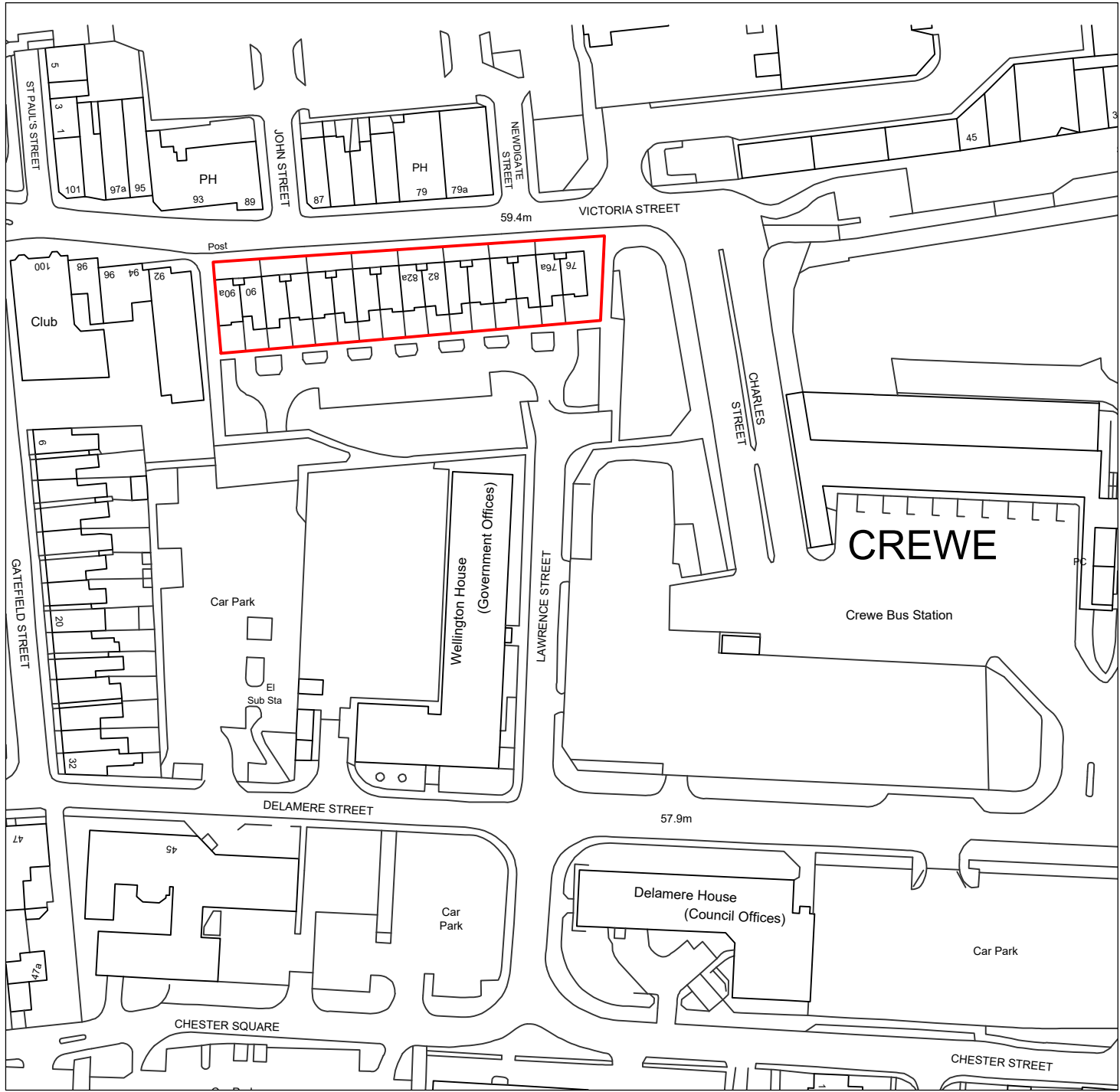


APPENDIX A – DRAWING PACKAGE

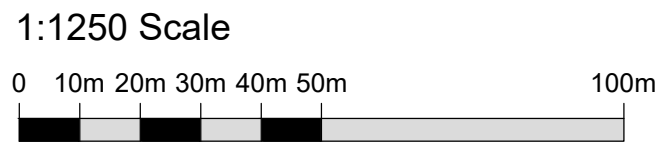
Victoria Street

24/03/2025


PURCELL 




1 VICTORIA STREET - SITE LOCATION PLAN
0051 SCALE 1:1250

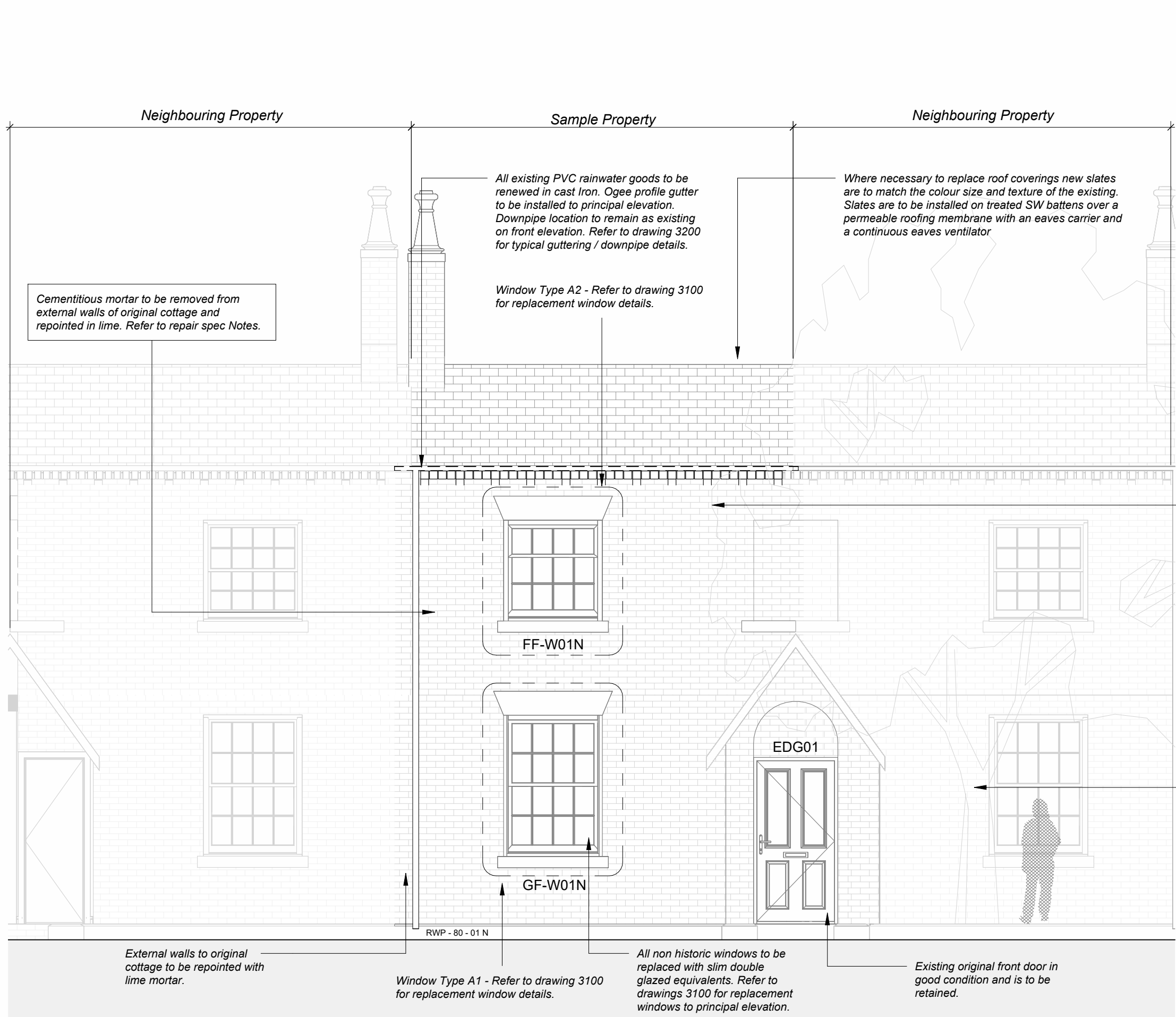


KEY

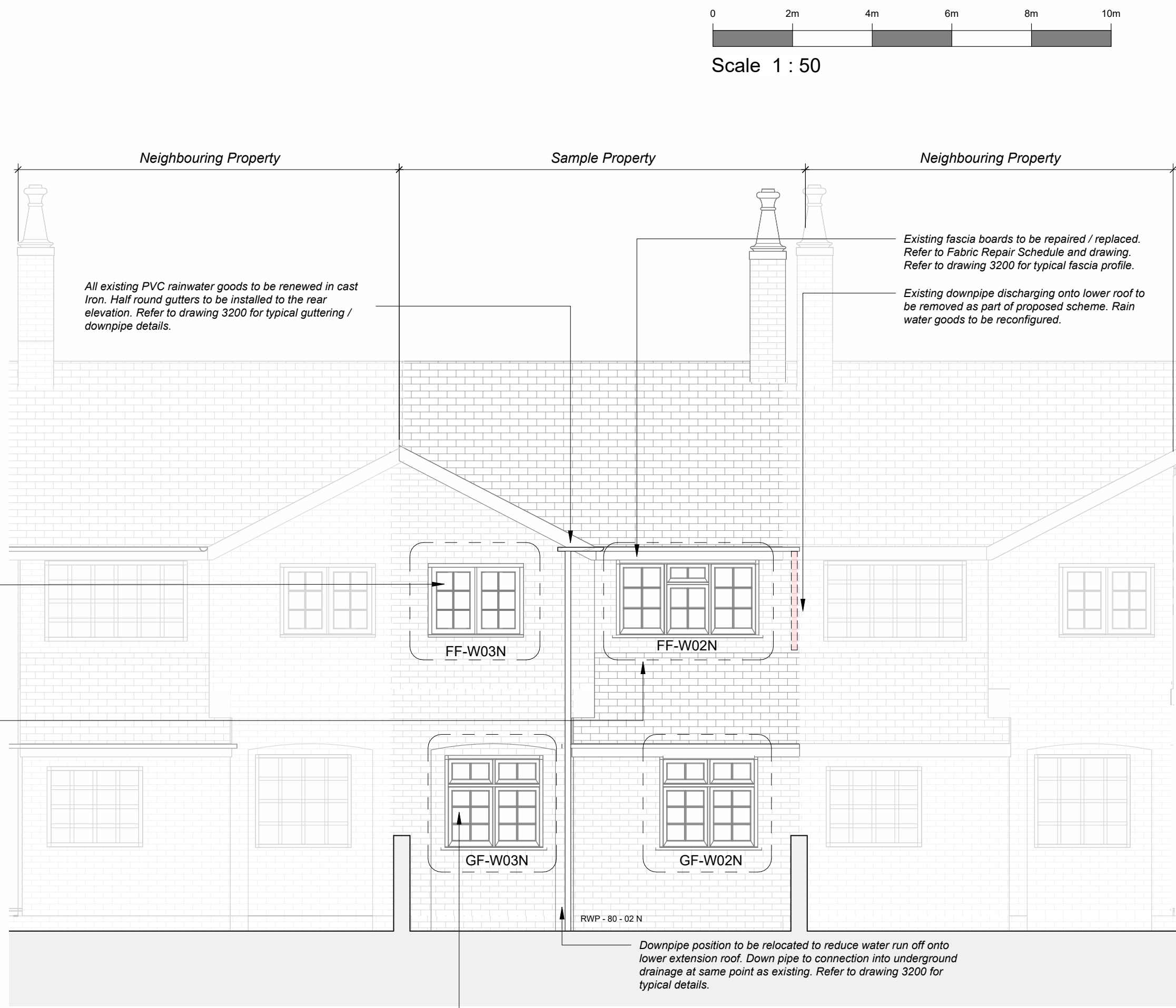
 Site Boundary Line

					CLIENT Cheshire East Council		SIZE SCALE A4P As Indicated		 PURCELL	
					JOB NUMBER 243231	PROJECT CEF Crewe, Warm and Healthy Homes				
