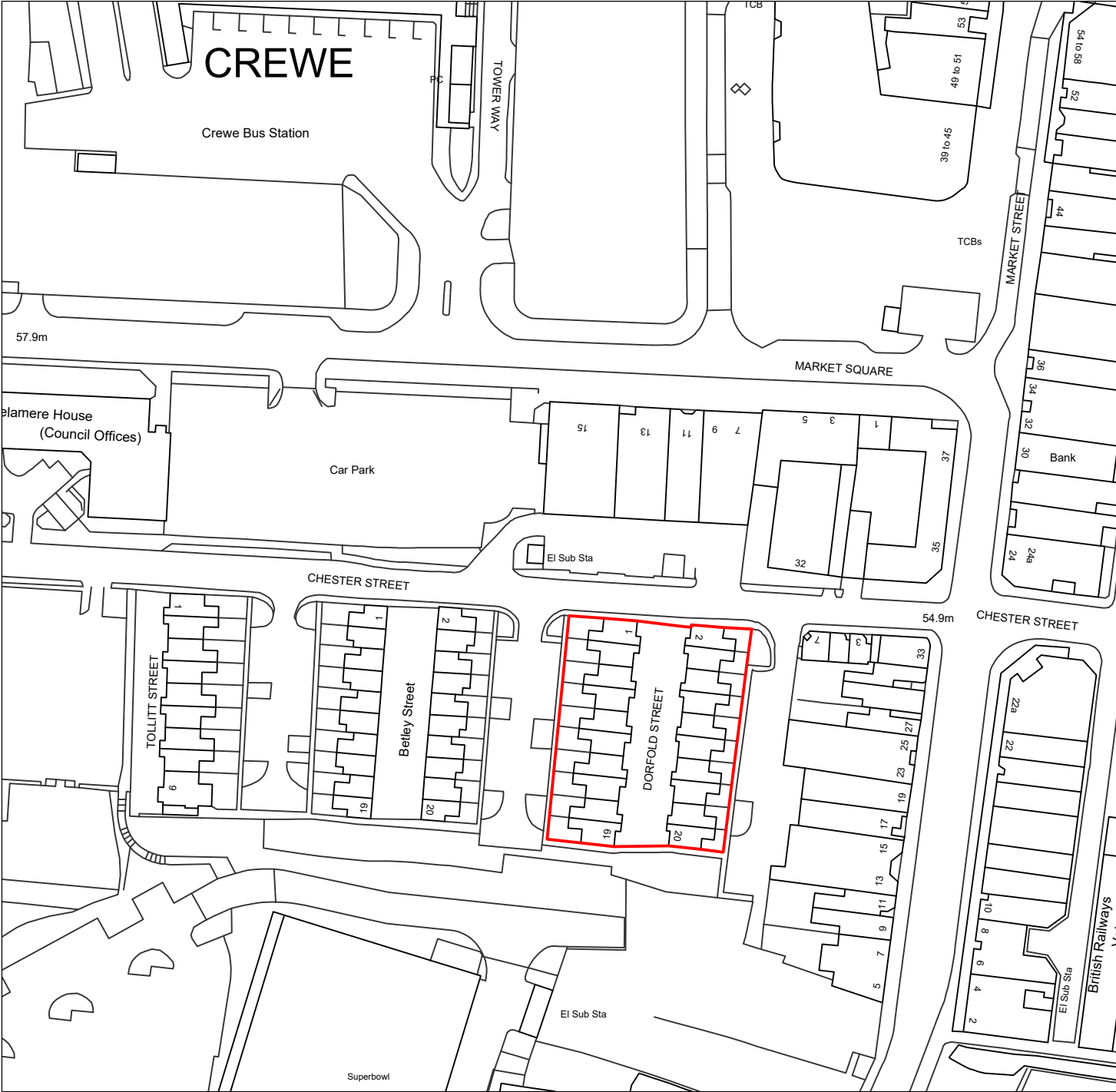


APPENDIX A – DRAWING PACKAGE

Dorfold Street

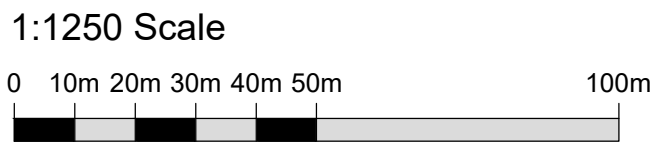
24/03/2025

PURCELL 




1  
0052

DORFOLD STREET - SITE LOCATION PLAN  
SCALE 1:1250

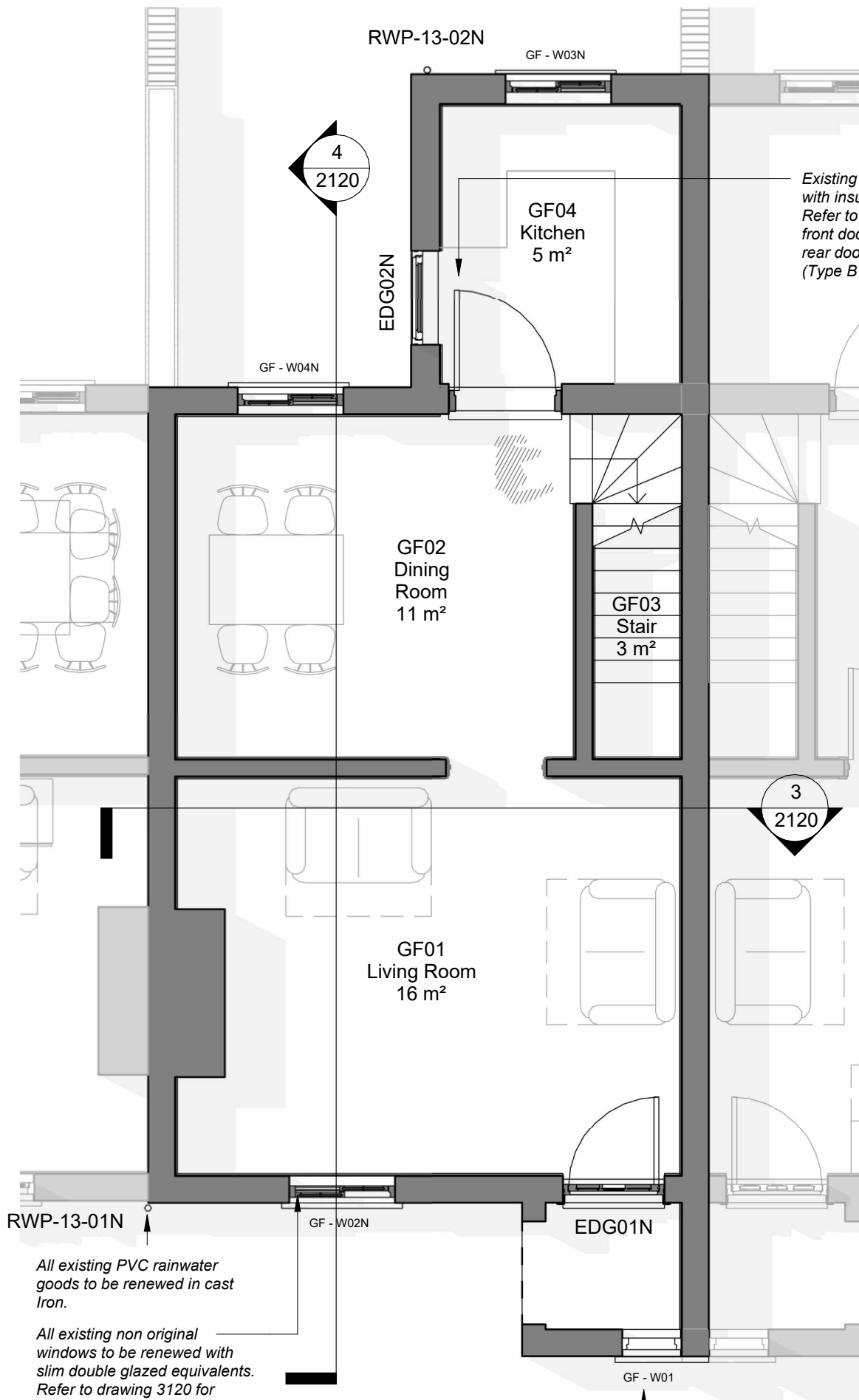


KEY

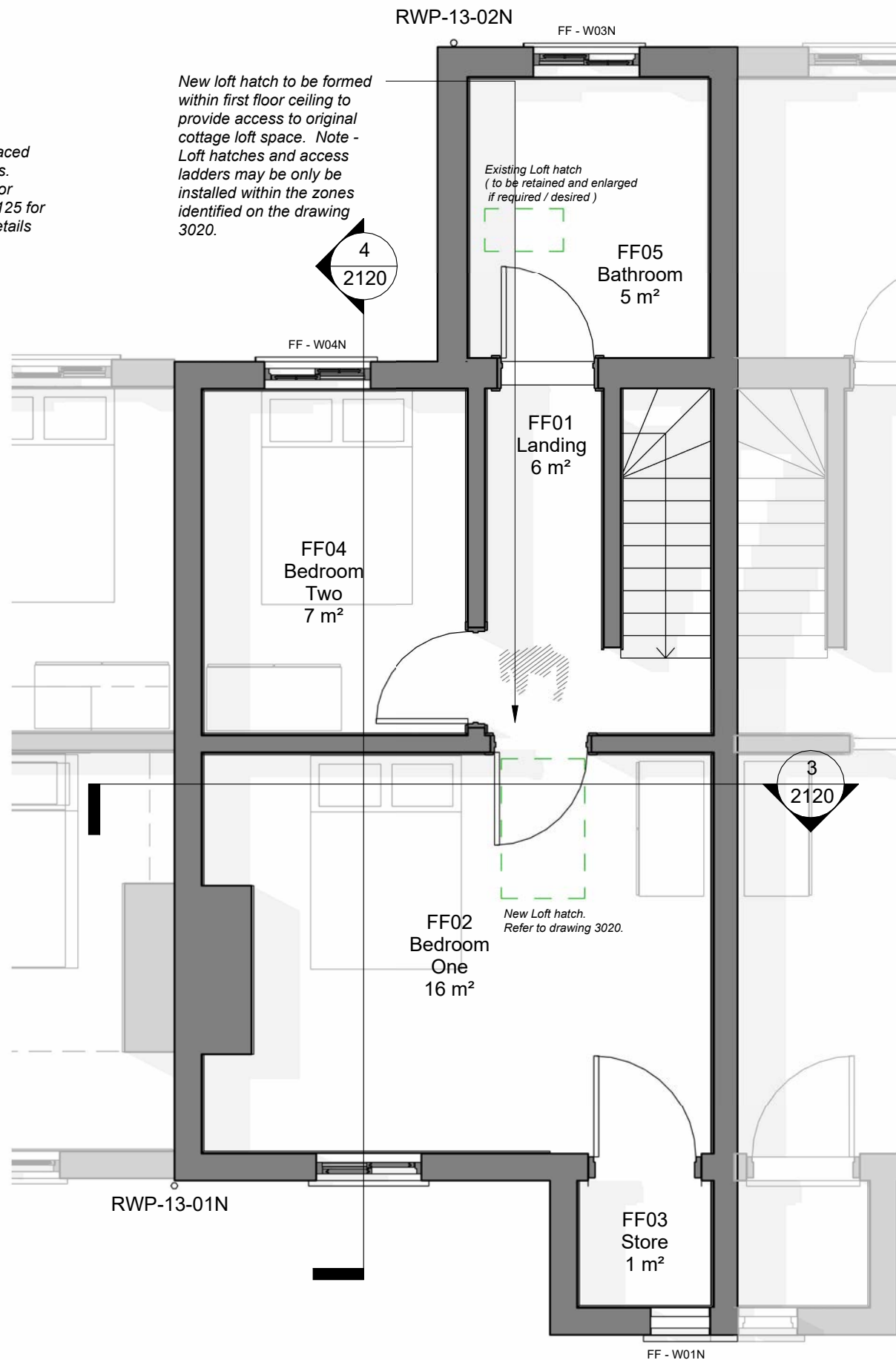
Site Boundary Line

					CLIENT <b>Cheshire East Council</b>					
					JOB NUMBER	PROJECT	SIZE	SCALE		
					<b>243231</b>	<b>CEF Crewe, Warm and Healthy Homes</b>	<b>A4P</b>	<b>As Indicated</b>		
					TITLE					
P01	18/03/2025	AM	MP	First Issue	<b>Dorfold Street - Site Location Plan</b>				REV	SUITABILITY/REASON FOR ISSUE
REV	DATE	BY	CHK	DESCRIPTION					<b>P01 S3 - For Review &amp; Comment</b>	
					DRAWING NUMBER 243231-PUR-02-00-DR-A-0052					

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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**

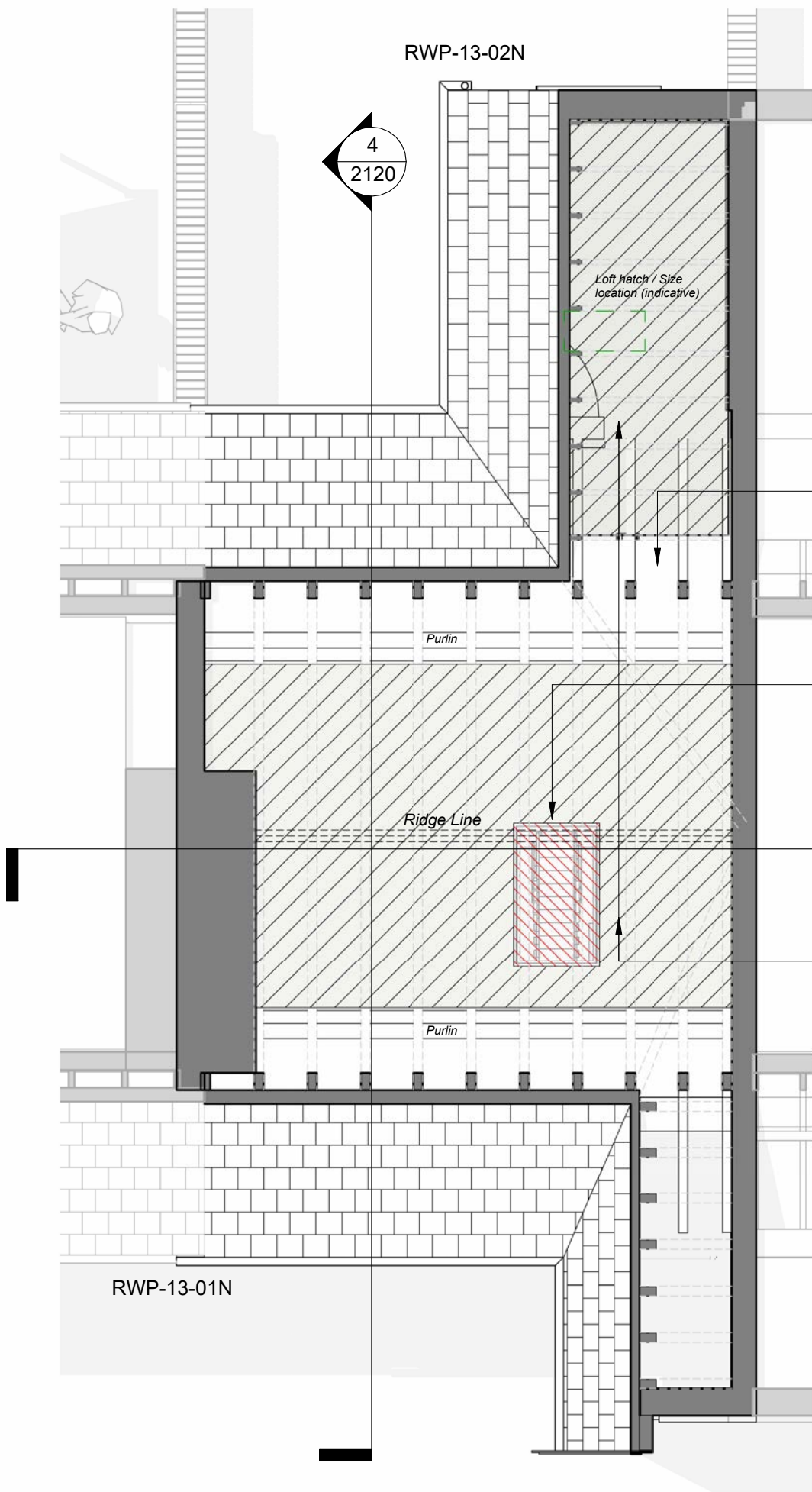
**TITLE**  
**Typical Dorfold / Tollitt Street Dwelling - Proposed Ground and First Floor Plans**

**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.

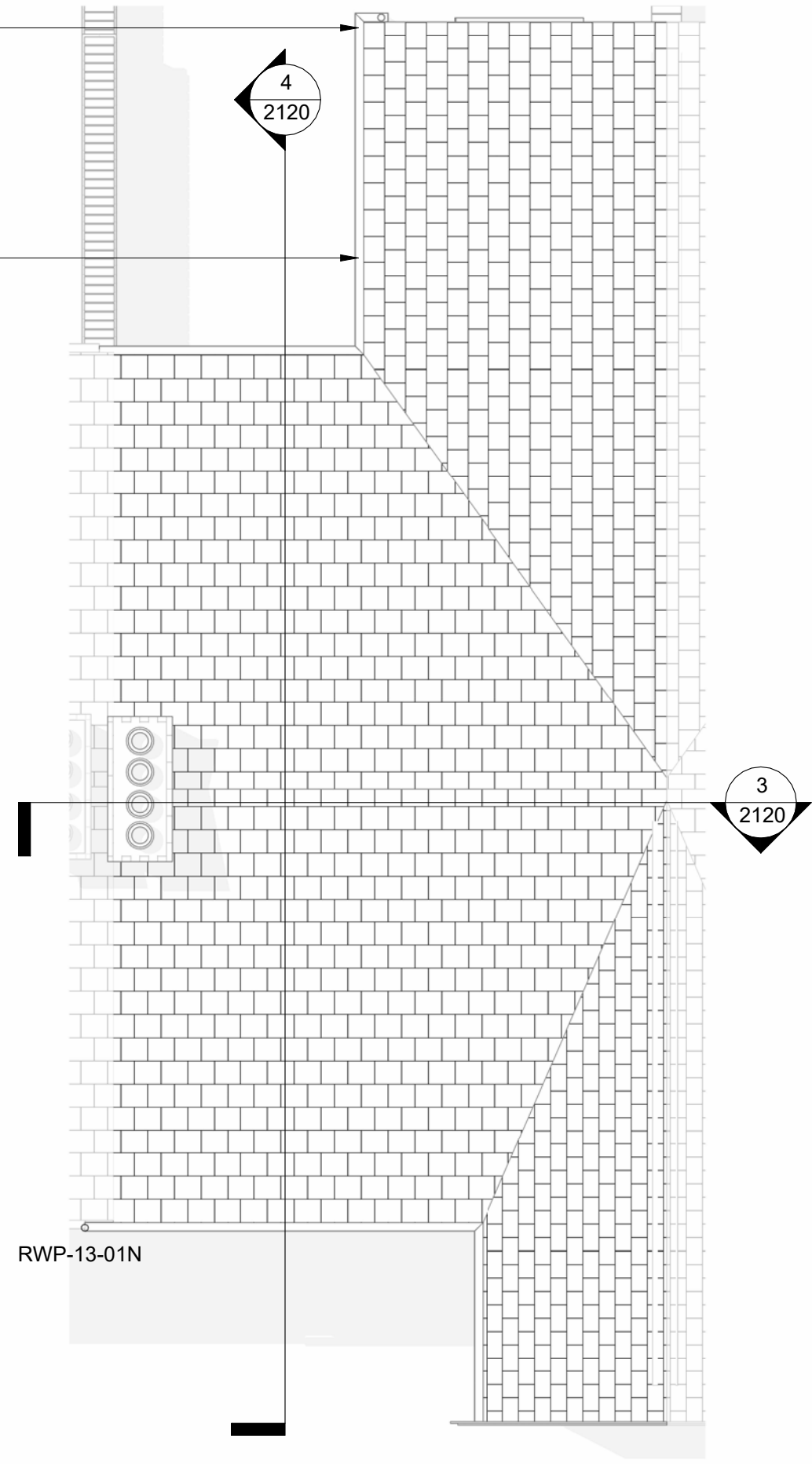
Refer to drawing 3211 for typical details

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

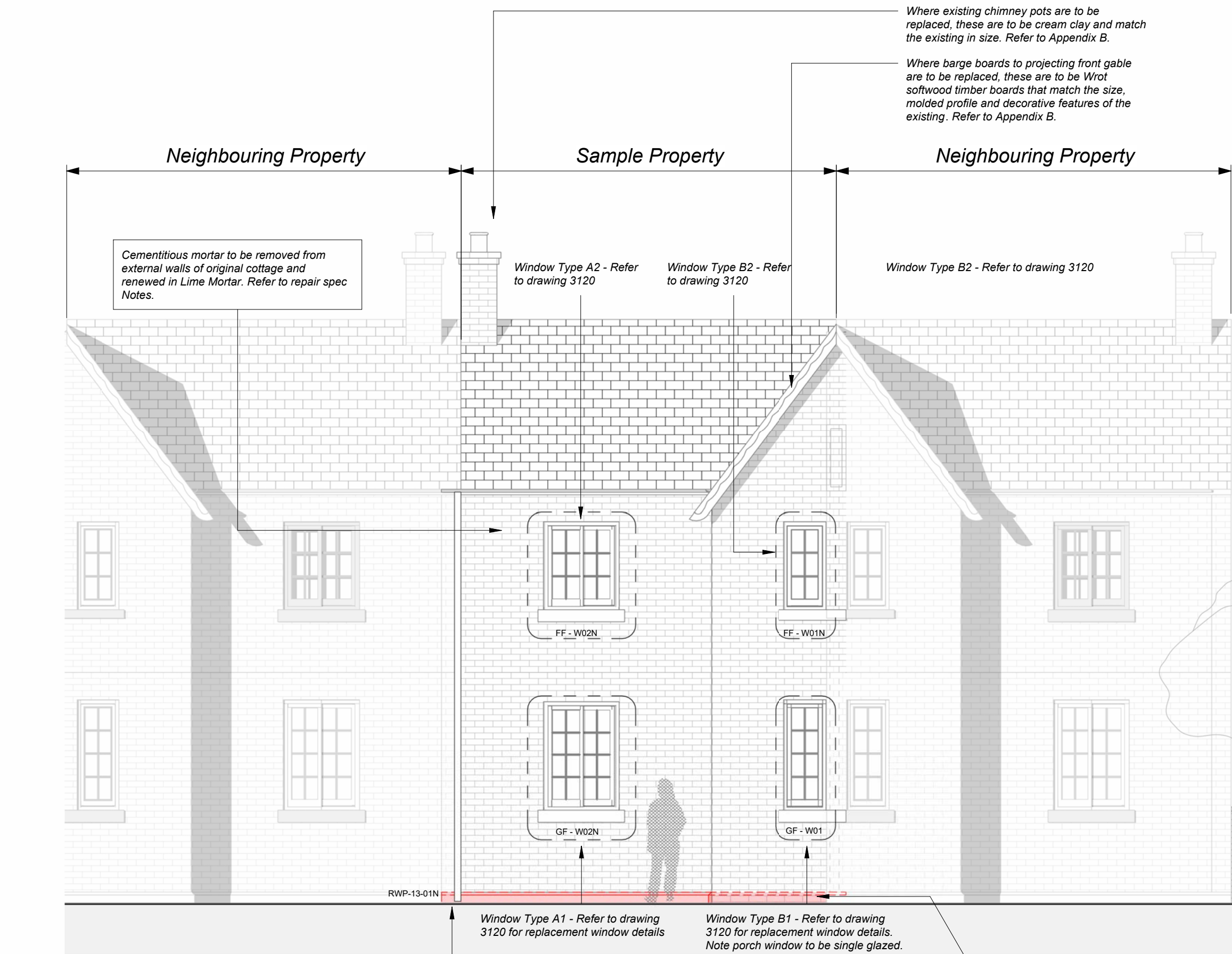
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**Typical Dorfold / Tollitt Street Dwelling - Proposed Loft and Roof Plan**

SIZE SCALE  
A3L 1 : 50

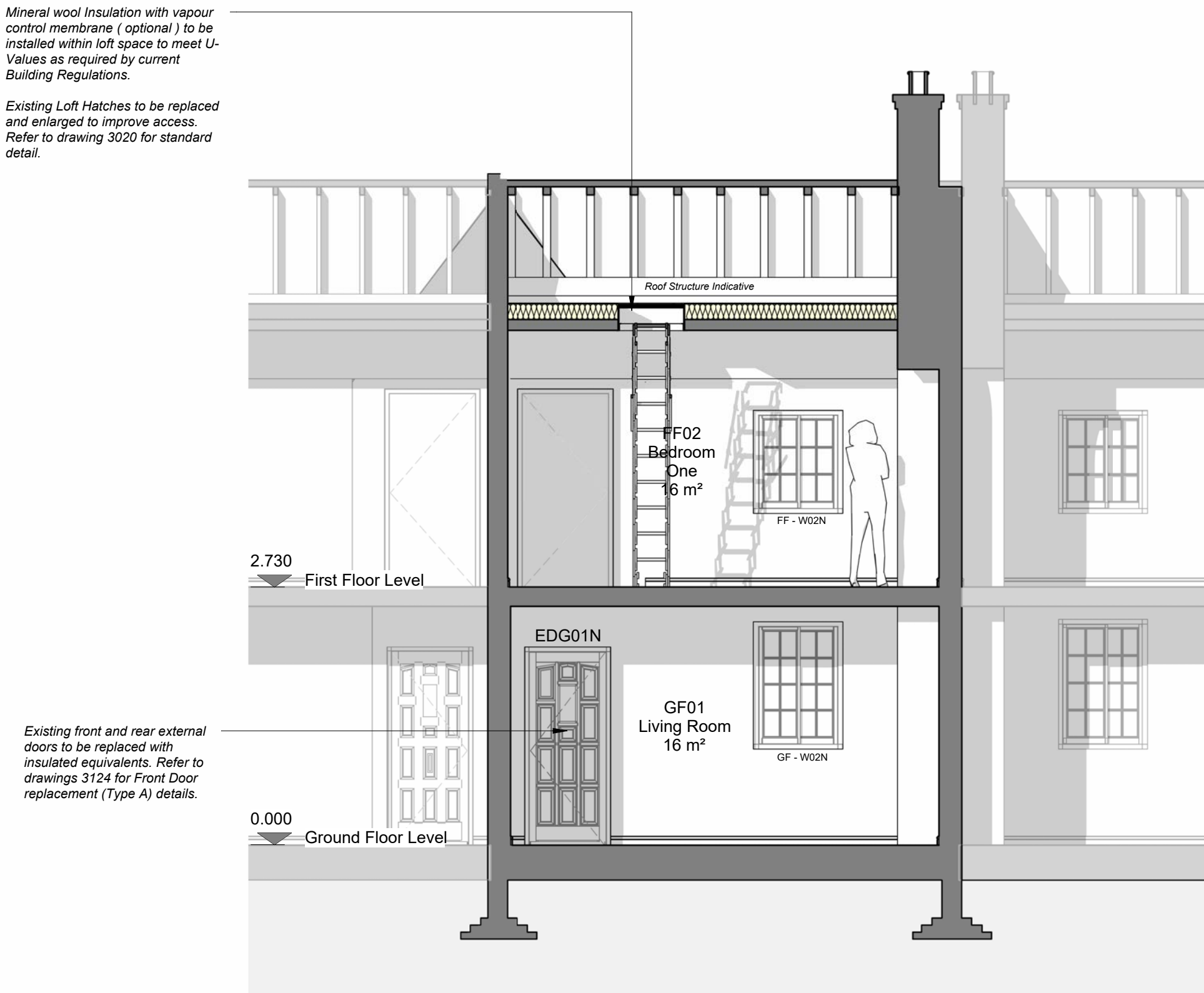
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**P05 S4 - For Approval/**

DRAWING NUMBER  
**243231-PUR-02-ZZ-DR-A-2021**

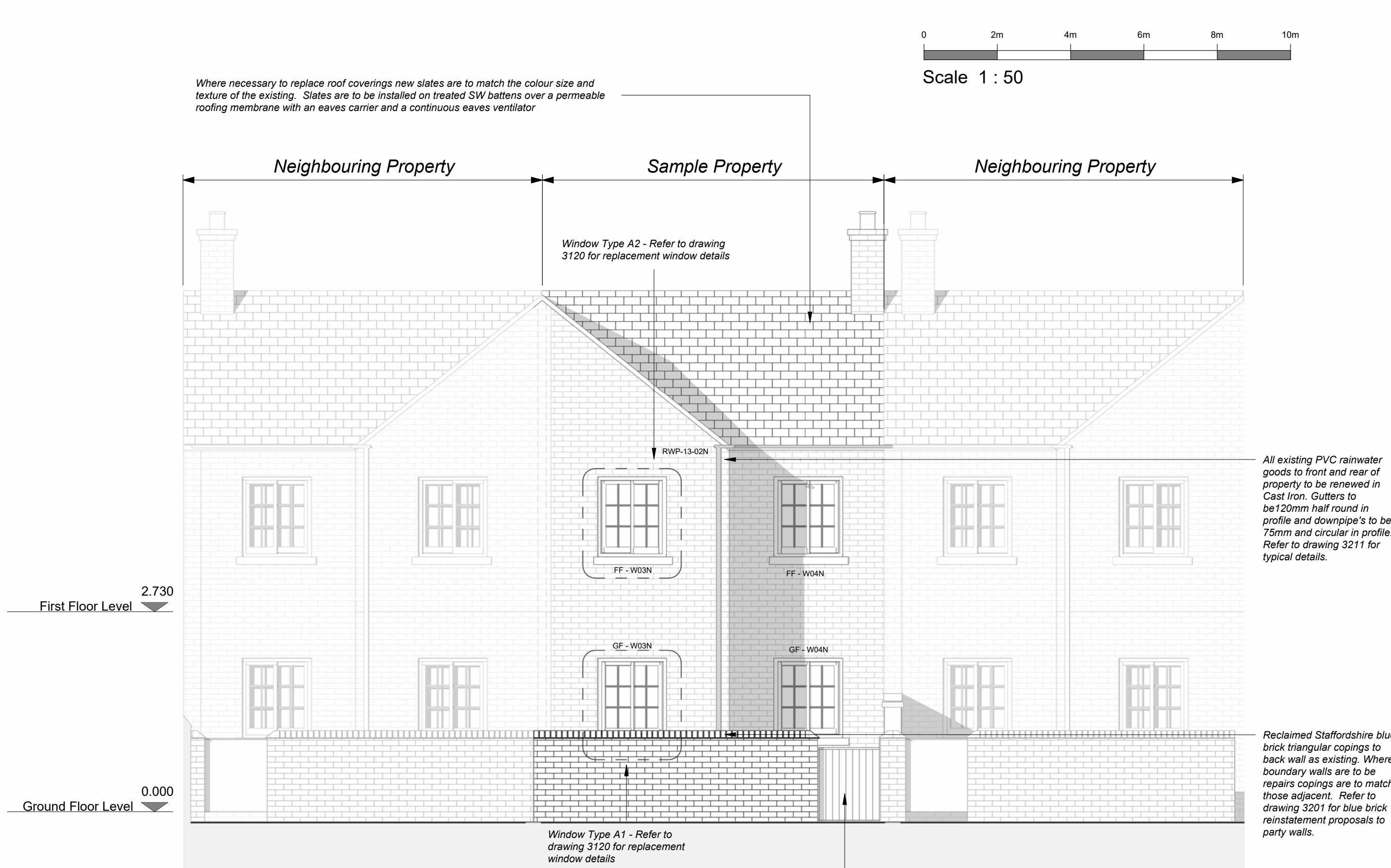
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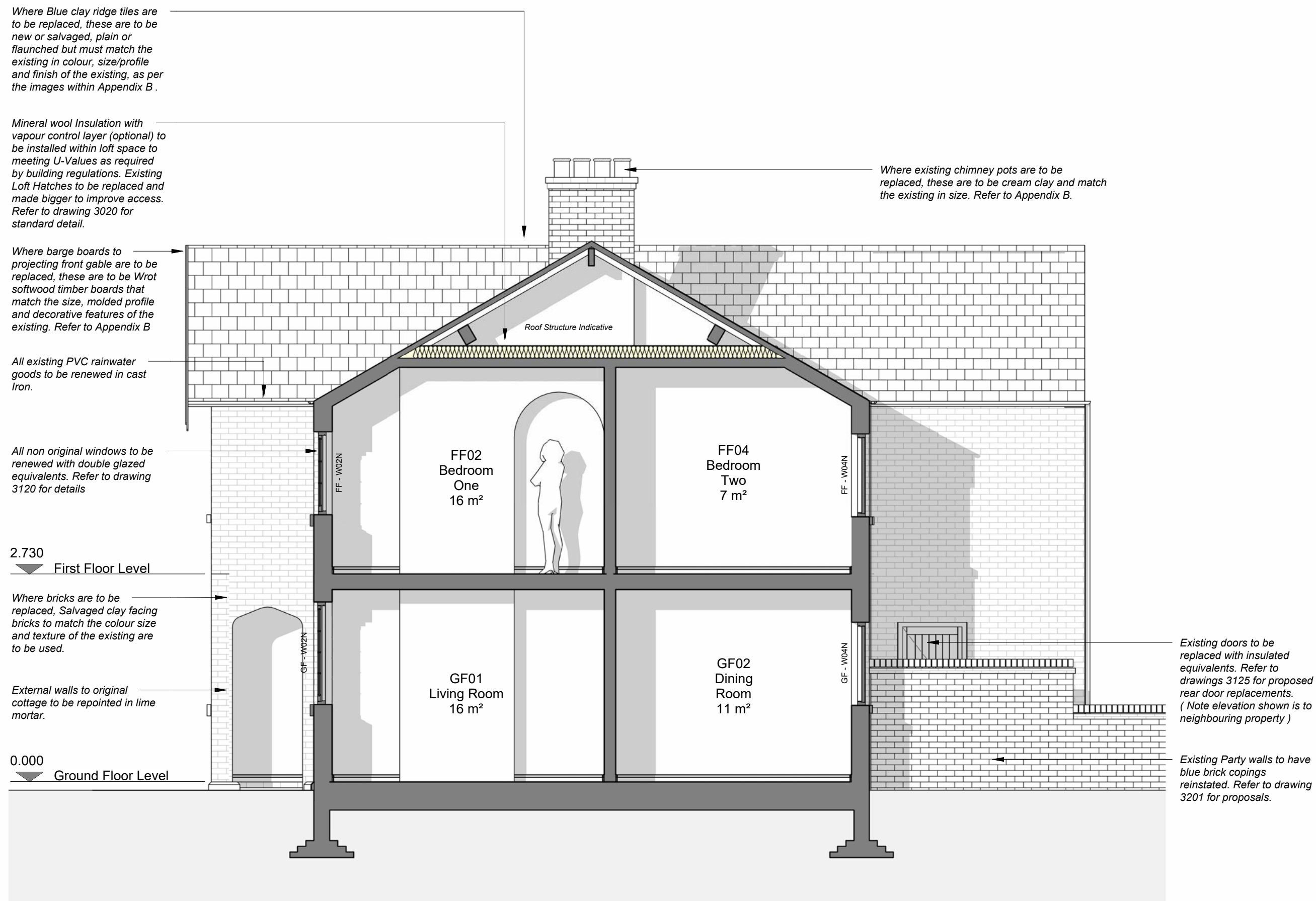
1 Principal Elevation as Proposed  
1 : 50



