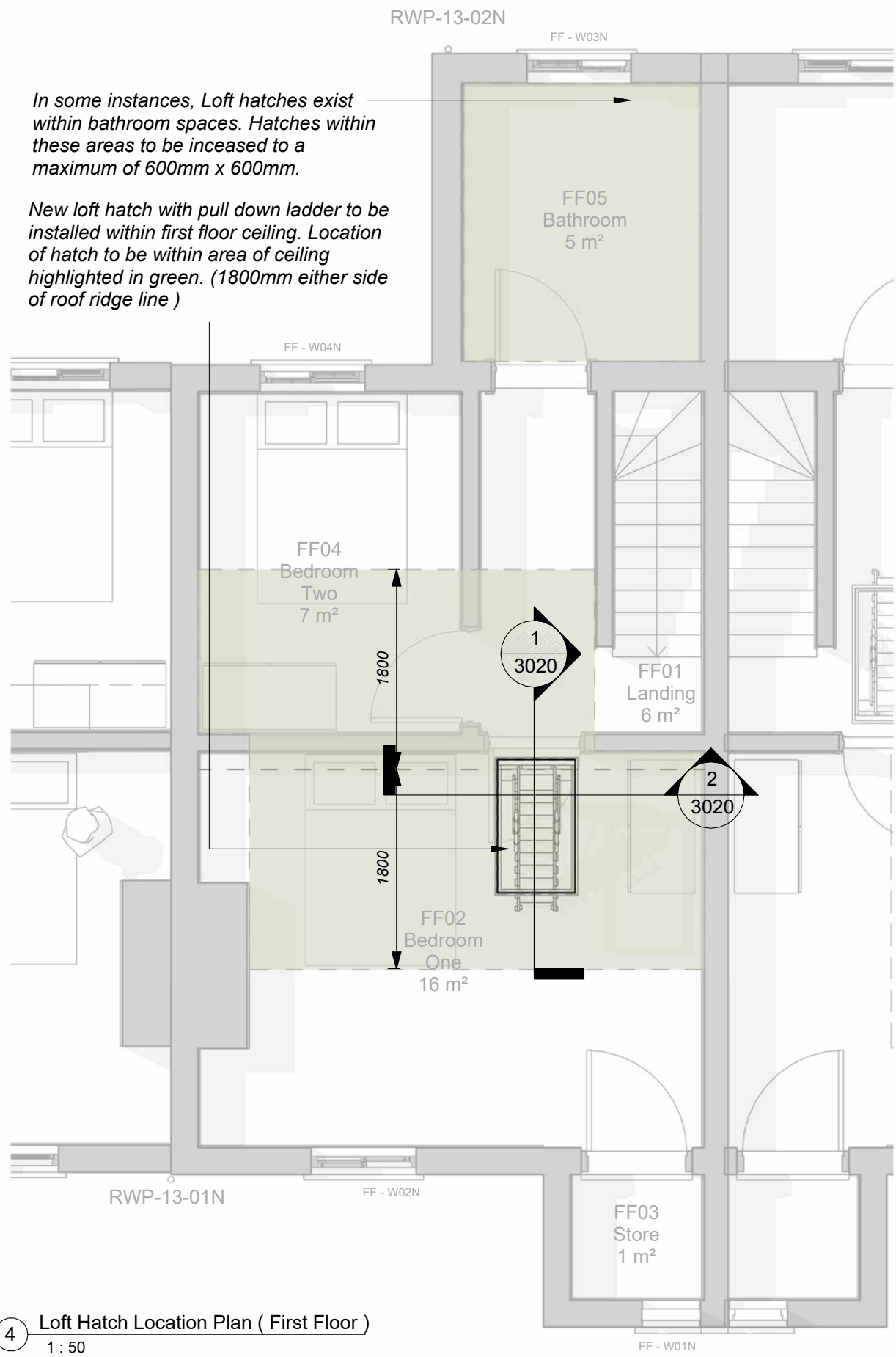
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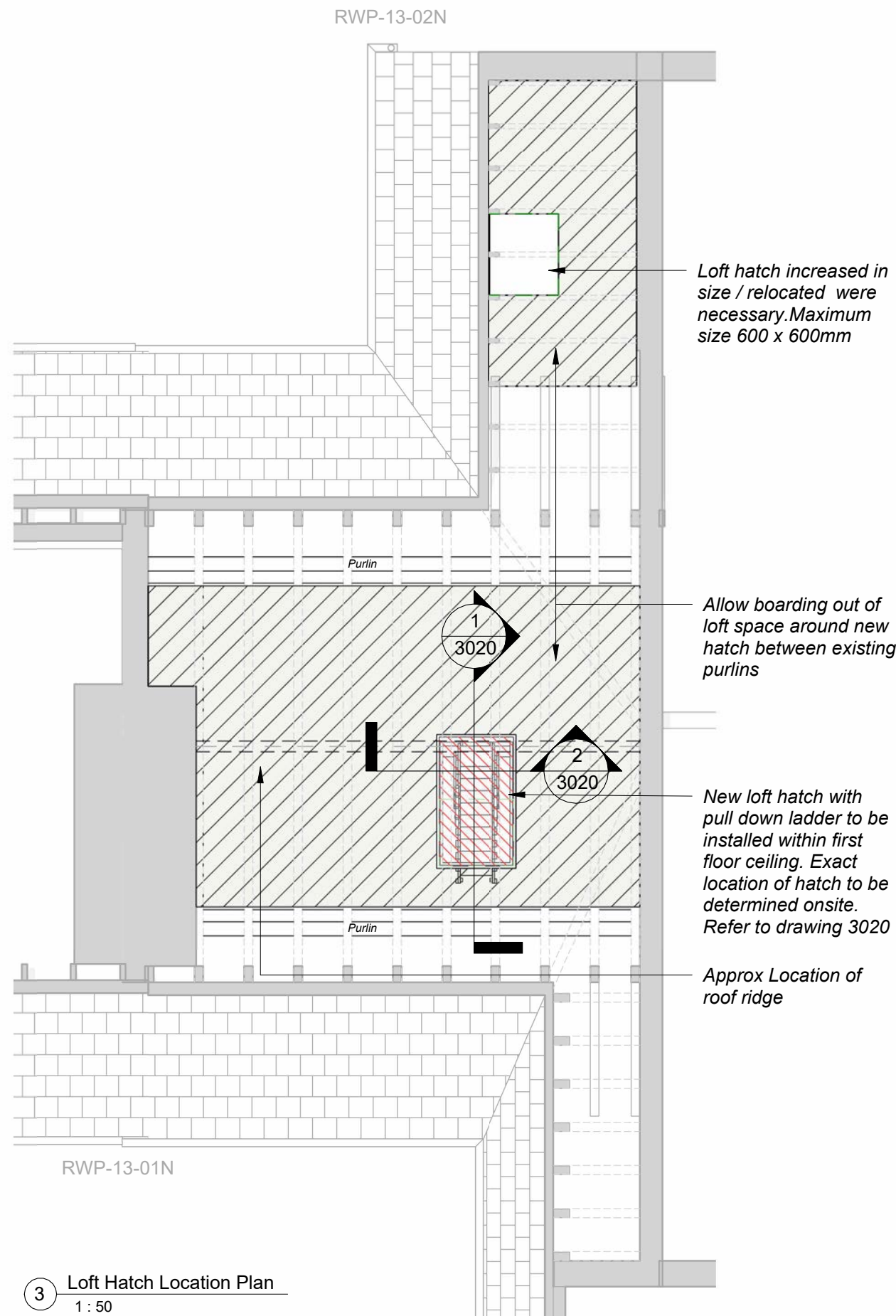
1 Typical Section A-A Through Loft Hatch
1:10



2 Typical Section B-B Through Loft Hatch
1:10



4 Loft Hatch Location Plan (First Floor)
1:50



3 Loft Hatch Location Plan
1:50

Notes:
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- NOTES**
- Loft hatches and access ladders may be installed within the zone identified on this drawings only.
 - Roof / ceiling structure as shown is indicative due to lack of available access.

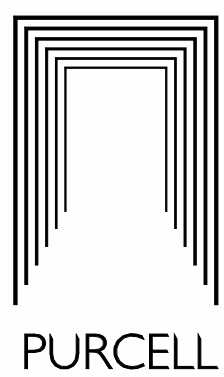
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P04	24/03/2025	MP	JPH	Issued for LBC
P03	19/03/2025	MP	JPH	Issued for Review
P02	04/03/2025	MP	JPH	Issued for Review
P01	06/12/2024	MP	JPH	Issued for Costing
REV	DATE	BY	CHK	DESCRIPTION

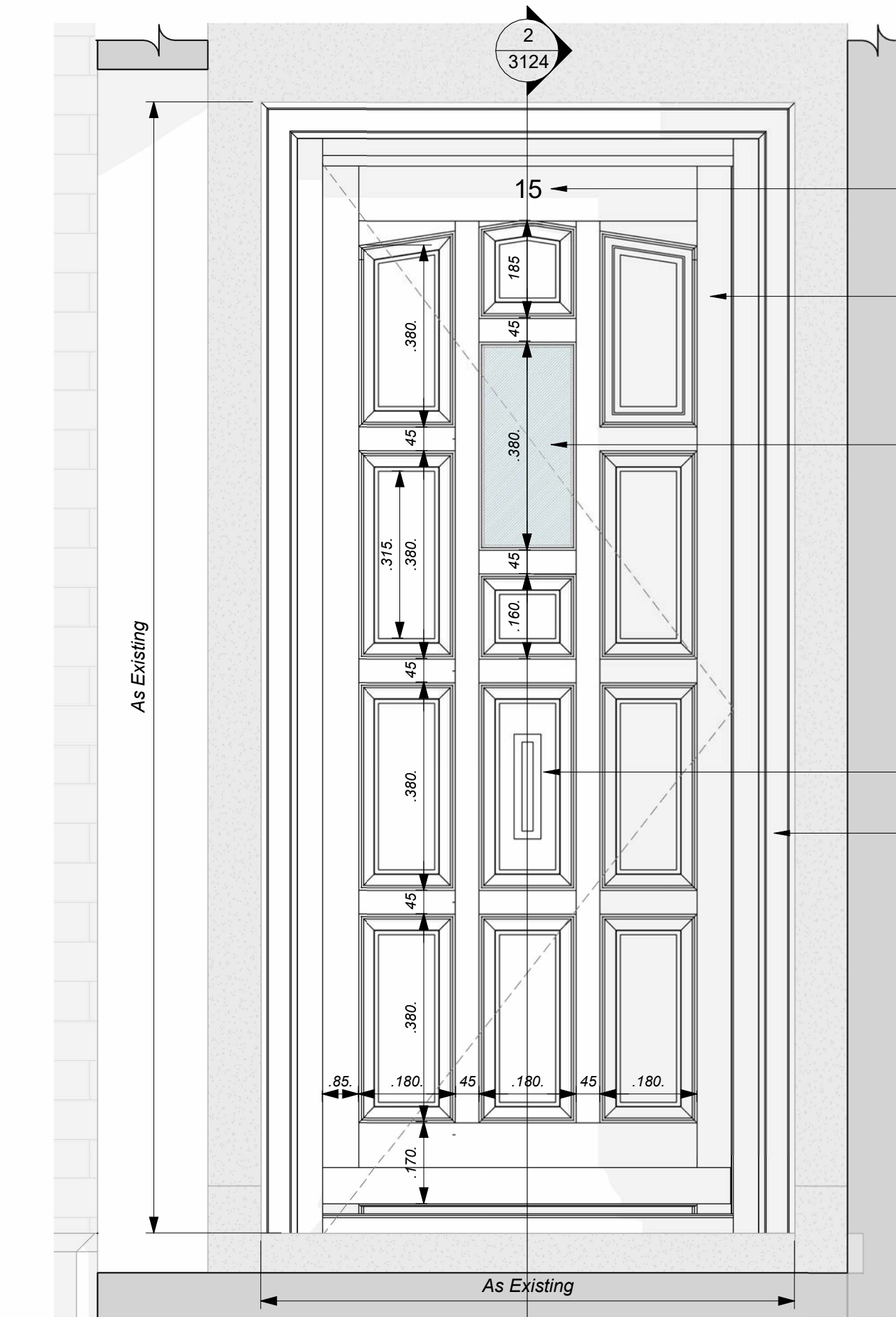
CLIENT
Cheshire East Council
PROJECT
CEF Crewe, Warm & Healthy Homes