					TITLE Victoria Street - Site Location Plan		REV SUITABILITY/REASON FOR ISSUE P01 S3 - For Review & Comment			
							DRAWING NUMBER 243231-PUR-01-00-DR-A-0051			
P01	18/03/2025	AM	MP	First Issue						
REV	DATE	BY	CHK	DESCRIPTION						

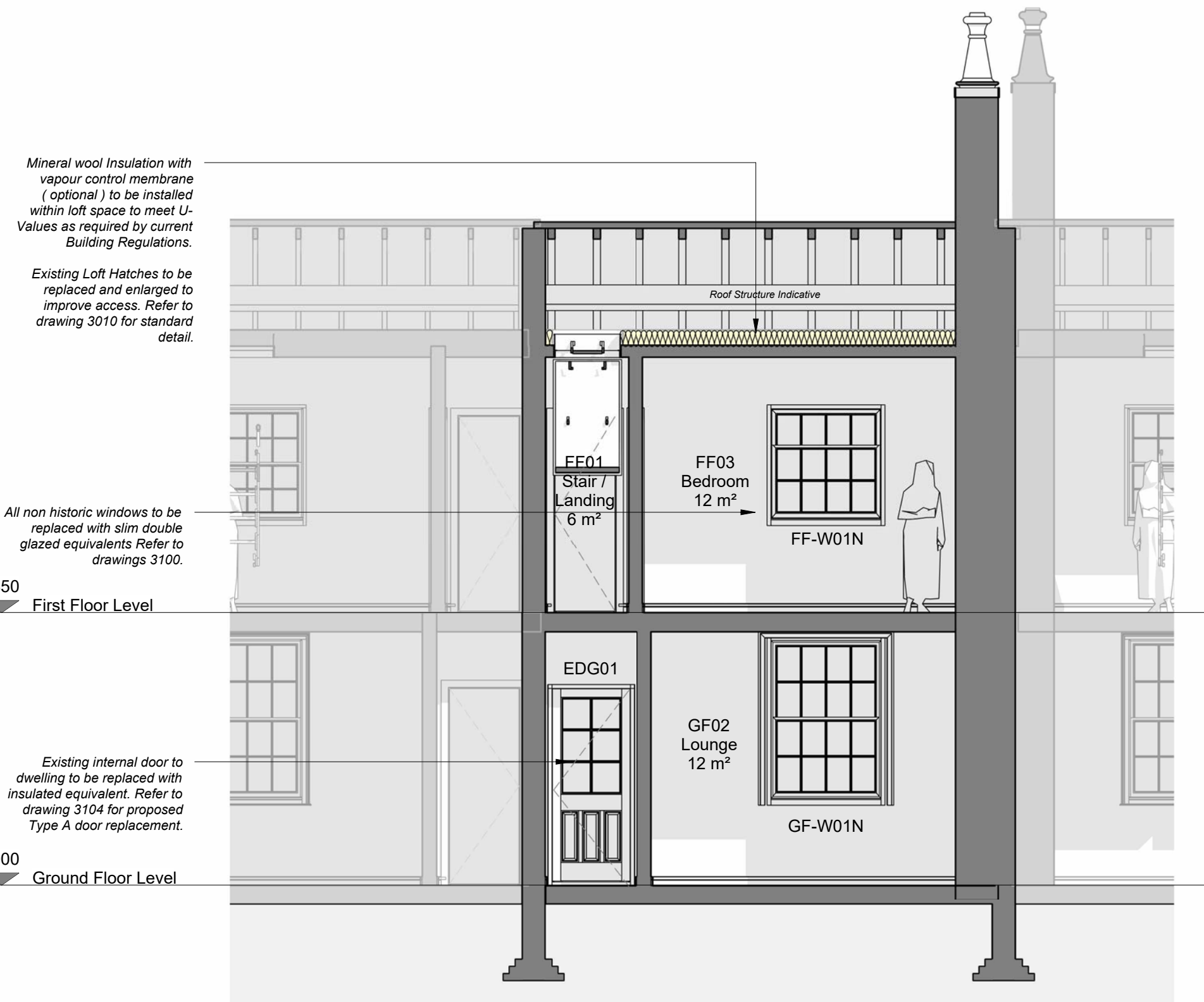
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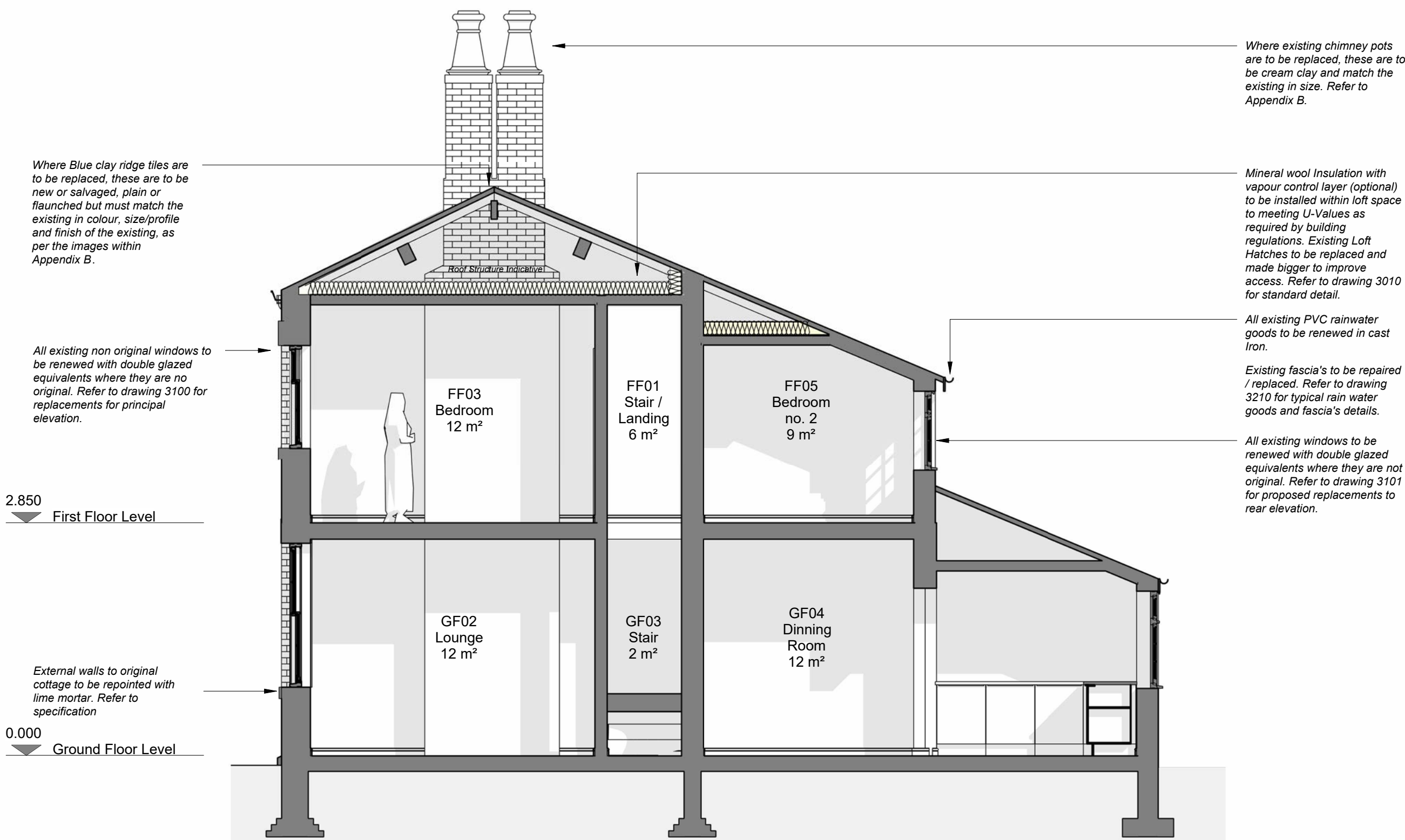
1 Principal Elevation as Proposed
1 : 50