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 arisises 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

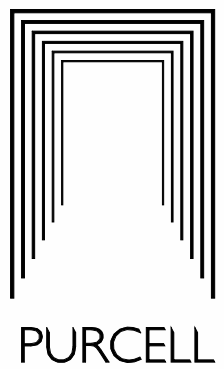
#### CLIENT

Cheshire East Council

#### PROJECT

CEF Crewe, Warm & Healthy  
Homes  
JOB NUMBER

243231



#### TITLE

Typical Dorfold / Tollitt Street Dwelling -  
Proposed Elevations and Sections

#### SIZE SCALE

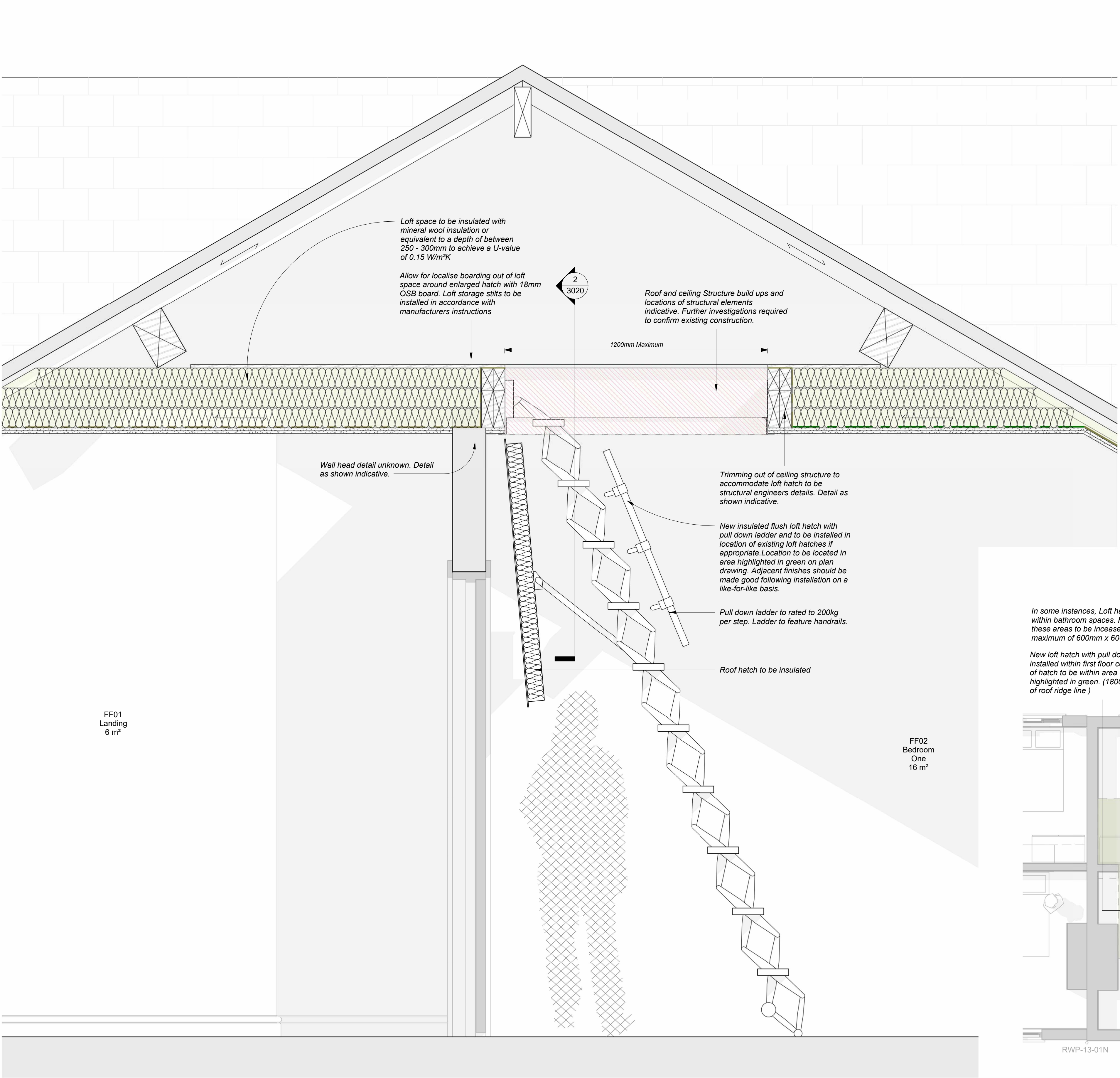
A1L 1 : 50

REV SUITABILITY/REASON FOR ISSUE  
P05 S4 - For Approval

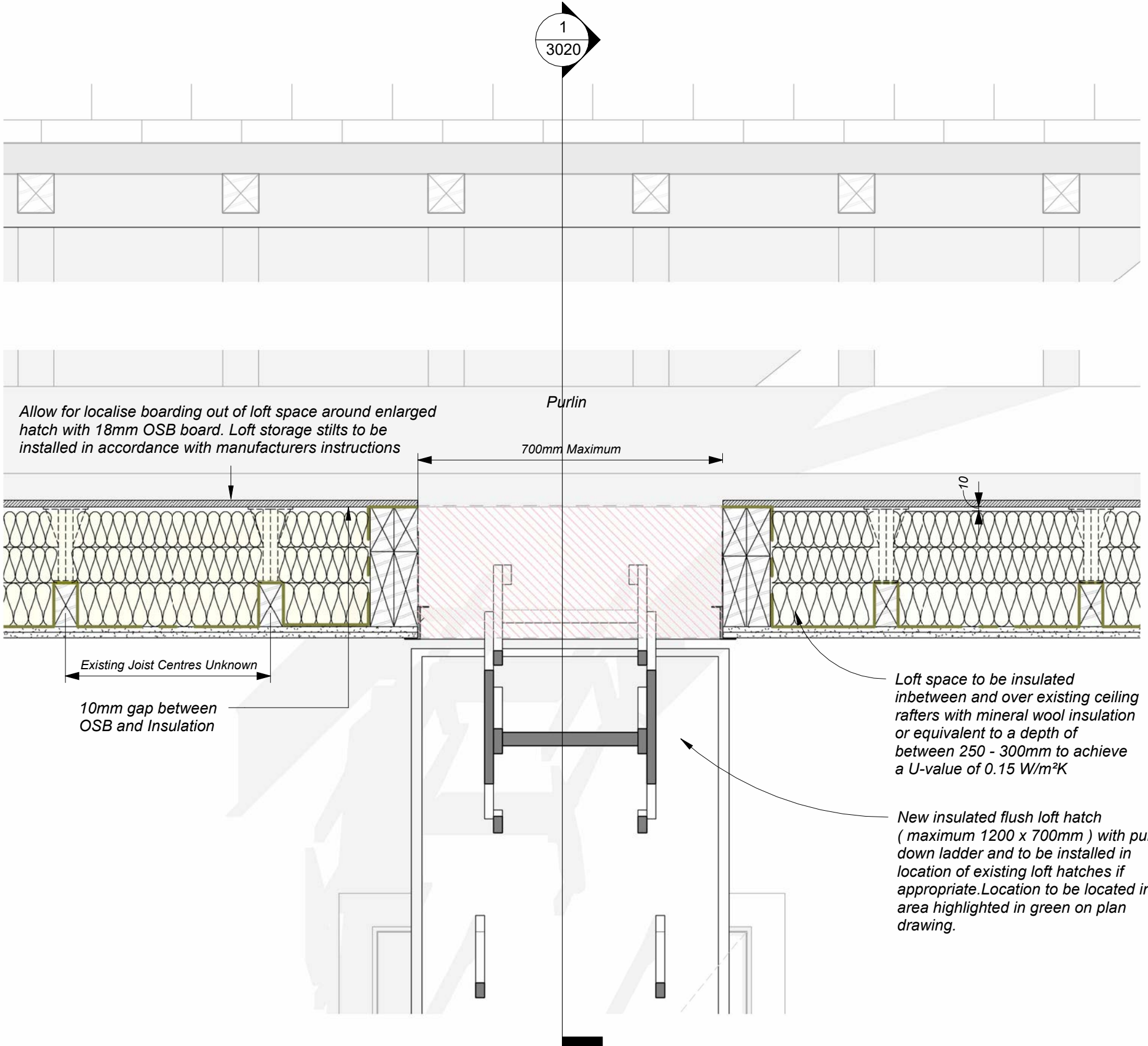
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243231-PUR-02-ZZ-DR-A-2120

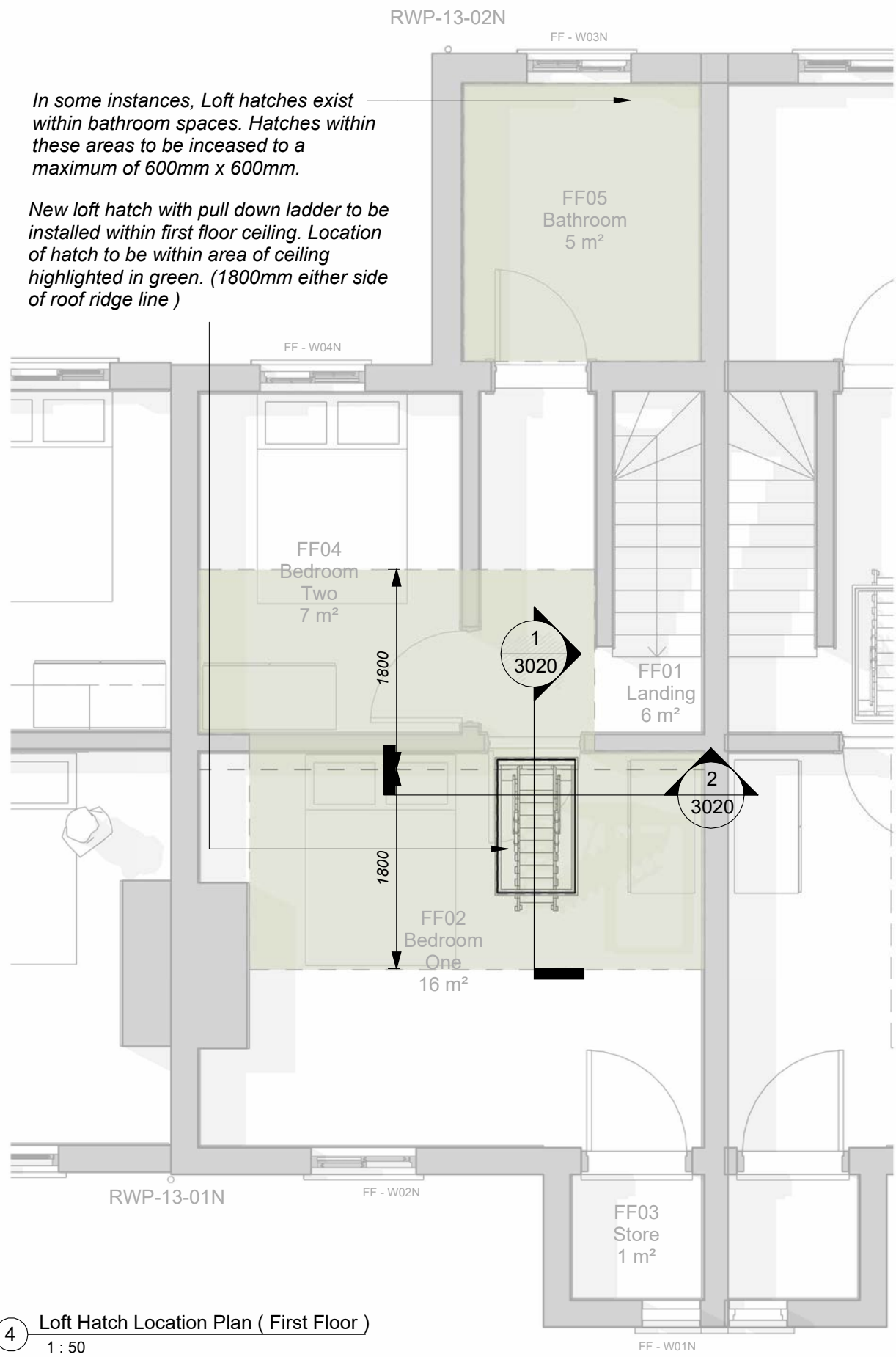
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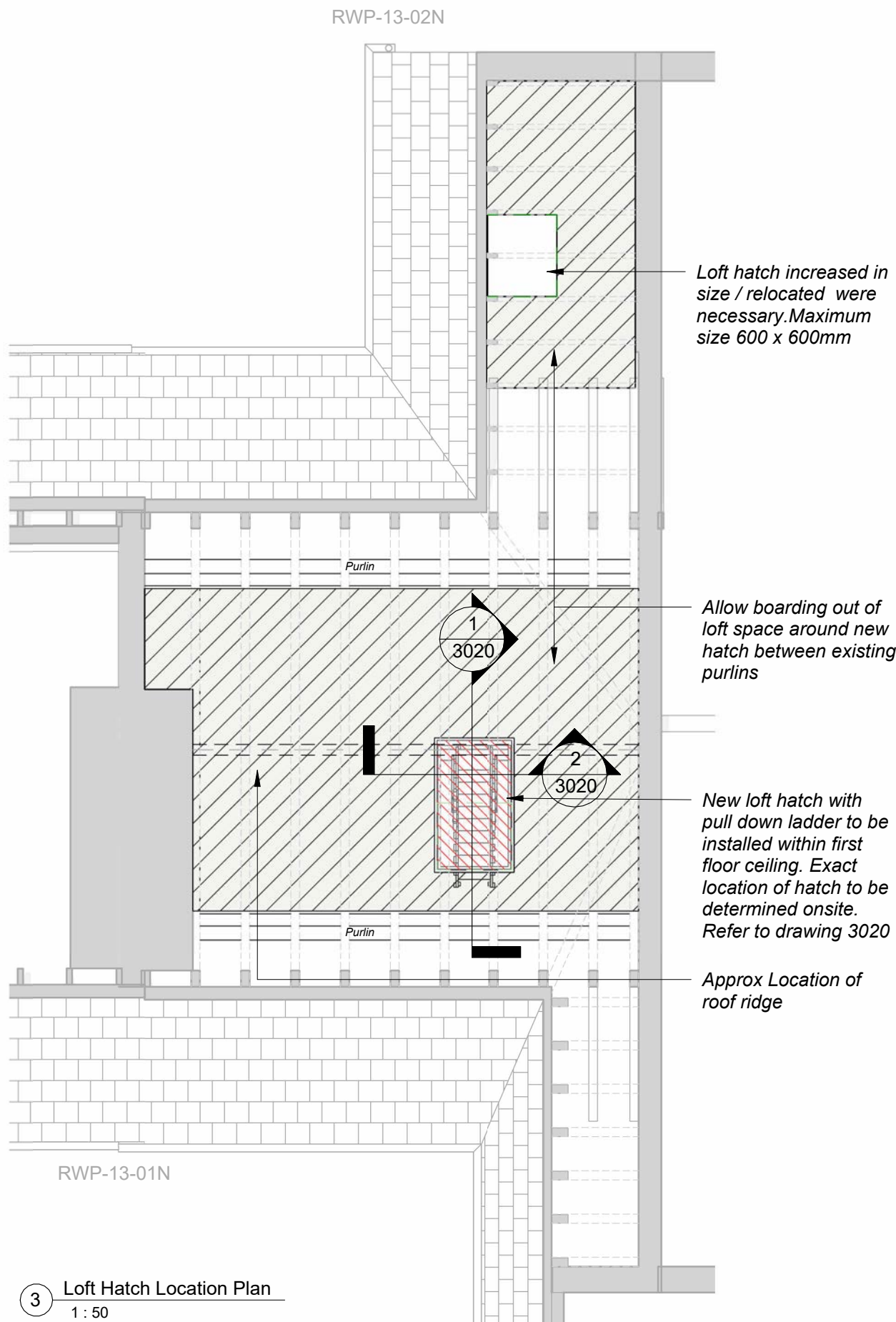
1 Typical Section A-A Through Loft Hatch  
1:10



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

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

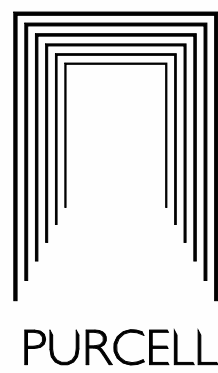
**JOB NUMBER**  
243231  
**TITLE**  
Dorfold / Tollitt Street - Typical Loft Hatch Detail

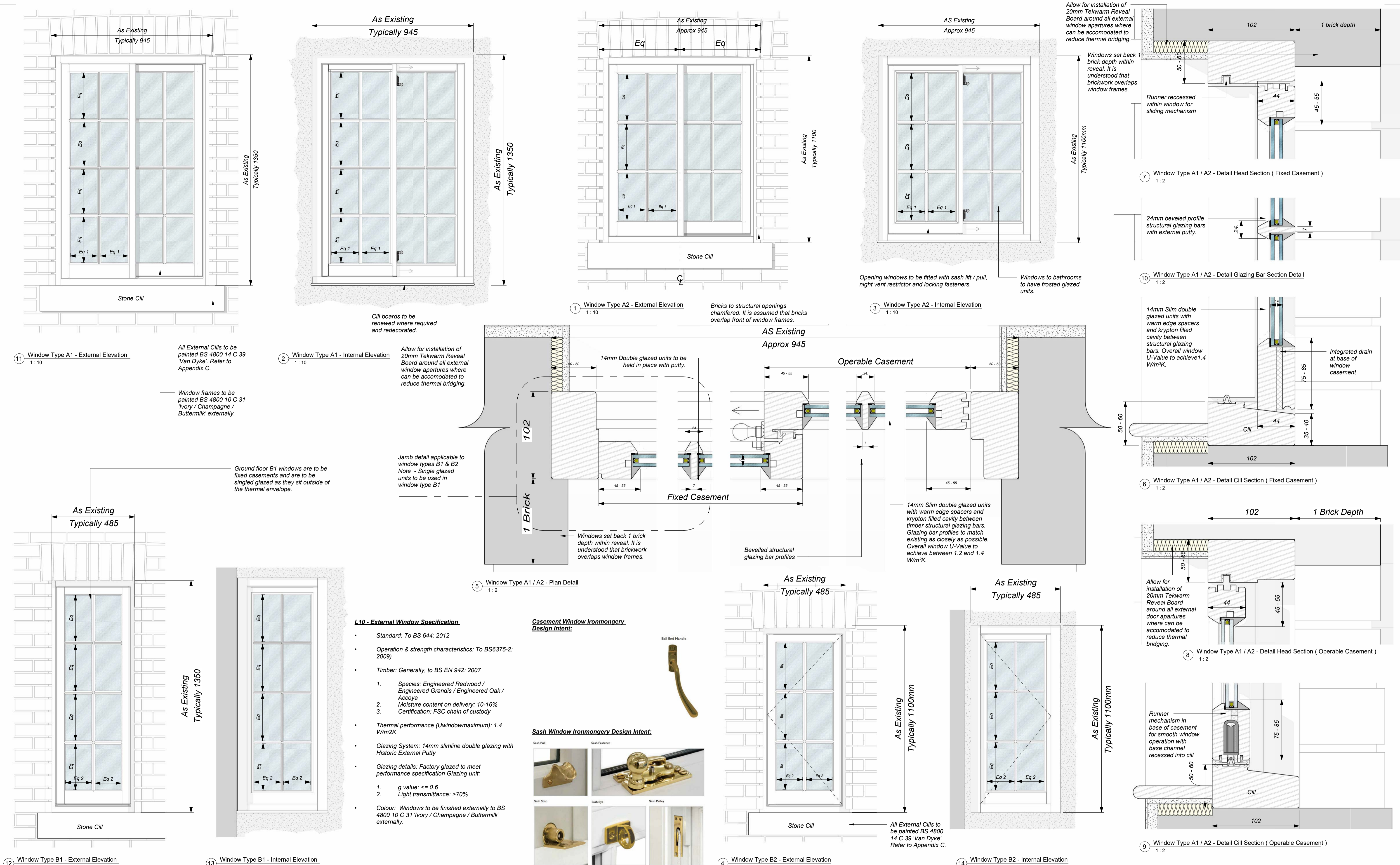
**SIZE**    **SCALE**  
A1L    As indicated

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

**DRAWING NUMBER**  
243231-PUR-02-ZZ-DR-A-3020

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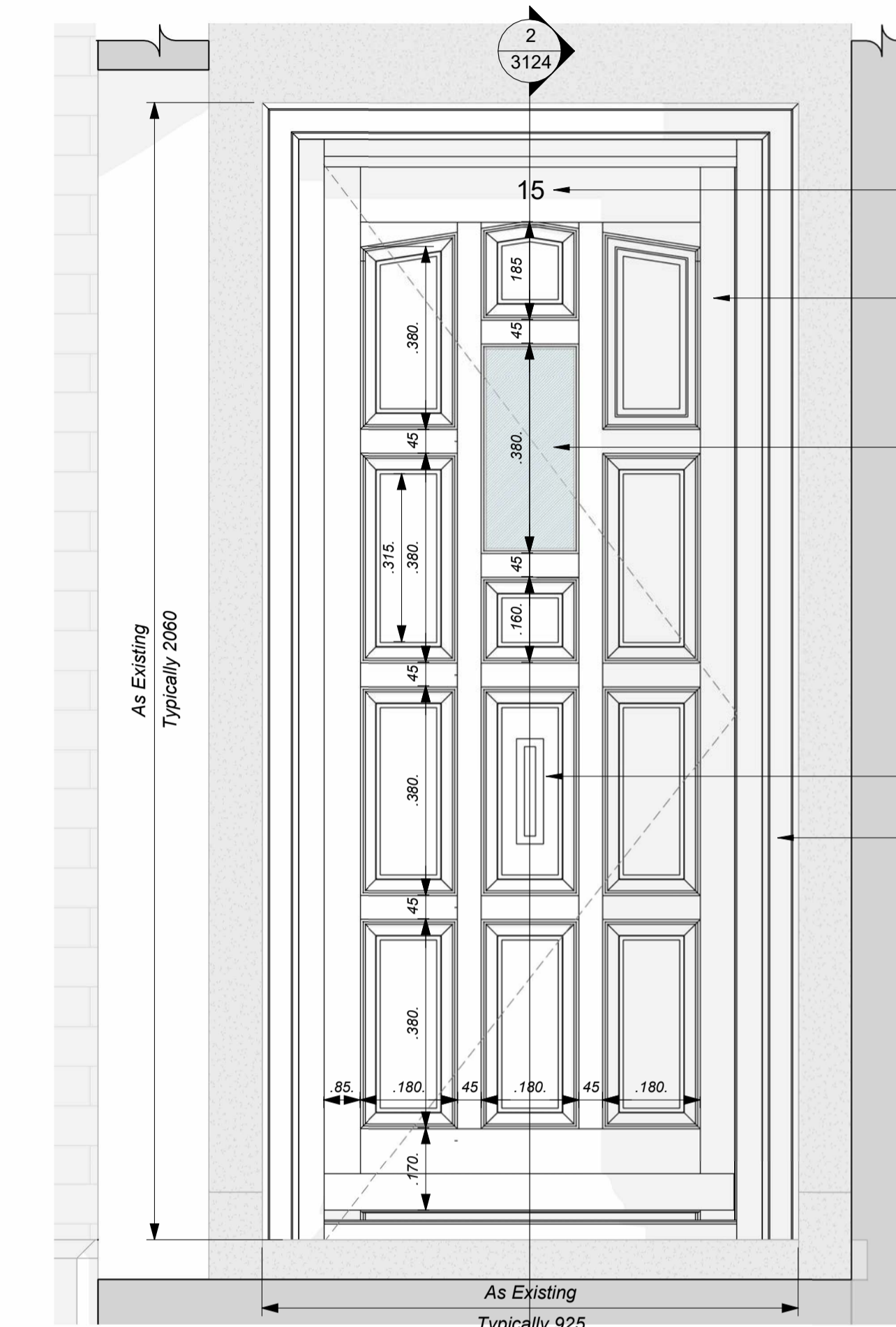




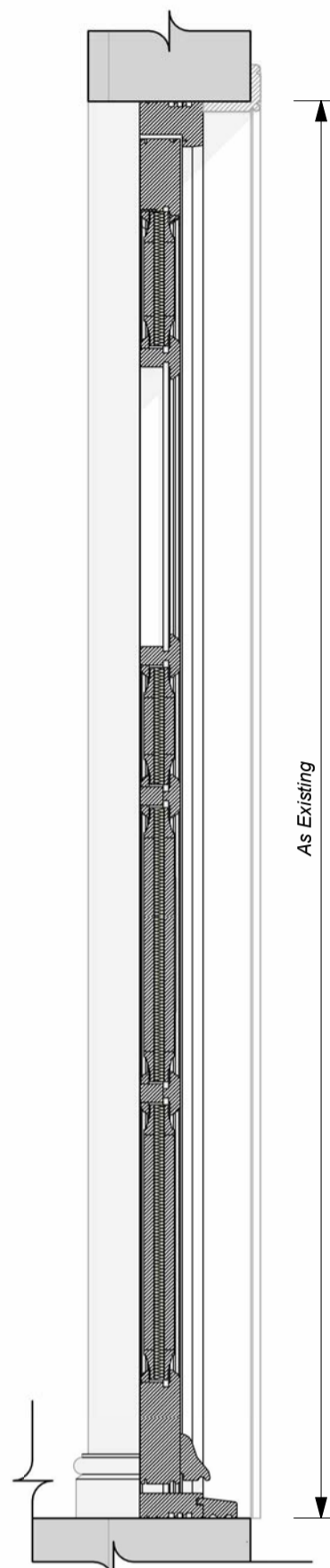
<p><b>Notes:</b></p> <p>Drawings are based on survey data and may not accurately represent what is physically present.</p> <p>Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.</p> <p>All dimensions are in millimeters unless noted otherwise.</p> <p>Purcell shall be notified in writing of any discrepancies.</p> <p>All digital Information within this DWG format file is the copyright of Purcell Architecture Limited and is for information purposes only. No digital information may be reused or reproduced by any party for any purpose without written permission.</p>		<p><b>L10 - External Window Specification.</b></p> <ul style="list-style-type: none"><li>Standard: To BS 644: 2012</li><li>Operation &amp; strength characteristics: To BS6375-2: 2009)</li><li>Timber: Generally, to BS EN 942: 2007<ol style="list-style-type: none"><li>Species: Engineered Redwood / Engineered Grandis / Engineered Oak / Accoya</li><li>Moisture content on delivery: 10-16%</li><li>Certification: FSC chain of custody</li></ol></li><li>Thermal performance (Uwindowmaximum): 1.4 W/m2K</li><li>Glazing System: 14mm slimline double glazing with Historic External Putty</li><li>Glazing details: Factory glazed to meet performance specification Glazing unit:<ol style="list-style-type: none"><li>g value: &lt;= 0.6</li><li>Light transmittance: &gt;70%</li></ol></li><li>Colour: Windows to be finished externally to BS 4800 10 C 31 'Ivory / Champagne / Buttermilk' externally.</li></ul>		<p><b>Casement Window Ironmongery Design Intent:</b></p> <p>Ball End Handle</p> <p><b>Sash Window Ironmongery Design Intent:</b></p> <p>Sash Pull, Sash Fastener, Sash Stop, Sash Eye, Sash Pulley</p>		<p><b>CLIENT</b> <b>Cheshire East Council</b></p> <p><b>PROJECT</b> <b>CEF Crewe, Warm &amp; Healthy Homes</b></p>	<p><b>JOB NUMBER</b> <b>243231</b></p> <p><b>TITLE</b> <b>Dorfold / Betley / Tollitt Street - Window Details as Proposed</b></p>	<p><b>SIZE</b>    <b>SCALE</b> A1L    As indicated</p> <p><b>REV</b>    <b>SUITABILITY/REASON FOR ISSUE</b> <b>P07   S3 - For Review &amp; Comment/</b></p> <p><b>DRAWING NUMBER</b> <b>243231-PUR-02-ZZ-DR-A-3120</b></p>	<p><b>PURCELL</b></p>
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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

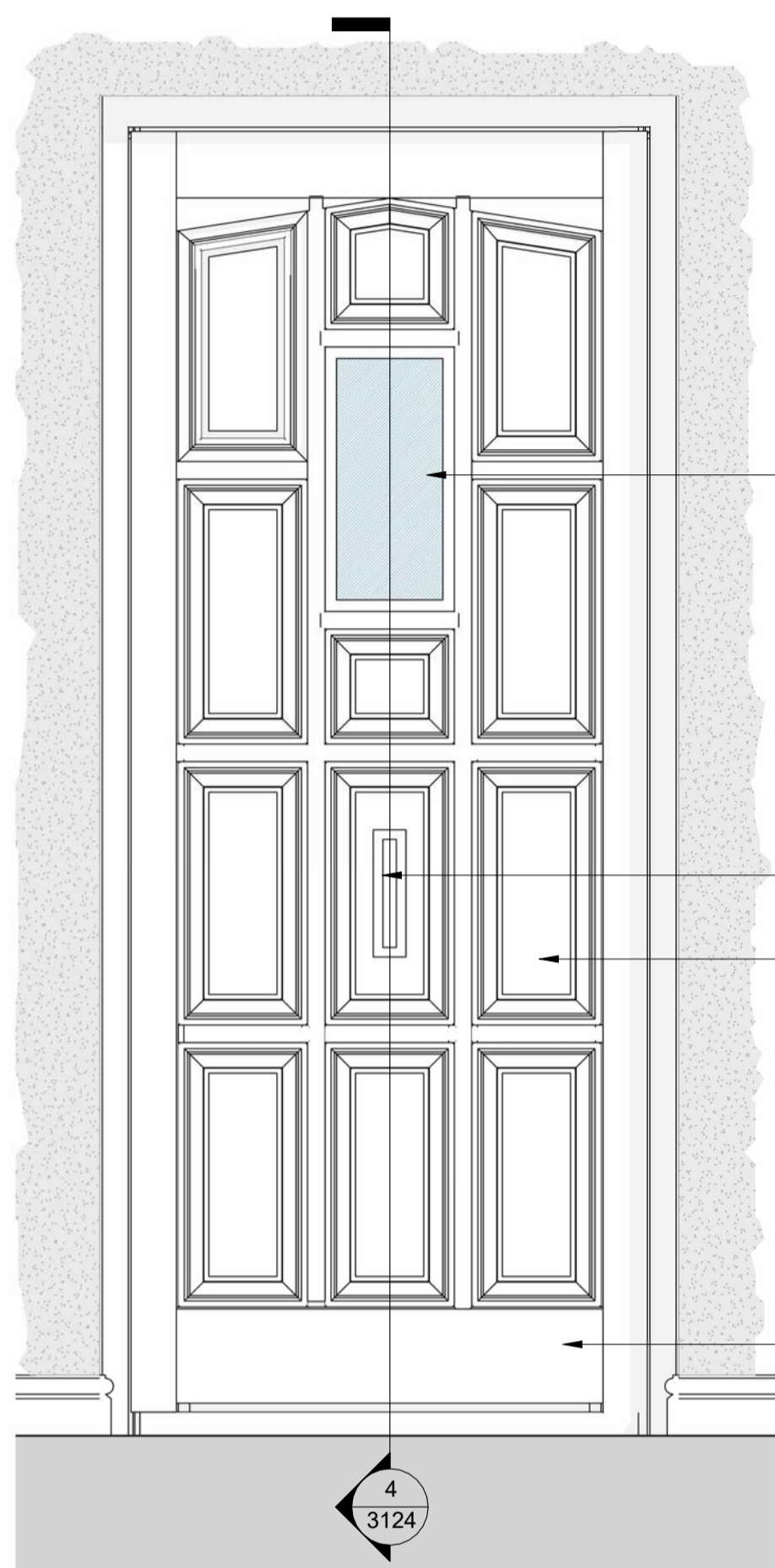
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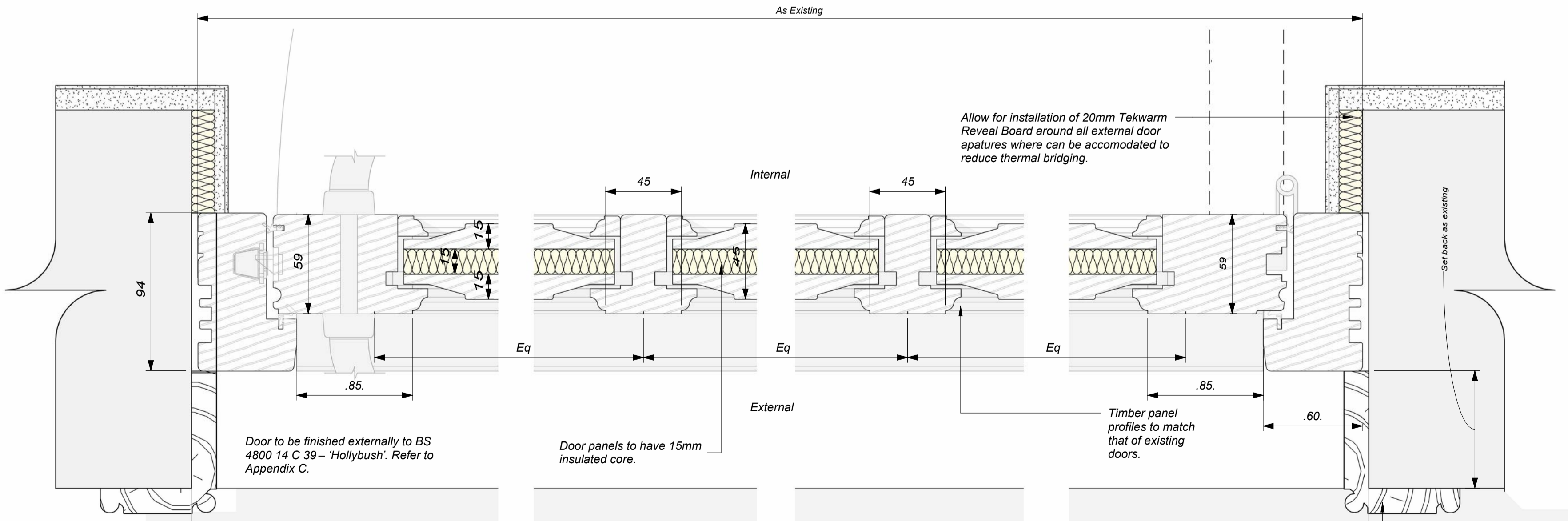
1 External Door Type A as Proposed - External Elevation  
1 : 10



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



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



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

Allow for installation of 20mm Tekwarm  
Reveal Board around all external door  
apatures where can be accomodated to  
reduce thermal bridging.