JOB NUMBER
243231
TITLE
Dorfold / Tollitt Street - Typical Loft Hatch Detail

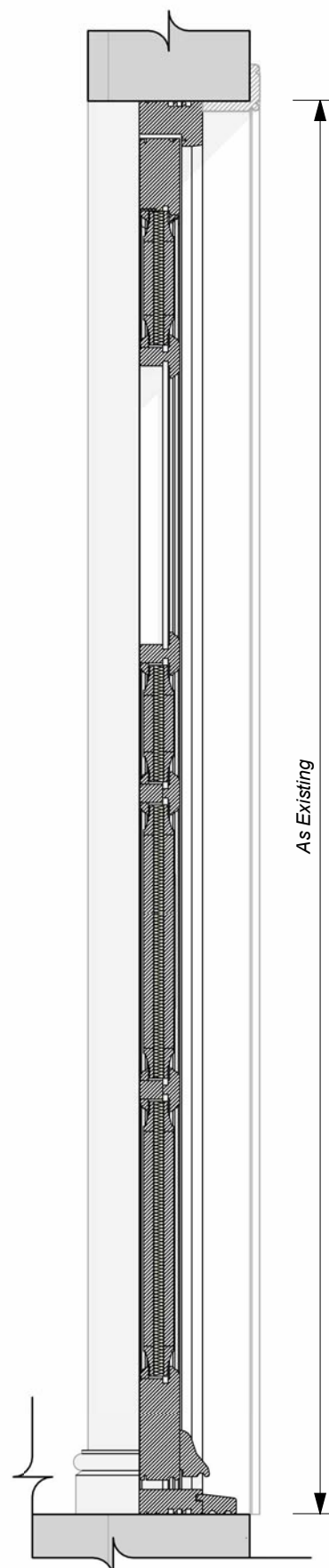
SIZE A1L
SCALE As indicated
REV P05
SUITABILITY/REASON FOR ISSUE S4 - For Approval/
DRAWING NUMBER
243231-PUR-02-ZZ-DR-A-3020

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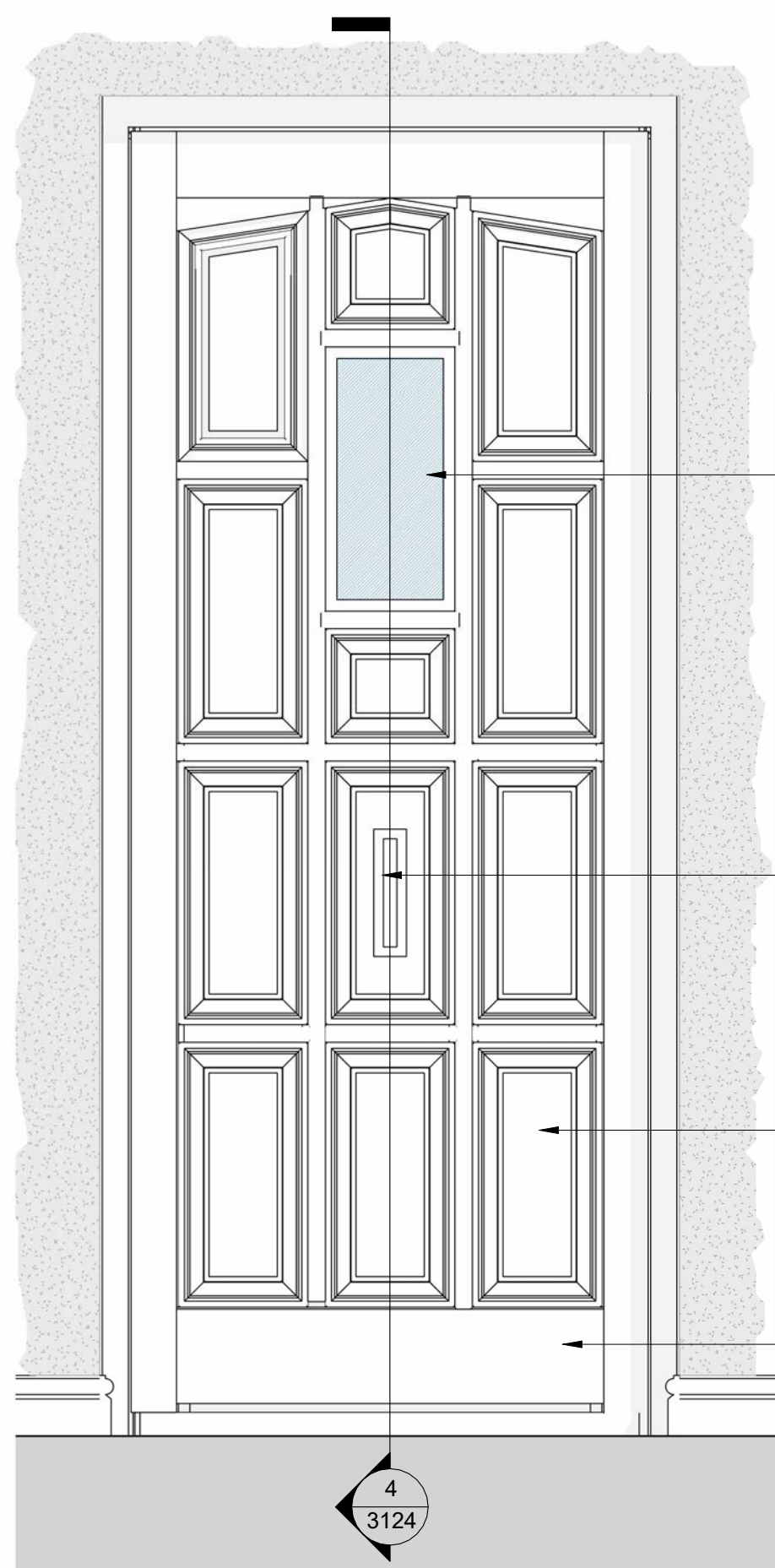




1 External Door Type A as Proposed - External Elevation
1 : 10



2 External Door Type A as Proposed - Section
1 : 10



3 External Door Type A as Proposed - Internal Elevation
1 : 10

Existing external Architrave profile to be retained and redecorated.

Allow for making good of reveals following installation of new door.

Door to be finished externally in RAL 170 40 15 Palace Green. Refer to Appendix C.