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 arrises 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 arrises 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)
- ½ 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



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

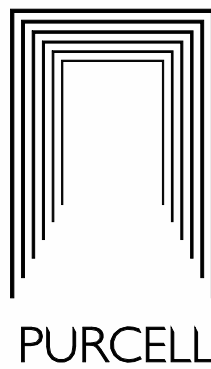
CLIENT

Cheshire East Council

PROJECT

CEF Crewe, Warm and Healthy Homes
JOB NUMBER

243231



PURCELL

TITLE

Typical Victoria Street Dwelling - Proposed Elevations & Sections

SIZE

A1L

SCALE

1 : 50

REV

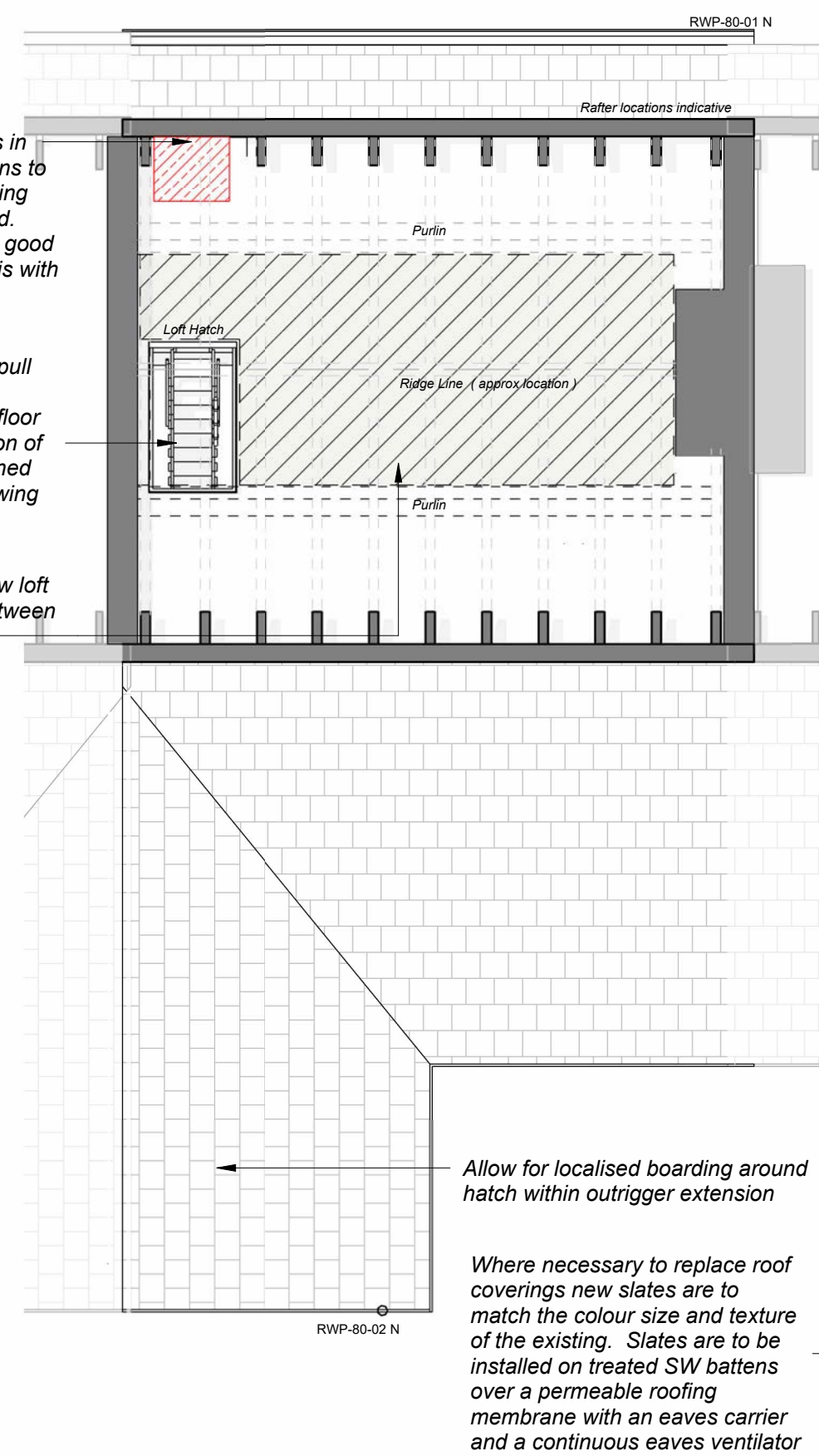
SUITABILITY/REASON FOR ISSUE

P04 S4 - For Approval/

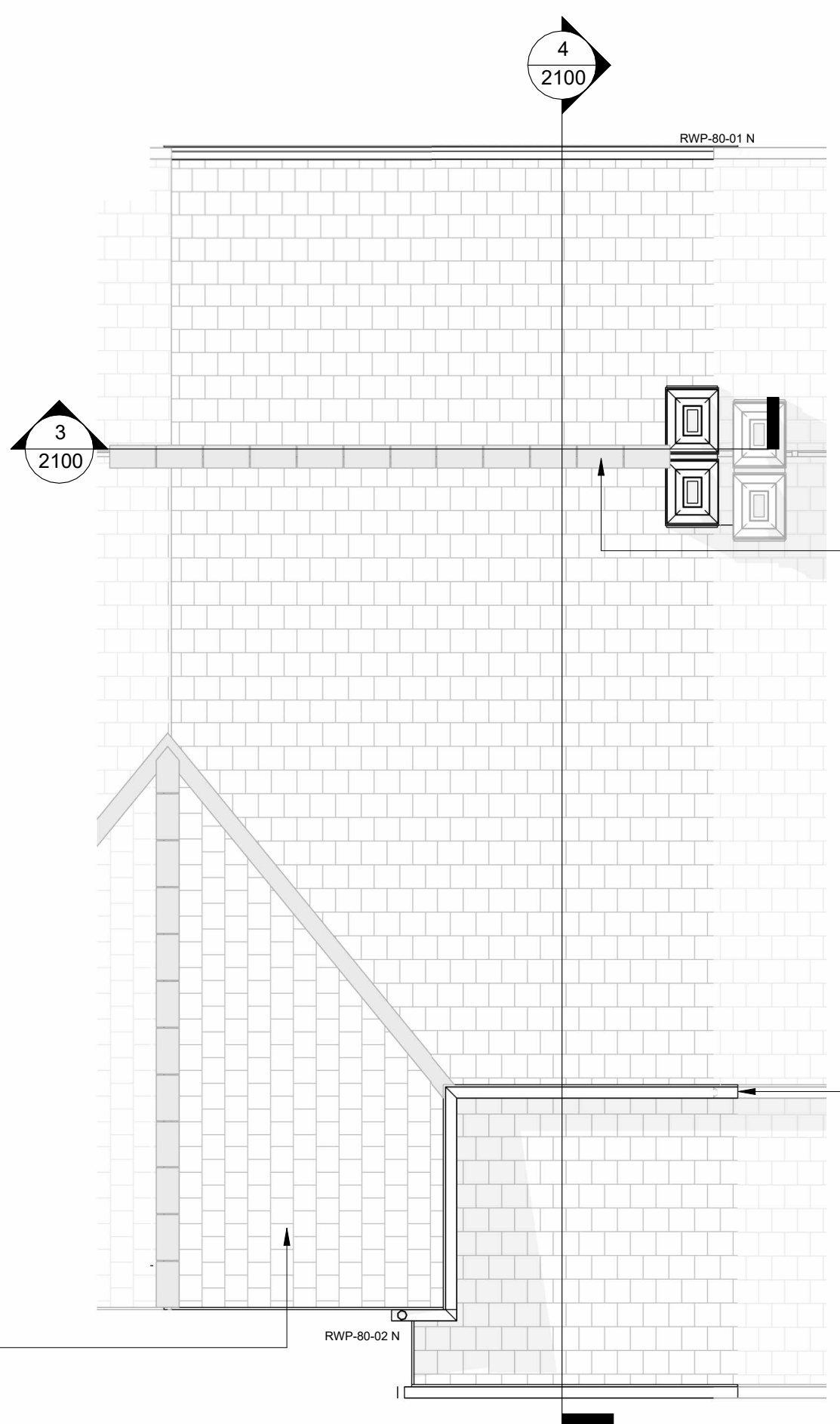
DRAWING NUMBER

243231-PUR-01-ZZ-DR-A-2100

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1 Loft Plan as Proposed
1 : 50



2 Roof Plan as Proposed
1 : 50

0 2m 4m
Scale 1 : 50

Notes:
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Key Plan
not to scale

Where Blue clay ridge tiles are to be replaced, these are to be new or salvaged, plain or flaunched but must match the existing in colour, size/profile and finish of the existing, as per the images within Appendix B.

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

Refer to drawing 3210 for typical details

P04	02/04/2025	MP	JPH	Notes Amended - Issued for LBC
P03	24/03/2025	MP	JPH	Issued For LBC
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 and Healthy Homes