Existing external Architrave profile  
to be retained and redecorated.

Allow for making good of reveals  
following installation of new door  
and reveal boards.

Door to be finished externally in BS  
4800 14 C 39 - 'Hollybush'  
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  
W/m²K minimum.

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

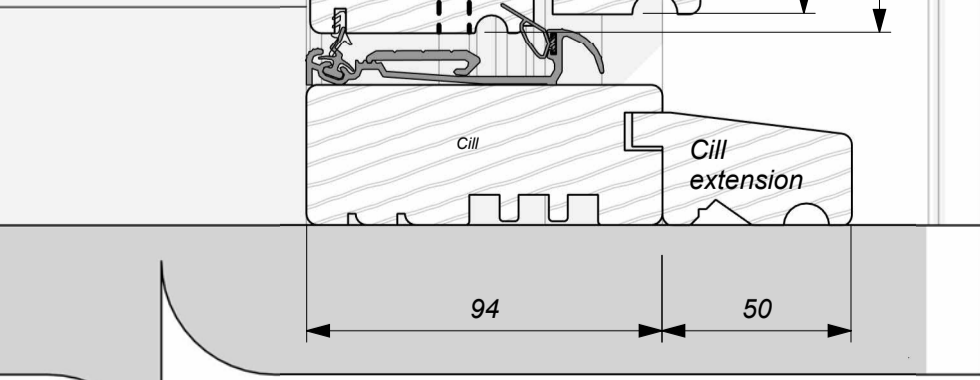
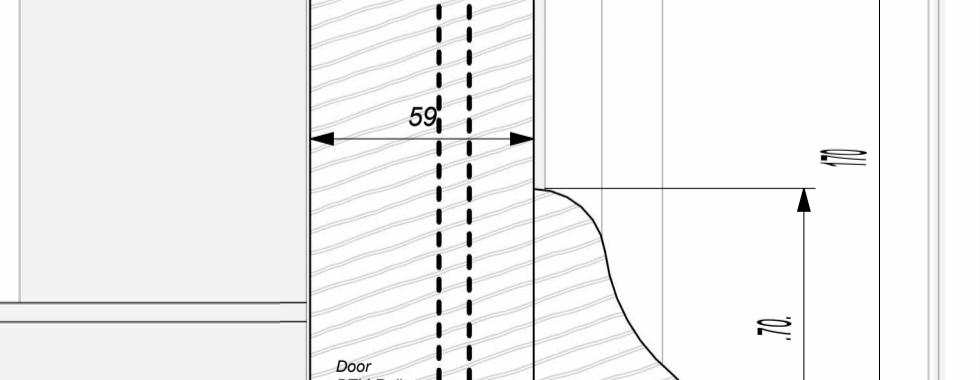
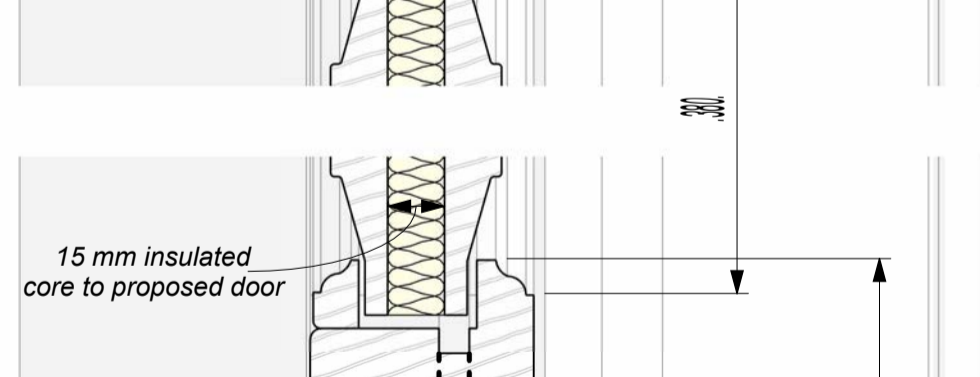
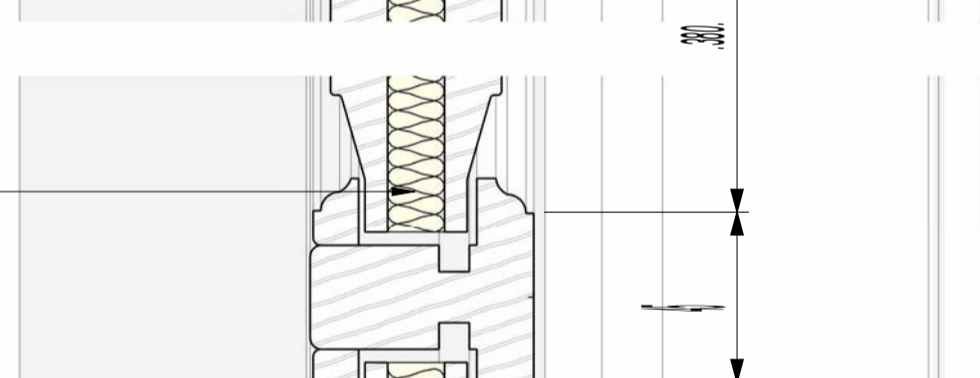
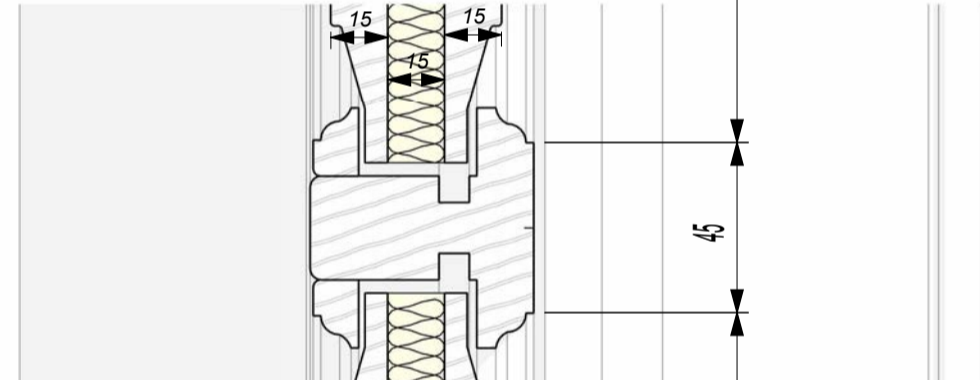
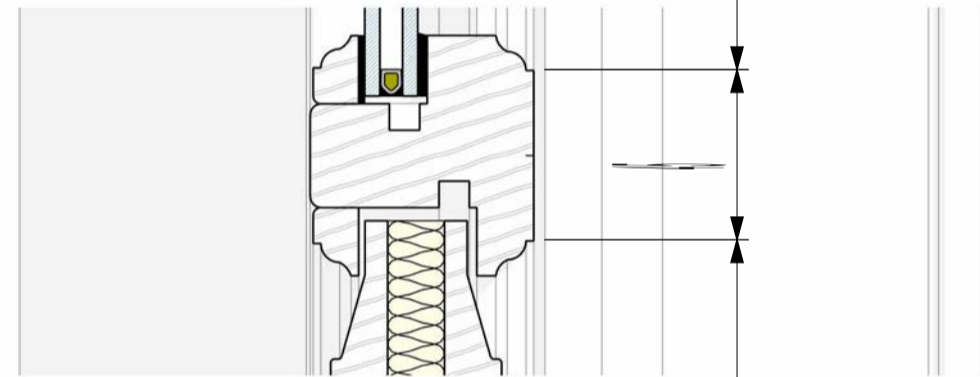
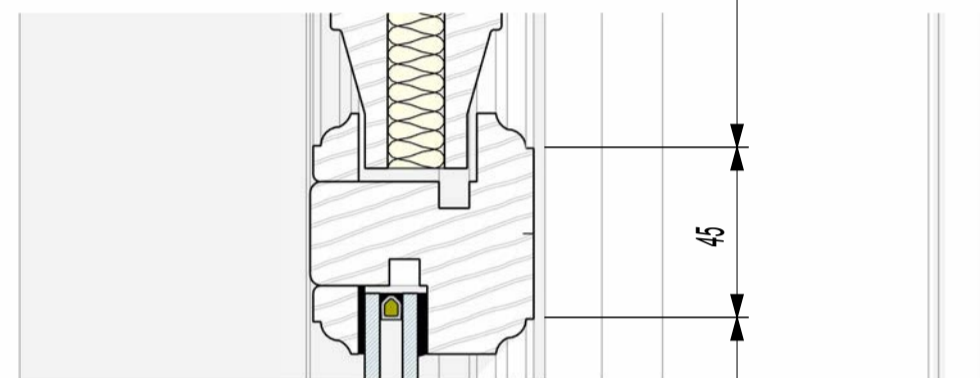
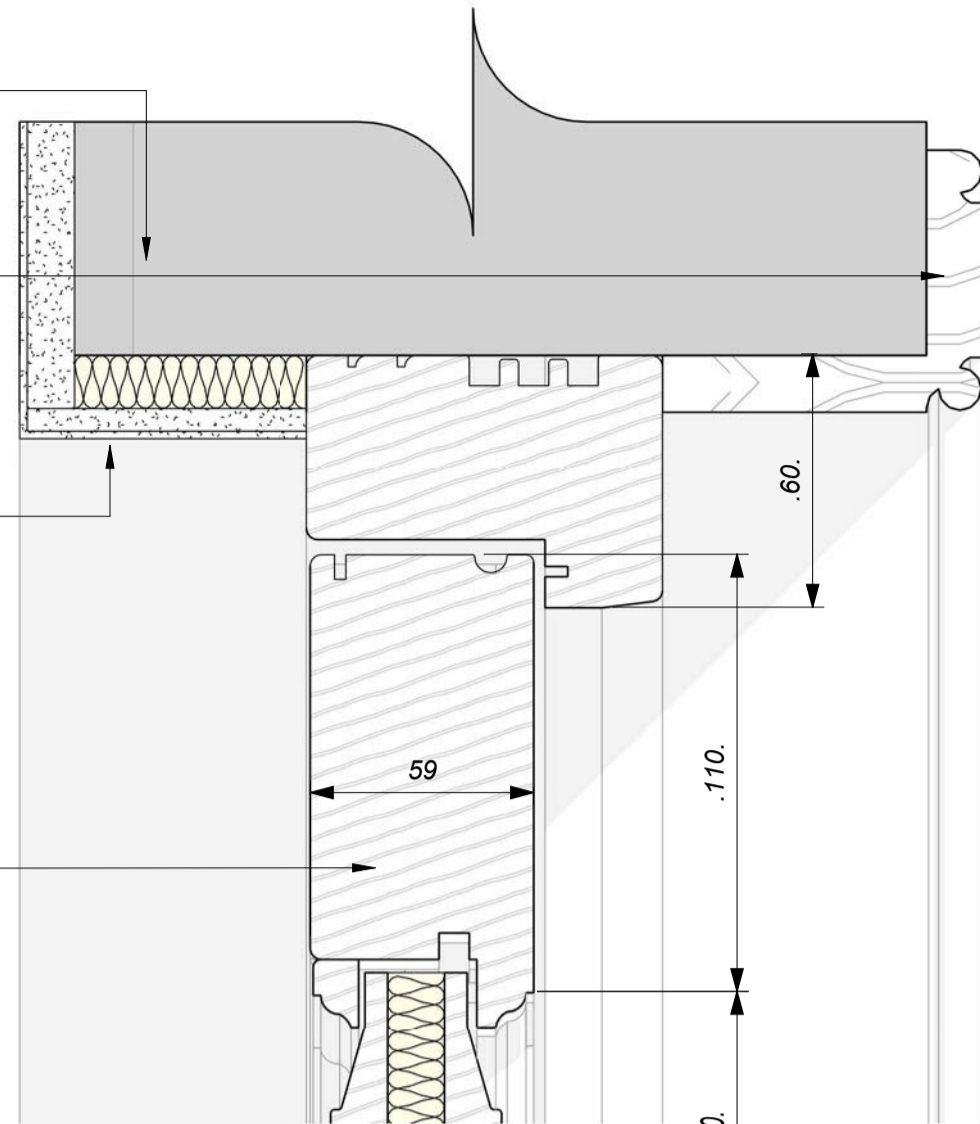
Allow for installation of 20mm Tekwarm  
Reveal Board around all external door  
apatures where can be accomodated to  
reduce thermal bridging.

Set back as existing

Timber panel  
profiles to match  
that of existing  
doors.

Existing external Architrave  
profile to be retained and  
redecorated.

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 to BS 4800 14 C 39- 'Hollybush'

- Door to achieve PAS24 / secure by Design

#### Ironmongery Design Intent:



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
P01	06/12/2024	MP	JPH	Issued for Costing
REV	DATE	BY	CHK	DESCRIPTION

#### CLIENT

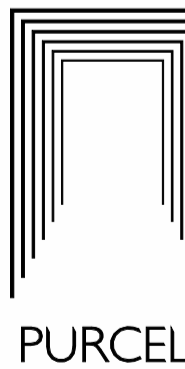
Cheshire East Council

#### PROJECT

CEF Crewe, Warm & Healthy  
Homes

JOB NUMBER

243231



#### TITLE

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

#### SIZE

A1L As indicated

#### REV

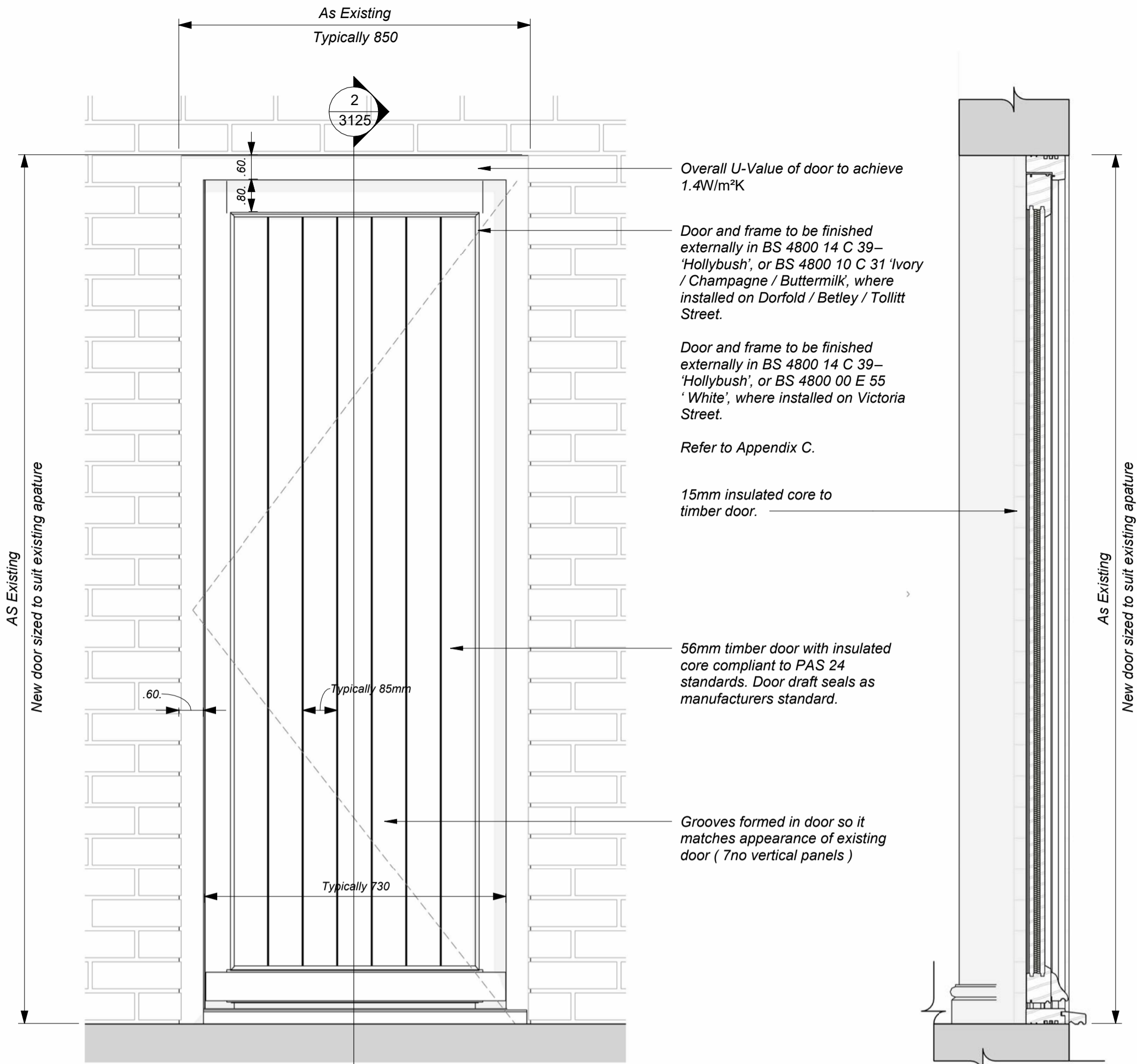
SUITABILITY/REASON FOR ISSUE

P07 S3 - For Review & Comment

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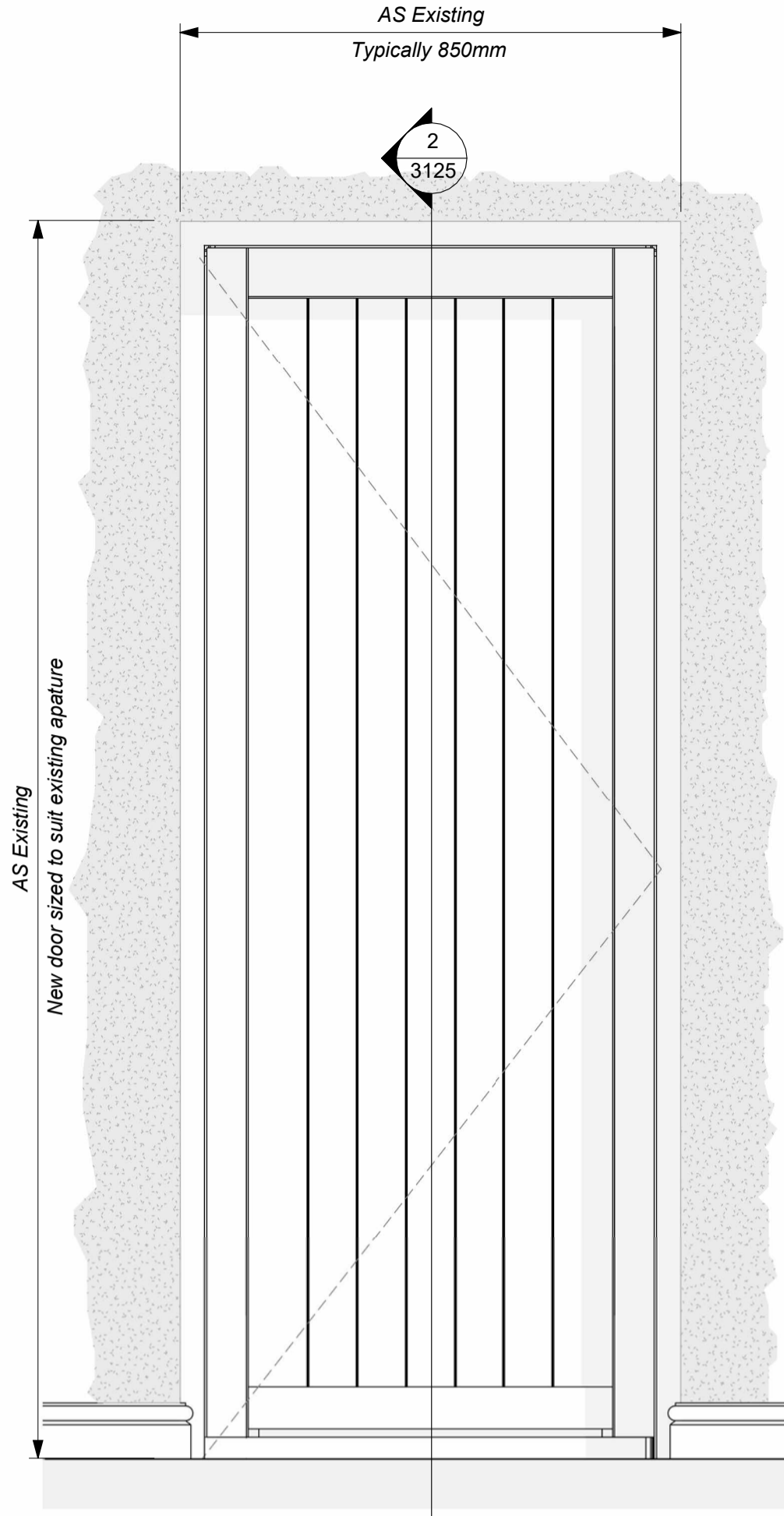
243231-PUR-02-ZZ-DR-A-3124

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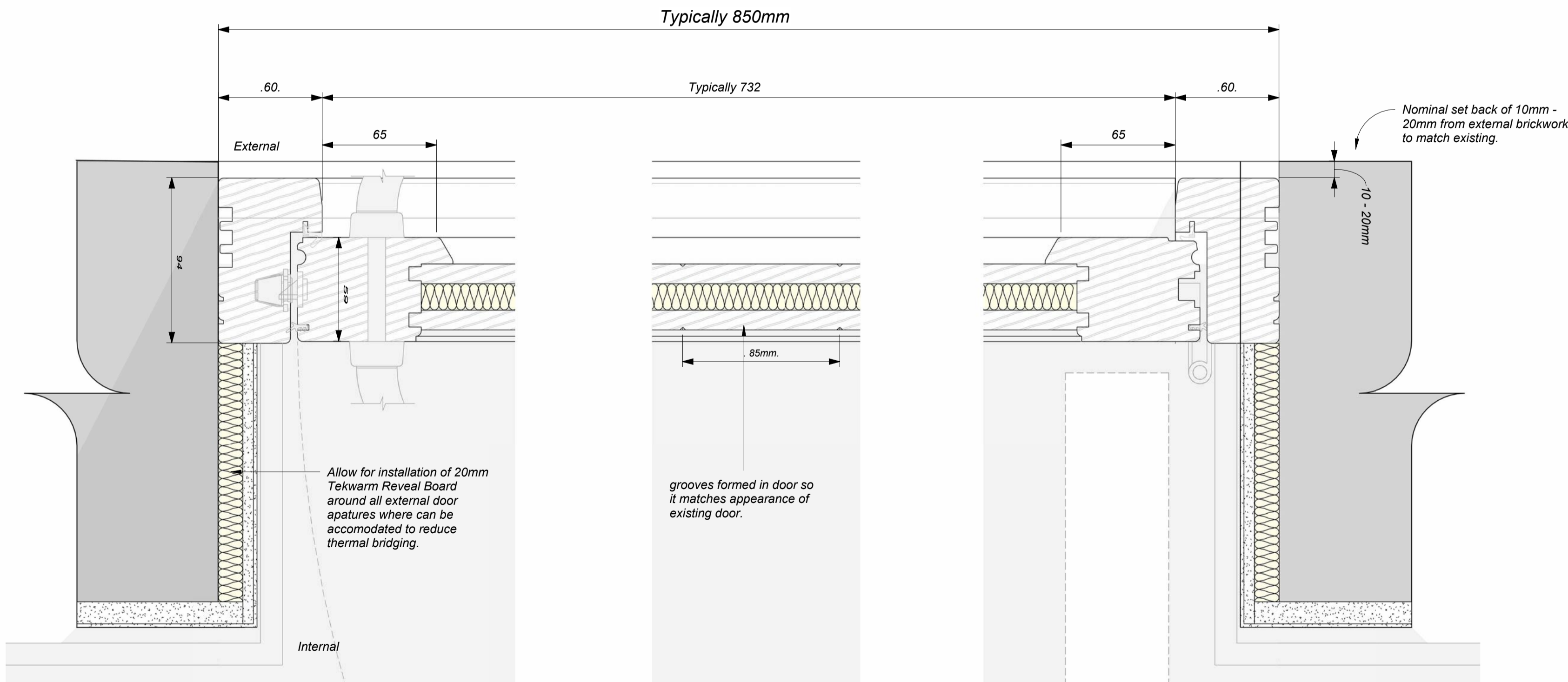
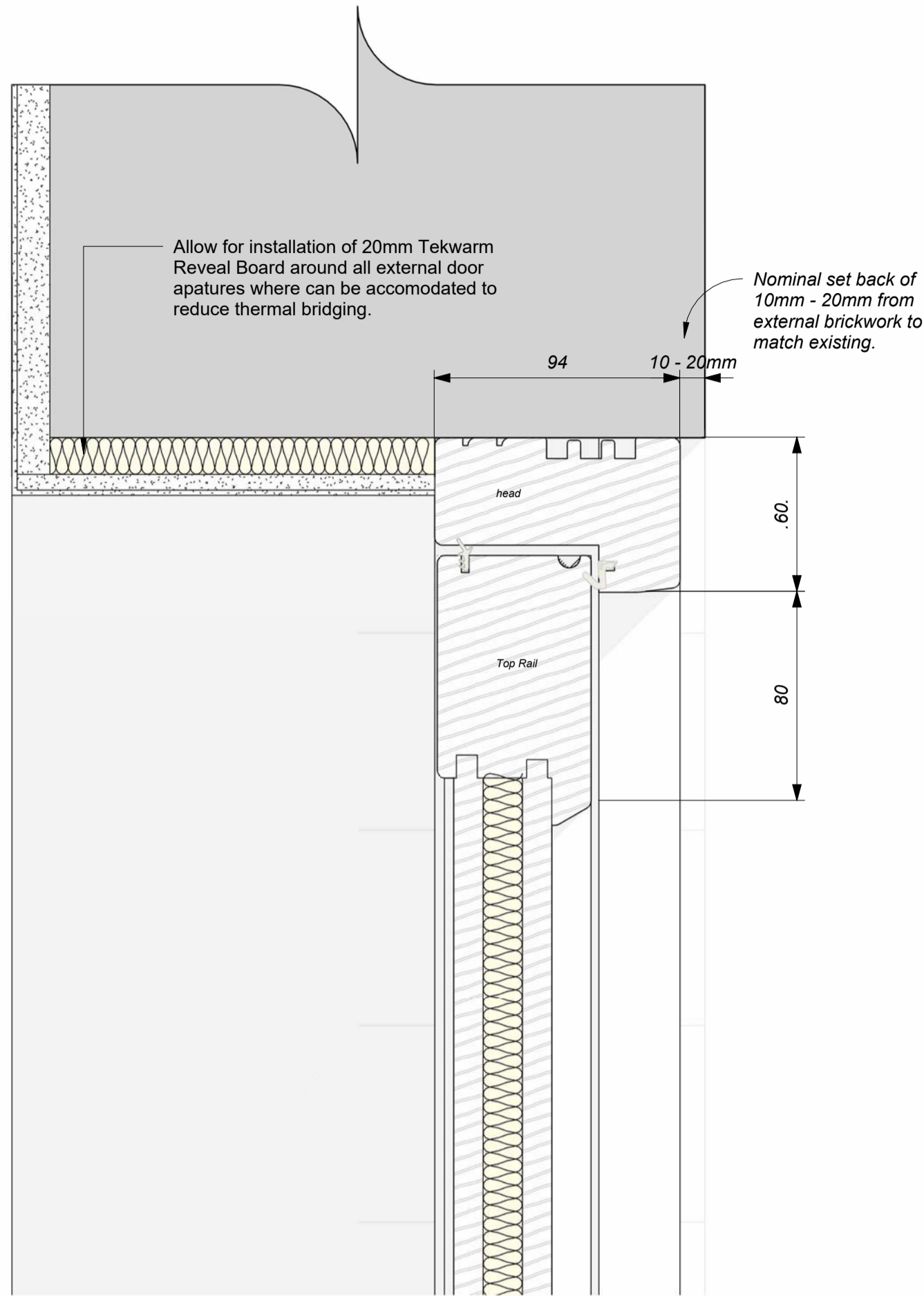


1 External Door Type B as Proposed - External Elevation  
1 : 10

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

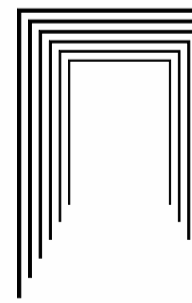
Cheshire East Council

#### 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

A1L

#### SCALE

As indicated

#### REV

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

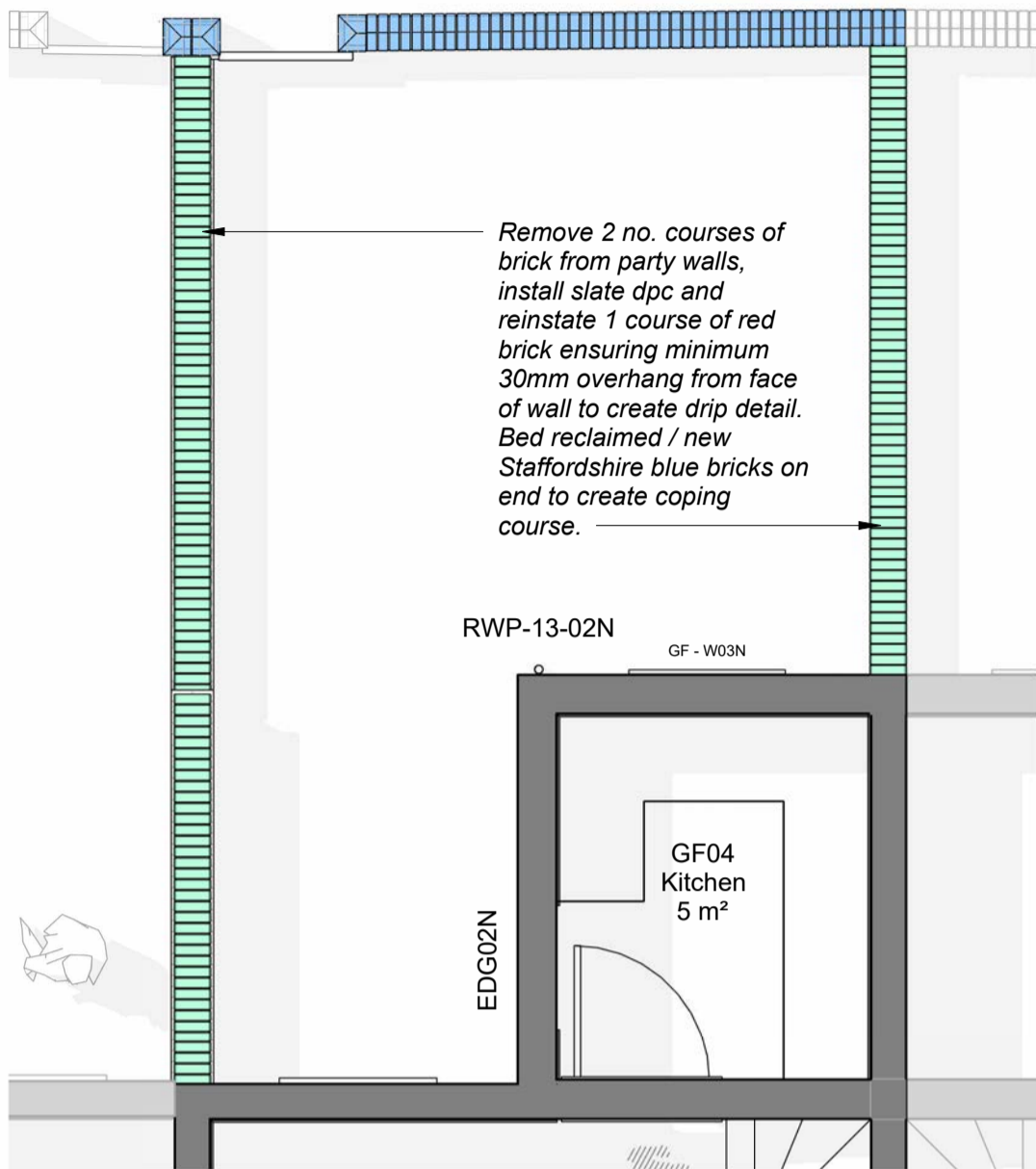
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243231-PUR-02-ZZ-DR-A-3125

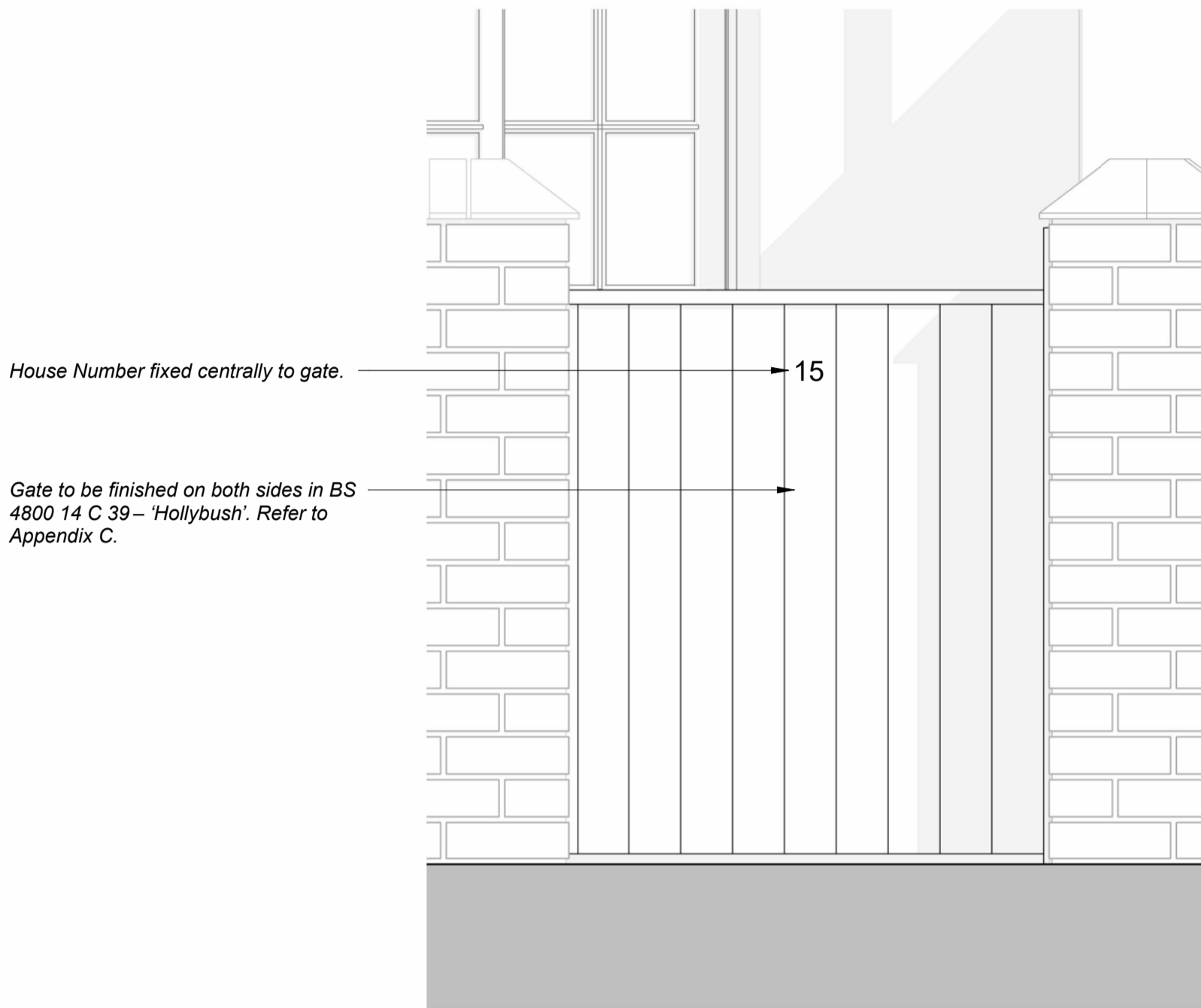
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1 Typical Rear Elevation as Proposed  
1 : 50