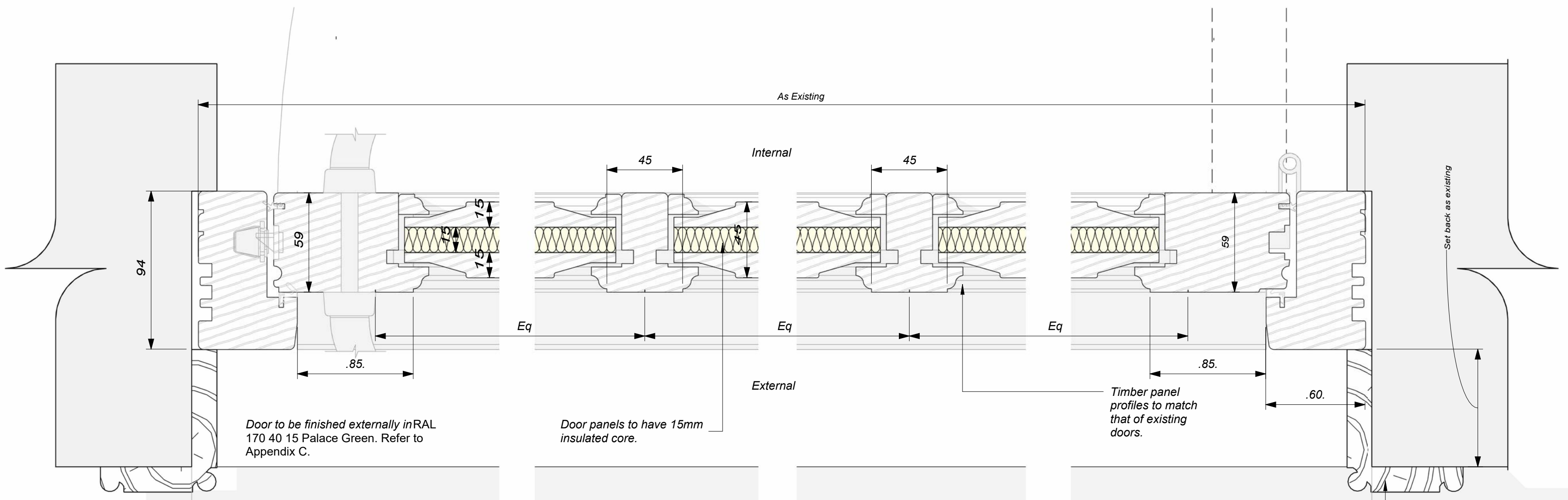
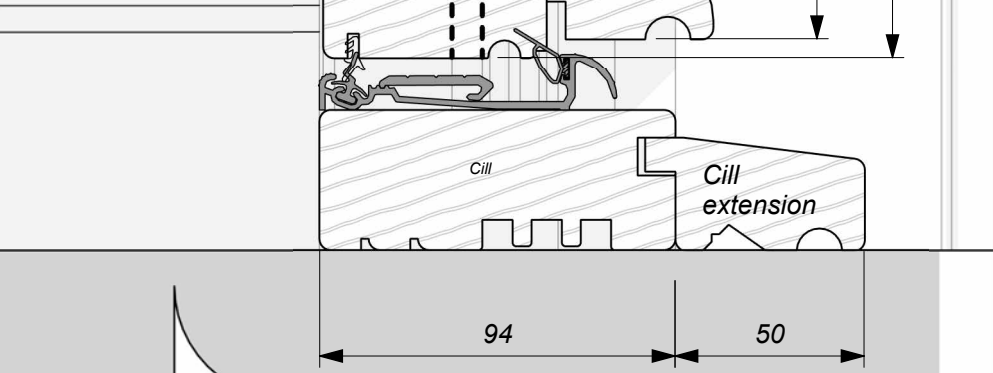
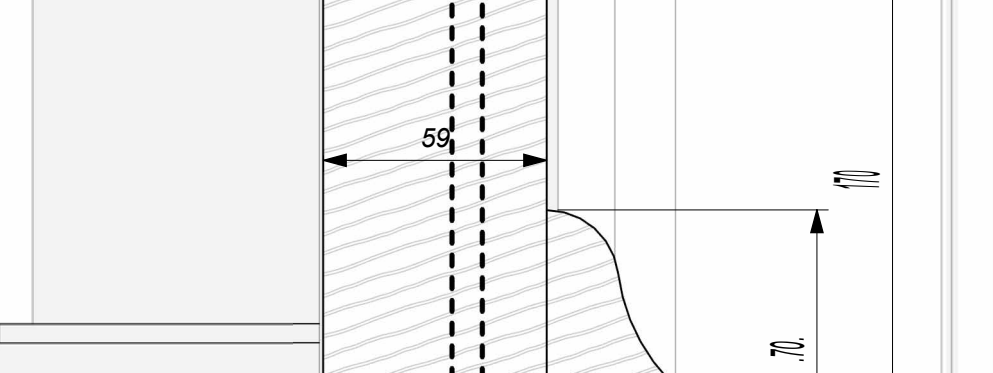
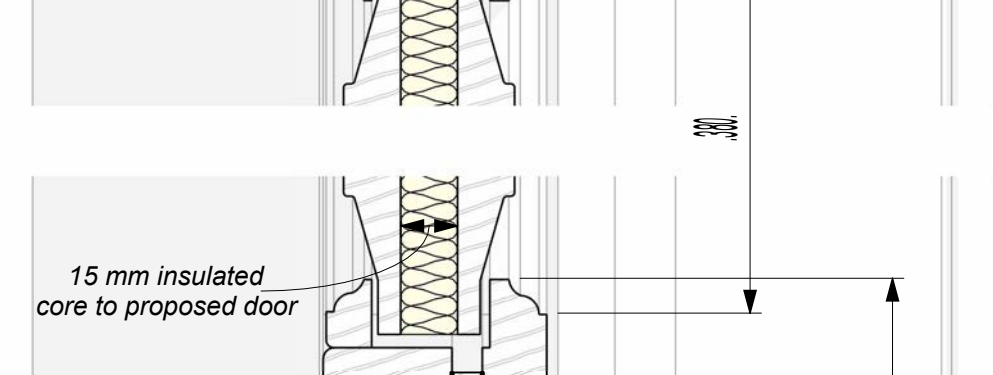
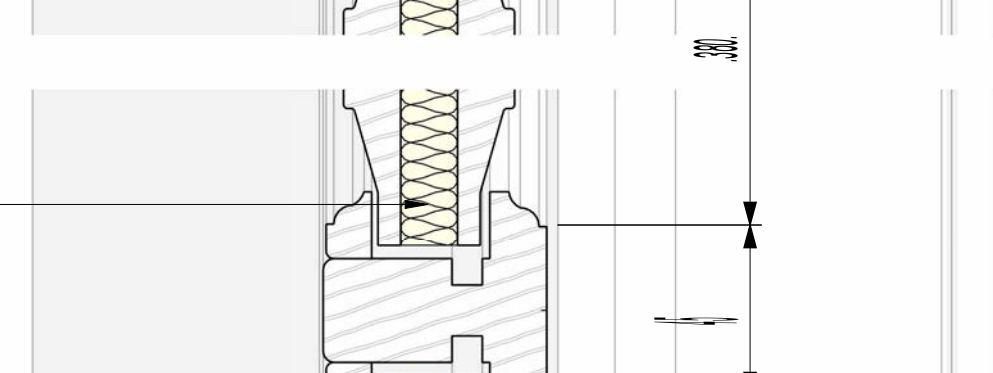
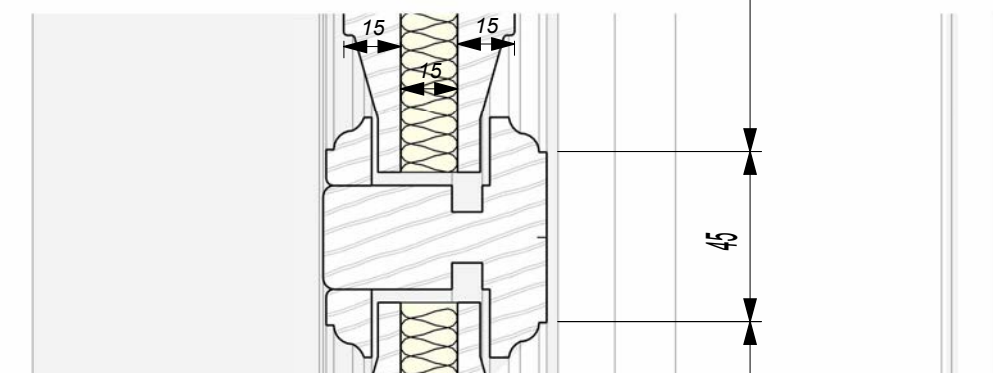
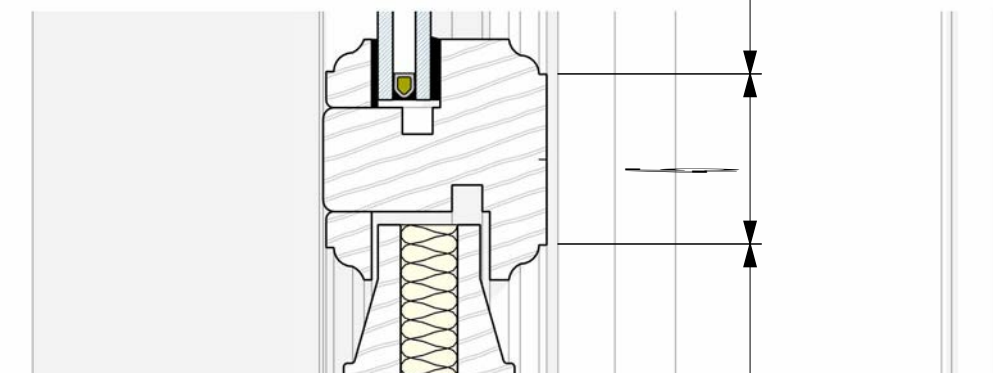
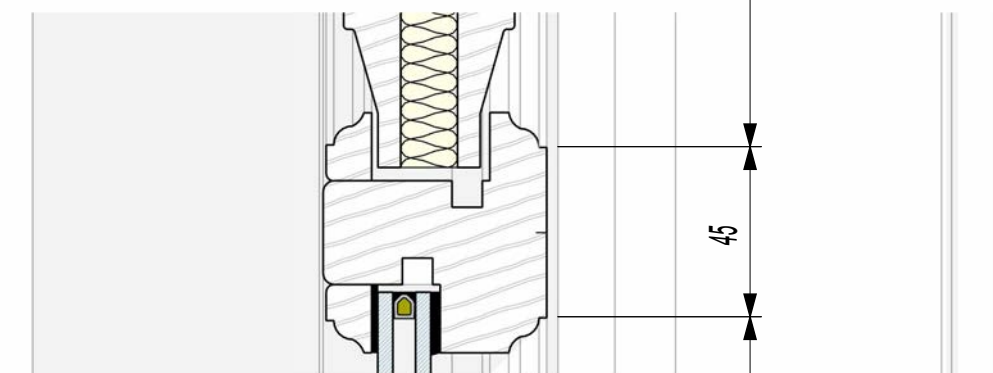
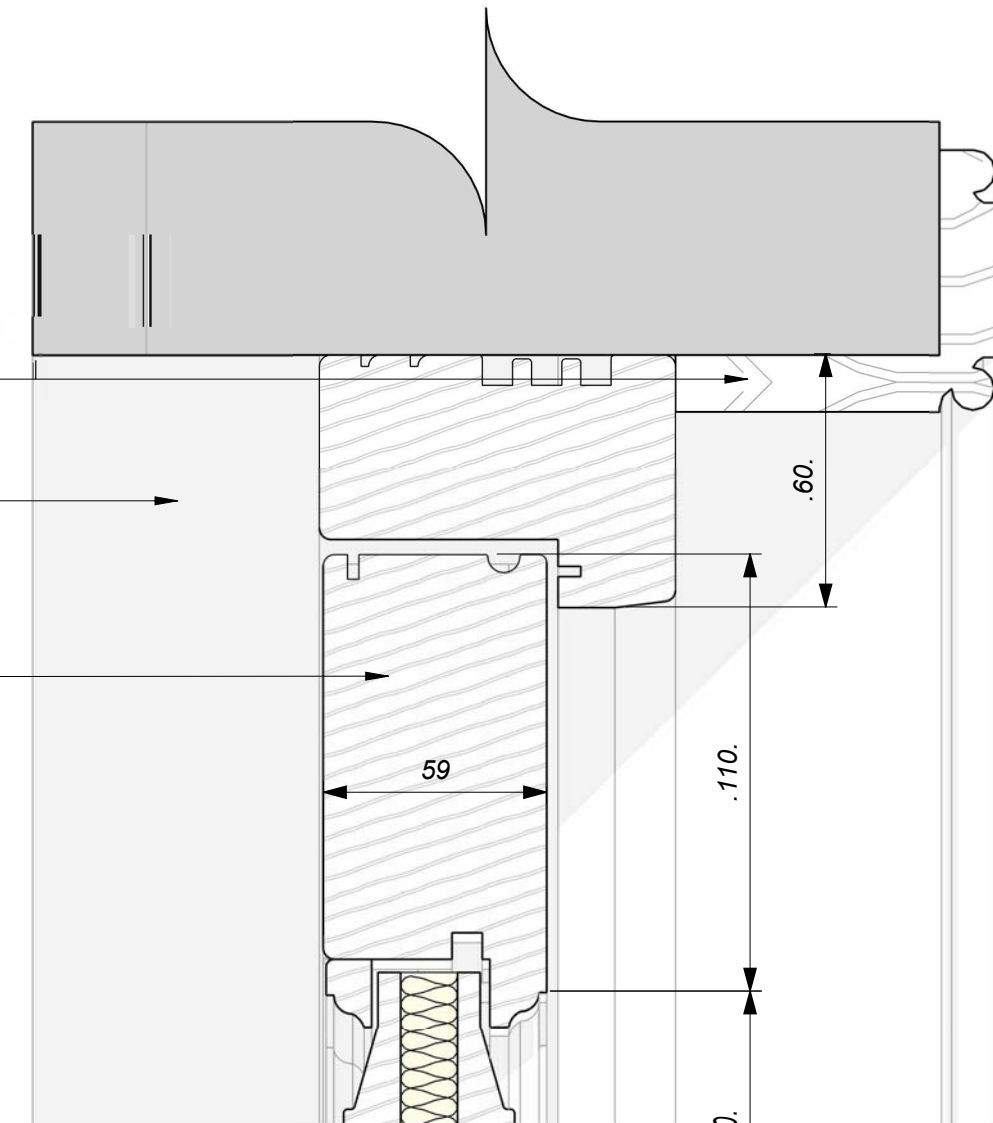
Slim Double glazed vision panel.

Letter box

General setting out of door arrangement to match existing.

Overall U-Value of door to achieve between 1.4 and 1.2 W/m²K

Door panels to have 15mm insulated core (Optional).



6 External Door Type A as Proposed - Plan Detail
1 : 2

4 External Door Type A as Proposed - Section Detail
1 : 2

Notes:

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Key Plan

not to scale

L20 - External Door Specification - Open In doorset

- Standard: To BS 644: 2012
- Exposure Rating to BS 6375-1: 2015 - 2000
 - Air Permeability: Class 2 (300Pa)
 - Weather Tightness: Class 4A (150Pa)
 - Resistance to Wind Load: Class A3 (1200Pa)
- Operation & strength characteristics: To BS6375-2: 2009
- Timber: Generally, to BS EN 942: 2007
 - Species: Engineered Redwood / Engineered Grandis / Engineered Oak / Accoya
 - Moisture content on delivery: 10-16%
 - Certification: FSC chain of custody
- Thermal performance (Uwindowmaximum): 1.4 W/m²K
- Acoustic performance: 38 dB
- Glazing System: Historic External Putty
- Glazing details: Factory glazed to meet performance specification Glazing unit:
 - g value: <= 0.6
 - Light transmittance: >70%
- Colour: Door to be finished externally in RAL 170 40 15 Palace Green

P05	02/04/2025	MP	JPH	Notes Amended - Issued for LBC
P04	24/03/2025	MP	JPH	Issued for LBC
P03	19/03/2025	MP	JPH	Issued for Review
P02	04/03/2025	MP	JPH	Issued for Review
P01	06/12/2024	MP	JPH	Issued for Costing
REV	DATE	BY	CHK	DESCRIPTION