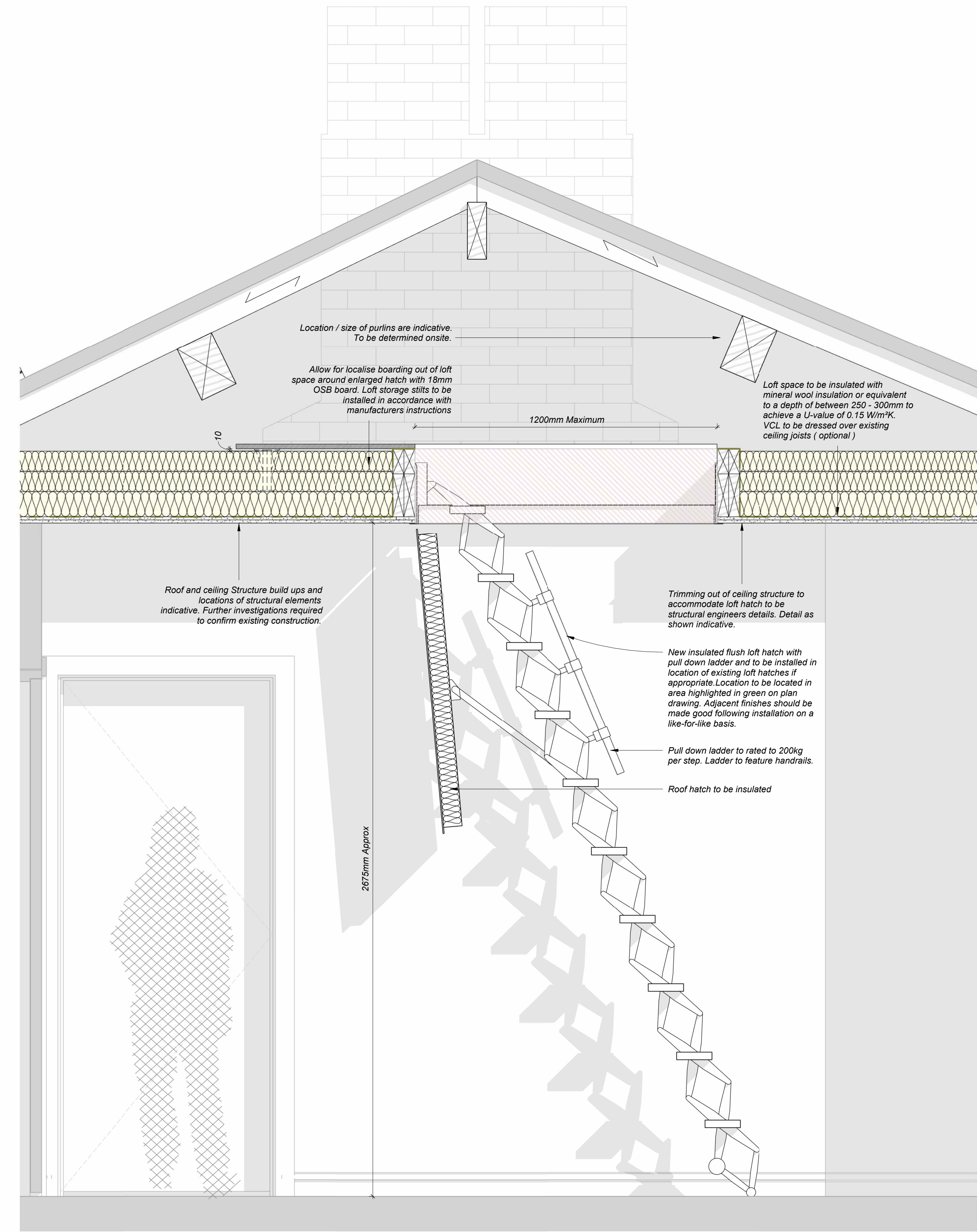
JOB NUMBER
243231

TITLE
Typical Victoria Street Dwelling - Proposed Loft and Roof Plan

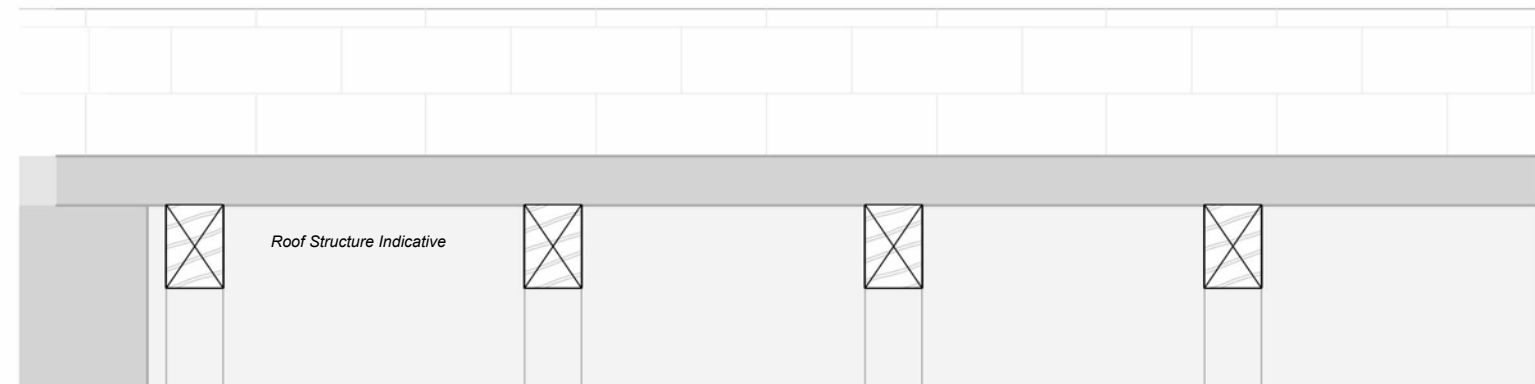
SIZE SCALE
A3L 1 : 50

REV SUITABILITY/REASON FOR ISSUE
P04 S4 - For Approval/

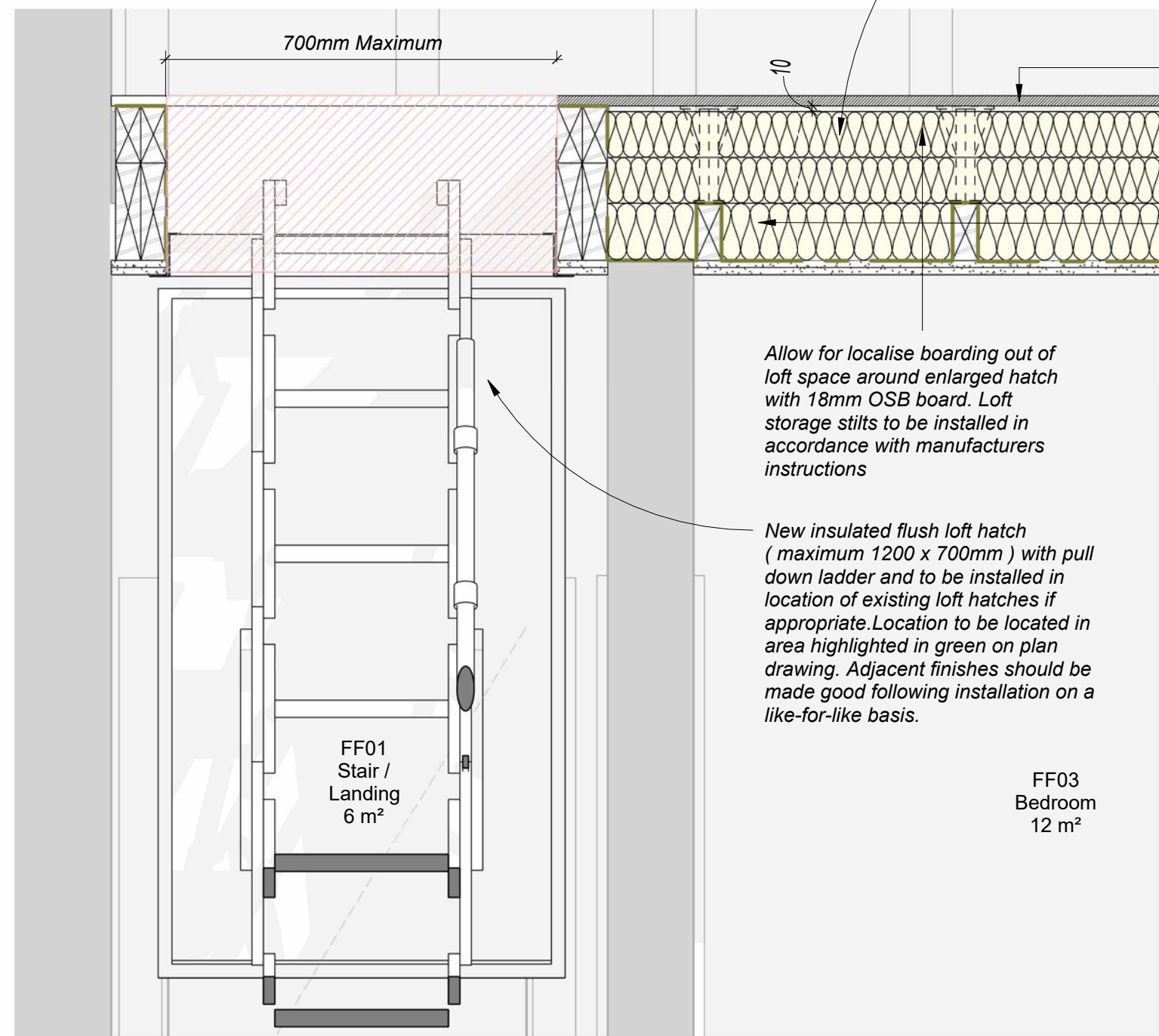
DRAWING NUMBER
243231-PUR-01-ZZ-DR-A-2001



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