2 Typical Back Yard Plan as Proposed  
1 : 50



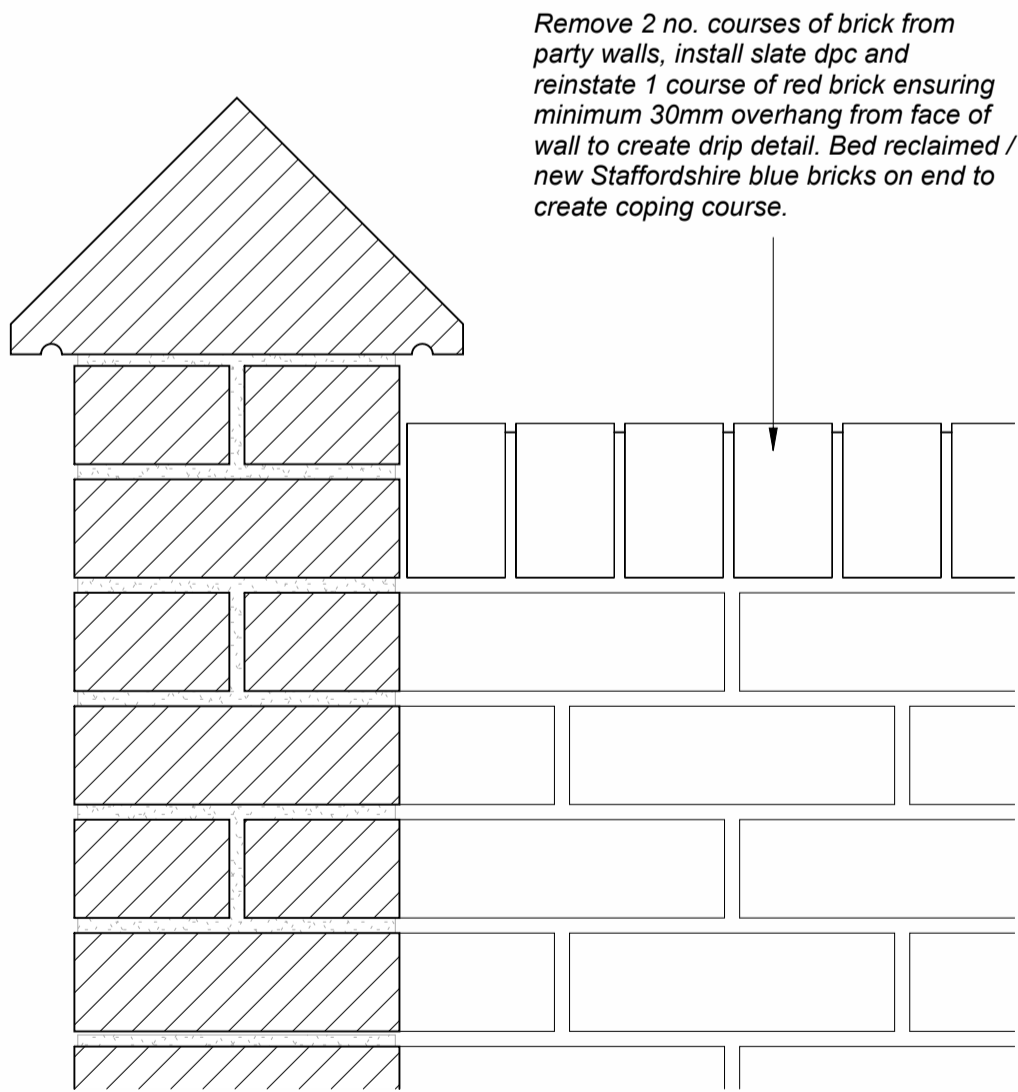
6 Rear Gate - Front Elevation  
1 : 10



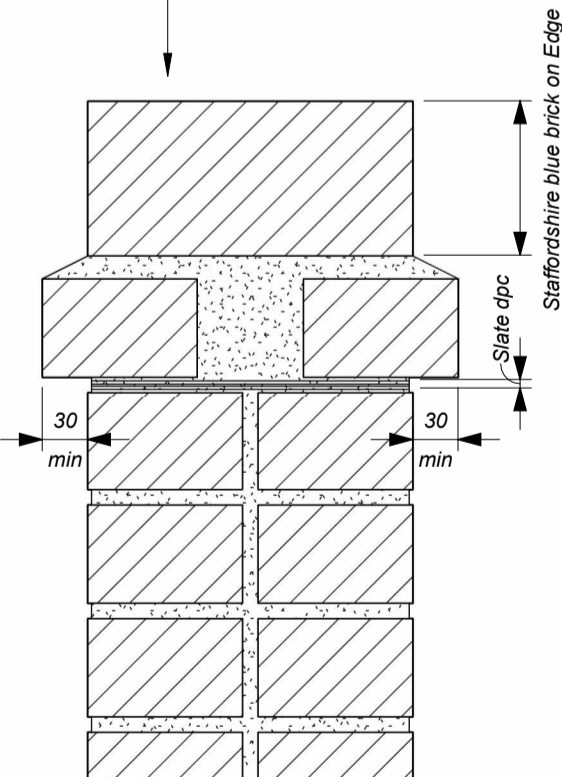
4 Typical Coping Detail to party walls  
NTS



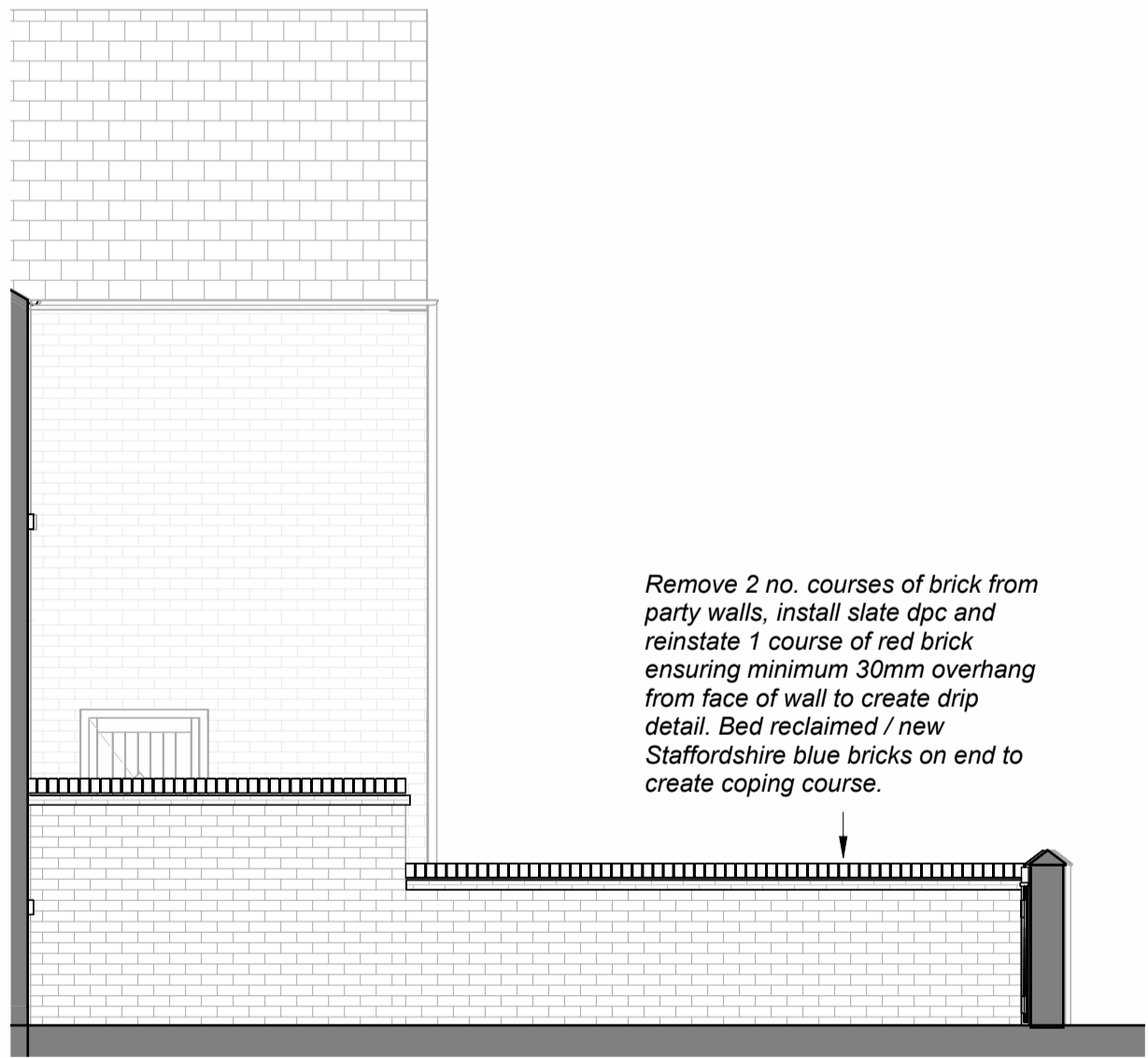
4 Typical Coping Detail to Rear / Side Boundary walls  
NTS



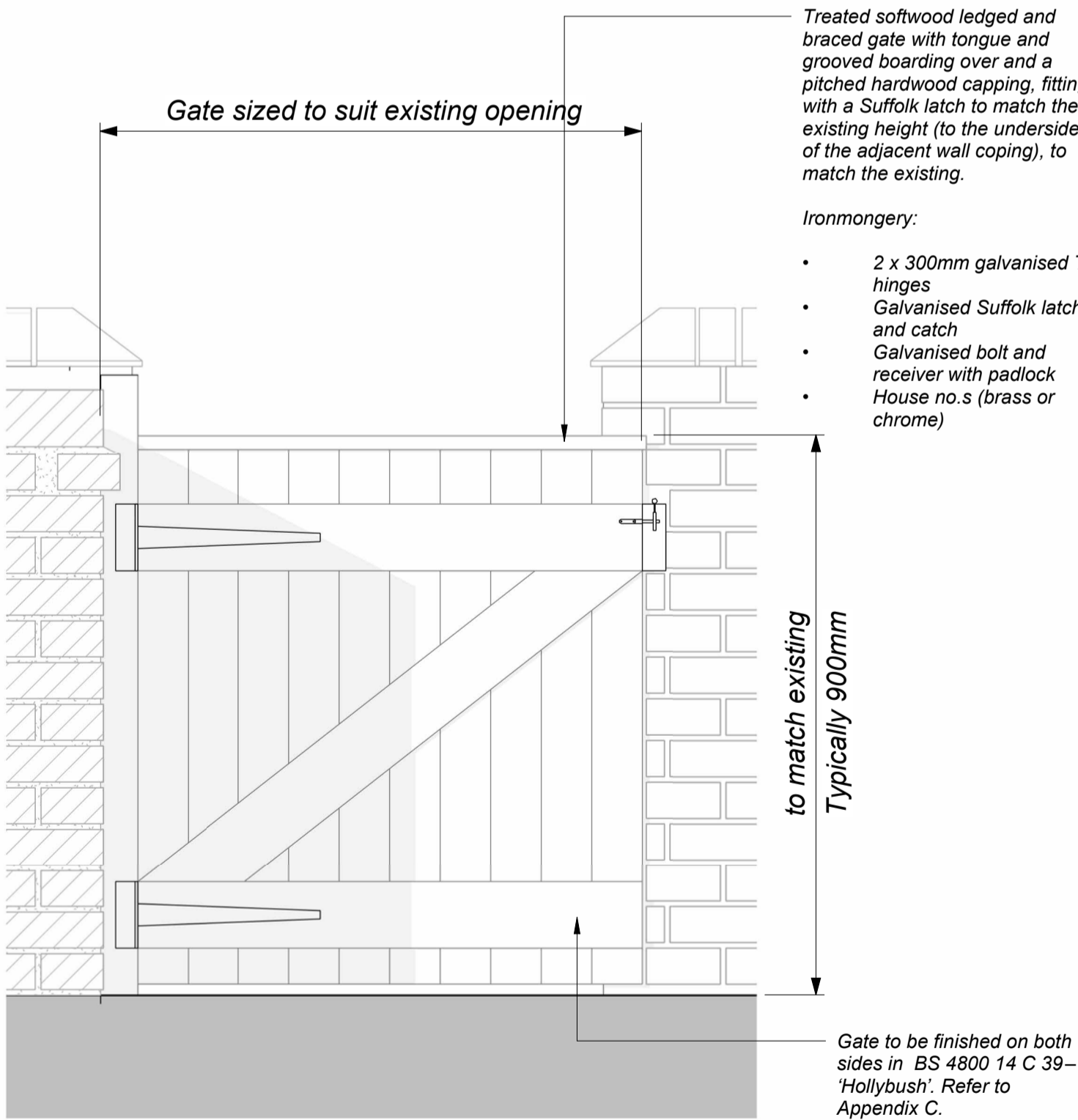
5 Boundary to Party Wall Connection Detail  
1 : 5



8 Section Through Party Wall as Proposed  
1 : 5



4 Party Wall Elevation as Proposed  
1 : 50



7 Rear Gate - Rear Elevation  
1 : 10

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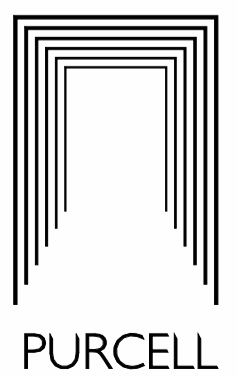
P06	16/05/2025	MP	JPH	Paint Colours Amended
P05	01/05/2025	MP	JPH	Issued for Stage 4 Costing
P04	02/04/2025	MP	JPH	Notes Amended - Issued for LBC
P03	24/03/2025	MP	JPH	Issued for LBC
P02	19/03/2025	MP	JPH	Issued for Review
P01	04/03/2025	MP	JPH	Issued for Review
REV	DATE	BY	CHK	DESCRIPTION

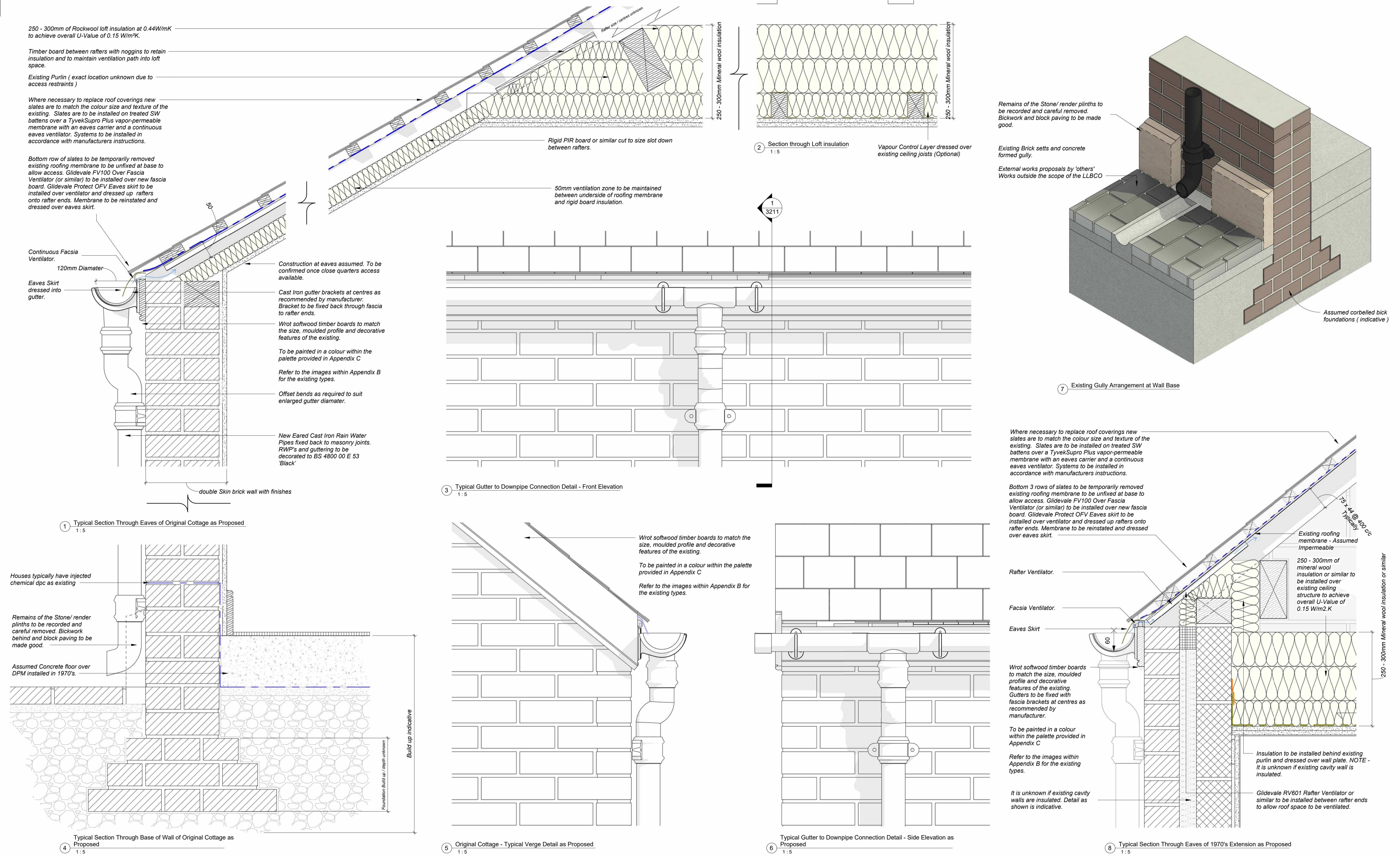
CLIENT  
**Cheshire East Council**  
PROJECT  
**CEF Crewe, Warm & Healthy Homes**

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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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																																													

## APPENDIX B – 02 DORFOLD STREET

Dorfold Street – Photo Reference

04/04/2025

PURCELL 

**Mark Popely**

St James's Building

79 Oxford St

Manchester

M1 6FQ

[info@purcelluk.com](mailto:info@purcelluk.com)

[www.purcelluk.com](http://www.purcelluk.com)

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## APPENDIX B - 02 DORFOLD STREET


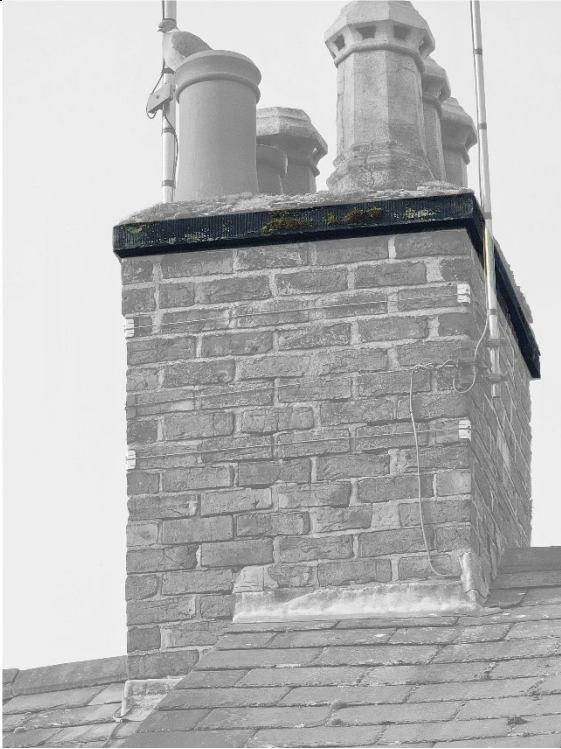
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## EXISTING PHOTO REFERENCE SCHEDULE


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>Where chimney pots are to be replaced, they are to be cream clay and profiled to match the existing original pots.</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>Where stone copings are to be renewed. Buff Stone copings are to match existing.</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>	

		 <p>Example of where coping has been replaced with brick</p>
<p>Blue Clay Ridge Tiles</p>	<p>These may be new or salvaged, plain or flaunched but must match the existing in colour, size/profile and finish of the existing.</p>	 <p>'Uncapped' Ridge Tile Variant</p>

		 <p>'Flaunched' Ridge Tile Variant</p>
Replacement Joinery for Barge Board to Gable ends	Wrot softwood timber boards to match the size, moulded profile and decorative features of the existing.	
Replacement Joinery for Barge Board to front projecting Gable	Wrot softwood timber boards to match the size, moulded profile and decorative features of the existing.	

<p>Replacement Joinery for Fascia Board to rear projecting Gable</p>	<p>Wrot softwood timber boards to match the size, moulded profile and decorative features of the existing.</p>	
<p>Replacement blue clay pitched wall coping on the rear boundary.</p>	<p>New or salvaged blue clay copings to match the colour, size and finish of the existing.</p>	
<p>Replacement of blue engineering brick copings to side/ party yard walls</p>	<p>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>	

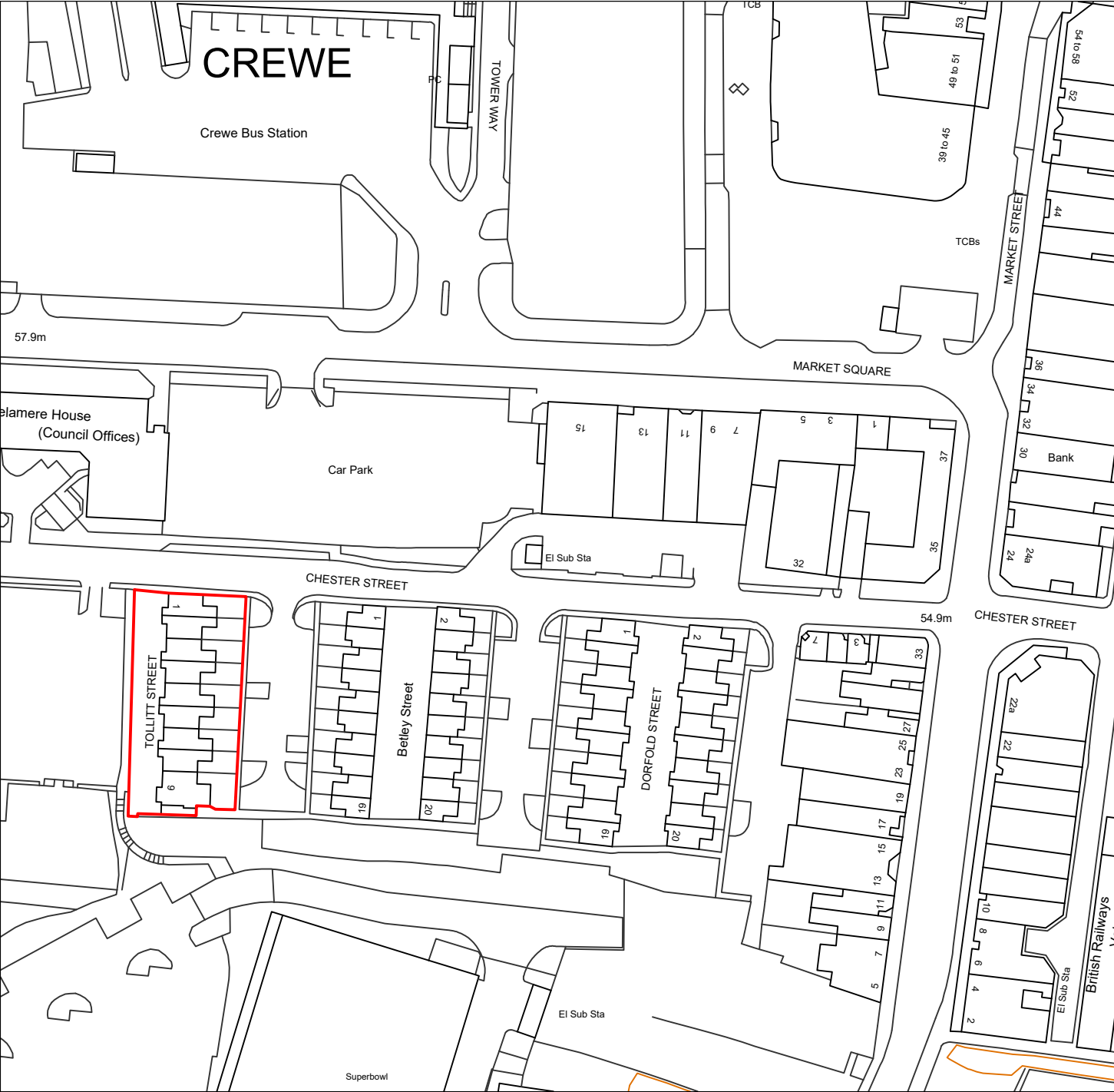
<p>Replacement yard gates</p>	<p>Treated softwood ledged and braced gate with tongue and grooved boarding over and a pitched hardwood capping, fitting with a Suffolk latch to match the existing height (to the underside of the adjacent wall coping), to match the existing.</p>	
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APPENDIX A – DRAWING PACKAGE

Tollitt Street

24/03/2025

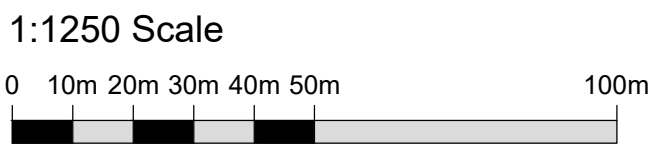
PURCELL 



1  
0054


TOLLITT STREET - SITE LOCATION PLAN  
SCALE 1:1250

N

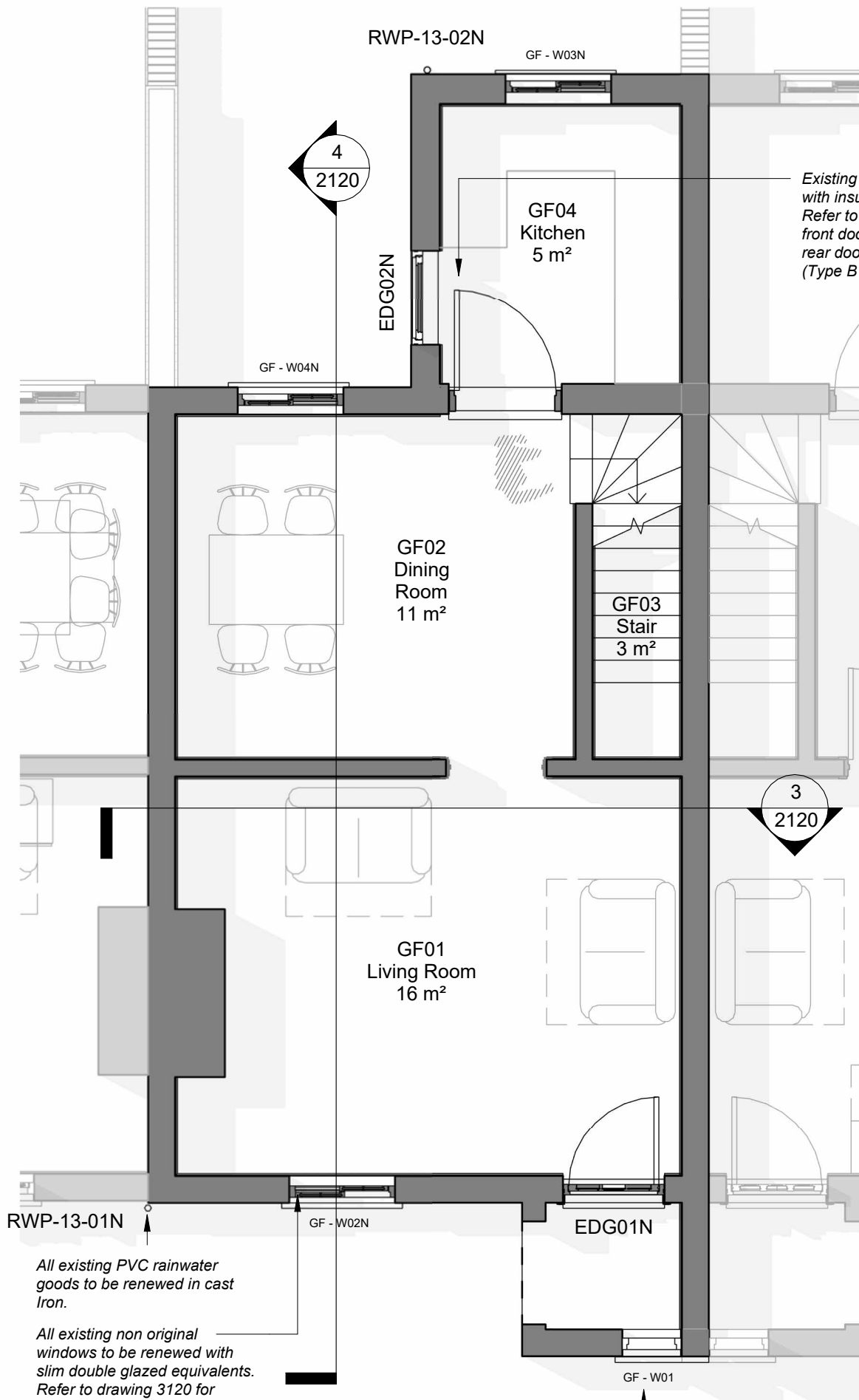


**KEY**

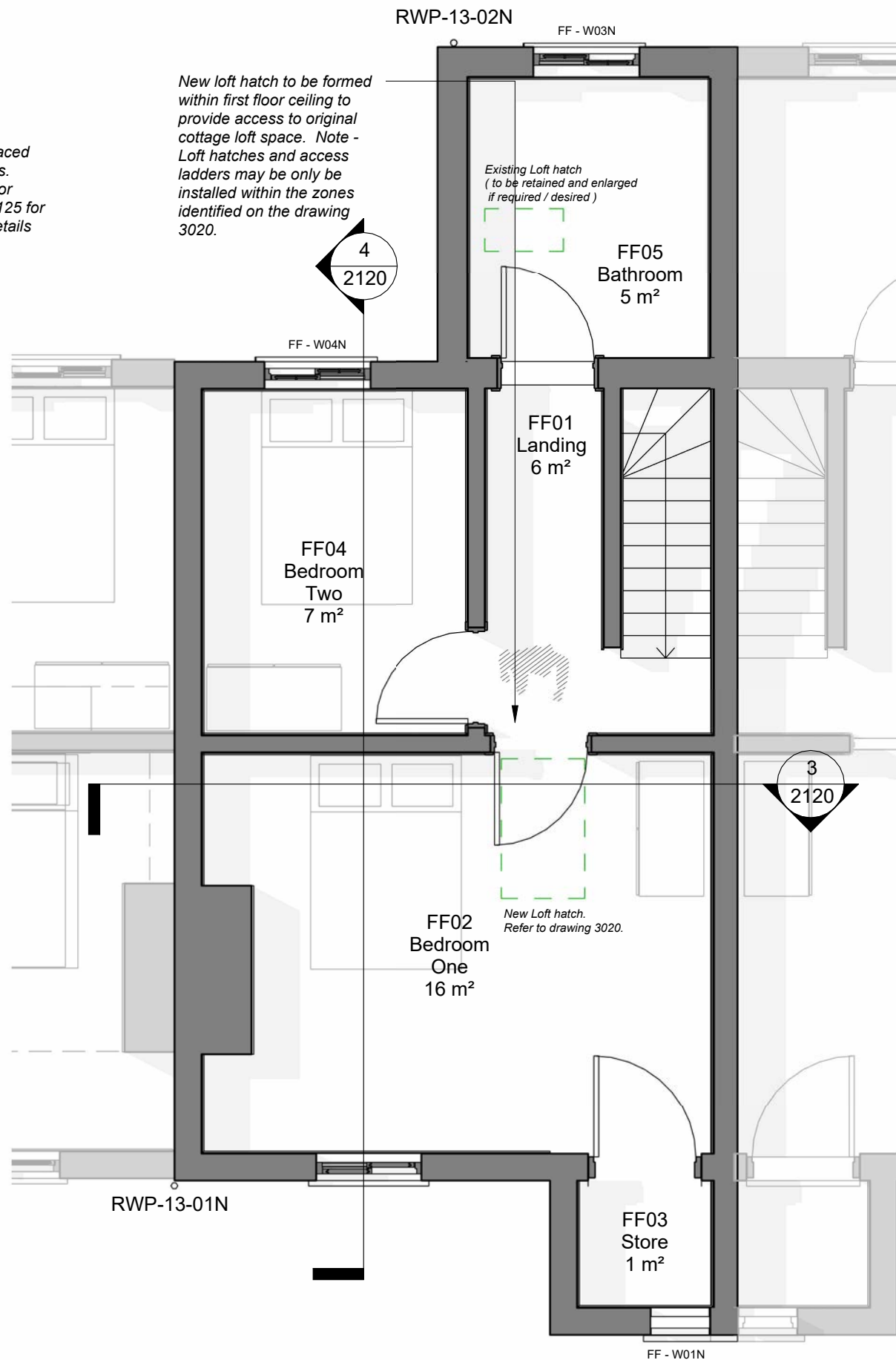
Site Boundary Line

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

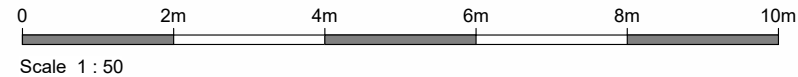
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① Ground Floor as Proposed  
1 : 50



② First Floor as Proposed  
1 : 50



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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

#### TITLE

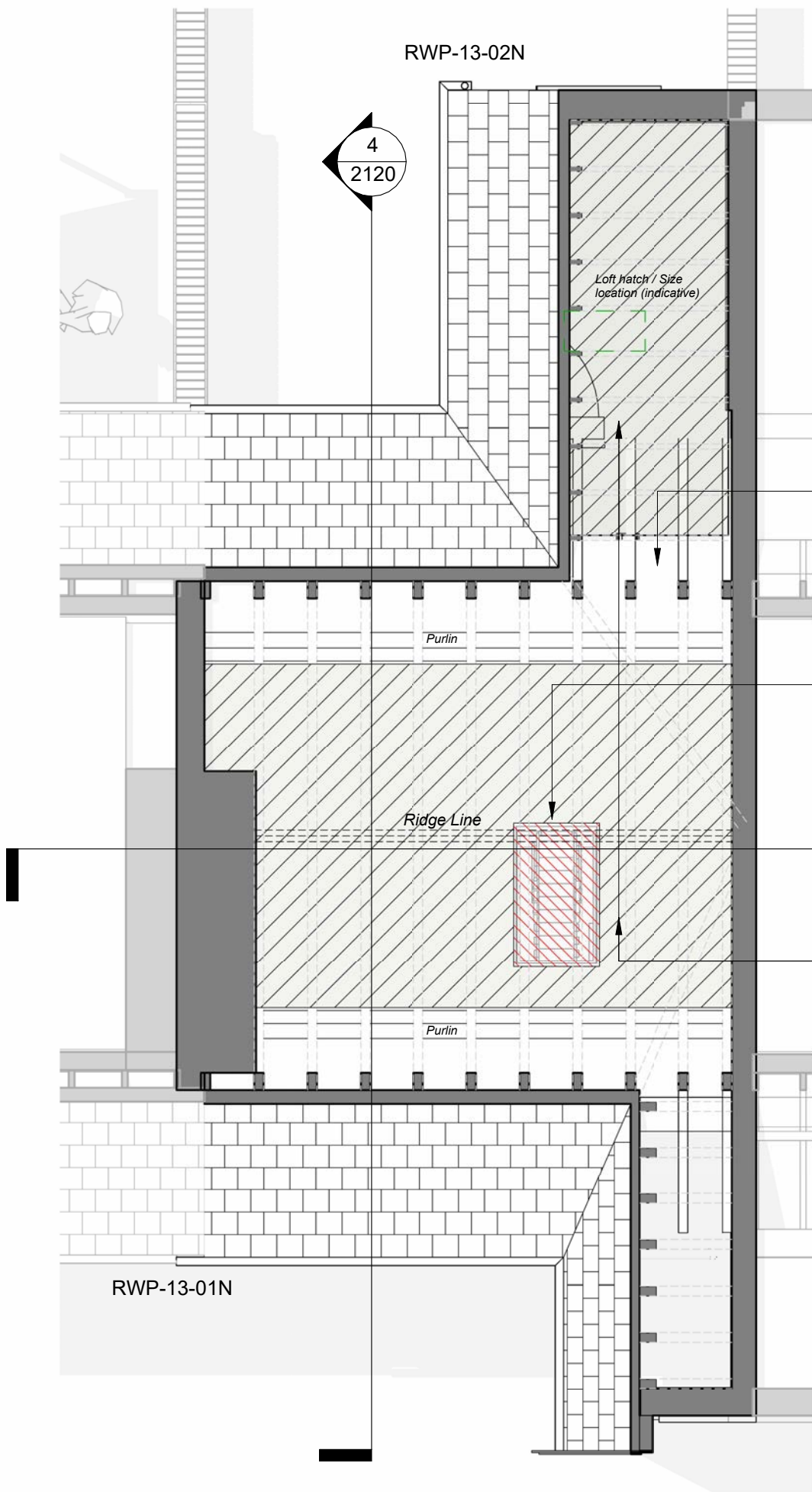
Typical Dorfold / Tollitt Street Dwelling - Proposed Ground and First Floor Plans

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.