CLIENT

Cheshire East Council

PROJECT

CEF Crewe, Warm & Healthy Homes

JOB NUMBER

243231

TITLE

Dorford / Betley / Tollitt Street - External Door Type A as Proposed

SIZE

A1L

SCALE

As indicated

REV

P05

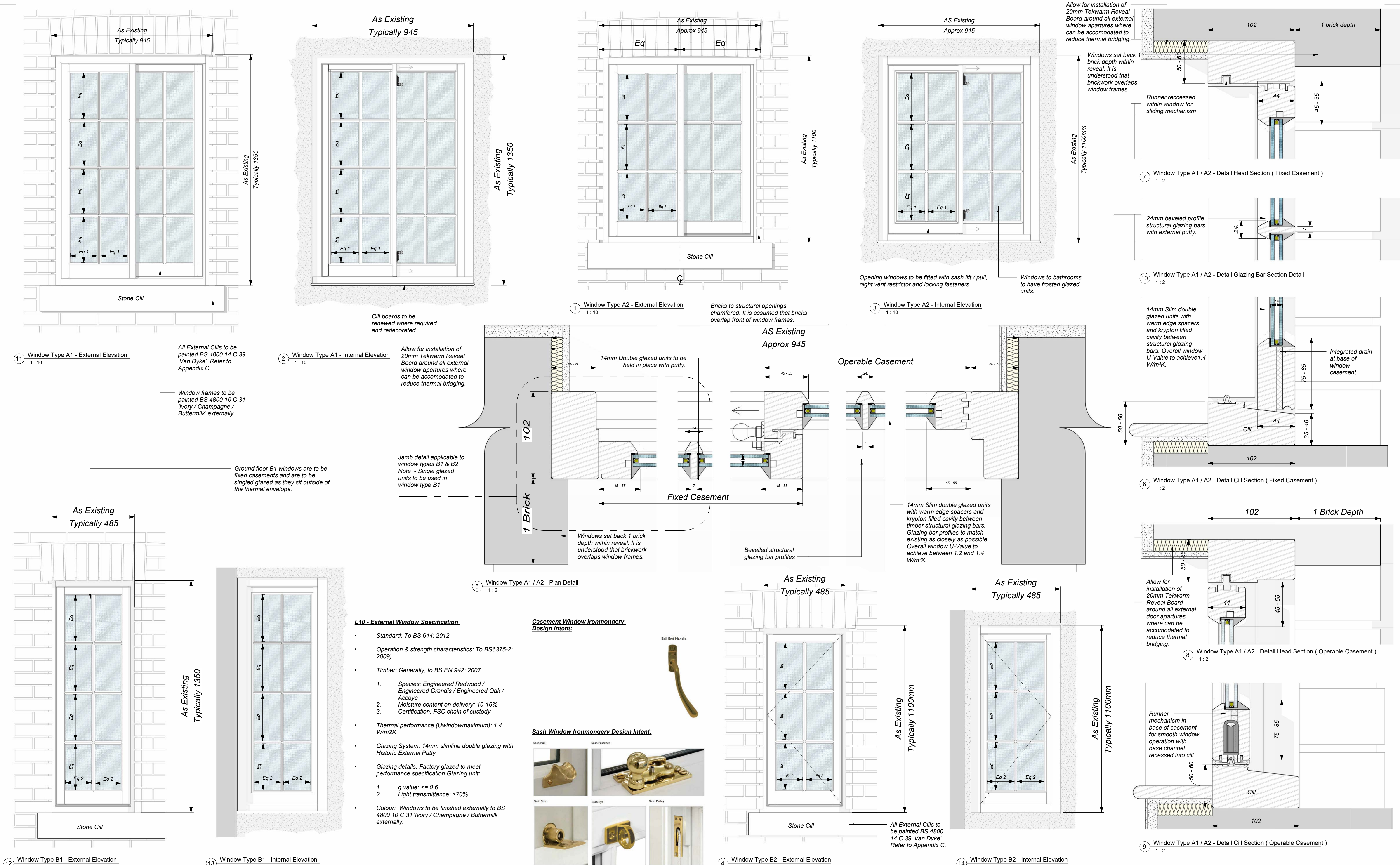
SUITABILITY/REASON FOR ISSUE

S4 - For Approval

DRAWING NUMBER

243231-PUR-02-ZZ-DR-A-3124

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Notes:

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P07	16/05/2025	MP	JPH	Paint Colours Amended
P06	01/05/2025	MP	JPH	Issued for Stage 4 Costing
P05	02/04/2025	MP	JPH	Notes Amended - Issued for LBC
P04	24/03/2025	MP	JPH	Issued for LBC
P03	19/03/2025	MP	JPH	Issued for Review
P02	04/03/2025	MP	JPH	Issued for Review
REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Cheshire East Council

PROJECT
CEF Crewe, Warm & Healthy Homes

JOB NUMBER
243231

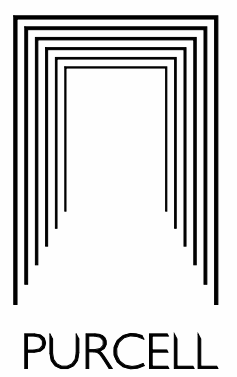
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Dorfold / Betley / Tollitt Street - Window Details as Proposed

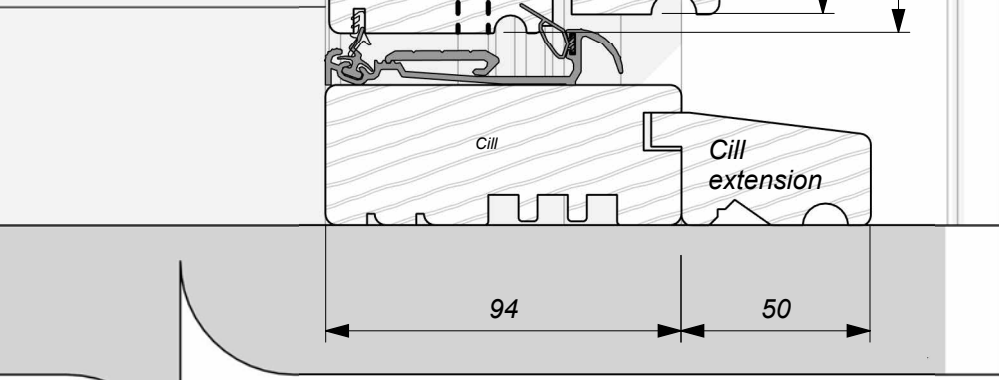
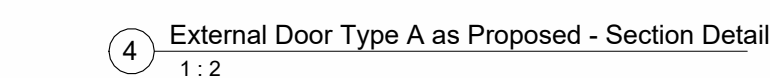
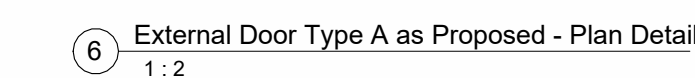
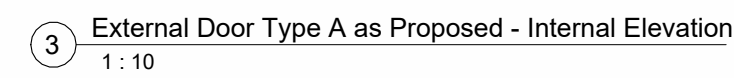
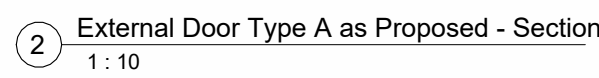
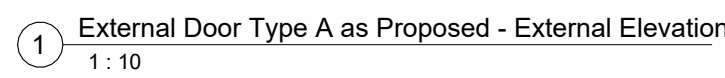
SIZE **SCALE**
A1L As indicated

REV **SUITABILITY/REASON FOR ISSUE**
P07 **S3 - For Review & Comment/**

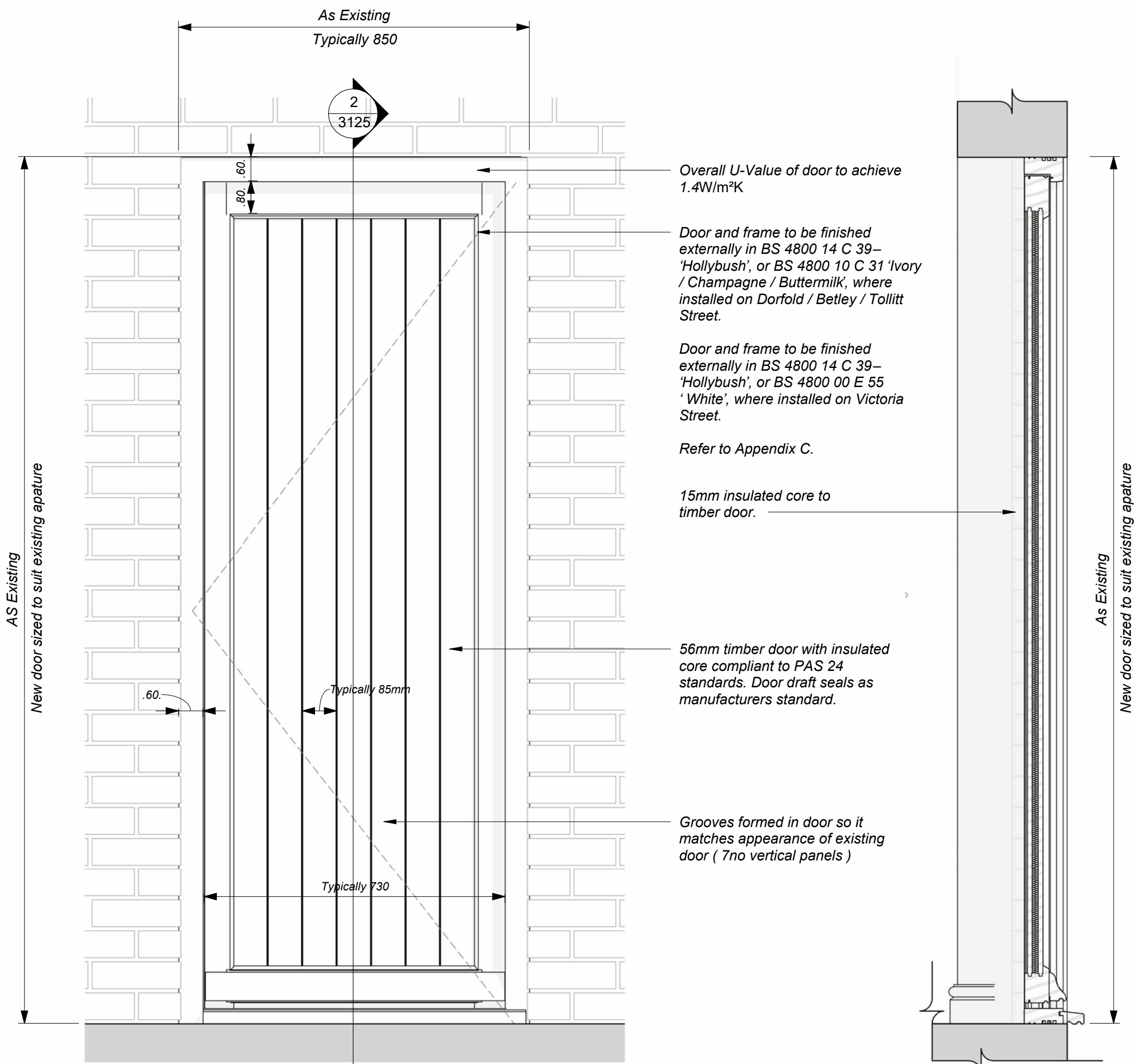
DRAWING NUMBER
243231-PUR-02-ZZ-DR-A-3120