Loft space to be insulated with mineral wool insulation or equivalent to a depth of between 250 - 300mm to achieve a U-value of 0.15 W/m²K



10mm gap between 18mm OSB and Insulation

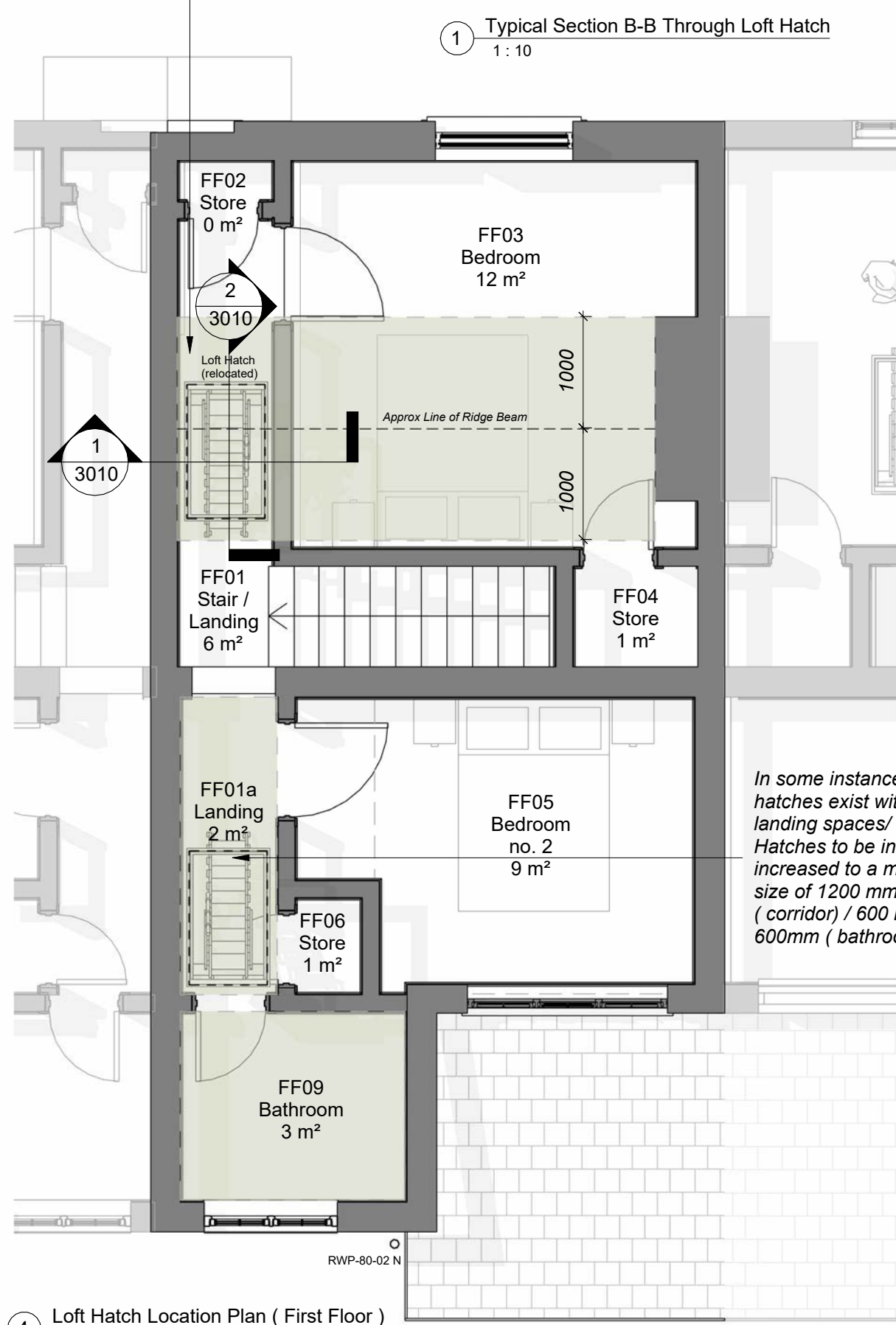
Roof and ceiling Structure build ups and locations of structural elements indicative. Further investigations required to confirm existing construction.