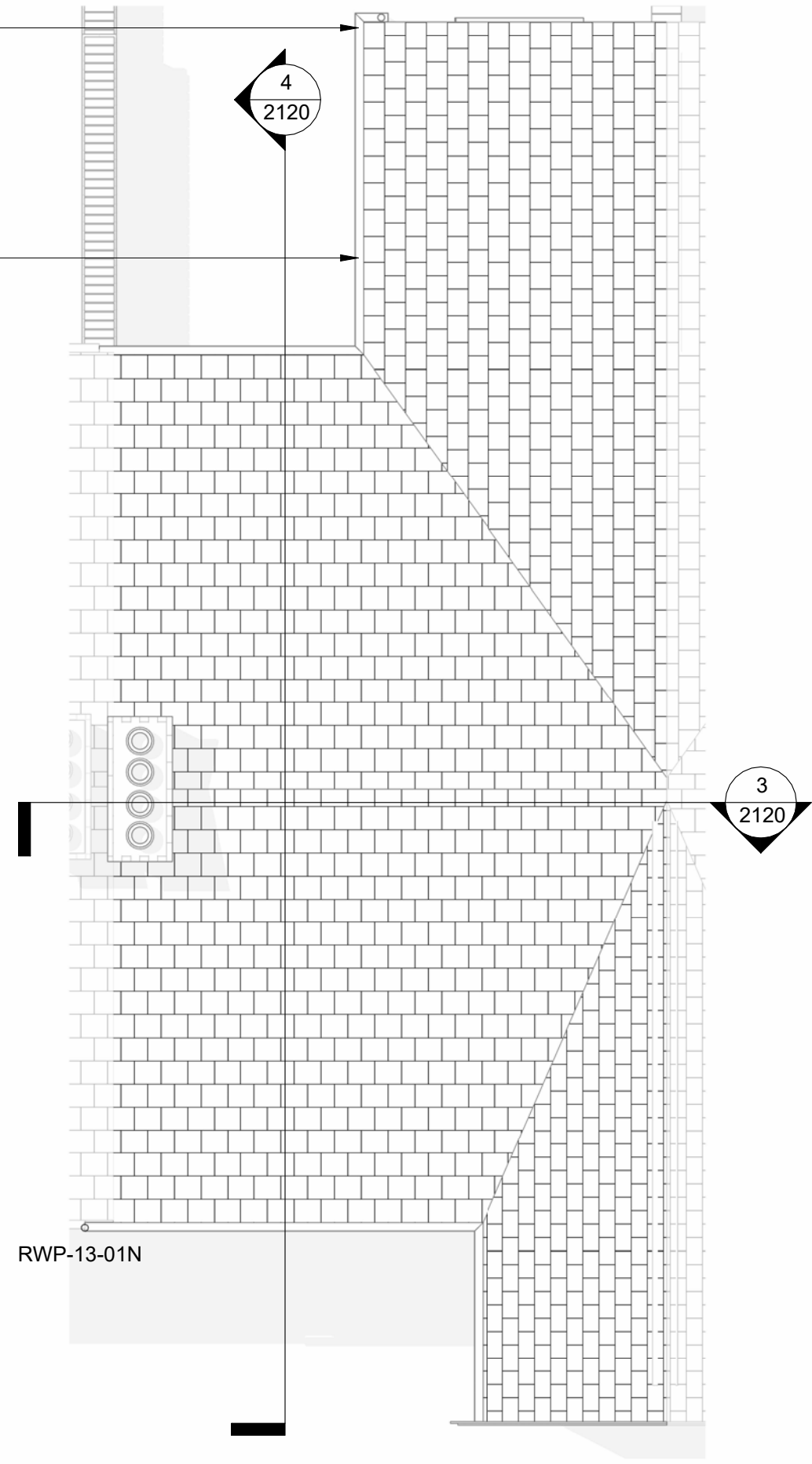
Refer to drawing 3211 for typical details

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



**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

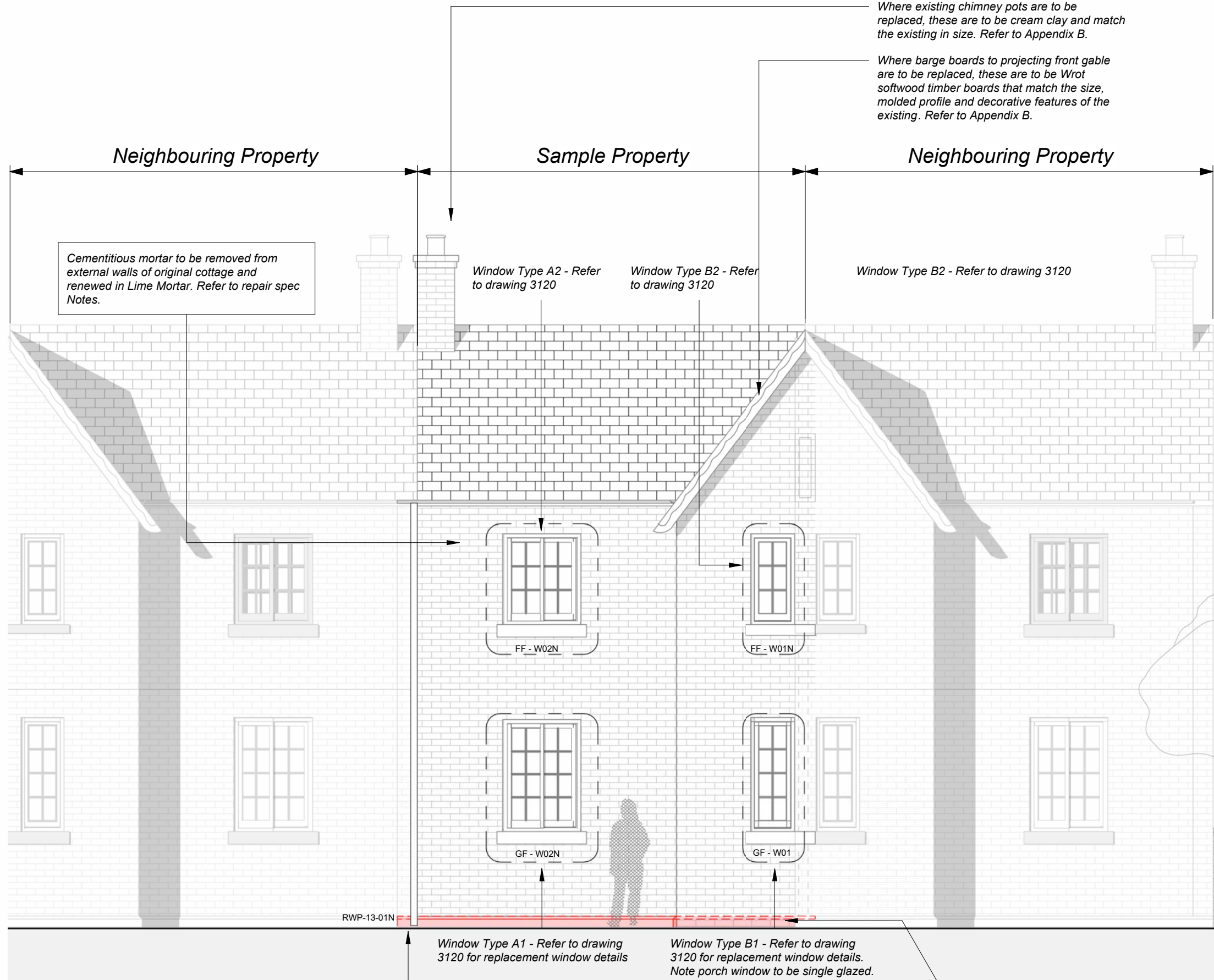
REV SUITABILITY/REASON FOR ISSUE  
**P05 S4 - For Approval/**

DRAWING NUMBER  
**243231-PUR-02-ZZ-DR-A-2021**

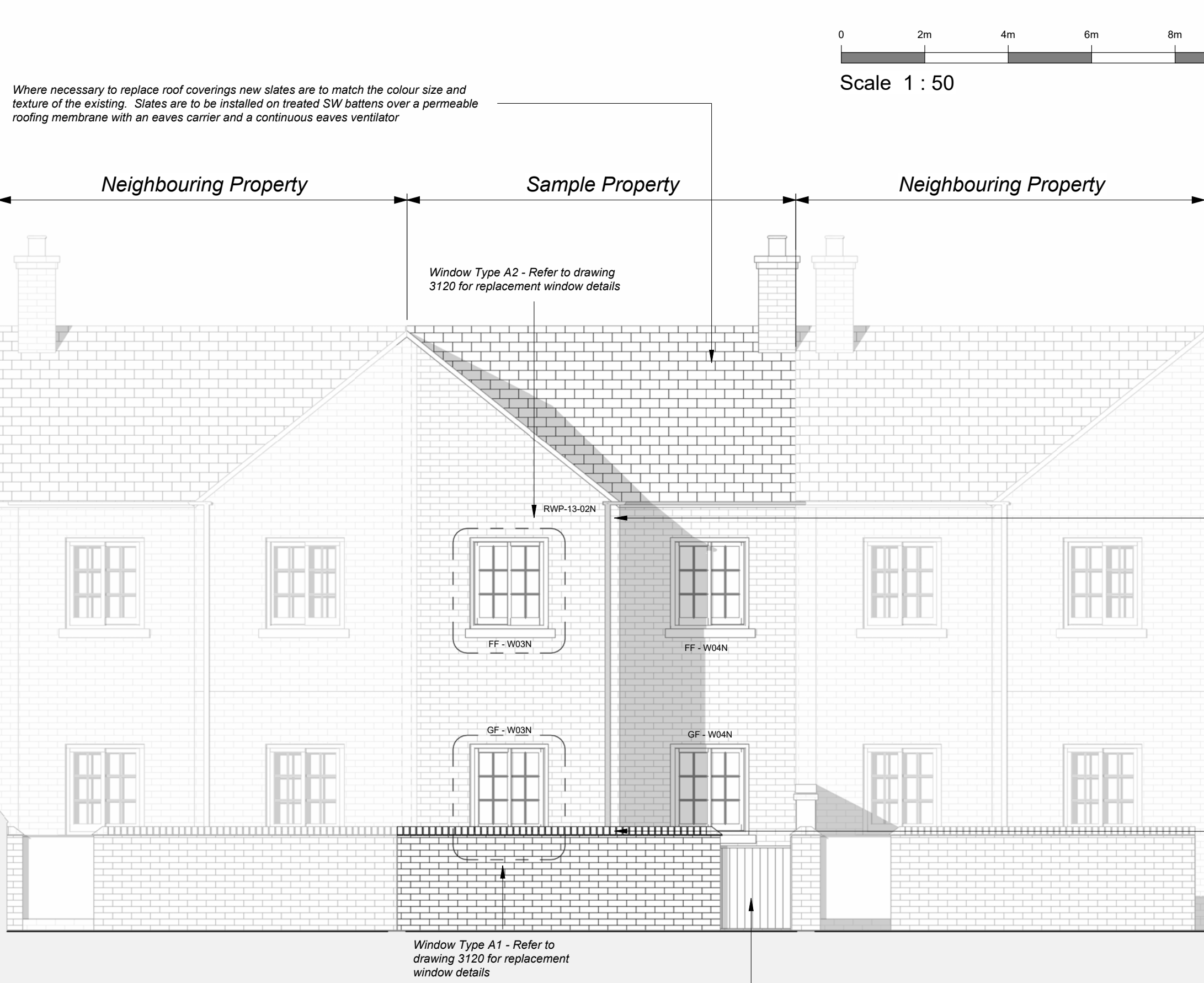
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1 Loft Plan as Proposed  
1 : 50

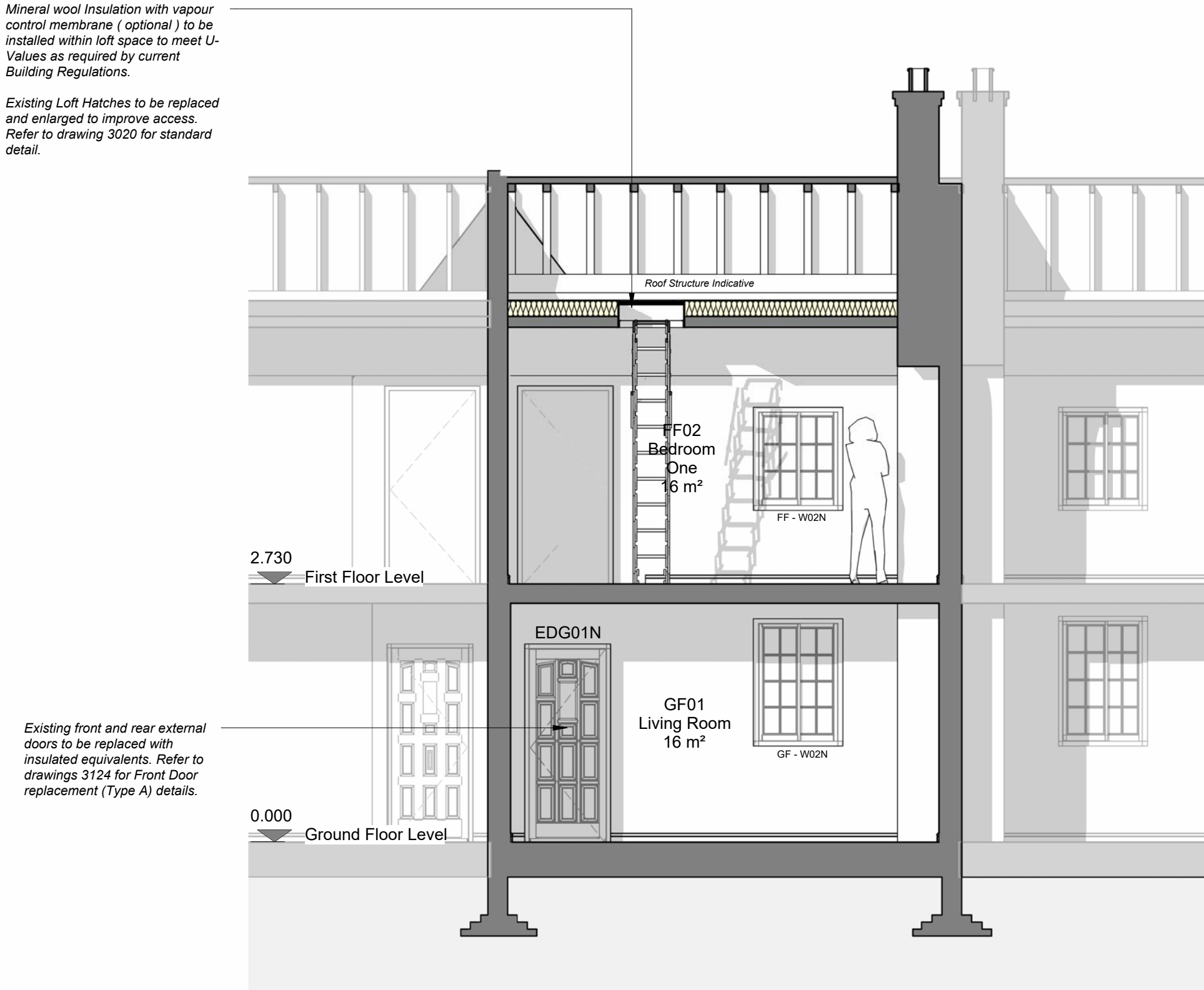
2 Roof Plan as Proposed  
1 : 50



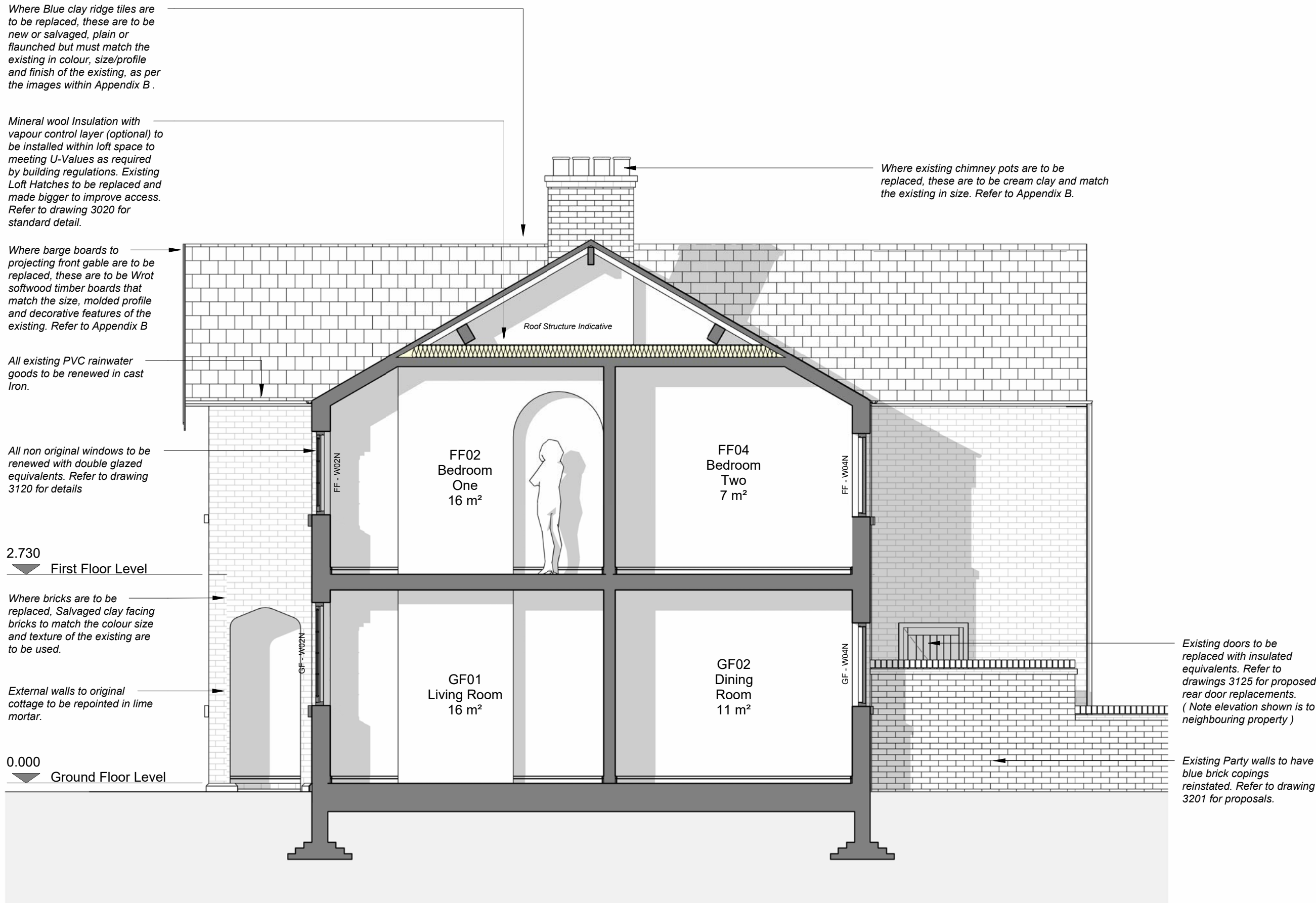
1 Principal Elevation as Proposed  
1 : 50



2 Rear Elevation as Proposed  
1 : 50



3 GA Section as Proposed A-A  
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 quills 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 arisises 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:

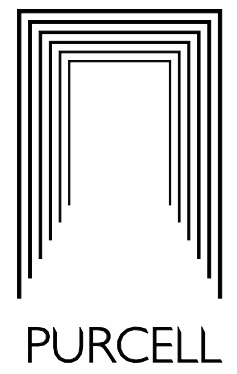
Add to the mix crushed chalk reference: "CKC", obtained from Lime Green Products Ltd

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



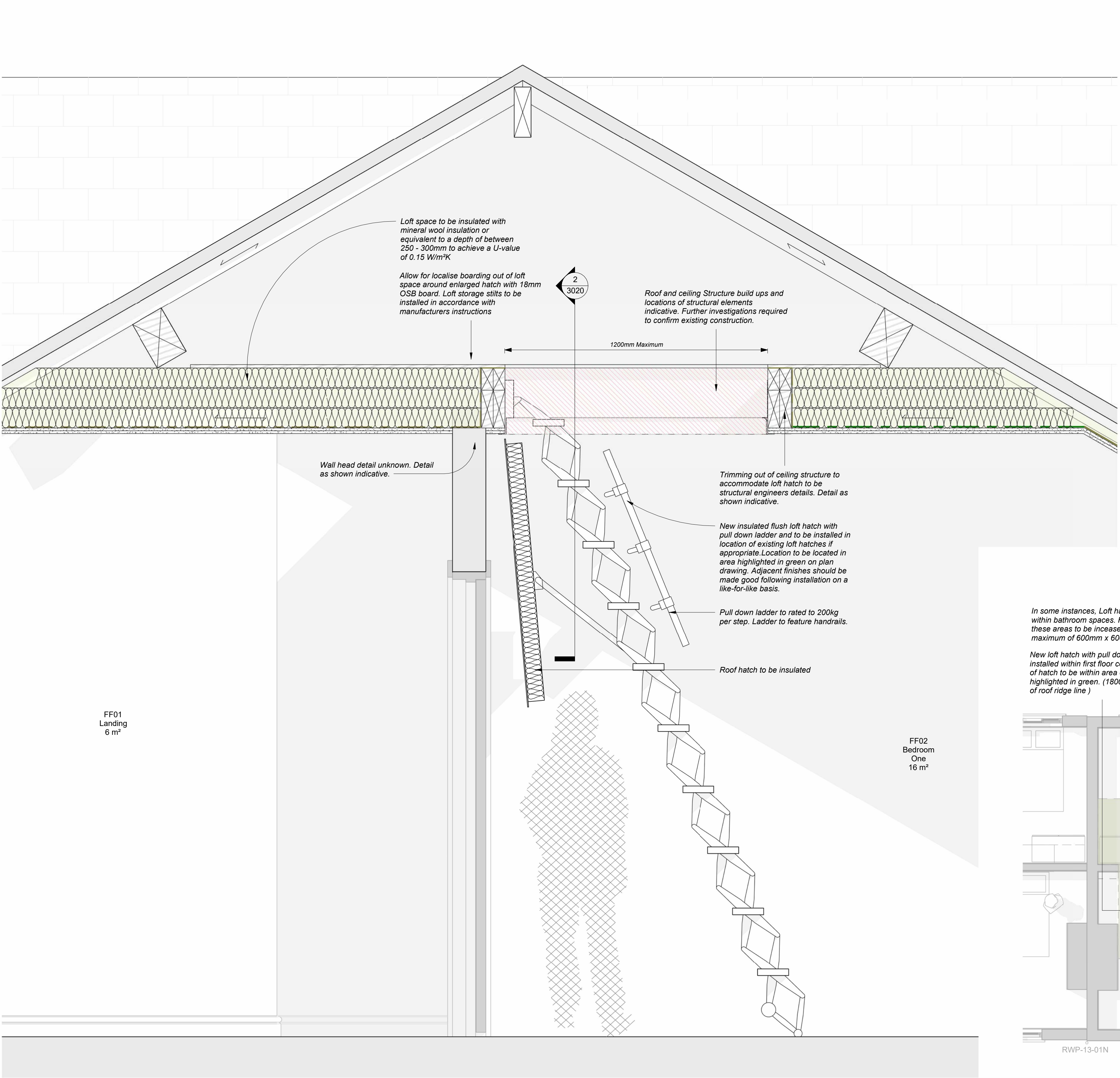
**TITLE**  
Typical Dorfold / Tollitt Street Dwelling - Proposed Elevations and Sections

**SIZE**    **SCALE**  
A1L    1 : 50

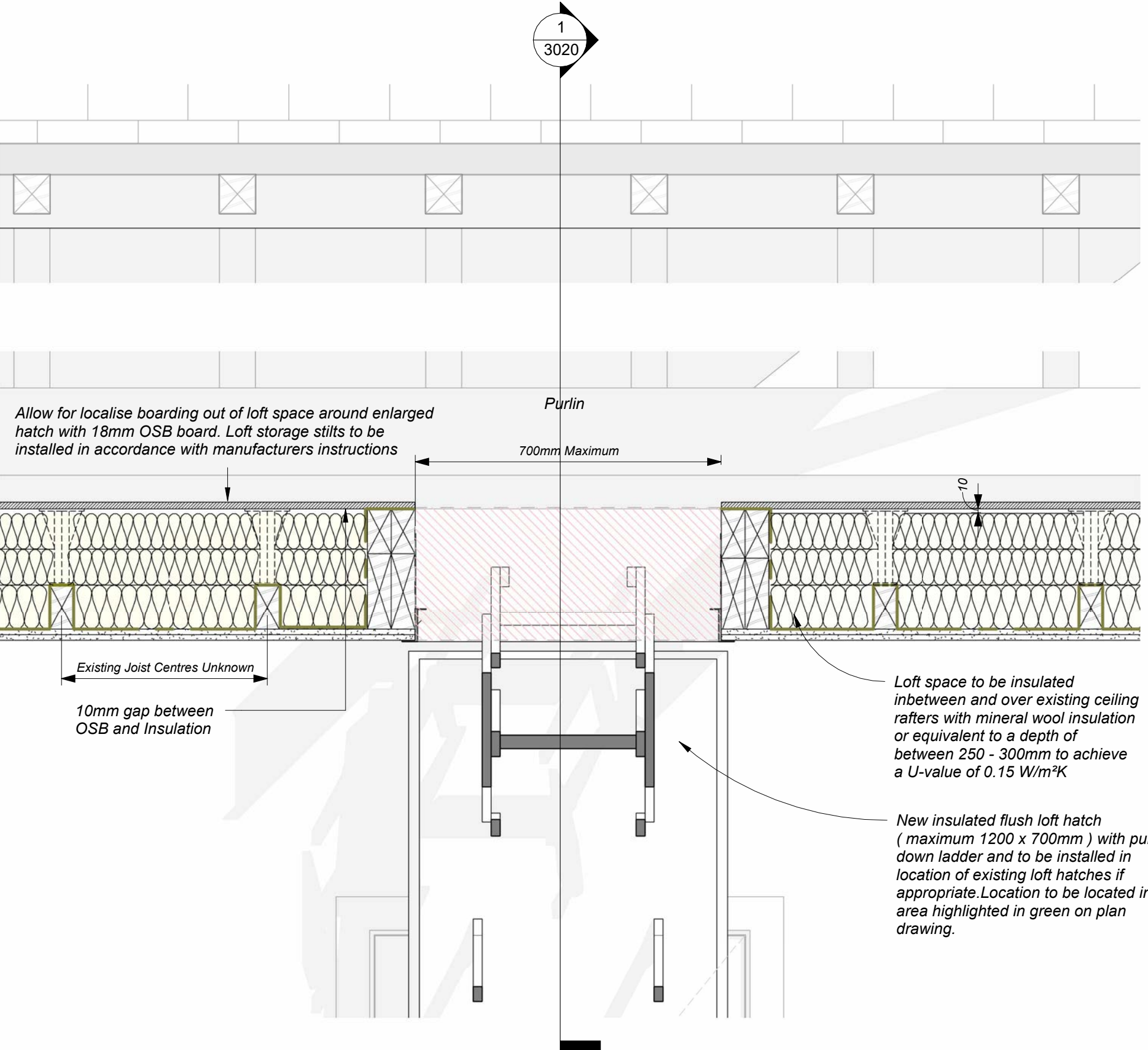
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P05    S4 - For Approval

**DRAWING NUMBER**  
243231-PUR-02-ZZ-DR-A-2120

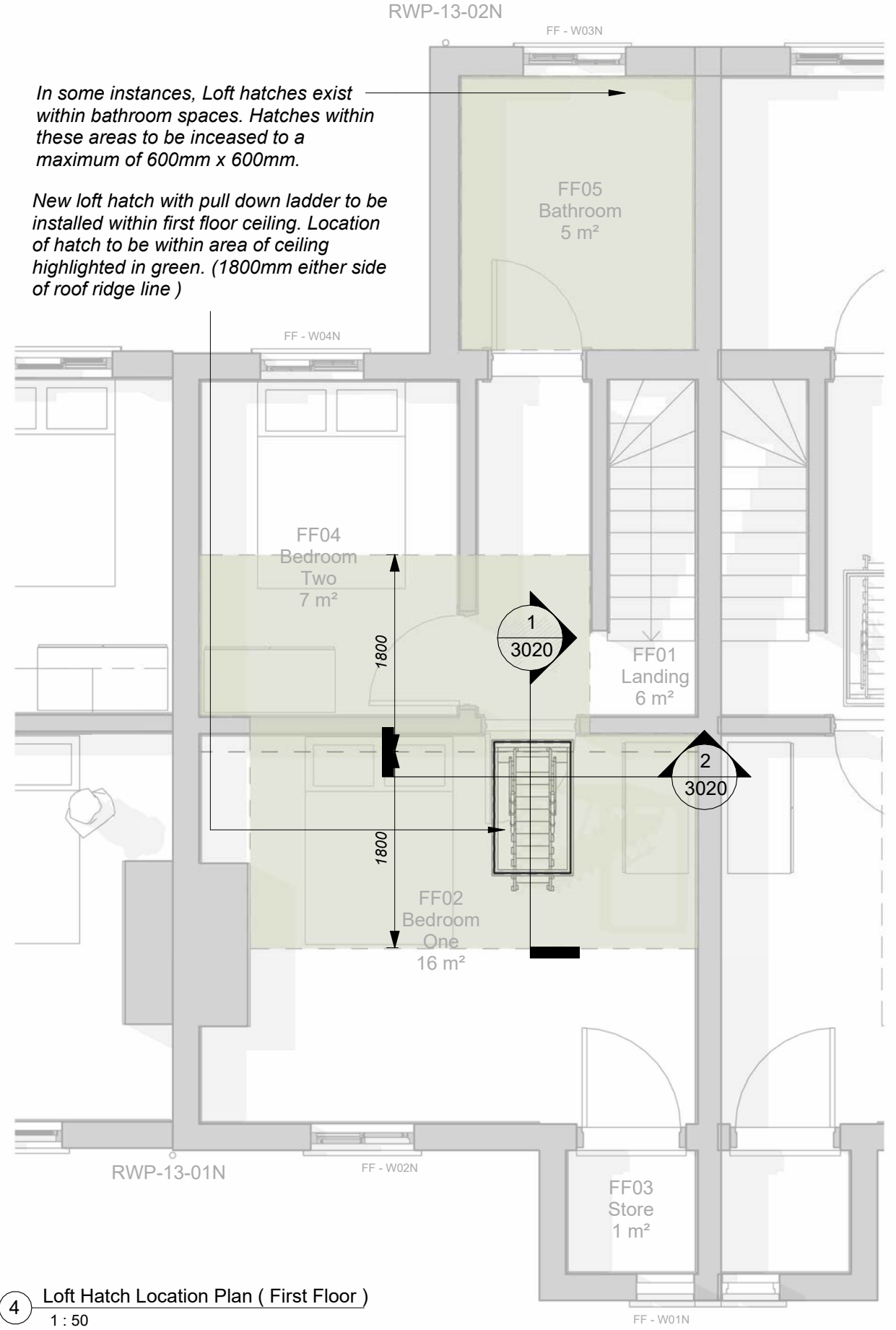
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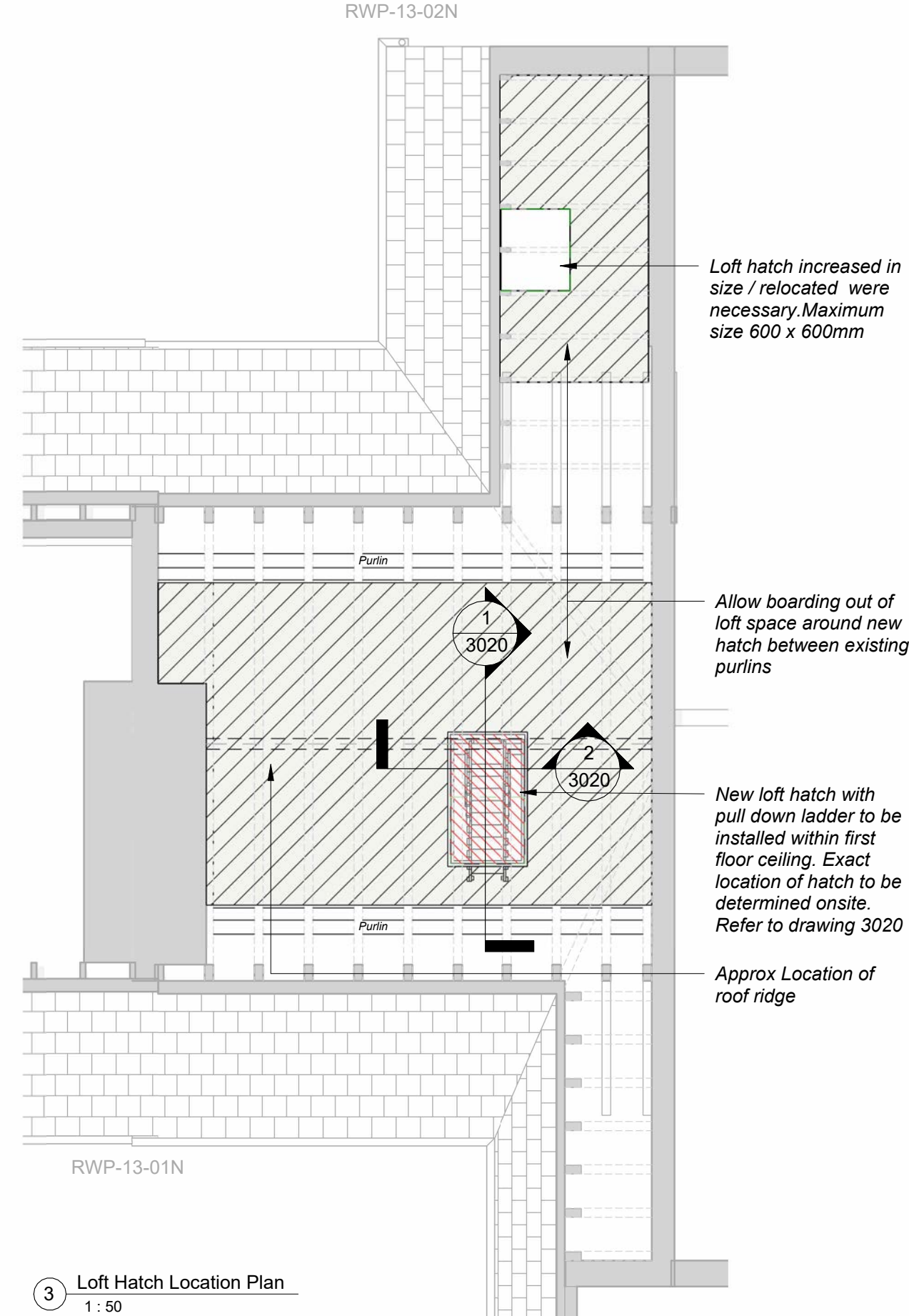
1 Typical Section A-A Through Loft Hatch  
1 : 10



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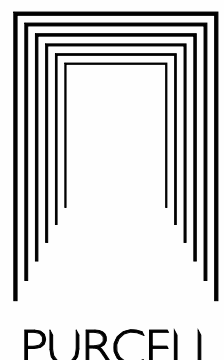
- NOTES**
- Loft hatches and access ladders may be installed within the zone identified on this drawings only.
  - Roof / ceiling structure as shown is indicative due to lack of available access.