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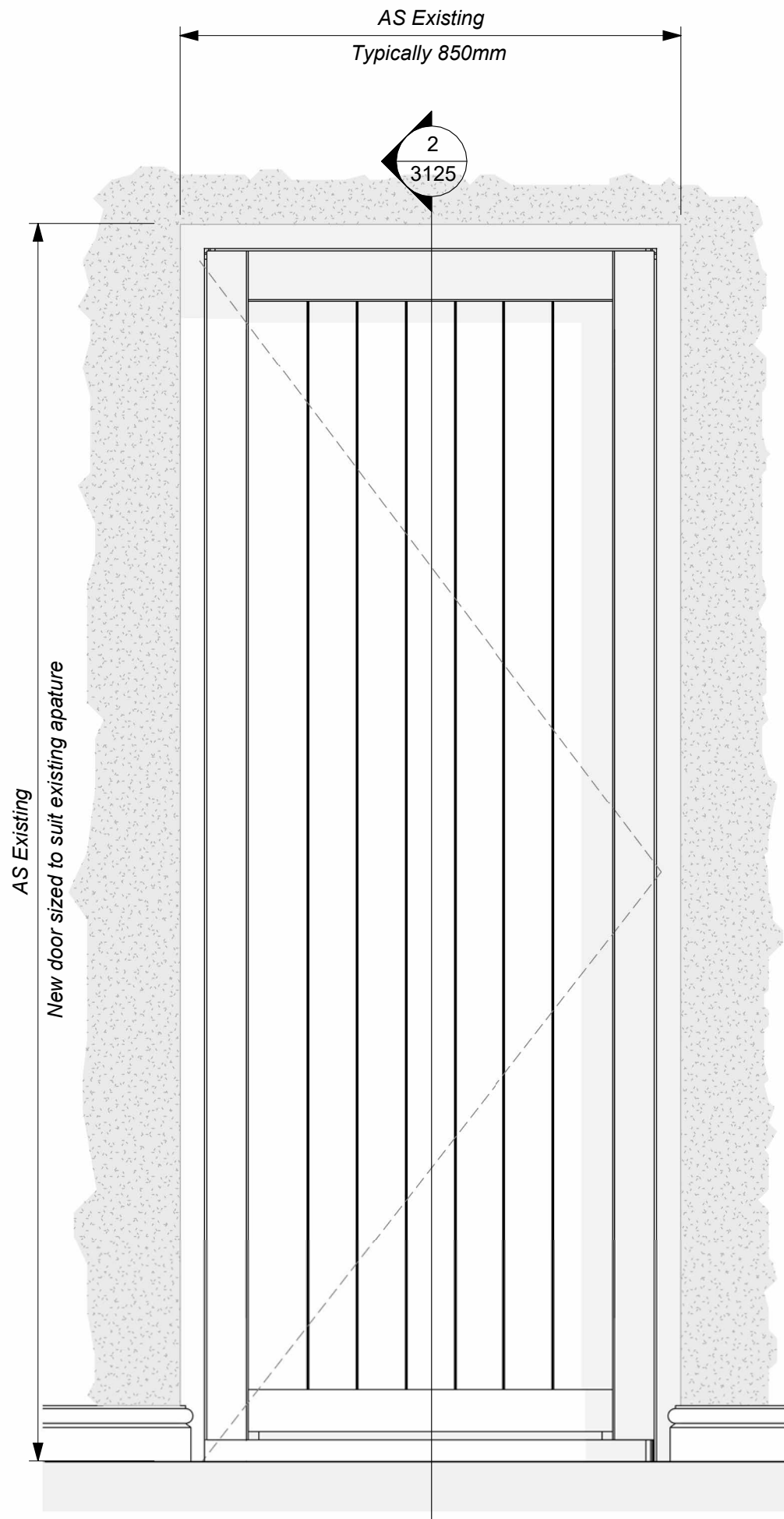


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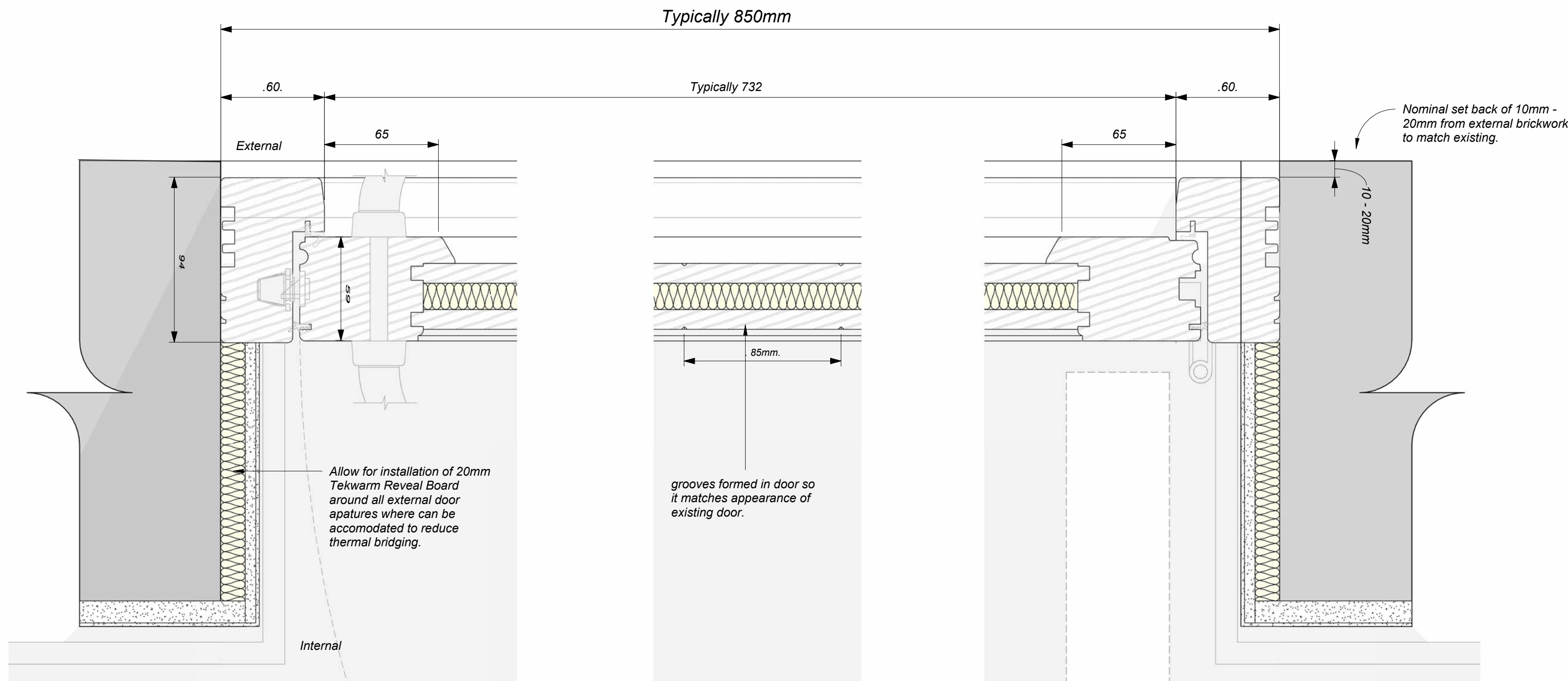
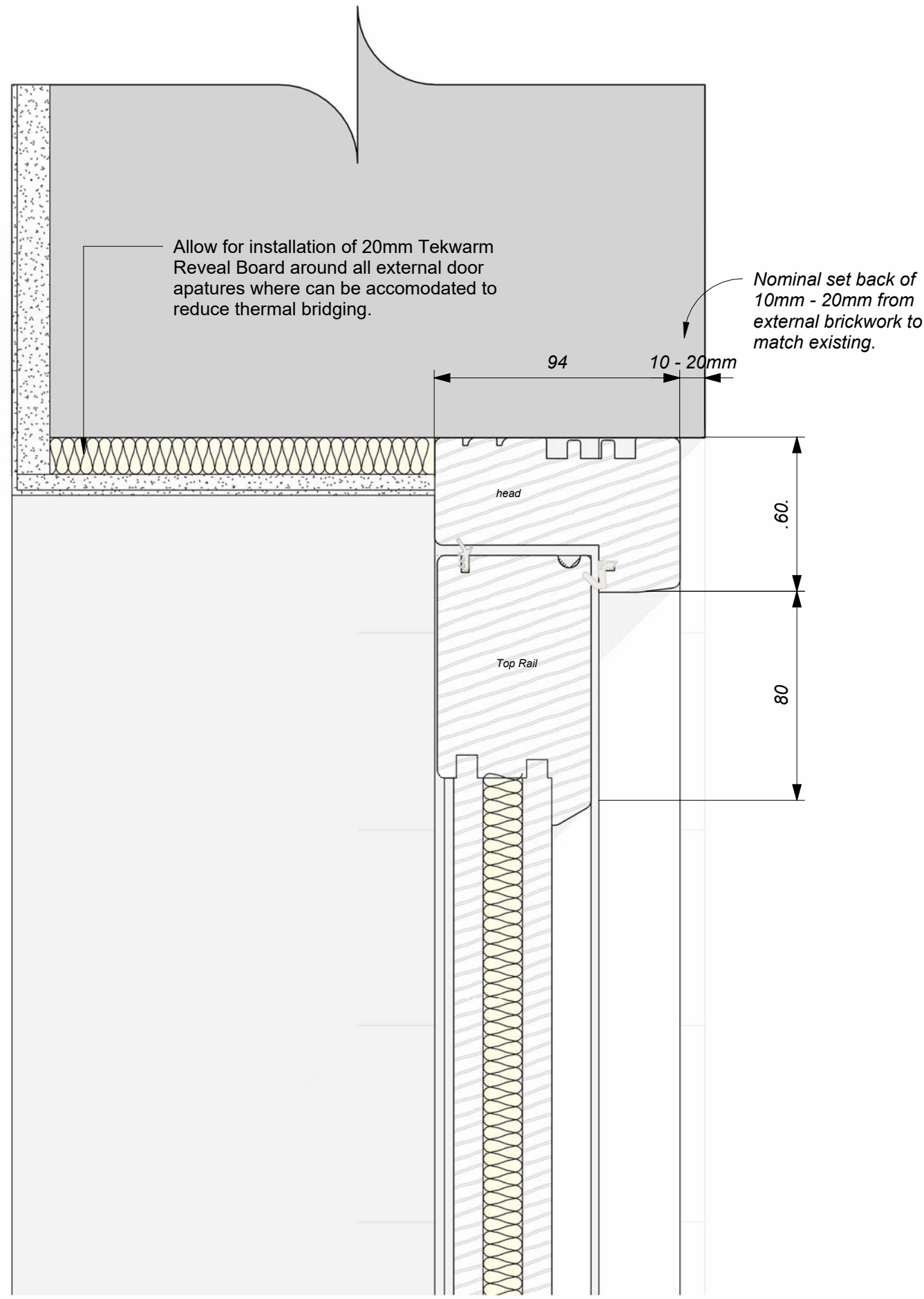


1 External Door Type B as Proposed - External Elevation
1 : 10

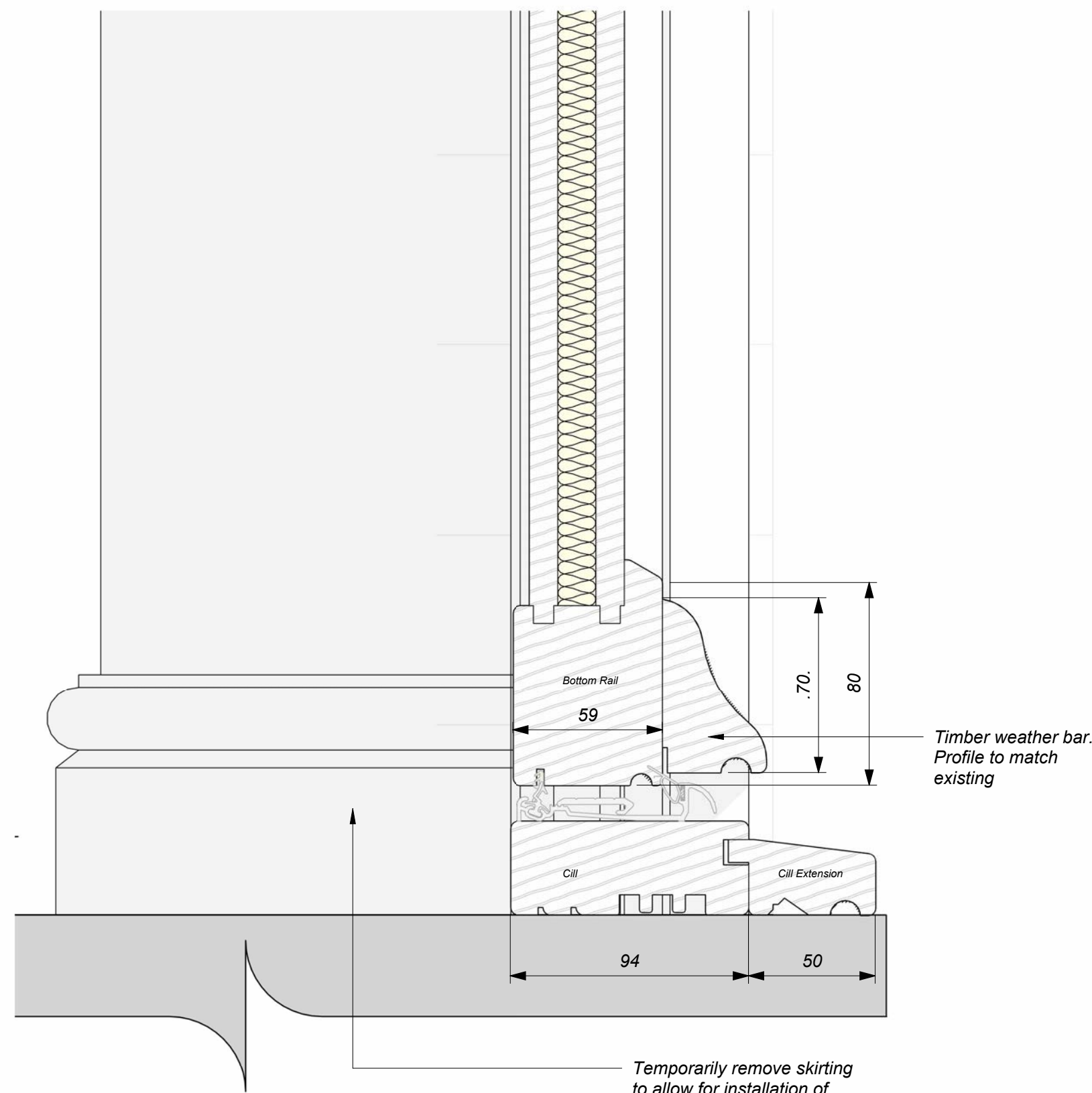
2 Door Type B as Proposed - Section
1 : 10