Allow for localise boarding out of loft space around enlarged hatch with 18mm OSB board. Loft storage stilts to be installed in accordance with manufacturers instructions

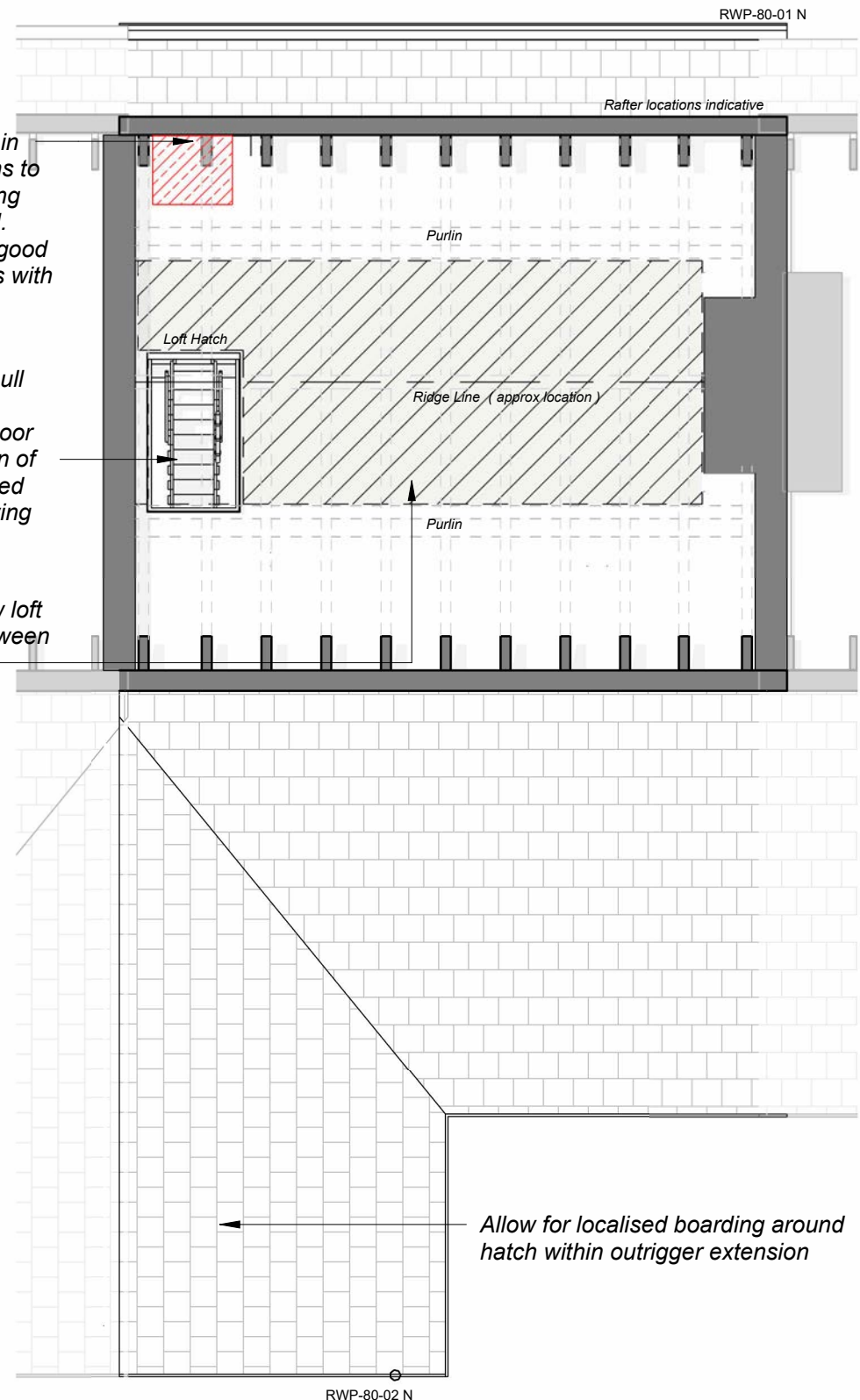
New insulated flush loft hatch (maximum 1200 x 700mm) with pull down ladder and to be installed in location of existing loft hatches if appropriate. Location to be located in area highlighted in green on plan drawing. Adjacent finishes should be made good following installation on a like-for-like basis.

FF03 Bedroom 12 m²

Existing Loft Hatch location impedes access to loft. New loft hatch with pull down ladder to be installed within first floor ceiling. Location of hatch to be within area of ceiling highlighted in green. (100mm either side of roof ridge line). Adjacent finishes should be made good following installation on a like-for-like basis.



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



Existing Loft hatches in inappropriate locations to be removed and ceiling infilled and decorated. Finishes to be made good on a like-for-like basis with the adjacent ceiling finishes.

New loft hatch with pull down ladder to be installed within first floor ceiling. Exact location of hatch to be determined onsite. Refer to drawing 3010.

Allow for localised boarding around new loft hatch location in between purlins.

In some instances, Loft hatches exist within rear landing spaces/ bathrooms. Hatches to be introduced / increased to a maximum size of 1200 mm x 700mm (corridor) / 600 mm x 600mm (bathroom)

Allow for localised boarding around hatch within outrigger extension

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.

REV	DATE	BY	CHK	DESCRIPTION
P03	02/04/2025	MP	JPH	Notes Amended - Issued for LBC
P02	24/03/2025	MP	JPH	Issued For LBC
P01	17/03/2025	MP	JPH	Issued for Review

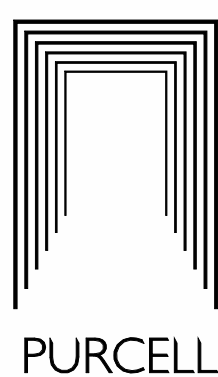
CLIENT
Cheshire East Council
PROJECT
CEF Crewe, Warm and Healthy Homes