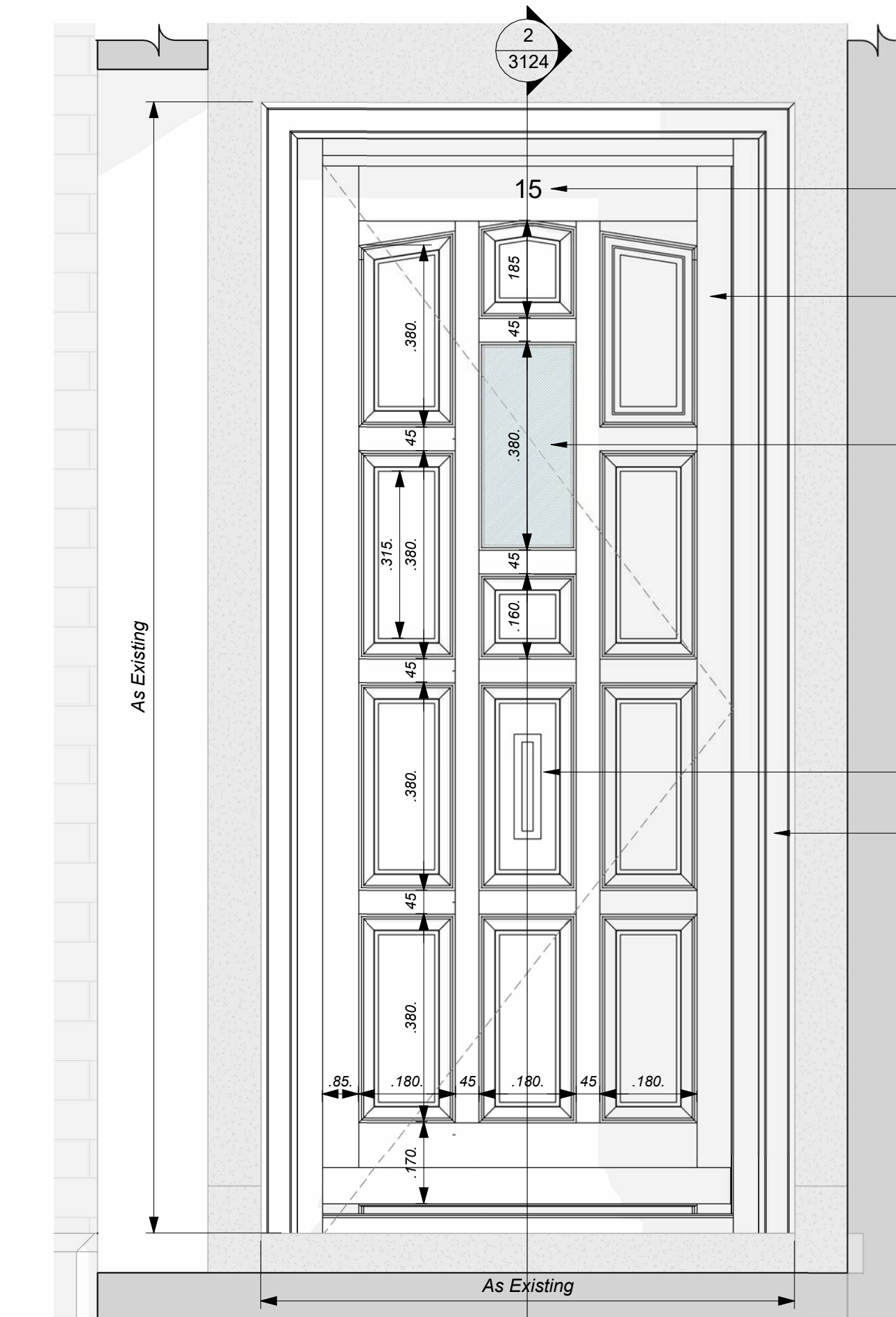
P05	02/04/2025	MP	JPH	Notes Amended - Issued for LBC
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P03	19/03/2025	MP	JPH	Issued for Review
P02	04/03/2025	MP	JPH	Issued for Review
P01	06/12/2024	MP	JPH	Issued for Costing
REV	DATE	BY	CHK	DESCRIPTION

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

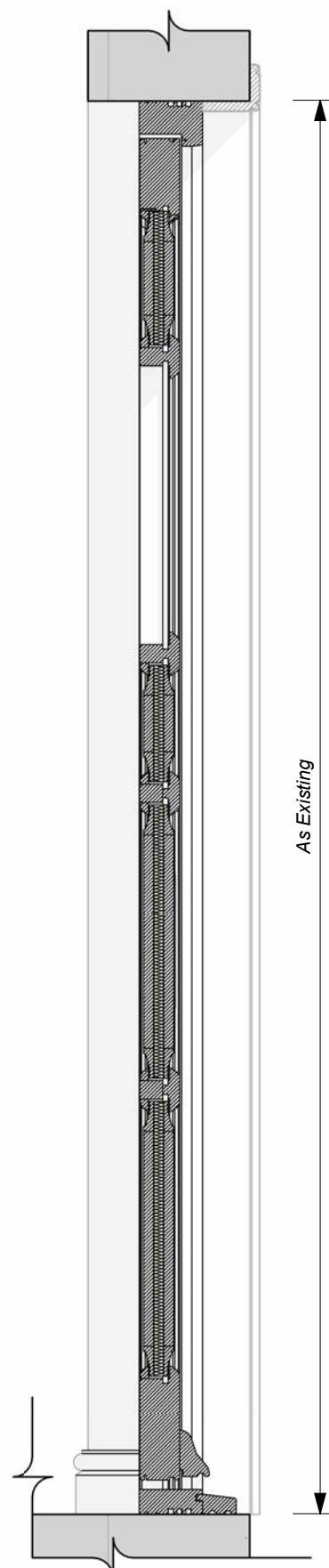
**JOB NUMBER**  
243231  
**TITLE**  
Dorfold / Tollitt Street - Typical Loft Hatch Detail

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

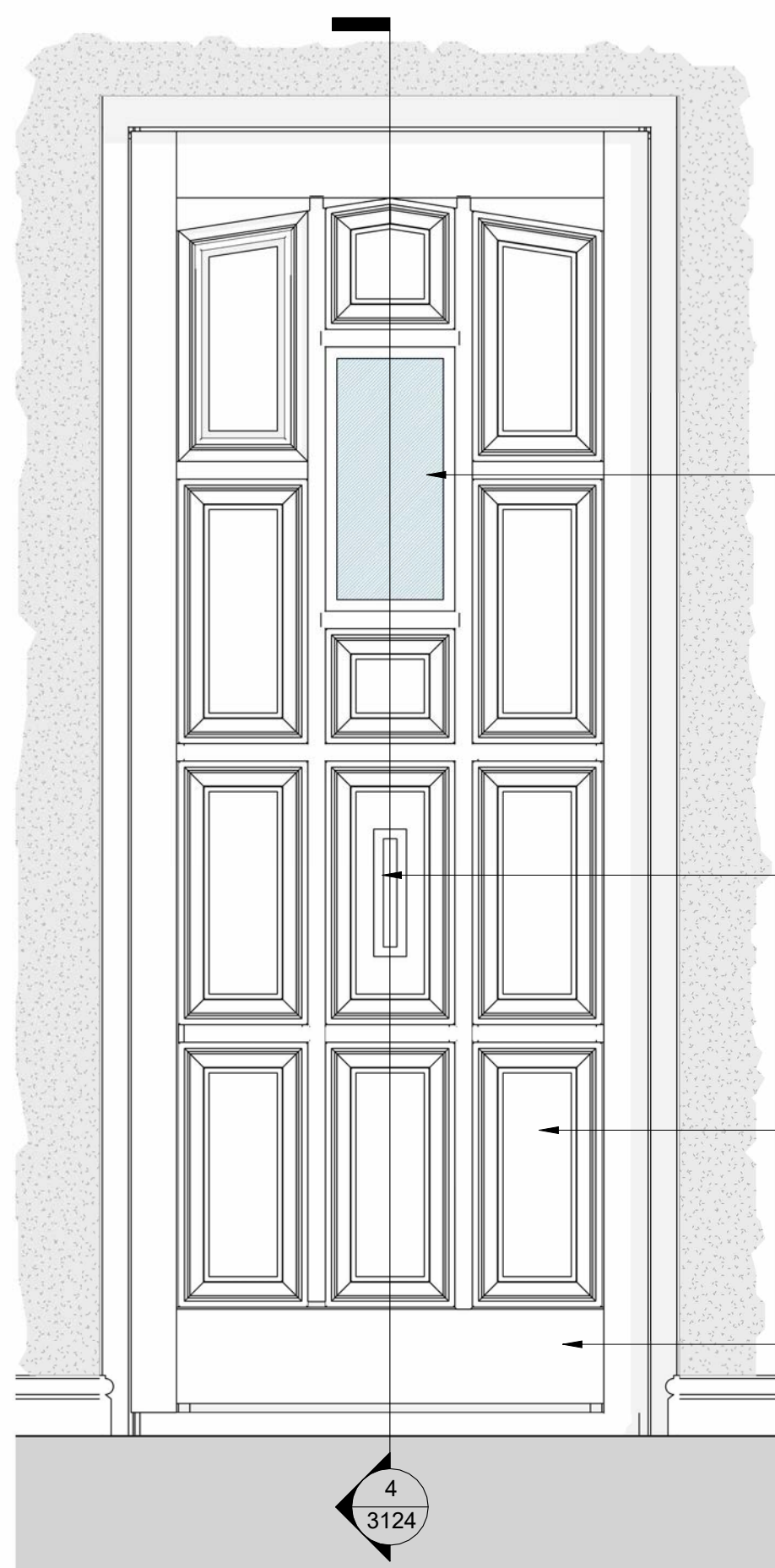




1 External Door Type A as Proposed - External Elevation  
1 : 10



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.

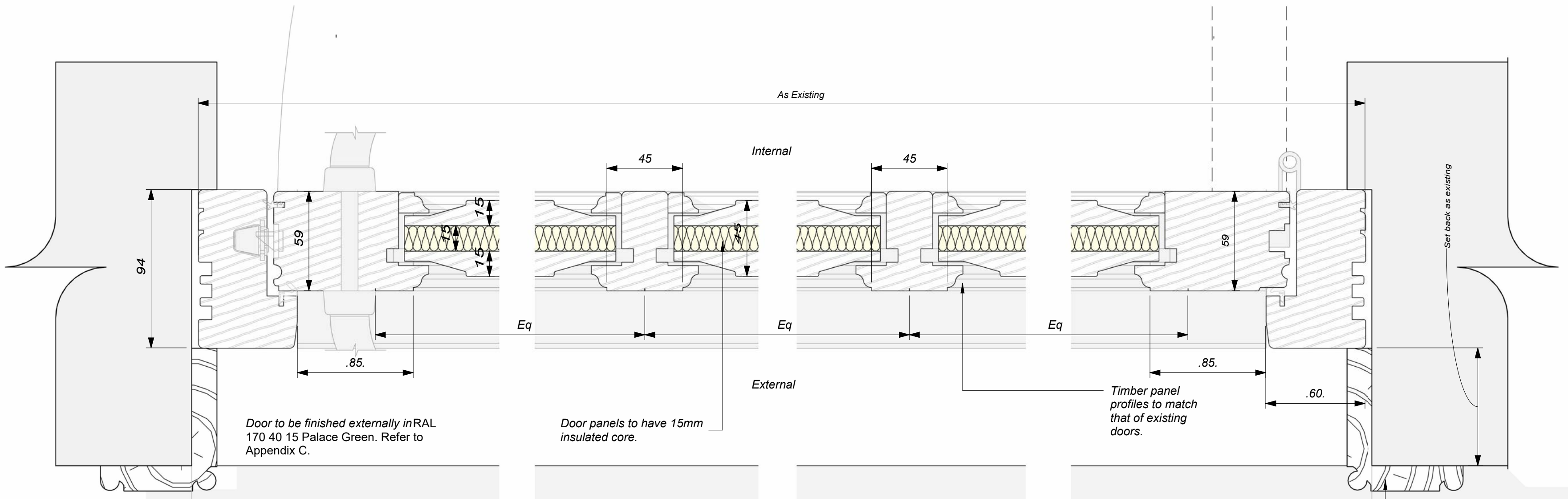
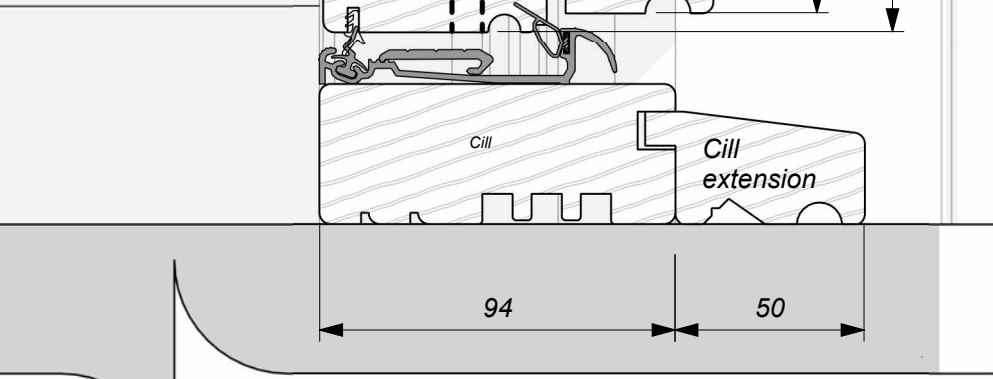
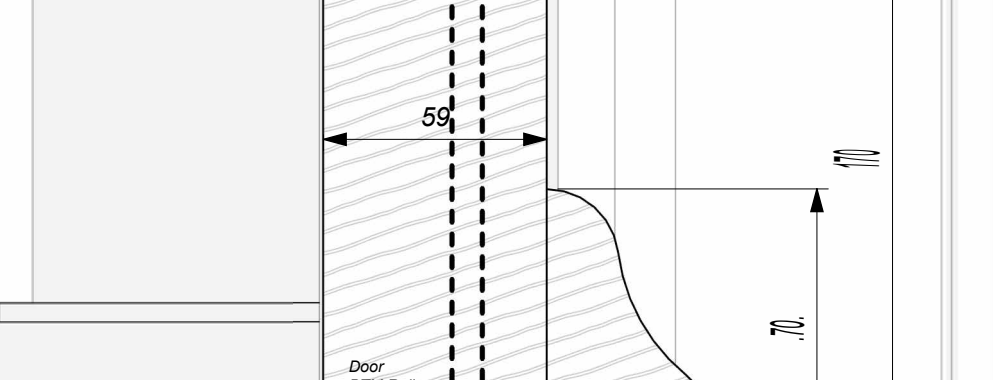
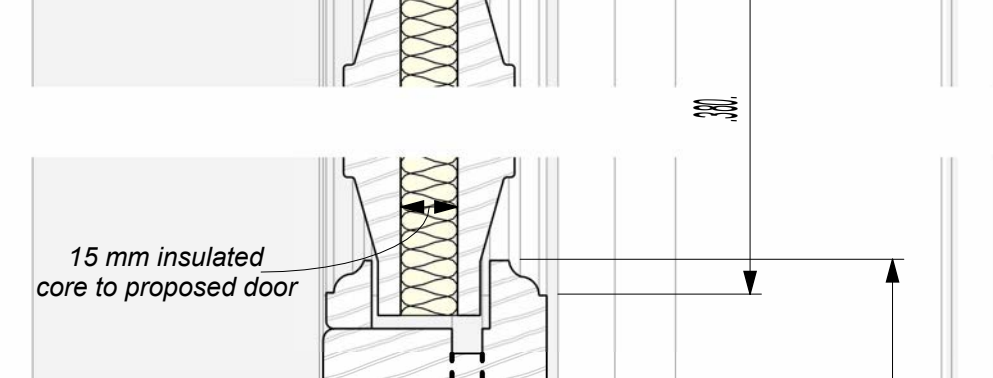
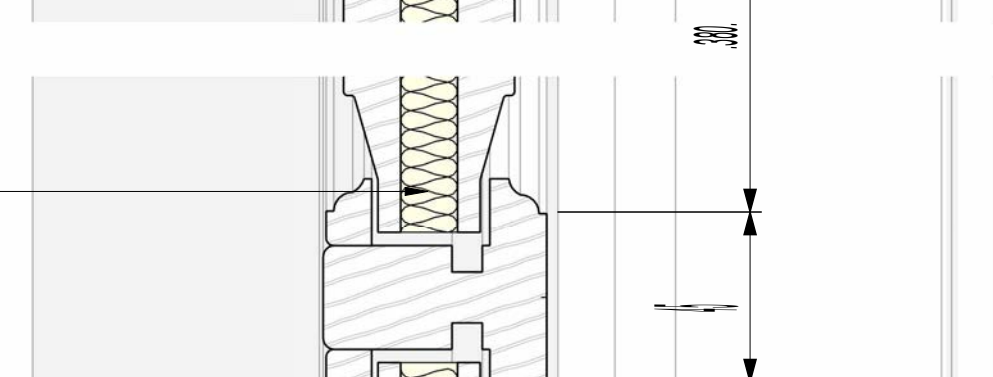
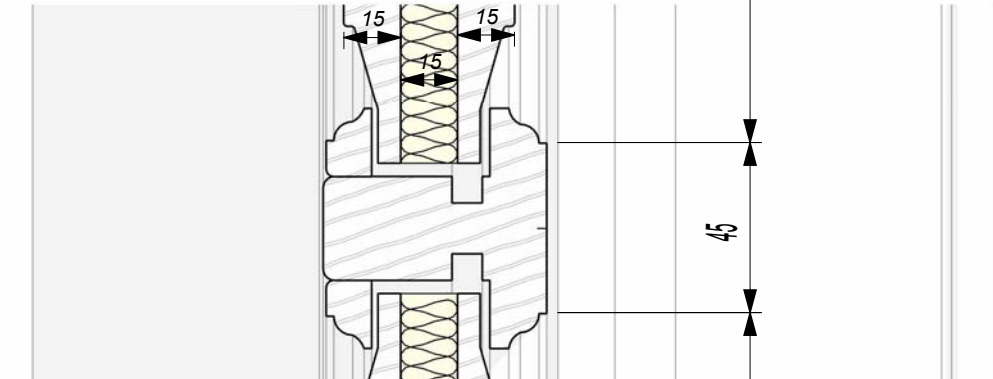
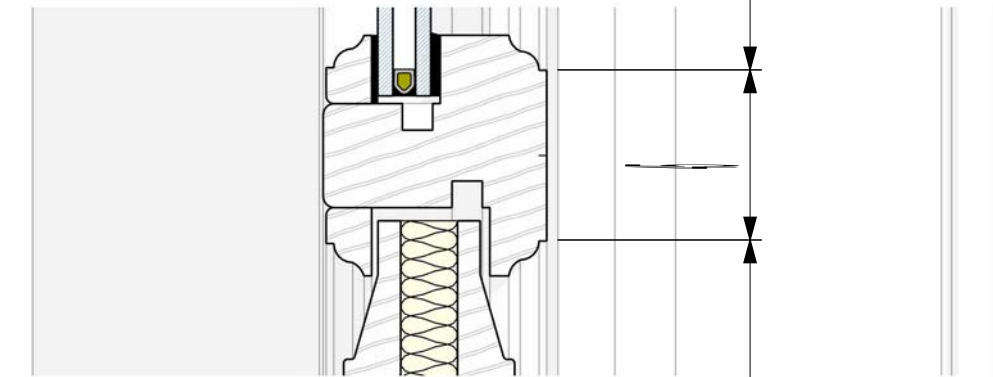
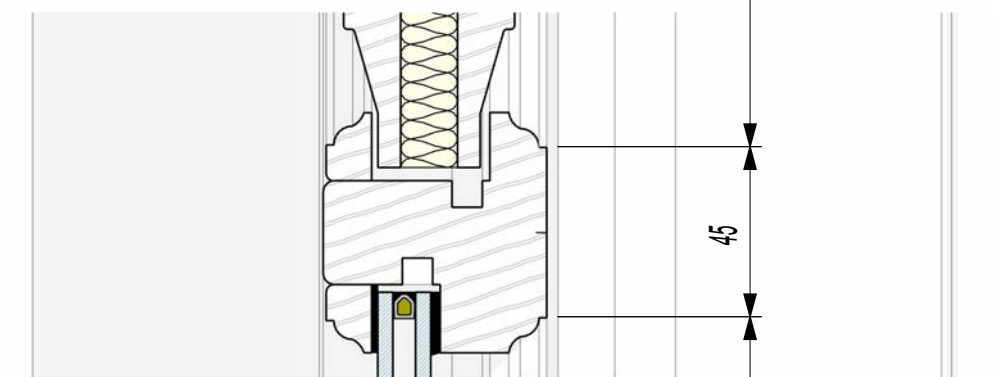
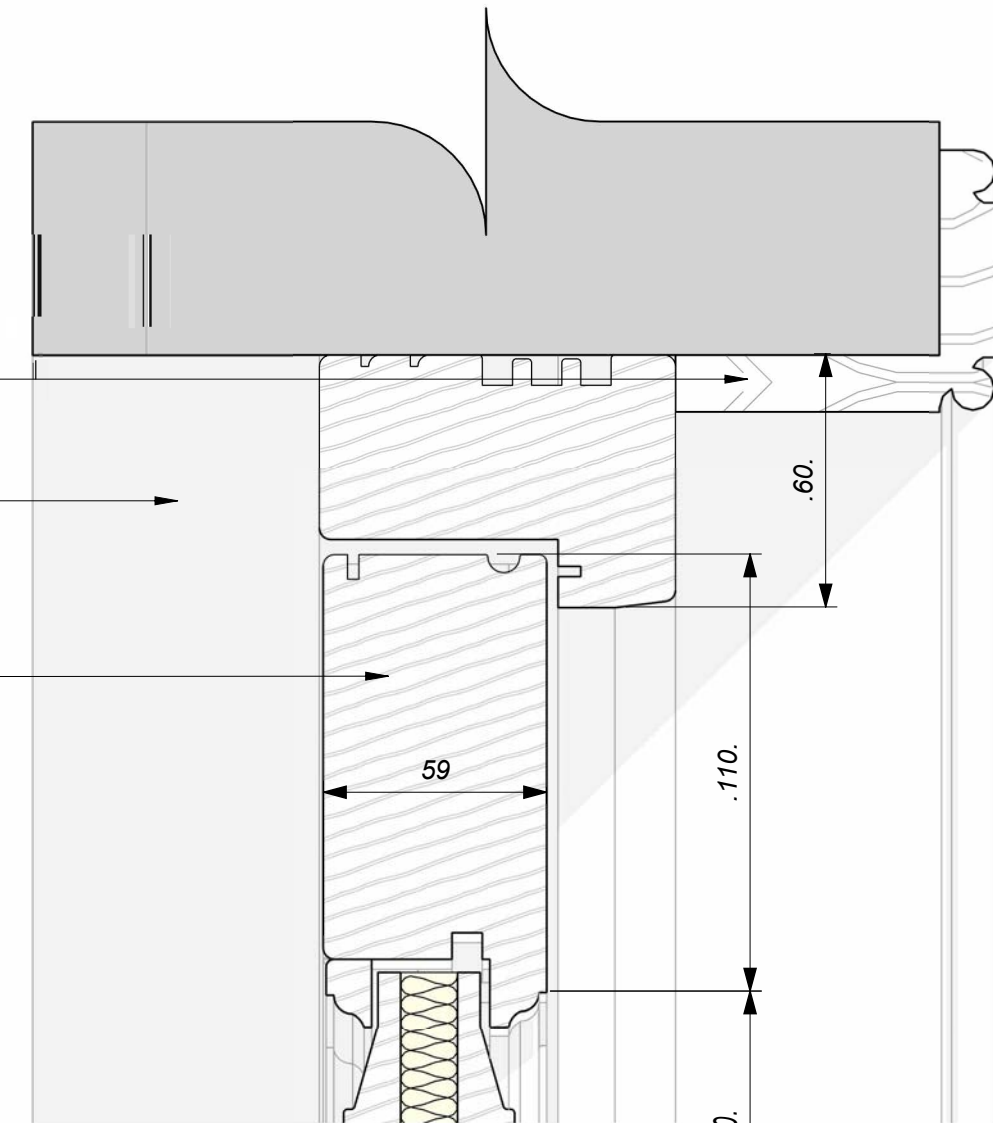
Slim Double glazed vision panel.

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/m<sup>2</sup>K

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

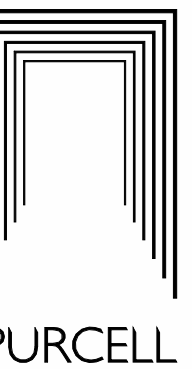
not to scale

#### 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/m<sup>2</sup>K
- 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



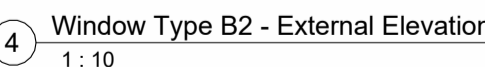
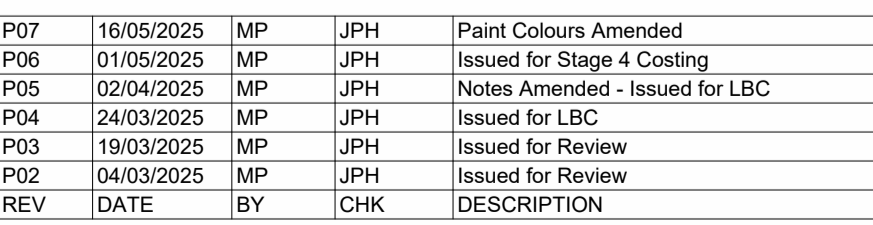
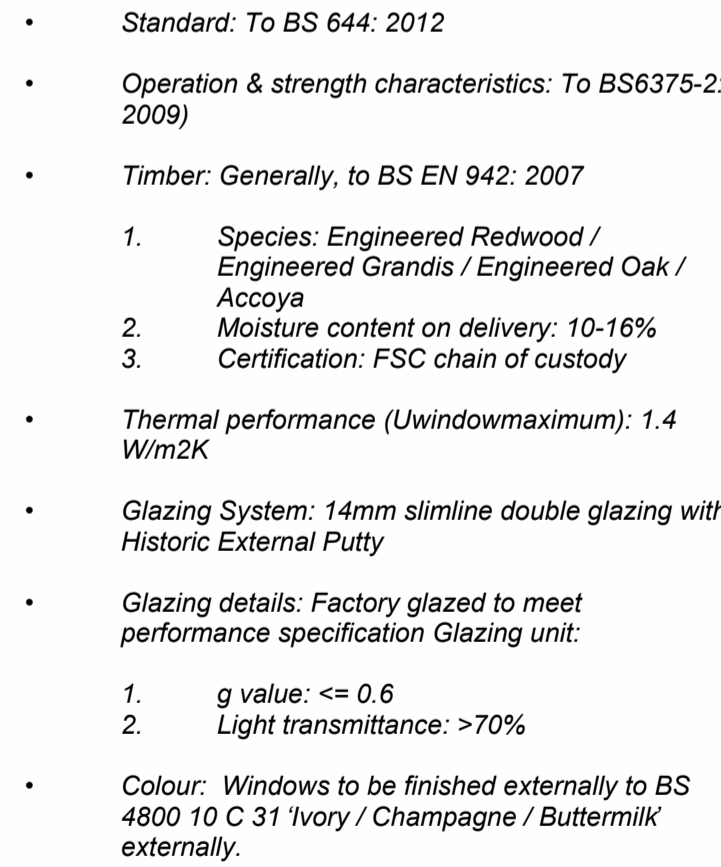
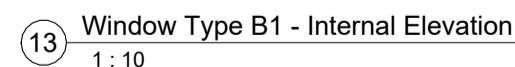
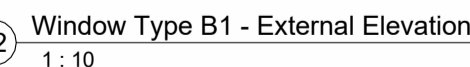
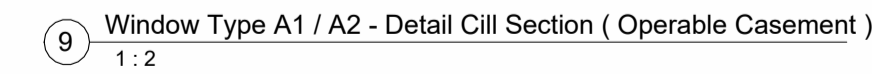
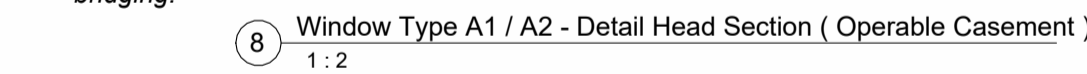
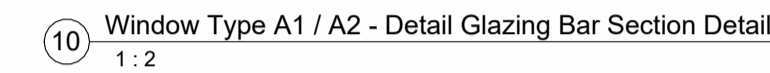
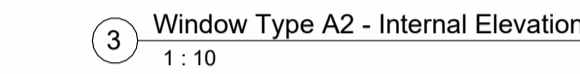
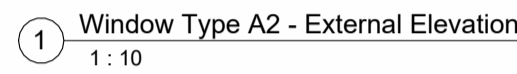
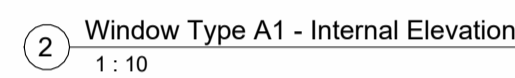
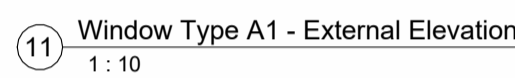
TITLE	Dorford / Betley / Tollitt Street - External Door Type A as Proposed
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SIZE	SCALE
A1L	As indicated

REV	SUITABILITY/REASON FOR ISSUE
P05	S4 - For Approval

DRAWING NUMBER	243231-PUR-02-ZZ-DR-A-3124
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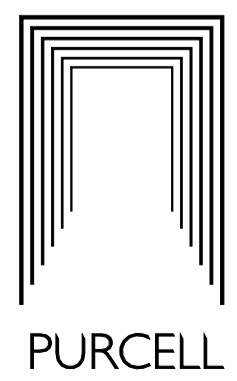
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P07	16/05/2025	MP	JPH	Paint Colours Amended
P06	01/05/2025	MP	JPH	Issued for Stage 4 Costing
P05	02/04/2025	MP	JPH	Notes Amended - Issued for LBC
P04	24/03/2025	MP	JPH	Issued for LBC
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REV	DATE	BY	CHK	DESCRIPTION