3 Door Type B as Proposed - Internal Elevation
1 : 10



4 Door Type B as Proposed - Plan Detail
1 : 5



5 Door Type B as Proposed - Section Detail
1 : 2

Notes:

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Key Plan

not to scale

L20 - External Door Specification - Open In doorset

- Standard: To BS 644: 2012
- Exposure Rating to BS 6375-1: 2015 - 2000
 - Air Permeability: Class 2 (300Pa)
 - Weather Tightness: Class 4A (150Pa)
 - Resistance to Wind Load: Class A3 (1200Pa)
- Operation & strength characteristics: To BS6375-2: 2009
- Timber: Generally, to BS EN 942: 2007
 - Species: Engineered Redwood / Engineered Grandis / Engineered Oak / Accoya
 - Moisture content on delivery: 10-16%
 - Certification: FSC chain of custody
- Thermal performance (Udoormaximum): 1.4 W/m2K
 - 15mm insulated core to door
- Acoustic performance: 38 dB
- Security: Certified to PAS 24 and Secured by Design
- Colour: Door to be finished externally in RAL 170 40 15 Palace Green or RAL 1014 'Classic Ivory'. Internal finish to be 9003 Signal White.

Ironmongery Design Intent:



P06	16/05/2025	MP	JPH	Paint Colours Amended
P05	01/05/2025	MP	JPH	Issued for Stage 4 Costing
P04	02/04/2025	MP	JPH	Notes Amended - Issued for LBC
P03	24/03/2025	MP	JPH	Issued for LBC
P02	19/03/2025	MP	JPH	Issued for Review
P01	06/12/2024	MP	JPH	Issued for Costing
REV	DATE	BY	CHK	DESCRIPTION

CLIENT
Cheshire East Council

PROJECT
CEF Crewe, Warm & Healthy Homes

JOB NUMBER
243231

PURCELL

TITLE

Dorfold / Betley / Tollit / Victoria Street - External Door Type B as Proposed - DESIGN INTENT

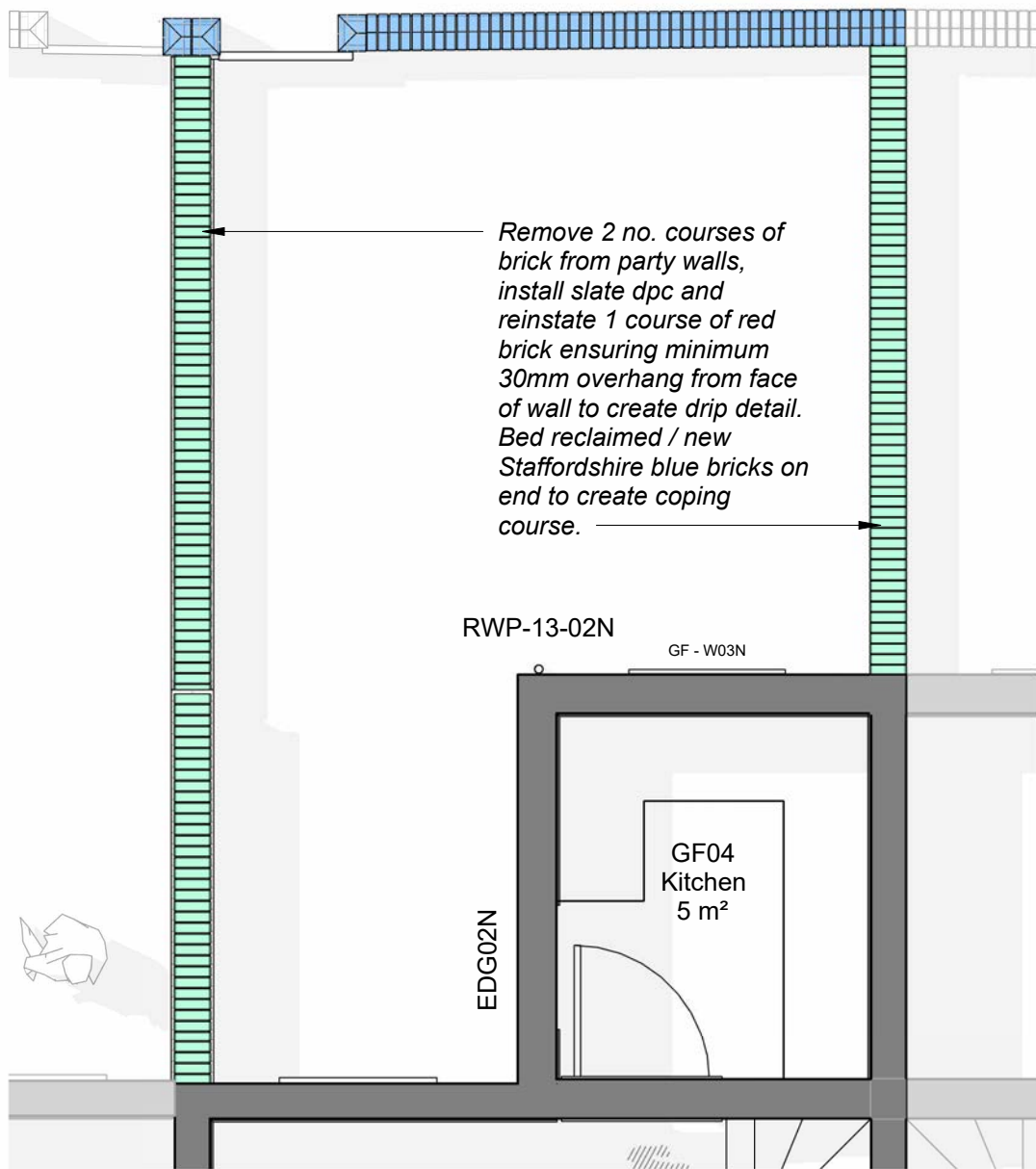
SIZE SCALE
A1L As indicated

REV SUITABILITY/REASON FOR ISSUE
P06 S3 - For Review & Comment

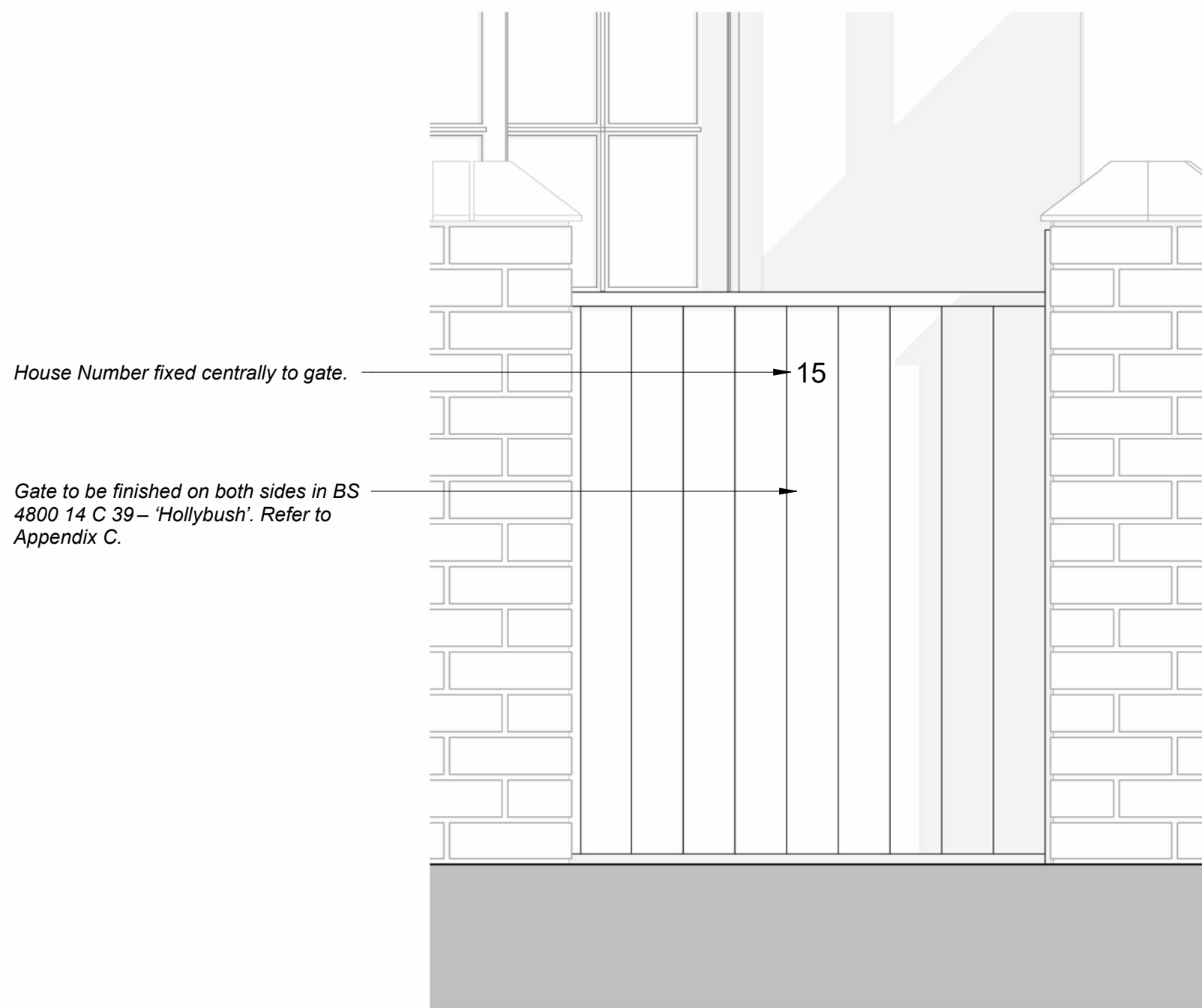
DRAWING NUMBER
243231-PUR-02-ZZ-DR-A-3125