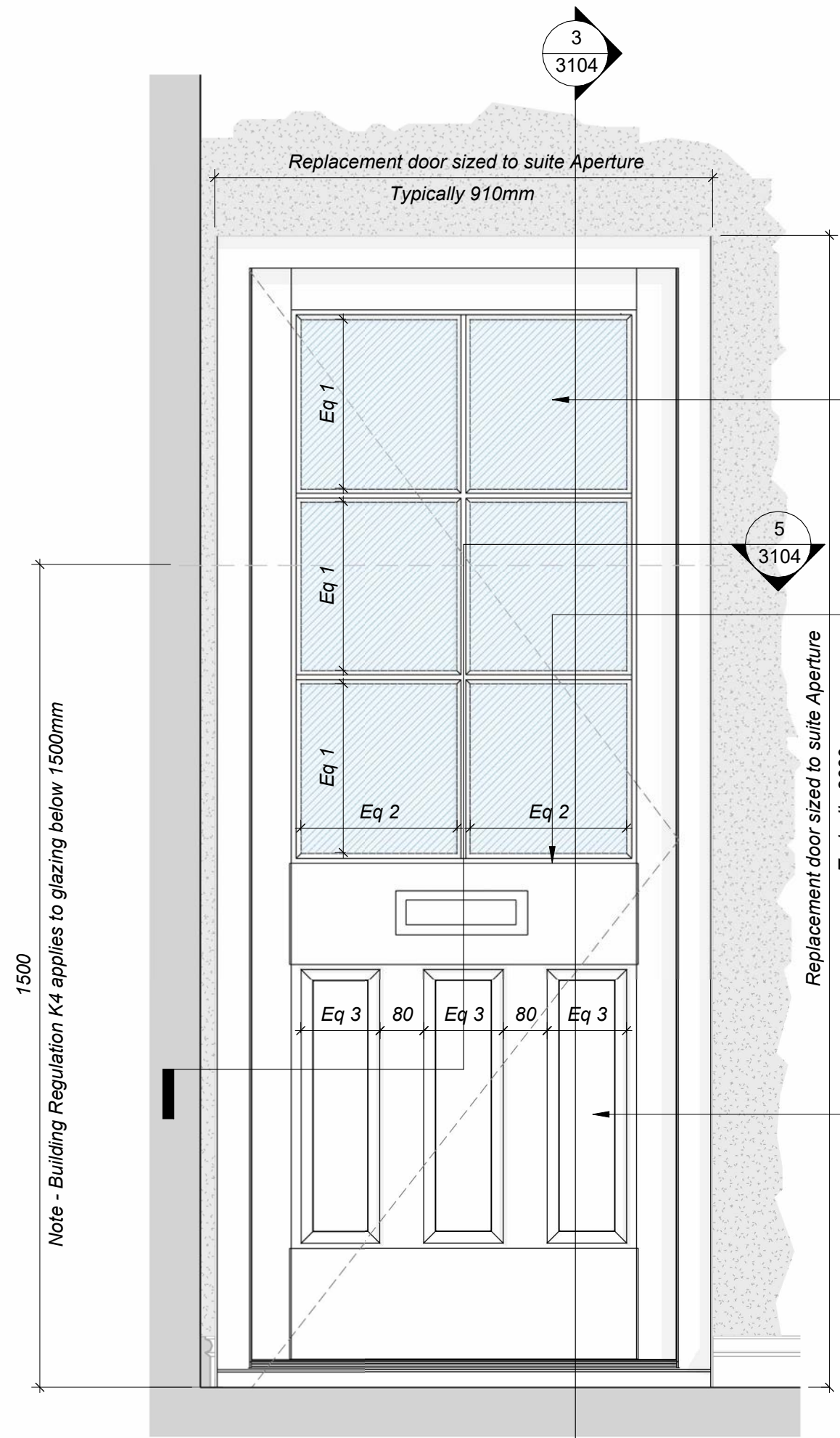
JOB NUMBER
243231
TITLE
Victoria Street - Typical Loft Hatch Detail

SIZE A1L
SCALE As Indicated
REV P03
REASON FOR ISSUE S4 - For Approval/

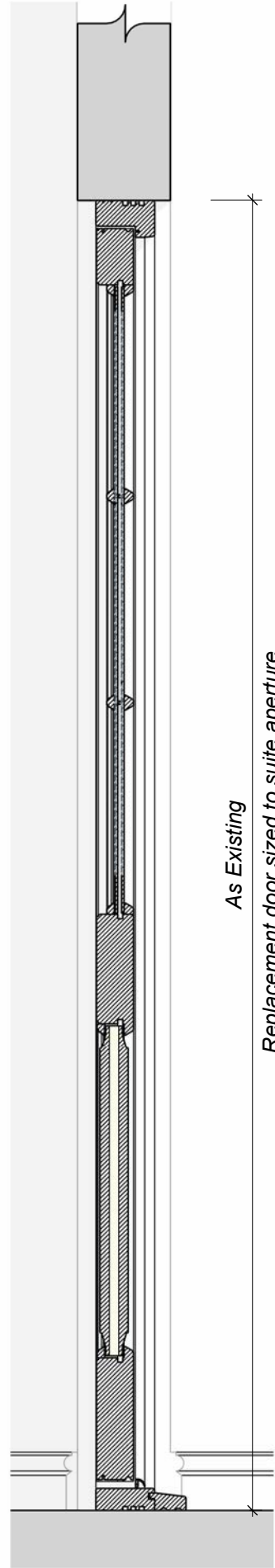
DRAWING NUMBER
243231-PUR-01-ZZ-DR-A-3010

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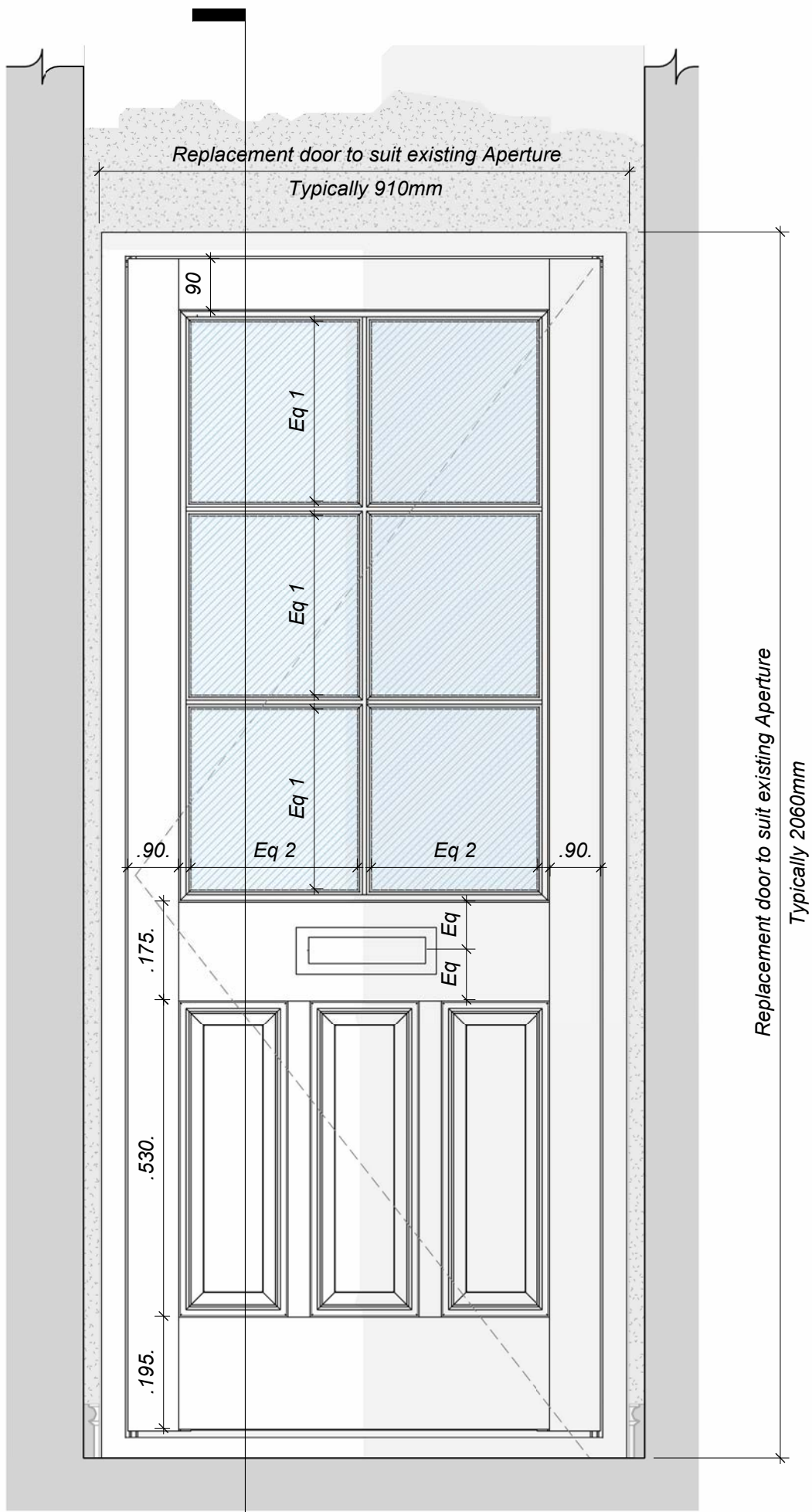