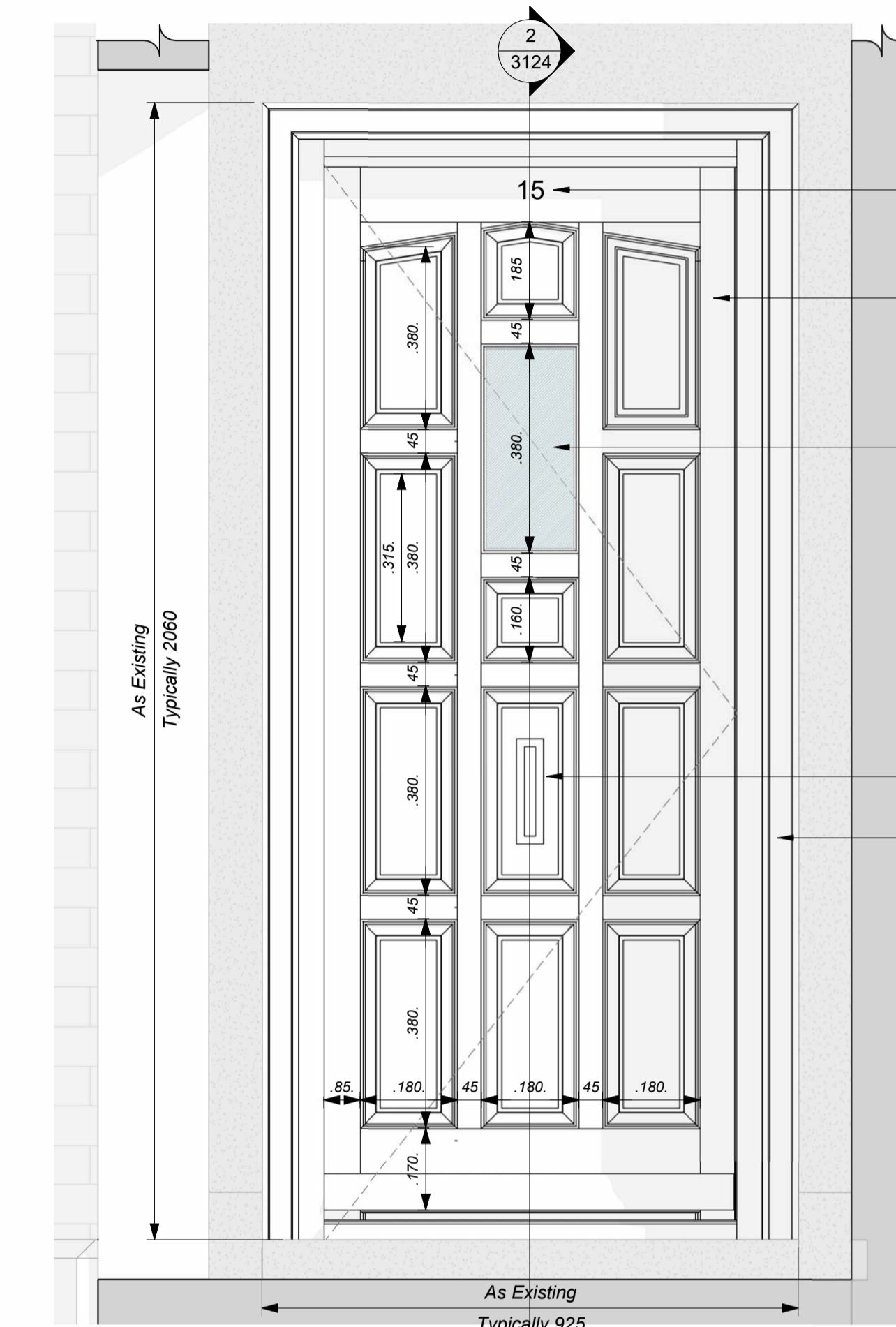
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**243231**

TITLE  
**Dorfold / Betley / Tollitt Street - Window  
Details as Proposed**

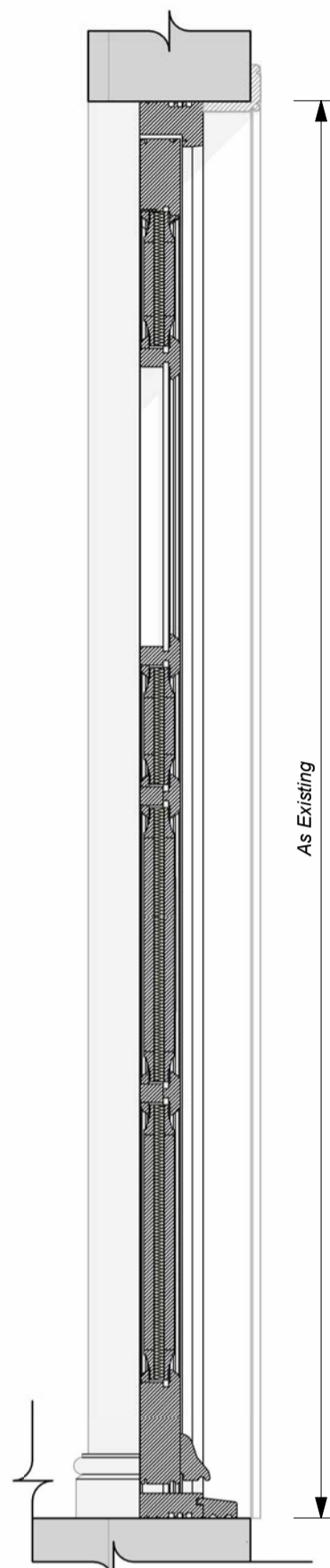
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A1L	As indicated
REV	SUITABILITY/REASON FOR ISSUE
P07	S3 - For Review & Comments
DRAWING NUMBER	
243231-PUR-02-ZZ-DR-A-3120	



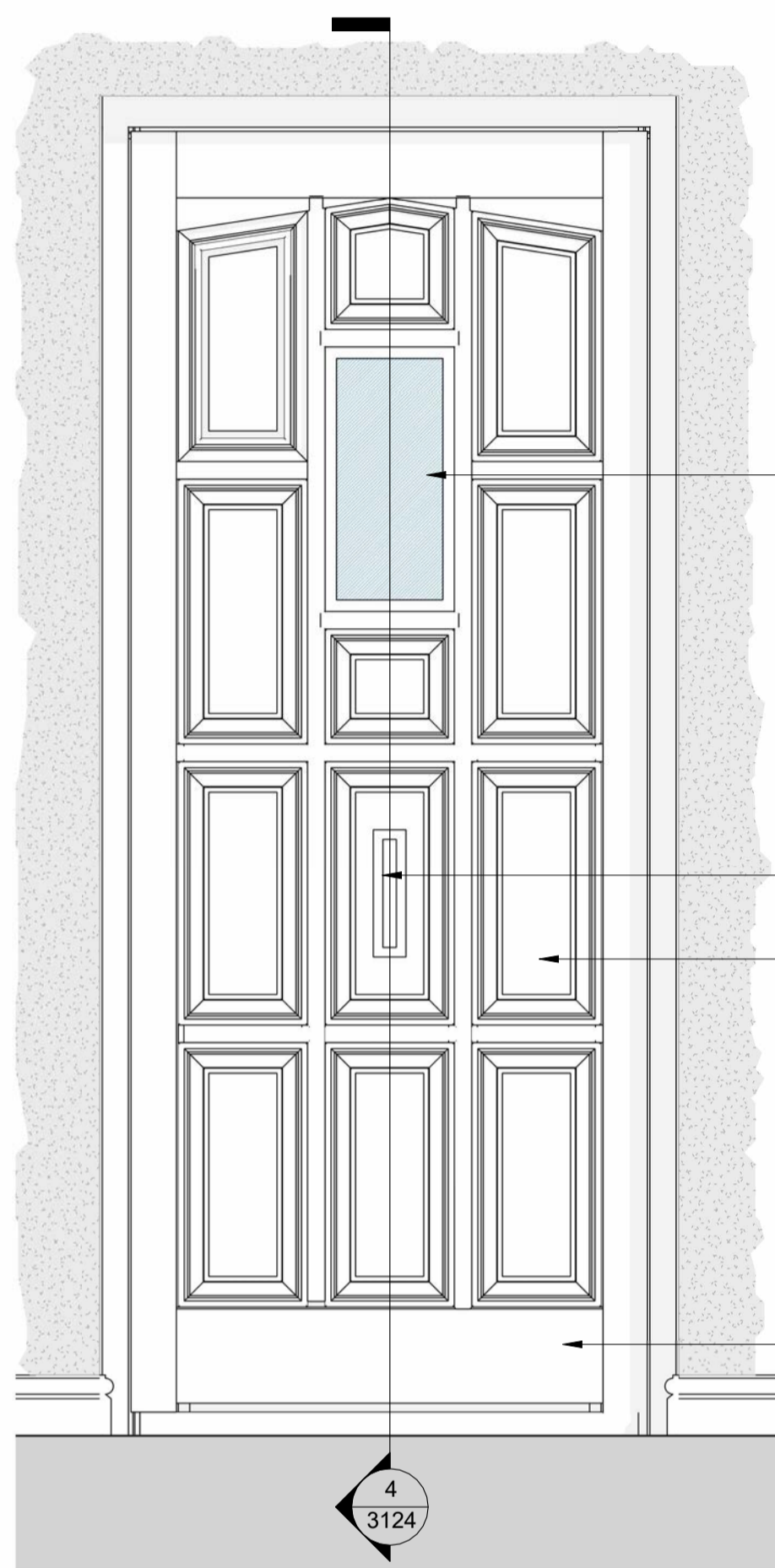
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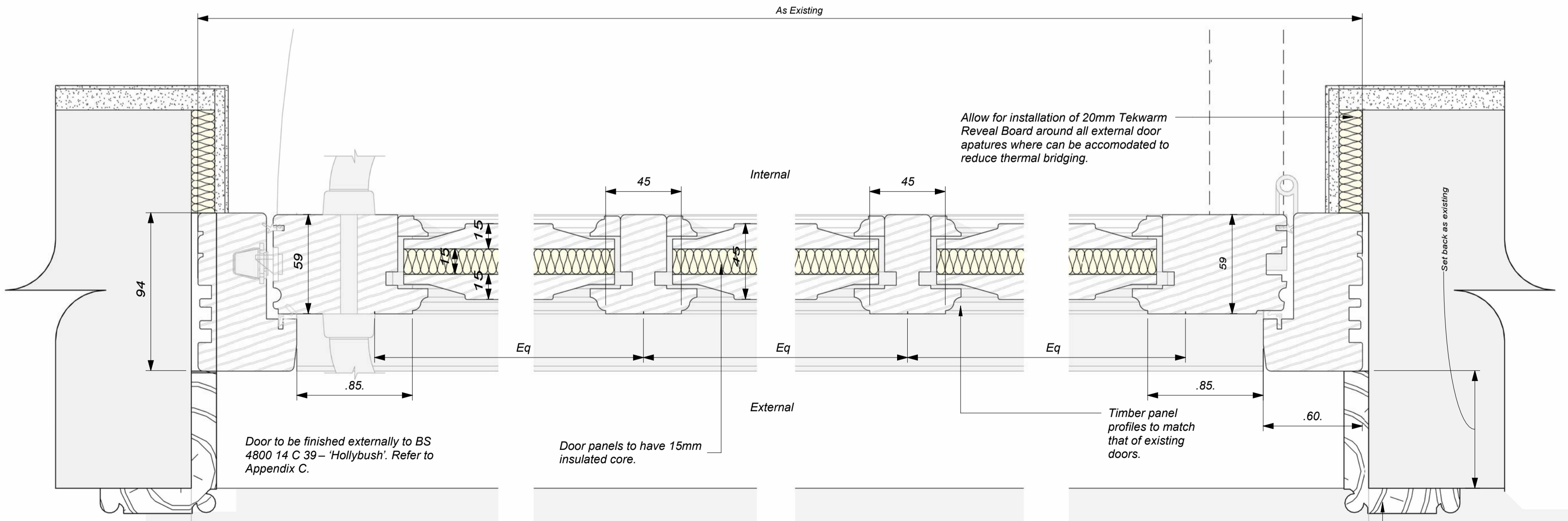
1 External Door Type A as Proposed - External Elevation  
1 : 10



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



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



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

Allow for installation of 20mm Tekwarm  
Reveal Board around all external door  
apatures where can be accomodated to  
reduce thermal bridging.

Existing external Architrave profile  
to be retained and redecorated.

Allow for making good of reveals  
following installation of new door  
and reveal boards.

Door to be finished externally in BS  
4800 14 C 39 - 'Hollybush'  
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  
W/m²K minimum.

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

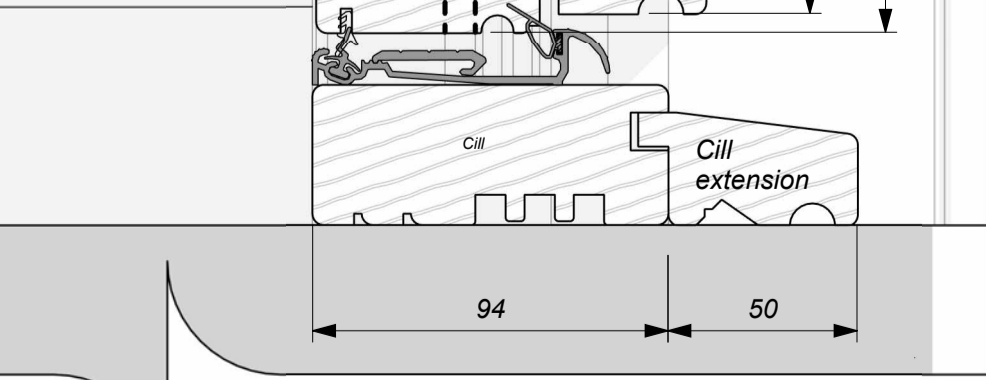
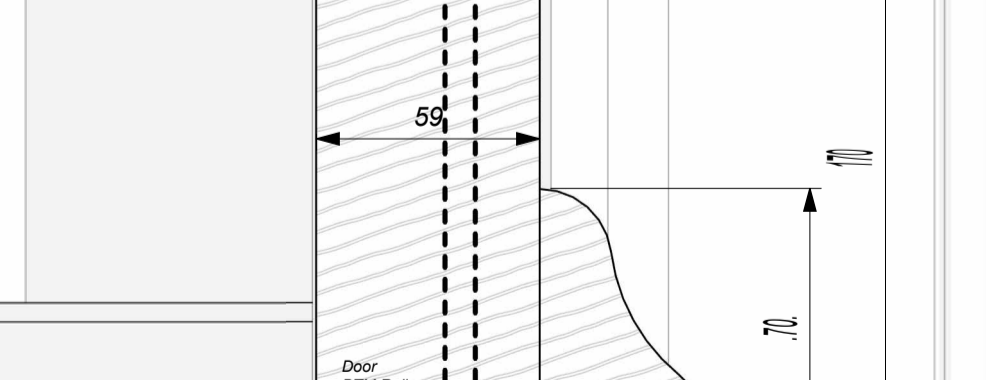
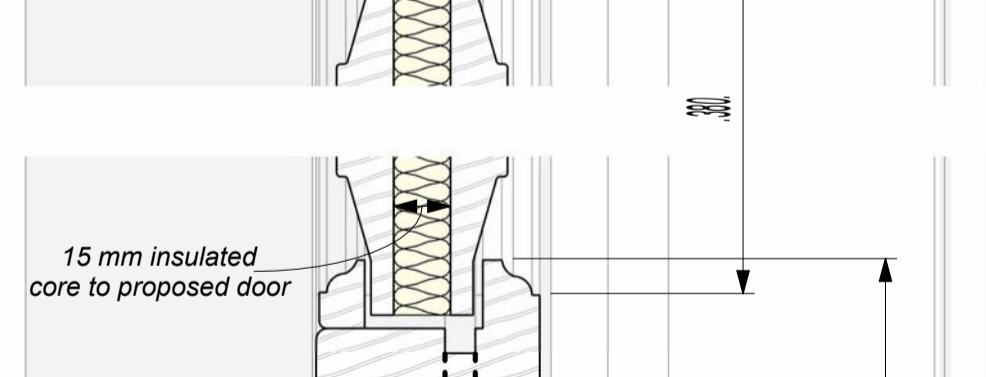
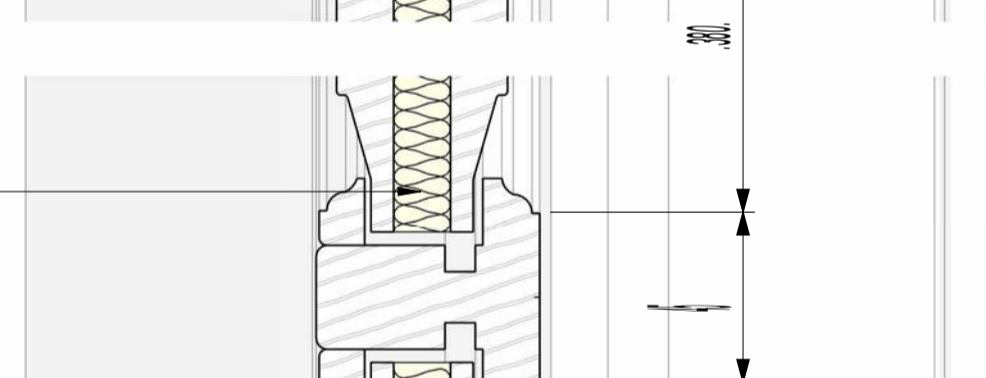
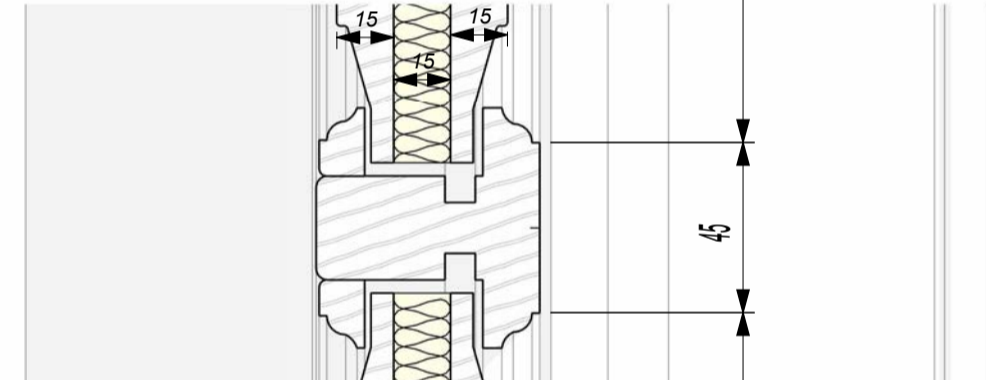
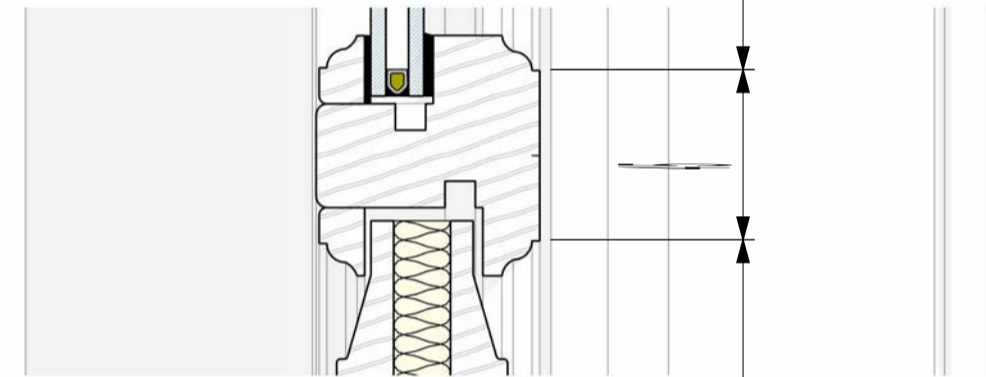
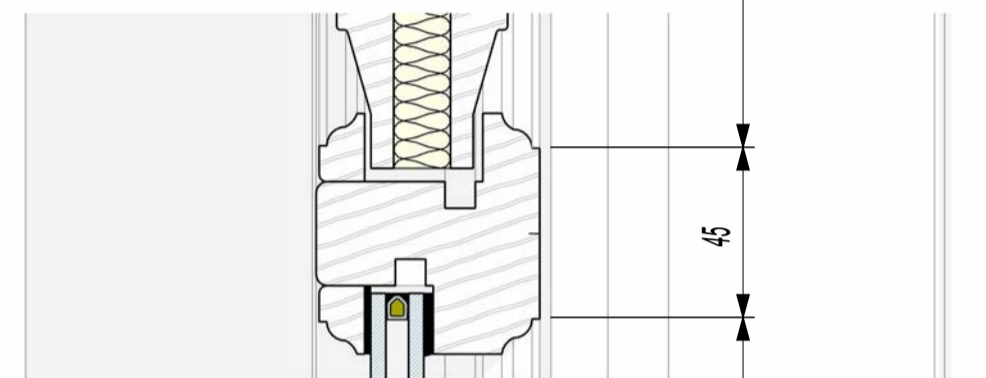
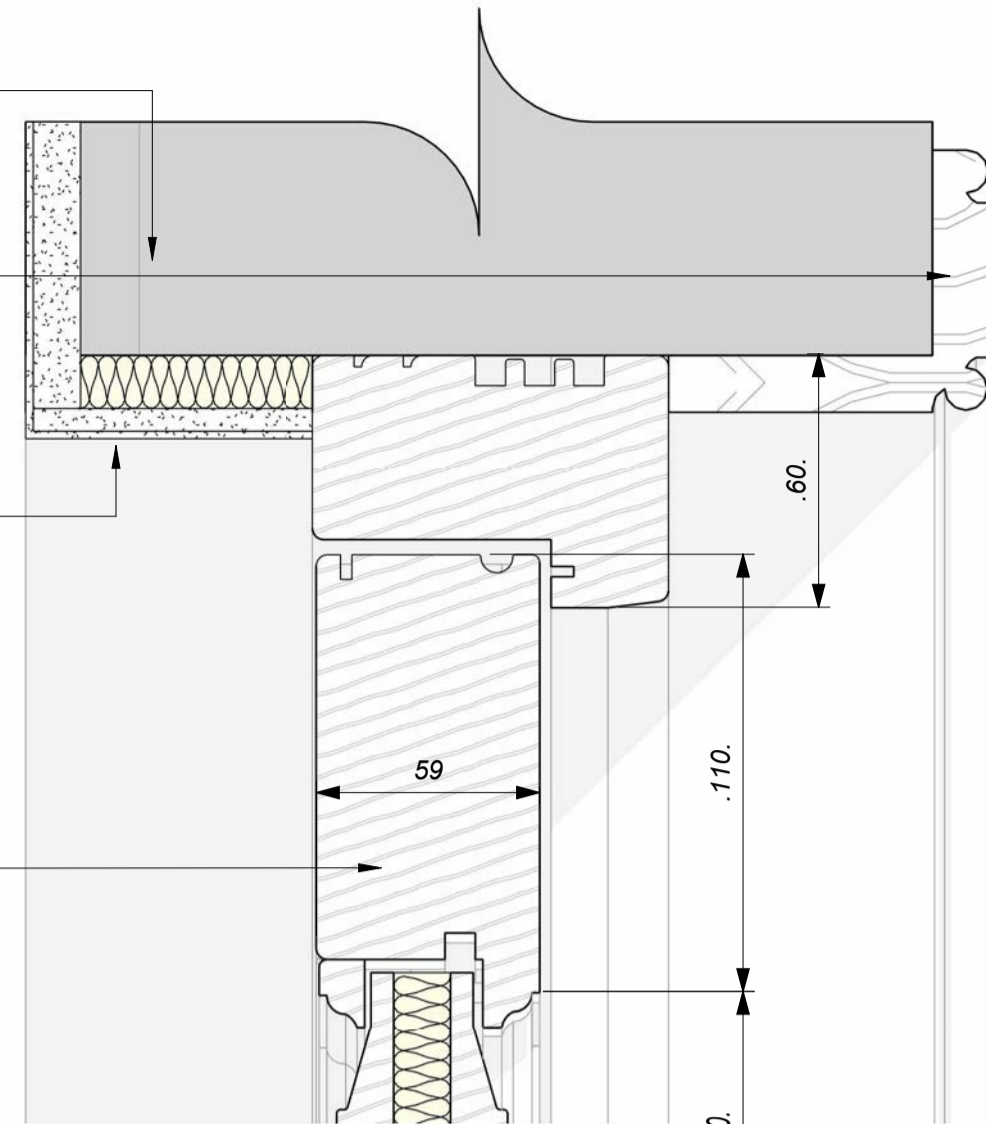
Allow for installation of 20mm Tekwarm  
Reveal Board around all external door  
apatures where can be accomodated to  
reduce thermal bridging.

Set back as existing

Timber panel  
profiles to match  
that of existing  
doors.

Existing external Architrave  
profile to be retained and  
redecorated.

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 to BS 4800 14 C 39- 'Hollybush'

- Door to achieve PAS24 / secure by Design

#### Ironmongery Design Intent:



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
P01	06/12/2024	MP	JPH	Issued for Costing
REV	DATE	BY	CHK	DESCRIPTION

#### CLIENT

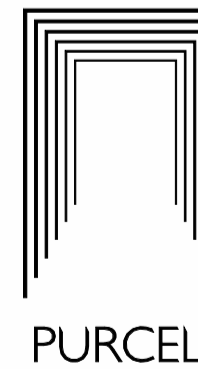
Cheshire East Council

#### PROJECT

CEF Crewe, Warm & Healthy  
Homes

JOB NUMBER

243231



#### TITLE

Dorfold / Betley / Tollitt Street - External  
Door Type A as Proposed - DESIGN  
INTENT

#### SIZE

A1L As indicated

#### REV

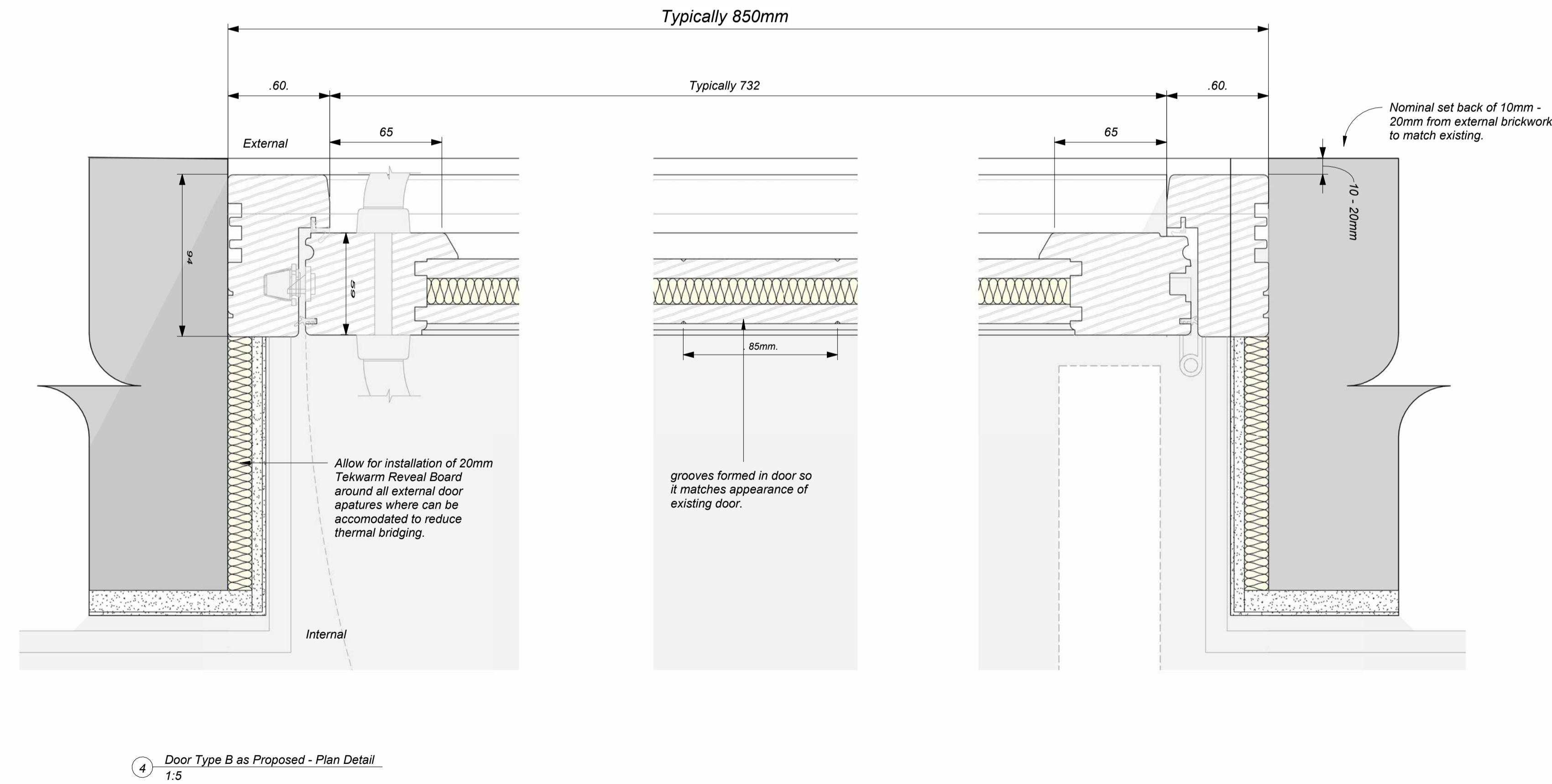
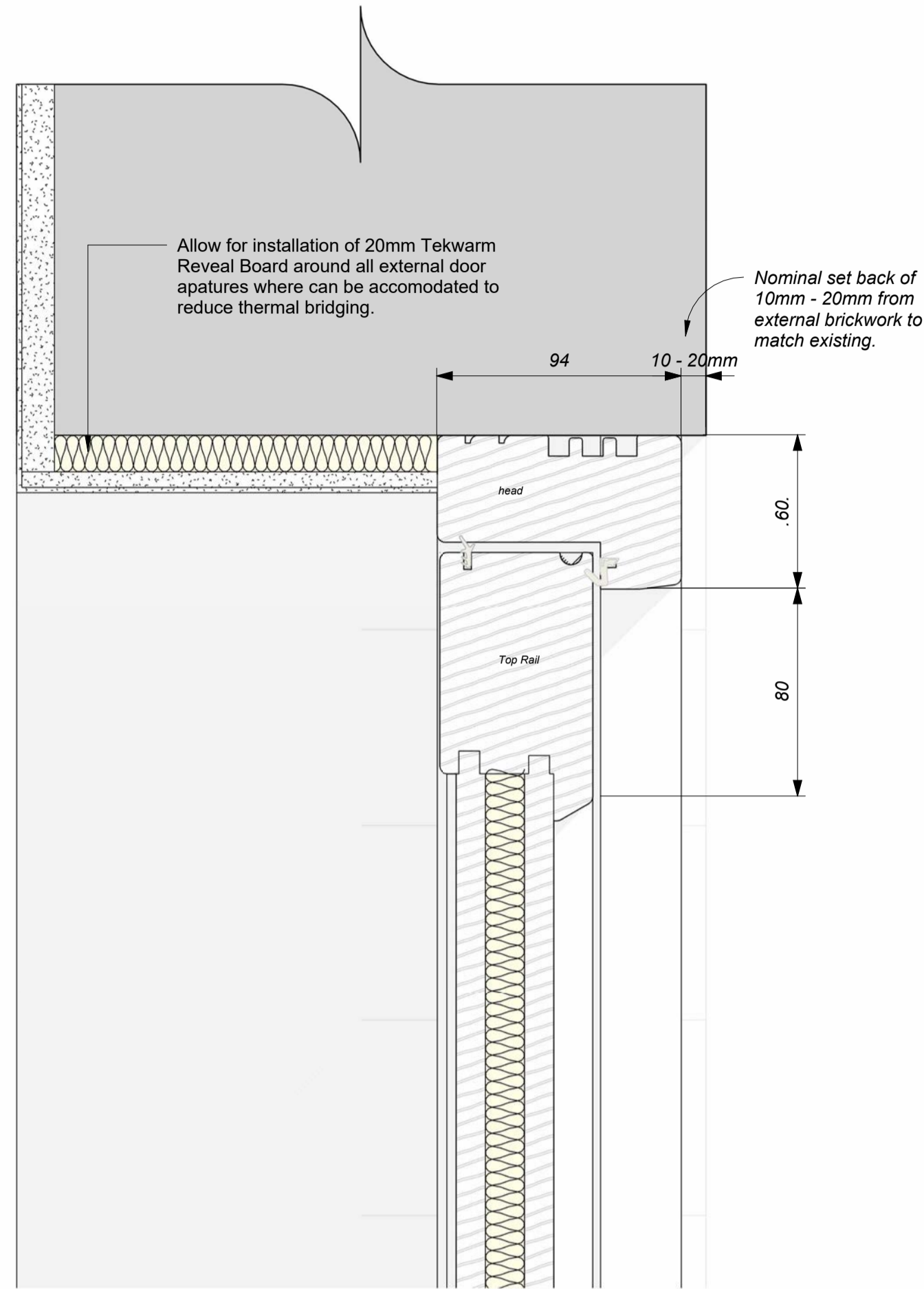
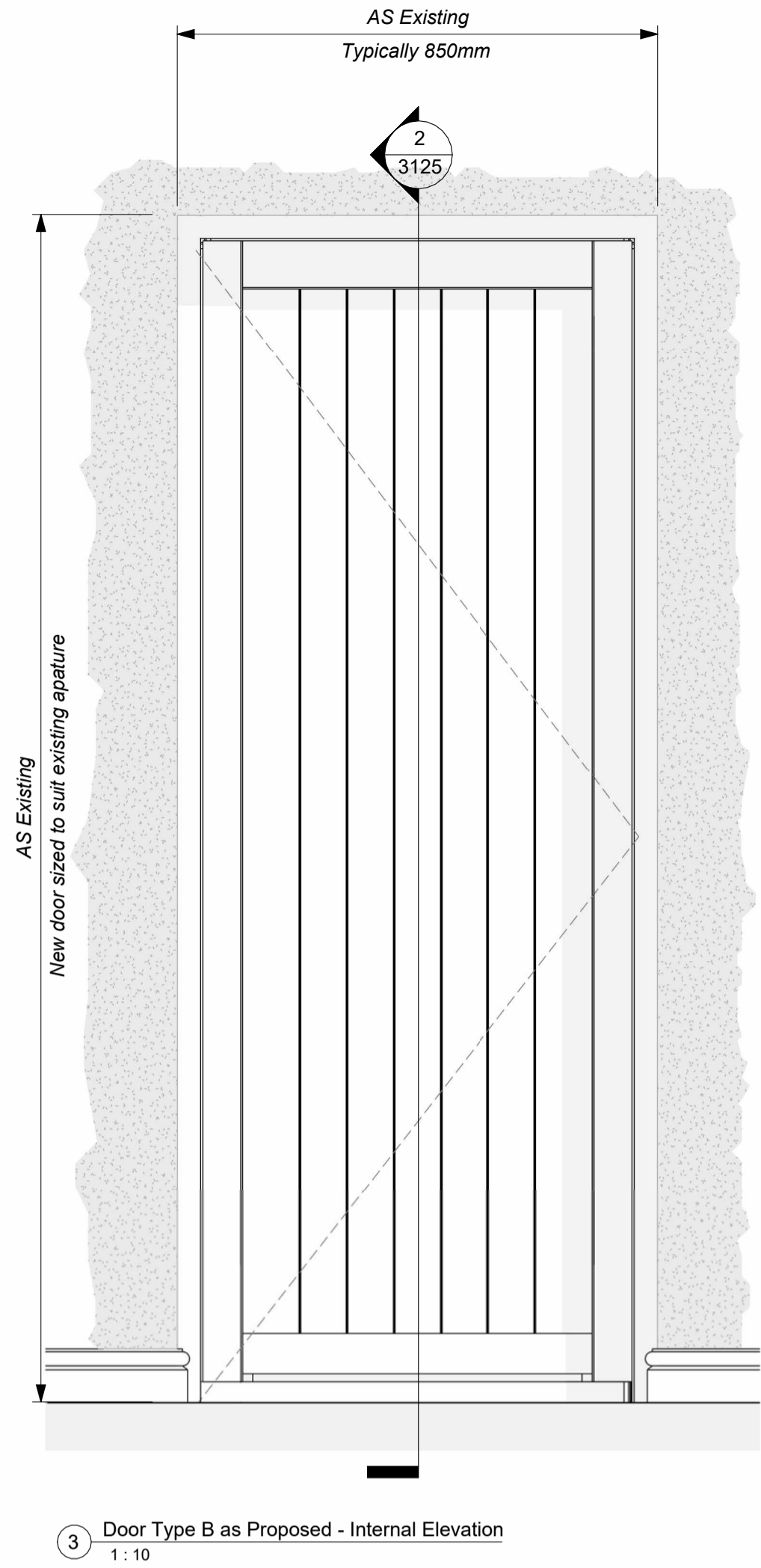
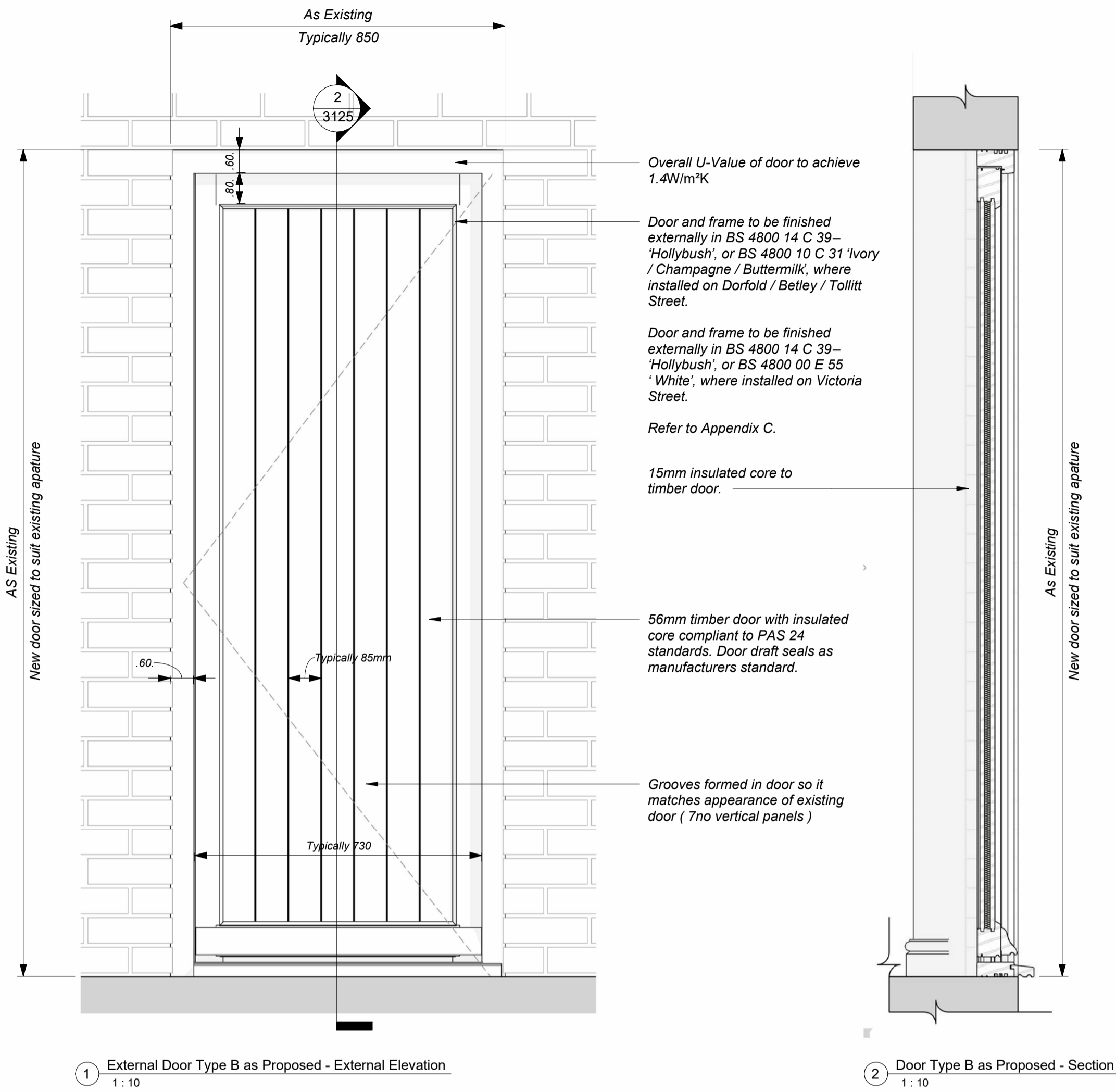
SUITABILITY/REASON FOR ISSUE