1 Typical Rear Elevation as Proposed
1 : 50



2 Typical Back Yard Plan as Proposed
1 : 50



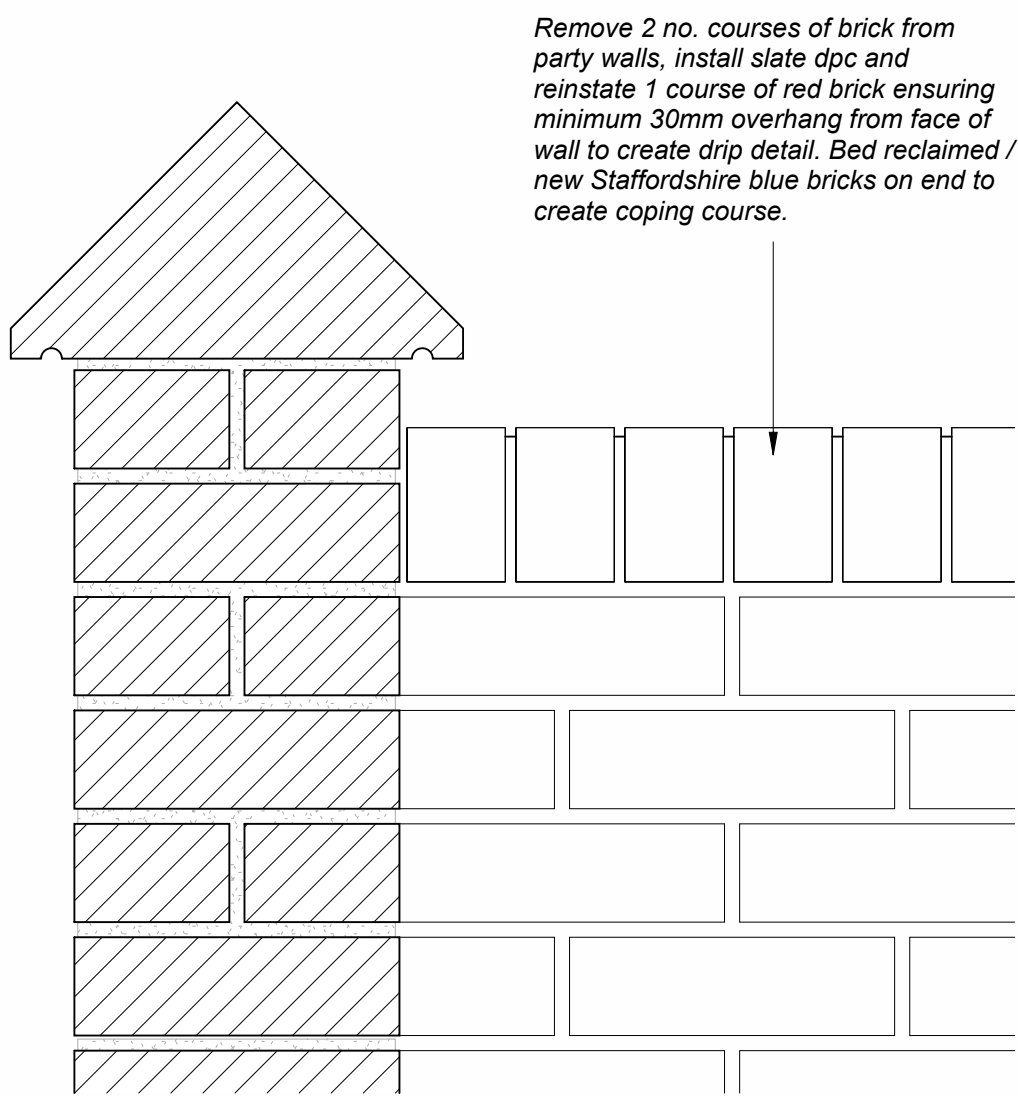
6 Rear Gate - Front Elevation
1 : 10



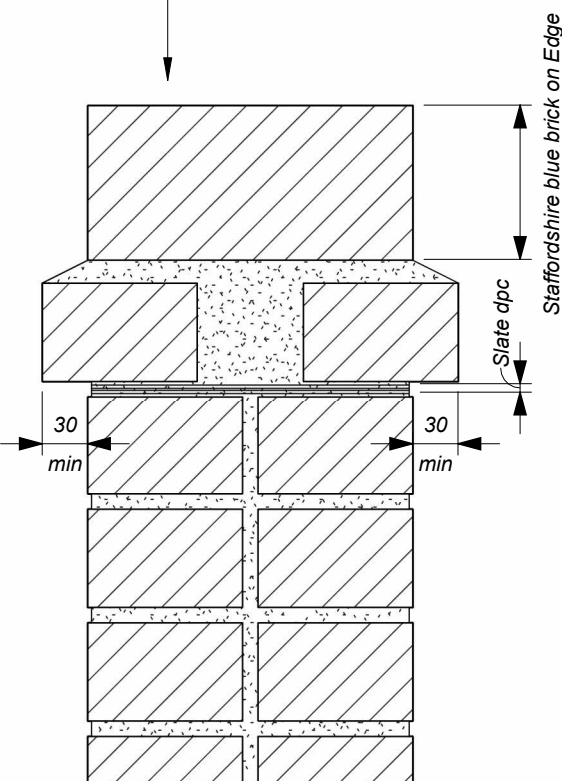
4 Typical Coping Detail to party walls
NTS



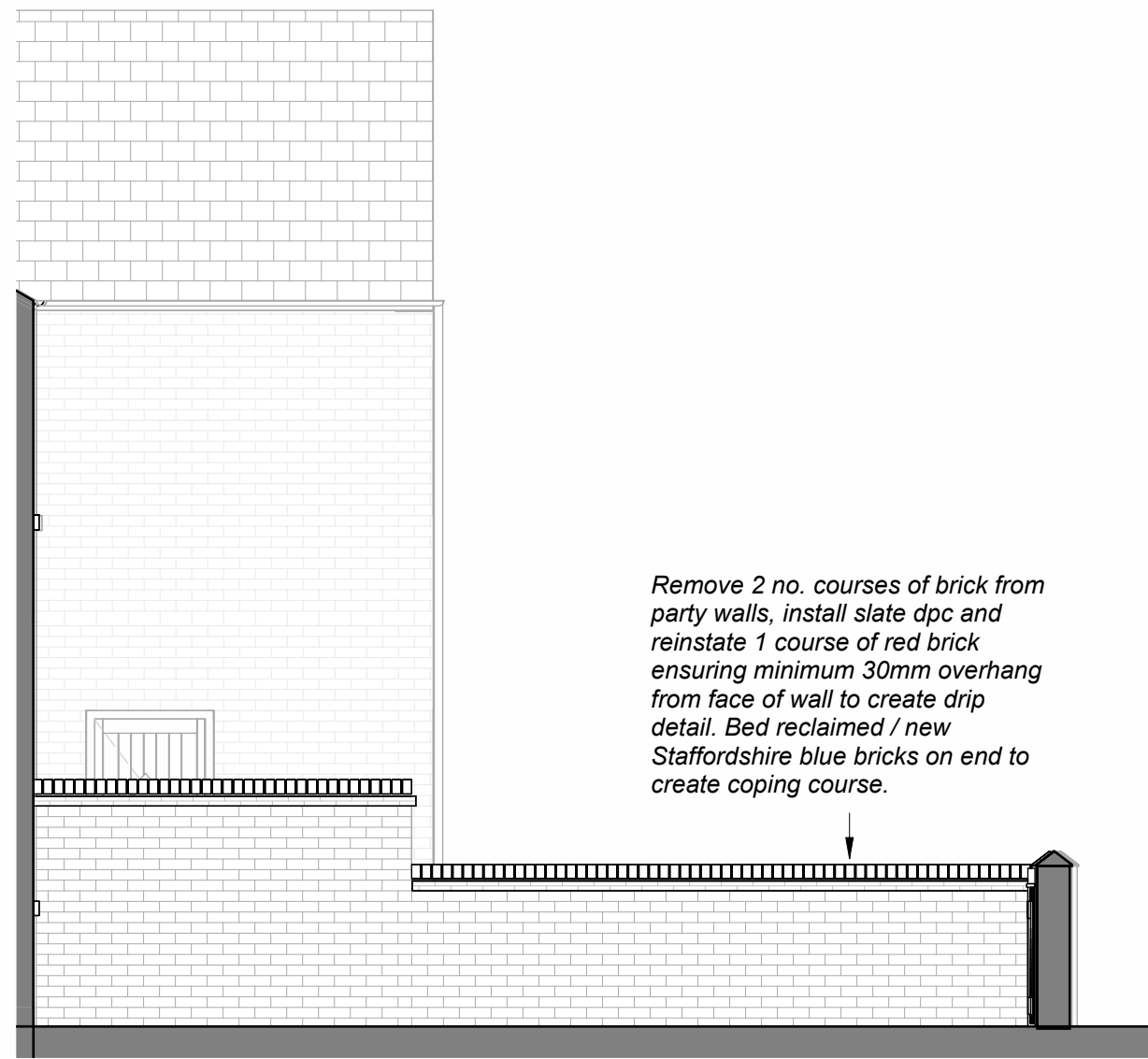
4 Typical Coping Detail to Rear / Side Boundary walls
NTS



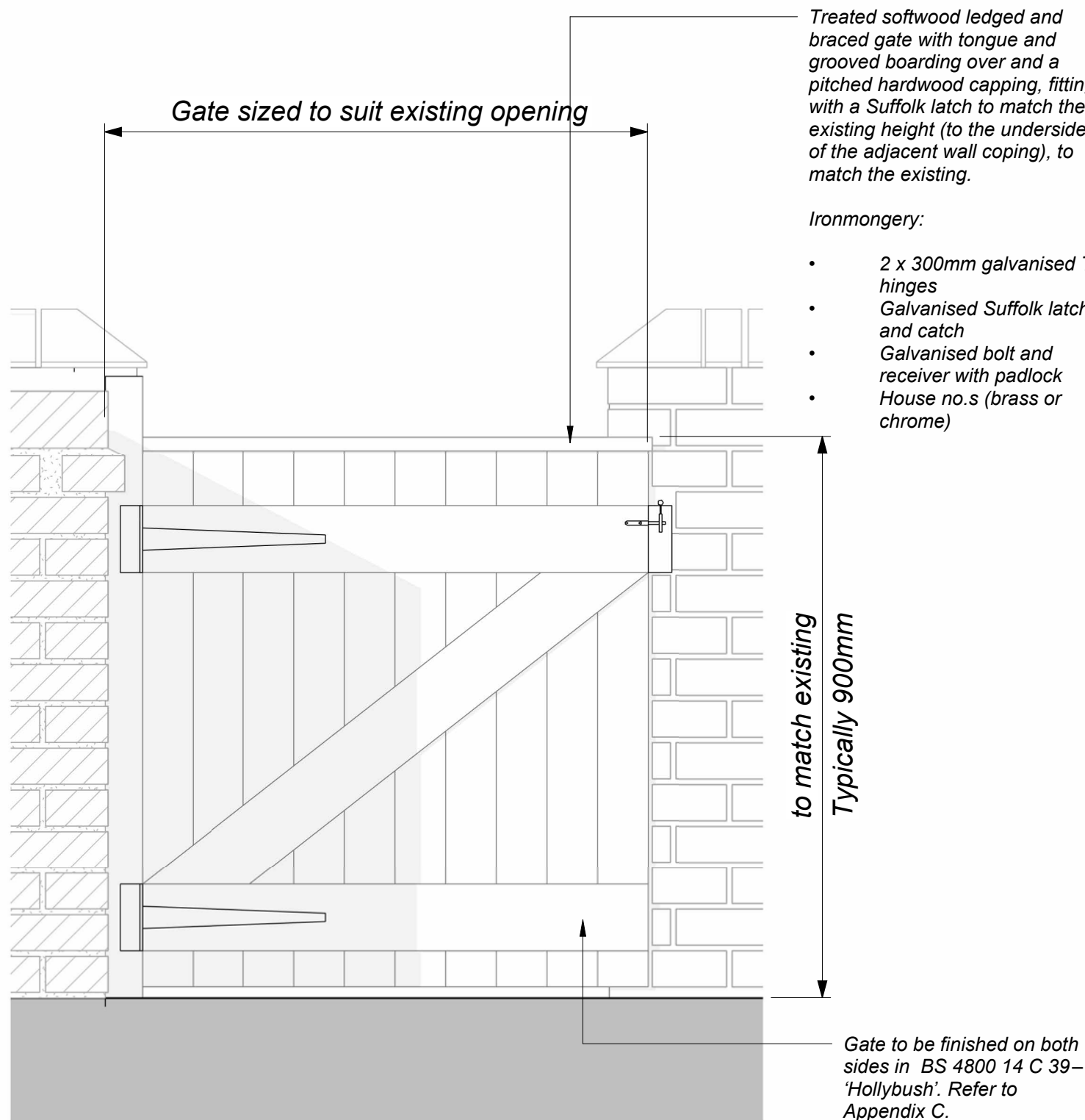
5 Boundary to Party Wall Connection Detail
1 : 5



8 Section Through Party Wall as Proposed
1 : 5



4 Party Wall Elevation as Proposed
1 : 50



7 Rear Gate - Rear Elevation
1 : 10

Notes:

Drawings are based on survey data and may not accurately represent what is physically present.

Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

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P06	16/05/2025	MP	JPH	Paint Colours Amended
P05	01/05/2025	MP	JPH	Issued for Stage 4 Costing
P04	02/04/2025	MP	JPH	Notes Amended - Issued for LBC
P03	24/03/2025	MP	JPH	Issued for LBC
P02	19/03/2025	MP	JPH	Issued for Review
P01	04/03/2025	MP	JPH	Issued for Review
REV	DATE	BY	CHK	DESCRIPTION

CLIENT

Cheshire East Council

PROJECT

CEF Crewe, Warm & Healthy Homes

JOB NUMBER

243231

TITLE

Dorfold / Betley / Tollitt - Brick Copings Details to Boundary & Part Walls

SIZE SCALE

A1L As indicated

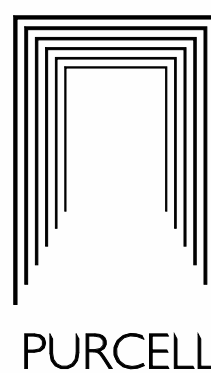
REV SUITABILITY/REASON FOR ISSUE

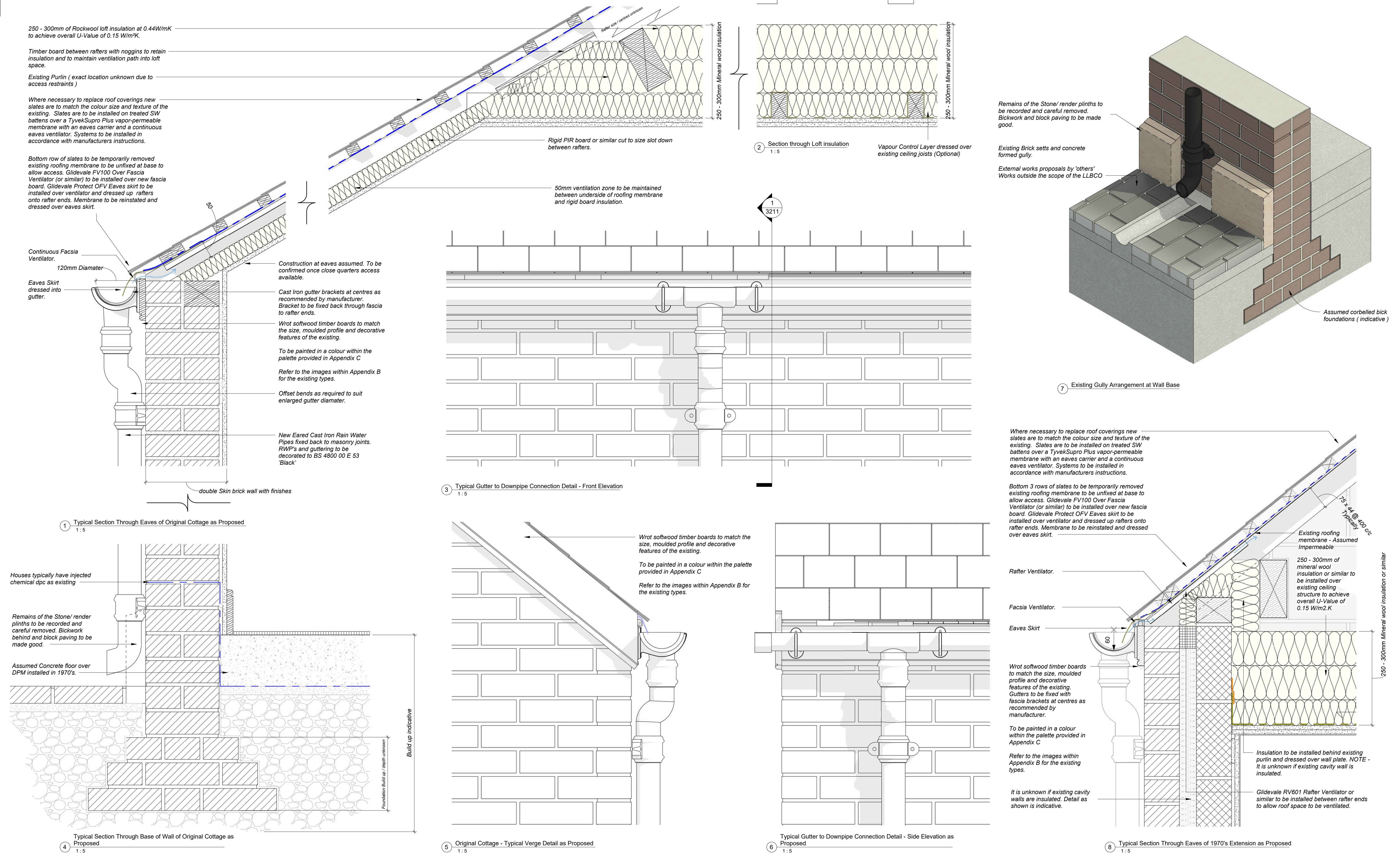
P06 S3 - For Review & Comment/

DRAWING NUMBER

243231-PUR-02-XX-DR-A-3201

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Notes:

Products:

•

125 mm dia CHR-1829 Cast Iron Half Round Gutter

•

75 mm dia 6RWPED Cast Iron Round Downpipes

Finish: Factory finish to RAL 170 40 15 RAL Design ' Palace Green', including Accessories: Allow for all required union clips, outlets, stop ends, angled sections, fascia and rafter brackets, and offset bends, shoes, etc

•

Refer to repair schedules for approximate linear metreage of guttering / downpipes across Dorfold, Betley, & Tollitt Streets

P03	16/05/2025	MP	JPH	Proposed Paint Colours Amended	
P02	01/05/2025	MP	JPH	Issued for Stage 4 Costing	
P01	24/03/2025	MP	JPH	Issued for LBC	
REV	DATE	BY	CHK	DESCRIPTION	

CLIENT

Cheshire East Council

PROJECT

CEF Crewe, Warm and Healthy Homes

JOB NUMBER

243231

TITLE

Dorfold/ Betley / Tollitt Street - Typical Guttering Details

SIZE	SCALE
A1L	1 : 5
REV	SUITABILITY/REASON FOR ISSUE
P03	S2 - For Information/
DRAWING NUMBER	243231-PUR-02-ZZ-DR-A-3211

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APPENDIX B – 04 TOLLITT STREET

Tollitt Street – Photo Reference

04/04/2025

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APPENDIX B - 04 TOLLITT STREET



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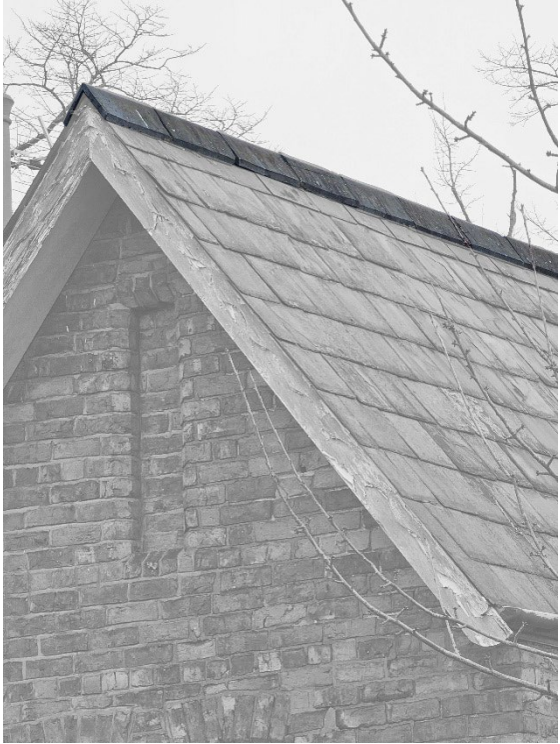



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EXISTING PHOTO REFERENCE SCHEDULE

Photographs in the schedule below act as a reference for 'like for like' replacements, where the proposal is required to match the existing fabric. Proposals should be submitted to the Local Planning Authority for approval prior to the ordering of any materials and commencement of works.

Items	Description	Photo Reference
Chimney Pots	<p>Replacement chimney pots are to be cream clay and match the existing in size.</p> <p>Cream clay pepper pot ventilators are advisable where appropriate to keep the weather out of redundant flues.</p>	
Coping to Chimney Stacks	<p>Replacement buff stone copings are to match existing in size, profile and geology.</p> <p>Where original stone coping has been previously been replaced with brick. Renewal of is to be on a like for like basis as the existing.</p>	

Blue Clay Ridge Tiles	These may be new or salvaged, plain or flaunched but must match the existing in colour, size/profile and finish of the existing.	 <p>'Uncapped' Ridge Tile Variant</p>  <p>'Flaunched' Ridge Tile Variant</p>
Replacement Joinery for Barge boards to projecting rear gable	Wrot softwood timber boards to match the size, moulded profile and decorative features of the existing.	
Replacement Joinery for Barge boards to Gable end	Wrot softwood timber boards to match the size, moulded profile and decorative features of the existing.	
Replacement Joinery for Barge boards to	Wrot softwood timber boards to match the size, moulded profile	

front projecting front Gable	and decorative features of the existing.	
Replacement blue clay pitched wall coping on the rear boundary.	New or salvaged blue clay triangular coping bricks to match the colour, size and finish of the existing.	
Replacement of blue engineering brick copings to side/ party yard walls	New or salvaged blue clay engineering brick to form a coping on side walls and act as a DPC. To match the colour size and texture of the existing. Refer to drawing 3201 for coping detail.	

<p>Replacement yard gates</p>	<p>Treated softwood ledged and braced gate with tongue and grooved boarding over and a pitched hardwood capping, fitting with a Suffolk latch to match the existing height (to the underside of the adjacent wall coping), to match the existing. Refer to drawing 3201 for typical gate detail.</p>	
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APPENDIX C – COLOUR SWATCHES

Dorfold, Betley and Tollitt Street

16/05/2025

PURCELL 

Revisions

P01 – 04/04/2025

P02 – 16/05/2025

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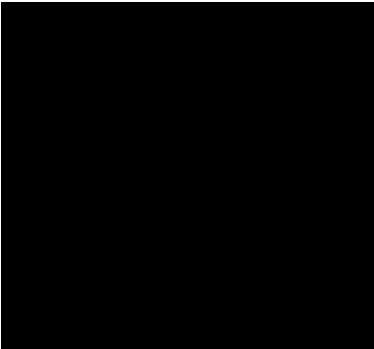




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COLOUR SWATCHES FOR DECORATION SCHEME






Colour references in the schedule below act as a reference where the proposal is required to redecorate to match the existing fabric. Proposals should be submitted to the Local Planning Authority for approval prior to the ordering of any materials, and commencement of works.

Items	Photo Reference	Description	Colour Reference
External Front Door		BS 4800 14 C 39 'Hollybush'	
Rear Gate		BS 4800 14 C 39 'Hollybush'	
Rainwater Goods		BS 4800 00 E 53 'Black'	



APPENDIX C - COLOUR SWATCHES

<p>Front Porch Gates</p>		<p>BS 4800 00 E 53 'Black'</p>	
<p>Window frames</p>		<p>BS 4800 10 C 31 'Ivory / Champagne / Buttermilk'</p>	
<p>Window / threshold Stone Sills</p>		<p>BS 4800 14 C 39 'Van Dyke'</p>	

APPENDIX C - COLOUR SWATCHES

<p>External Rear Door</p>		<p>Allow for either:</p> <p>BS 4800 10 C 31 'Ivory / Champagne / Buttermilk'</p> <p>OR</p> <p>BS 4800 14 C 39 'Hollybush'</p>	 
<p>Front Porch timber work.</p>		<p>BS 4800 10 C 31 'Ivory / Champagne / Buttermilk'</p>	

APPENDIX C - COLOUR SWATCHES

<p>Barge Boards and Facias</p>		<p>BS 4800 10 C 31 'Ivory / Champagne / Buttermilk'</p>	
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