P07 S3 - For Review & Comment

#### DRAWING NUMBER

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

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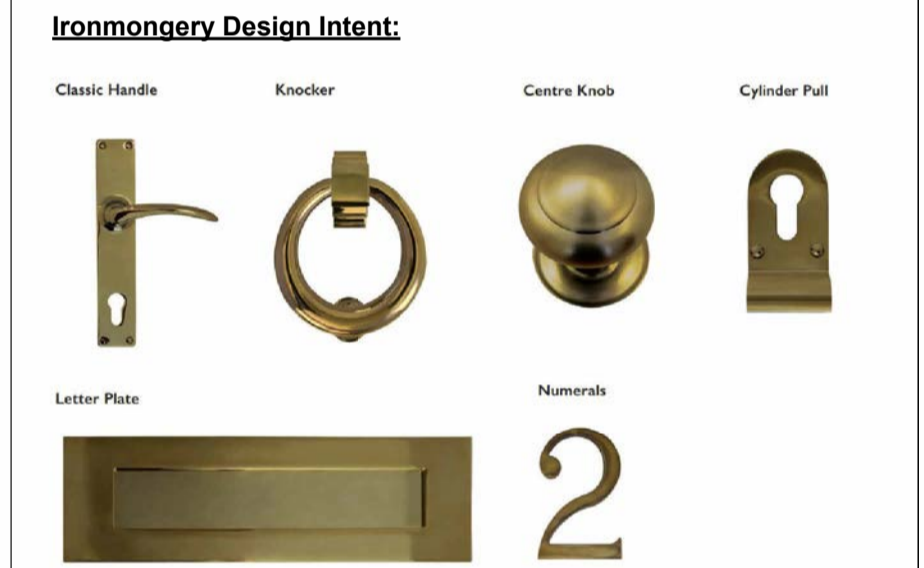
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- Key Plan**  
not to scale
- L20 - External Door Specification - Open In doorset
- Standard: To BS 644: 2012
  - Exposure Rating to BS 6375-1: 2015 - 2000
    - Air Permeability: Class 2 (300Pa)
    - Weather Tightness: Class 4A (150Pa)
    - Resistance 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.



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

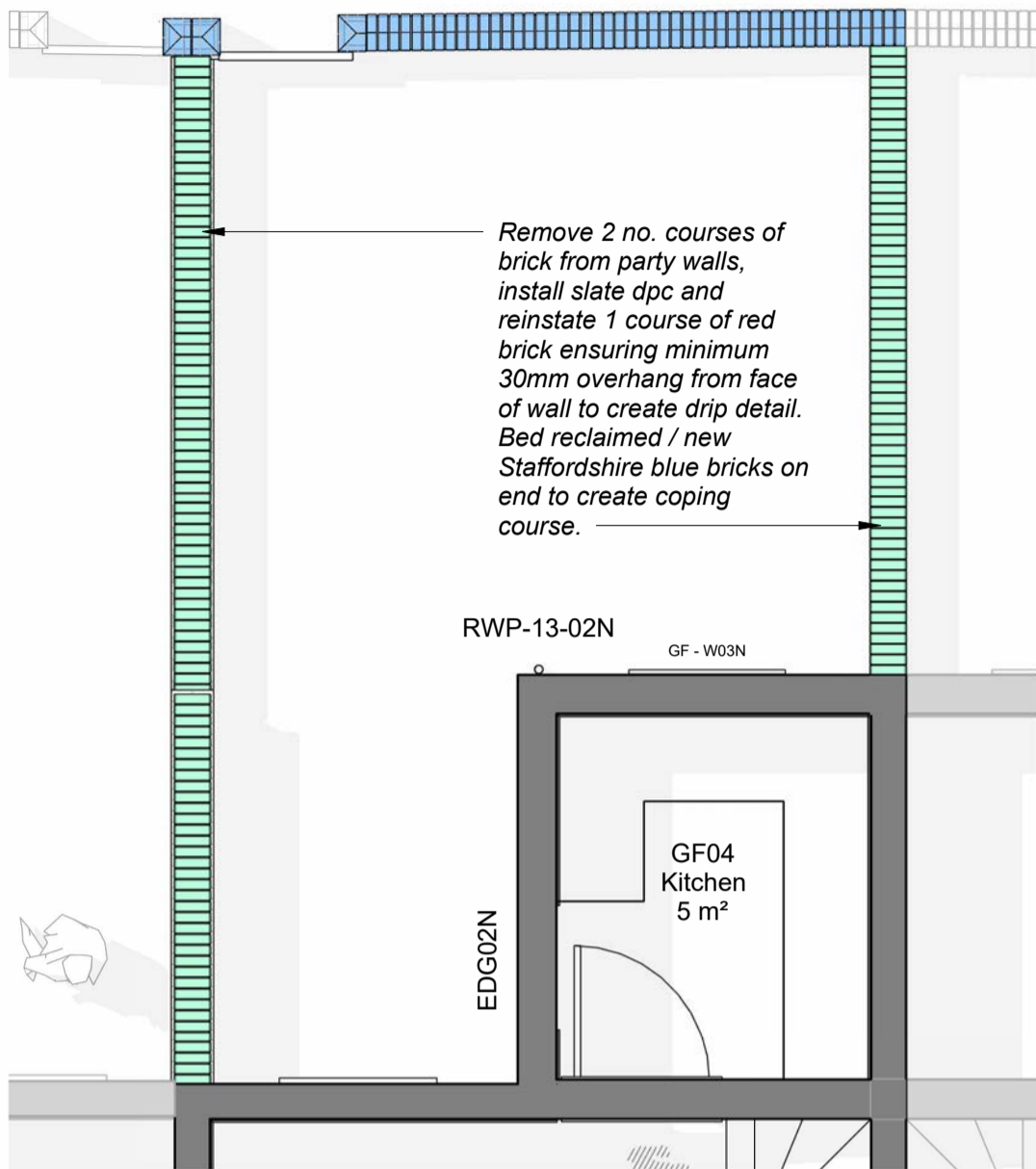
REV SUITABILITY/REASON FOR ISSUE  
**P06 S3 - For Review & Comment**

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

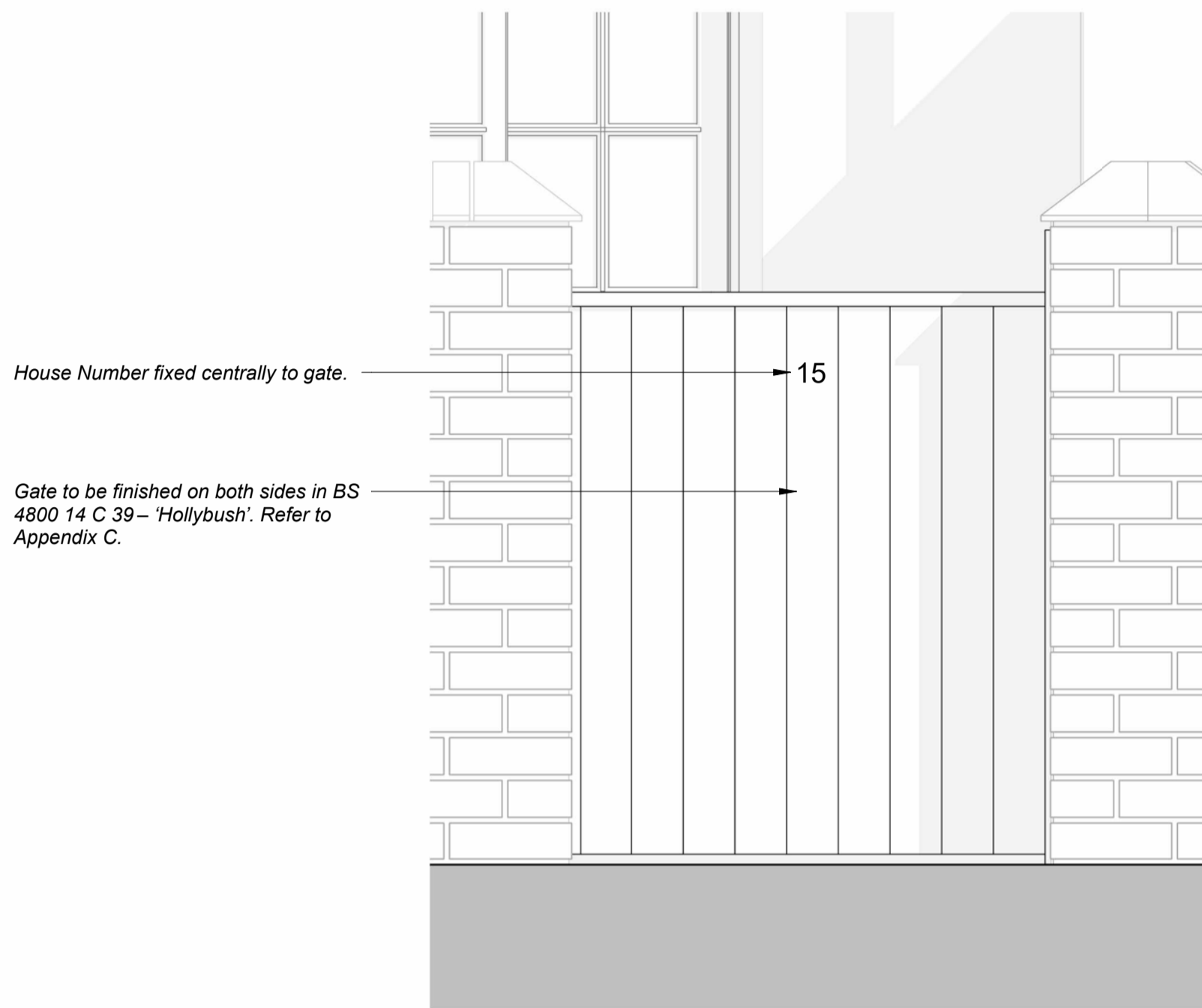
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1 Typical Rear Elevation as Proposed  
1 : 50



2 Typical Back Yard Plan as Proposed  
1 : 50



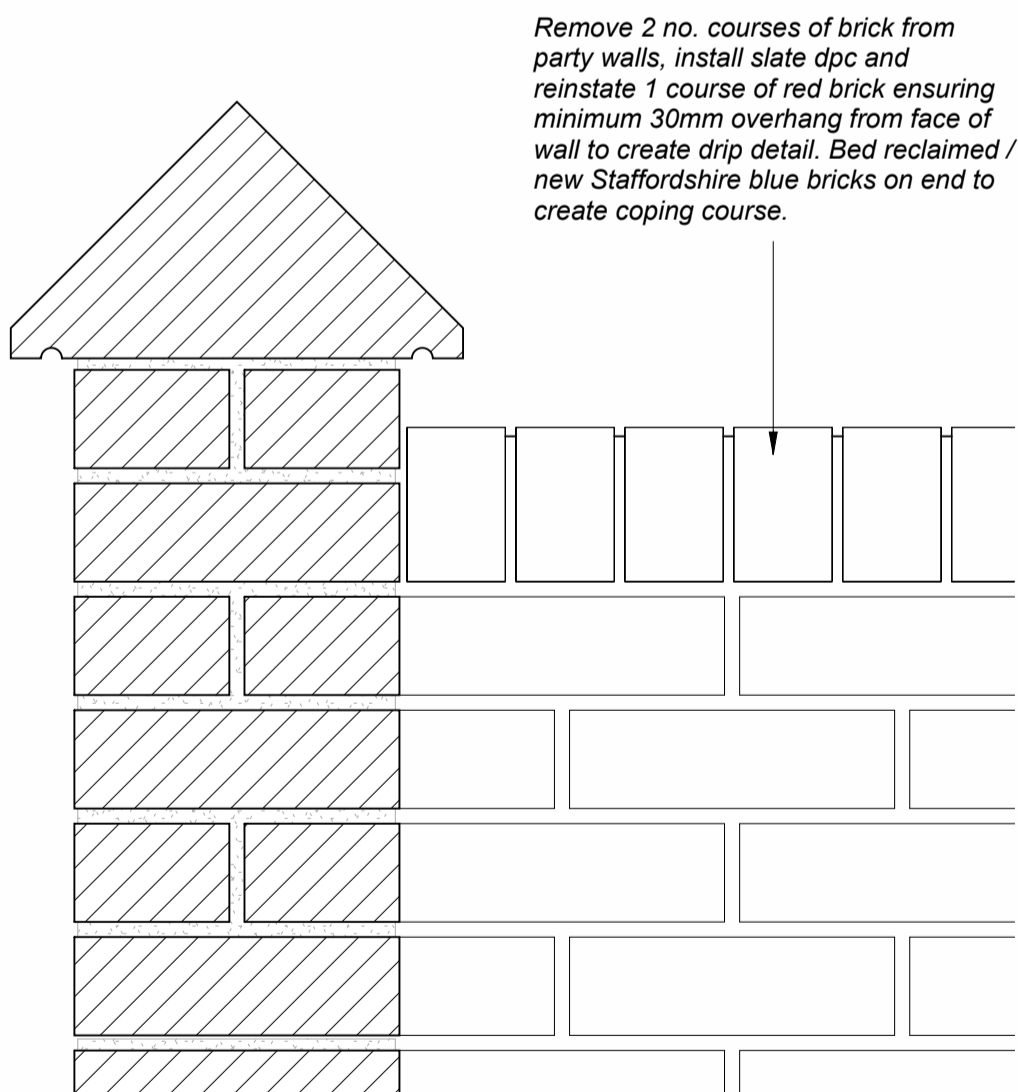
6 Rear Gate - Front Elevation  
1 : 10



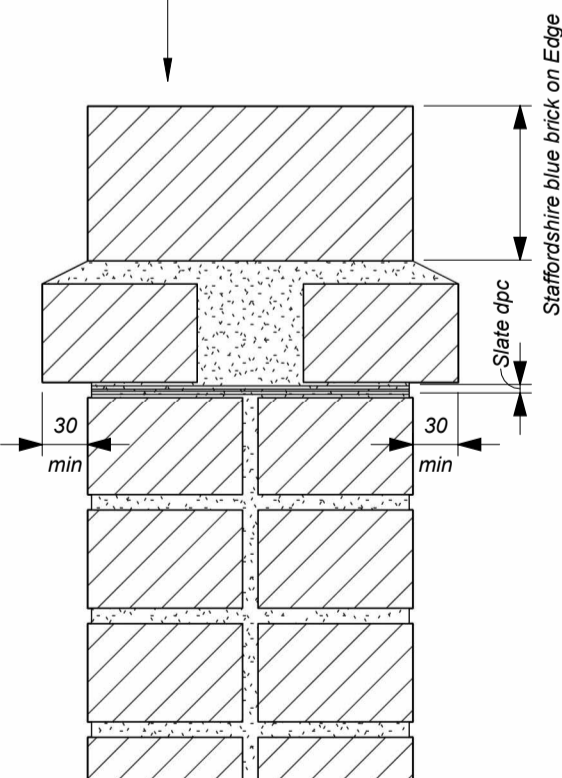
4 Typical Coping Detail to party walls  
NTS



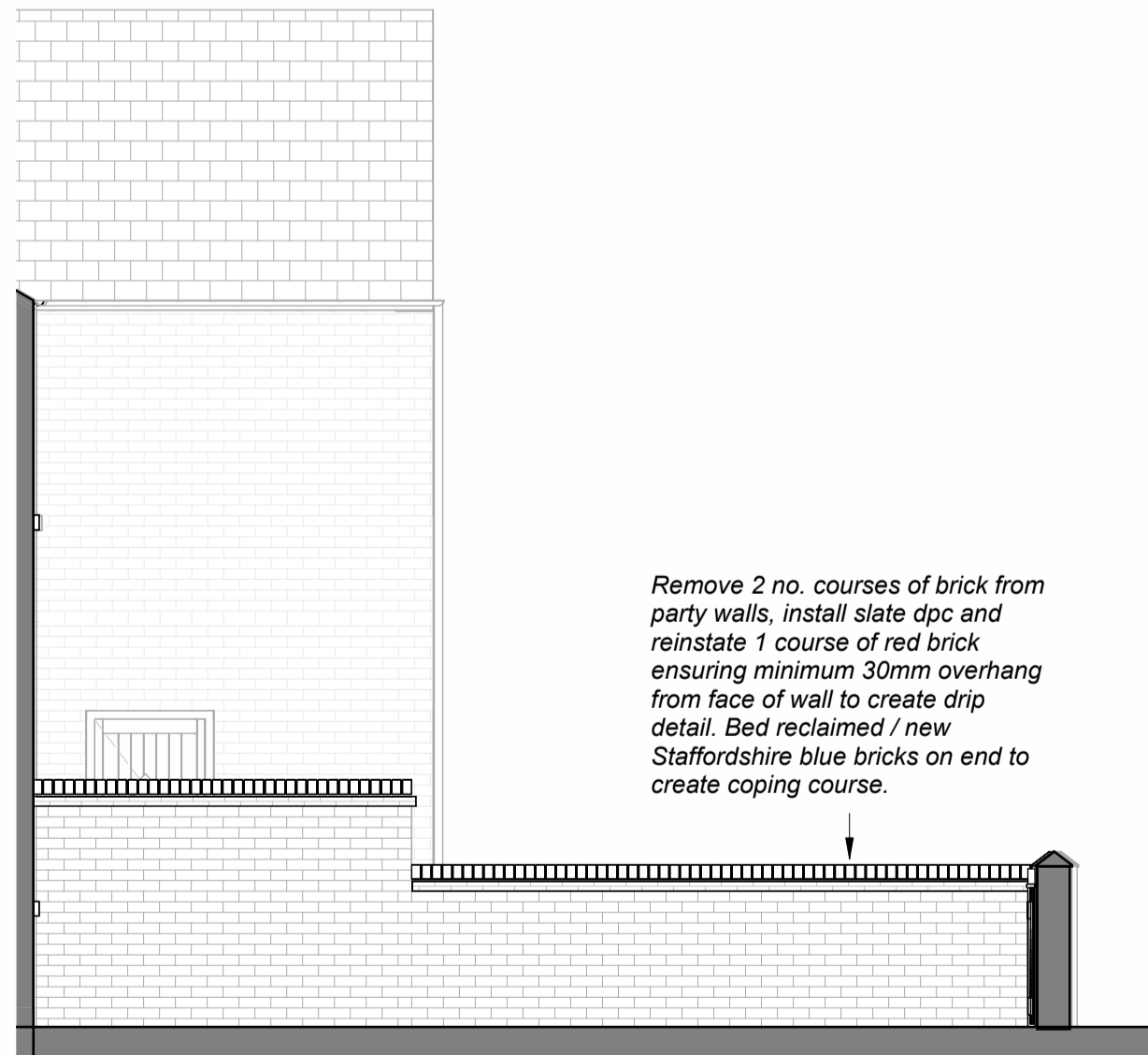
4 Typical Coping Detail to Rear / Side Boundary walls  
NTS



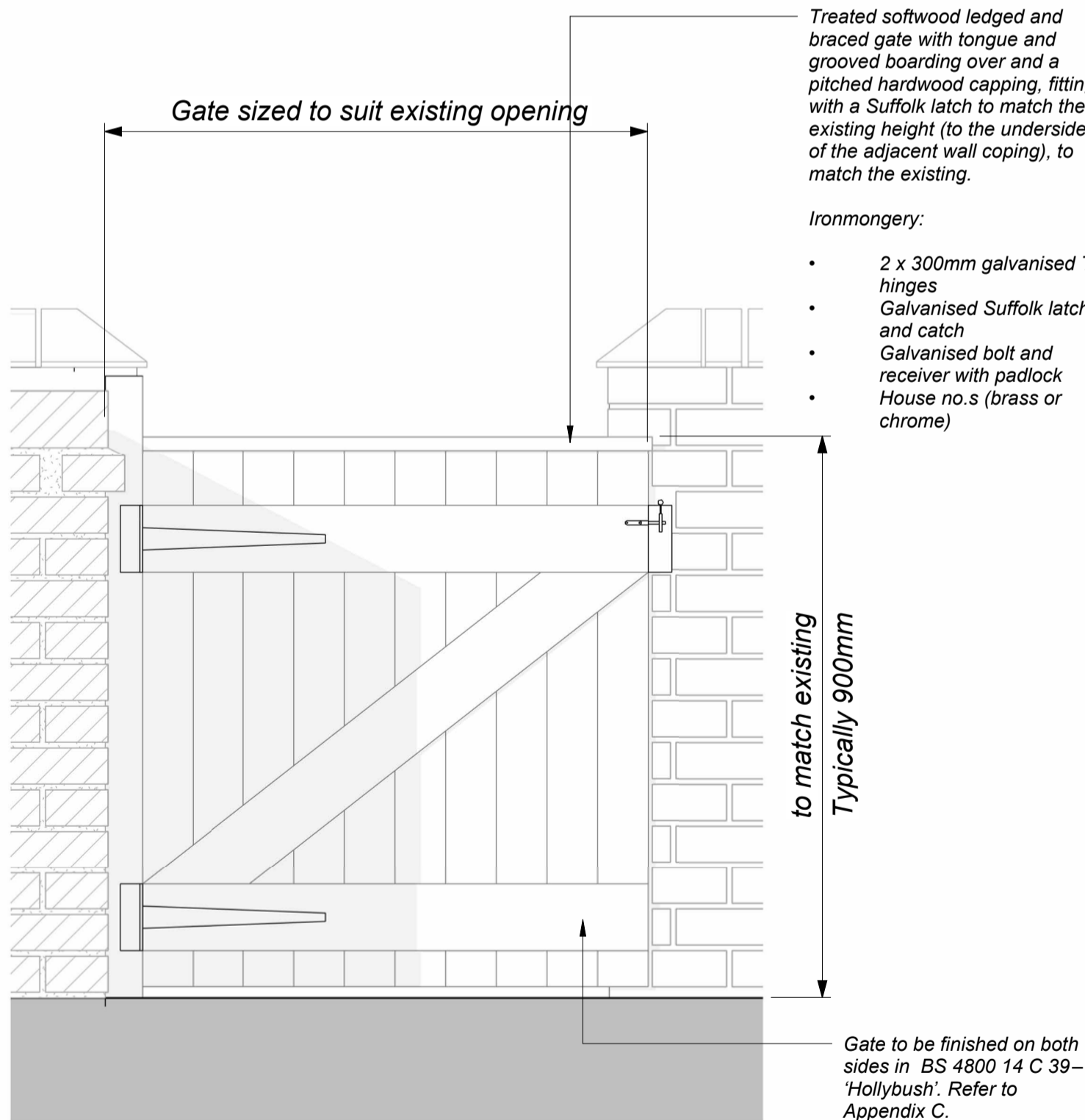
5 Boundary to Party Wall Connection Detail  
1 : 5



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.

Purcell shall be notified in writing of any discrepancies.

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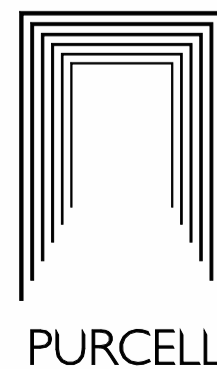
P06	16/05/2025	MP	JPH	Paint Colours Amended
P05	01/05/2025	MP	JPH	Issued for Stage 4 Costing
P04	02/04/2025	MP	JPH	Notes Amended - Issued for LBC
P03	24/03/2025	MP	JPH	Issued for LBC
P02	19/03/2025	MP	JPH	Issued for Review
P01	04/03/2025	MP	JPH	Issued for Review
REV	DATE	BY	CHK	DESCRIPTION

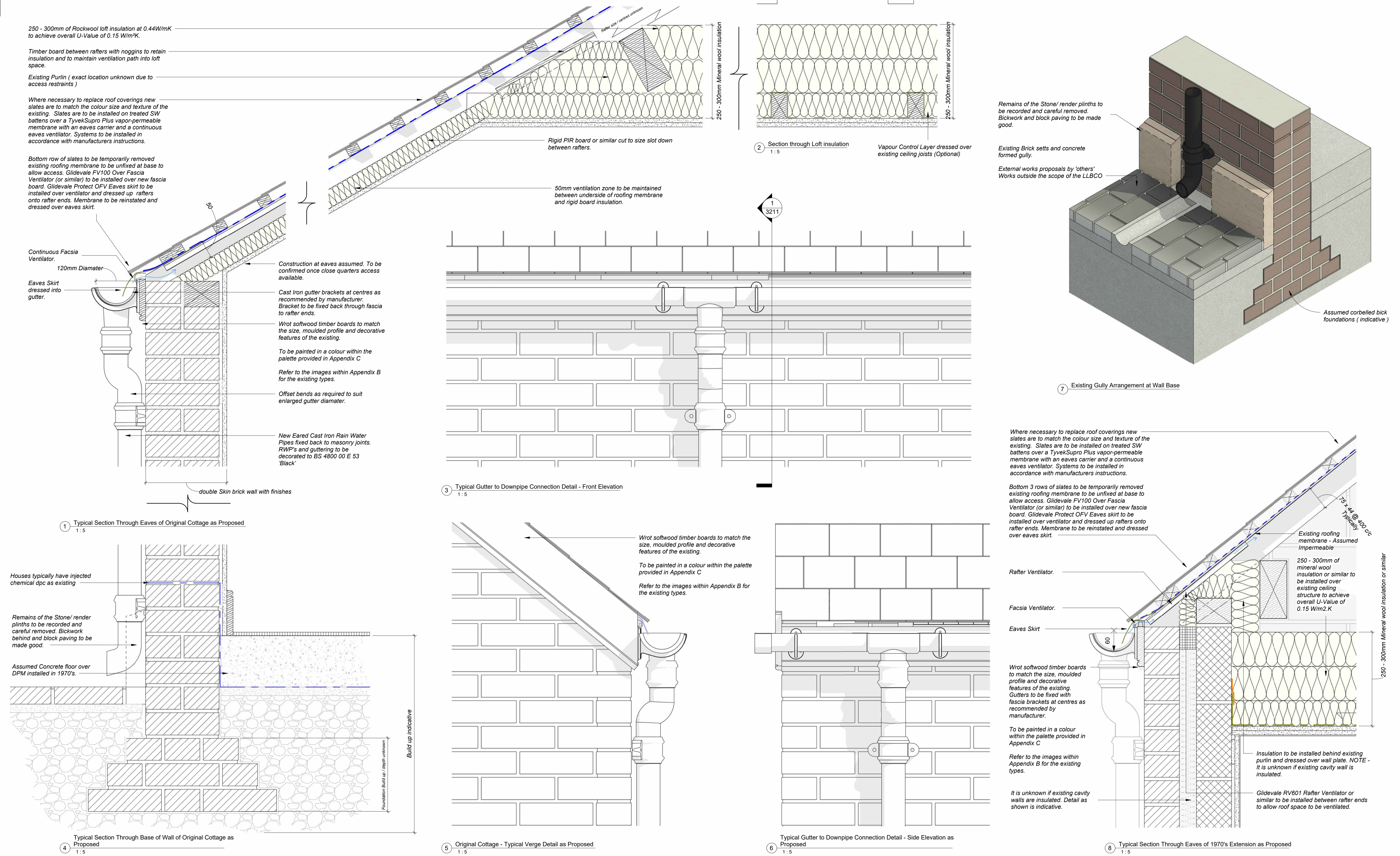
CLIENT  
**Cheshire East Council**  
PROJECT  
**CEF Crewe, Warm & Healthy Homes**

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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## 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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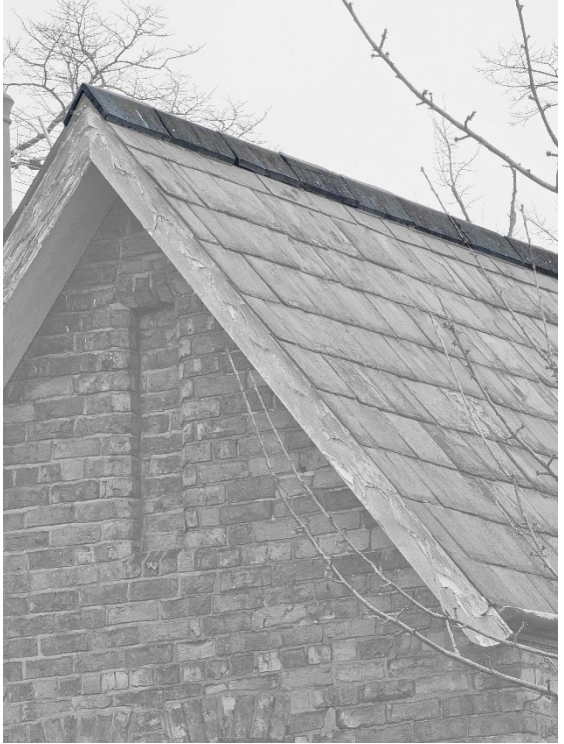



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## EXISTING PHOTO REFERENCE SCHEDULE

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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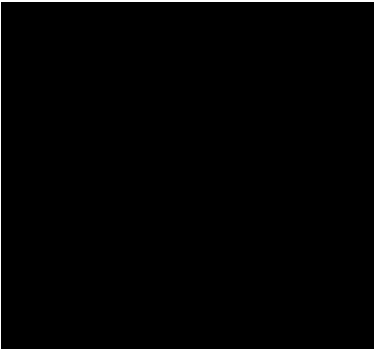






## COLOUR SWATCHES FOR DECORATION SCHEME






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		<b>BS 4800 14 C 39</b> 'Hollybush'	
Rear Gate		<b>BS 4800 14 C 39</b> 'Hollybush'	
Rainwater Goods		<b>BS 4800 00 E 53</b> 'Black'	



APPENDIX C - COLOUR SWATCHES

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

APPENDIX C - COLOUR SWATCHES

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

APPENDIX C - COLOUR SWATCHES

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