1 Door Type A - External Elevation (Porch Side)
1 : 10



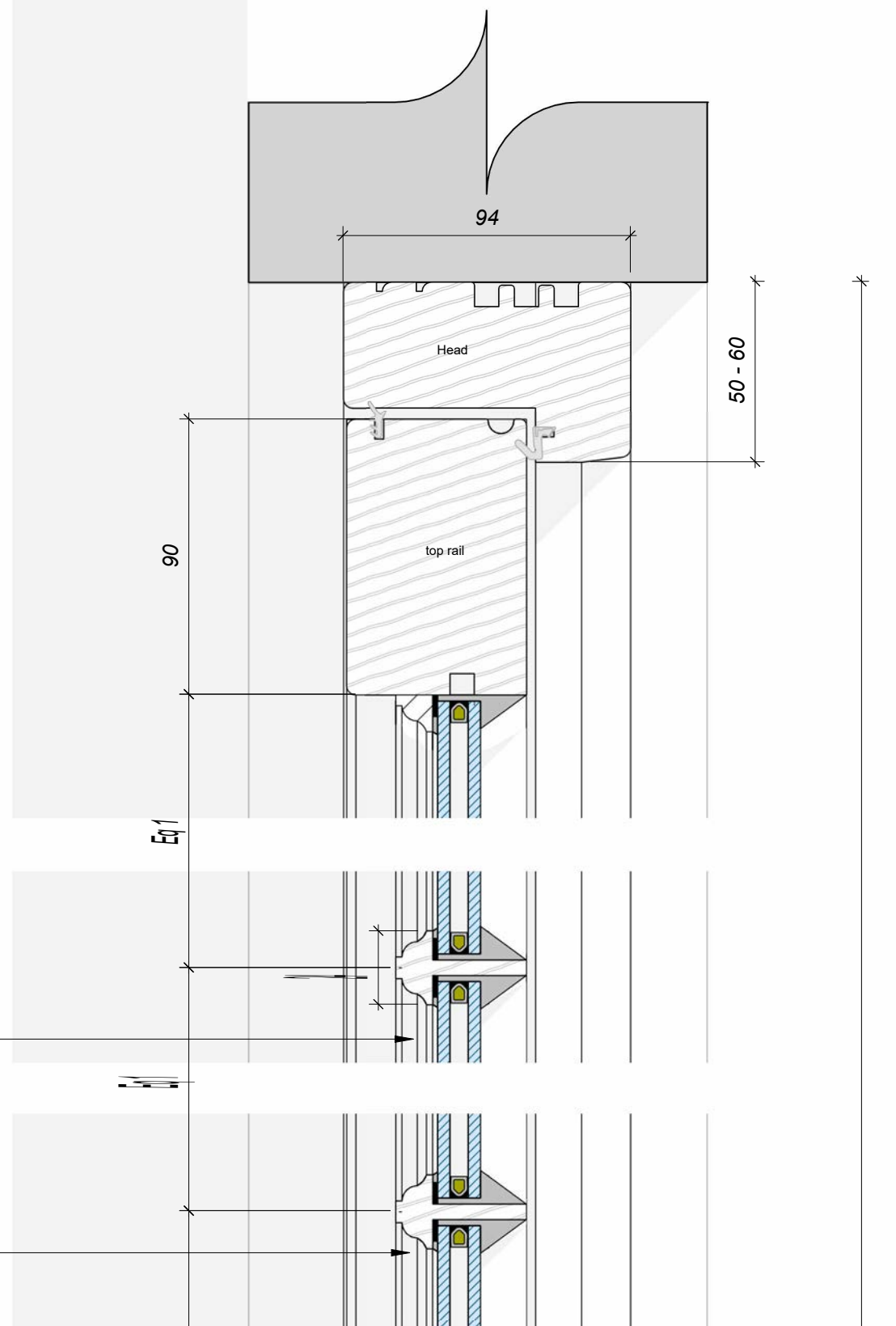
3 Door Type A - Section
1 : 10



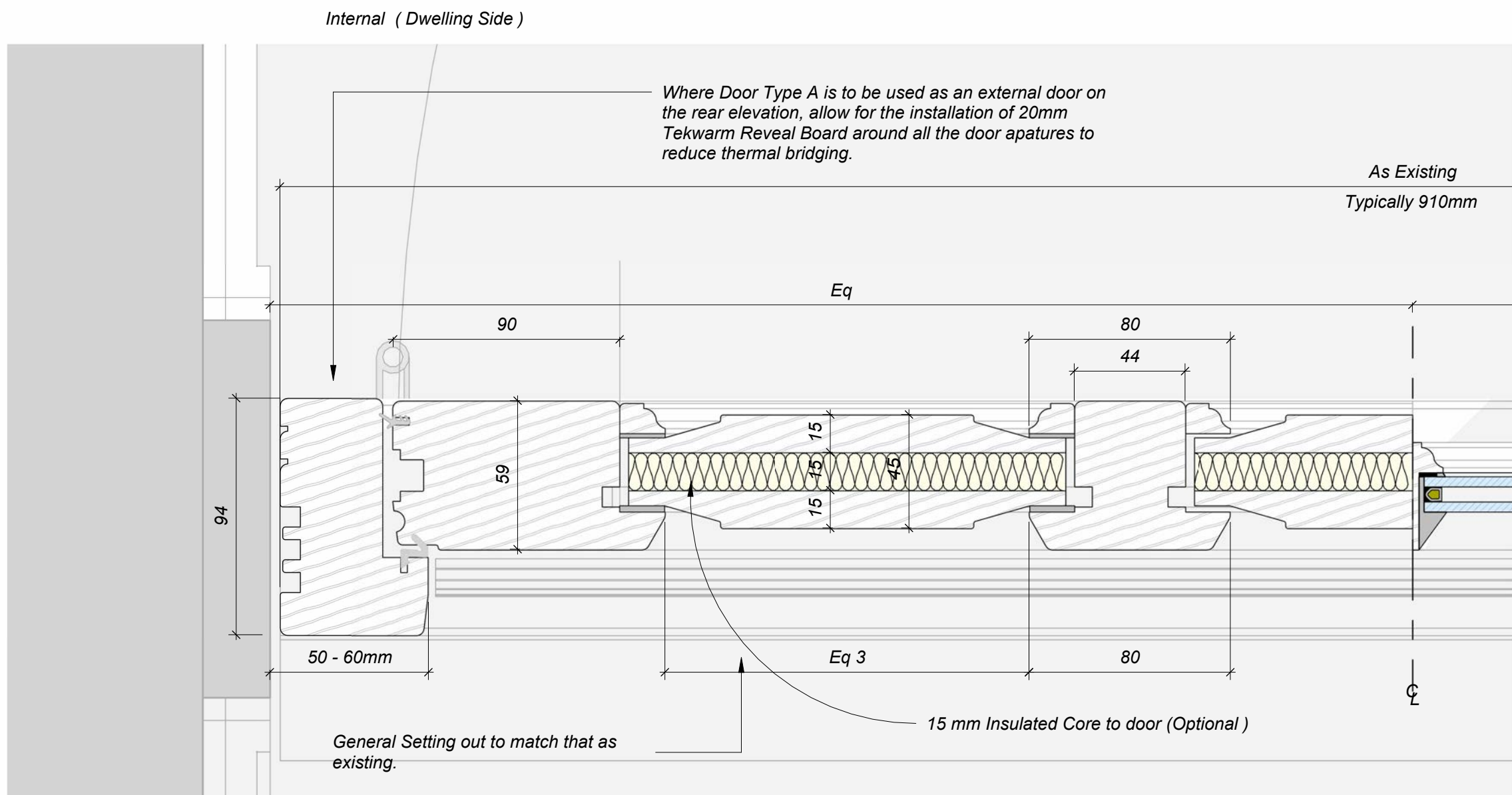
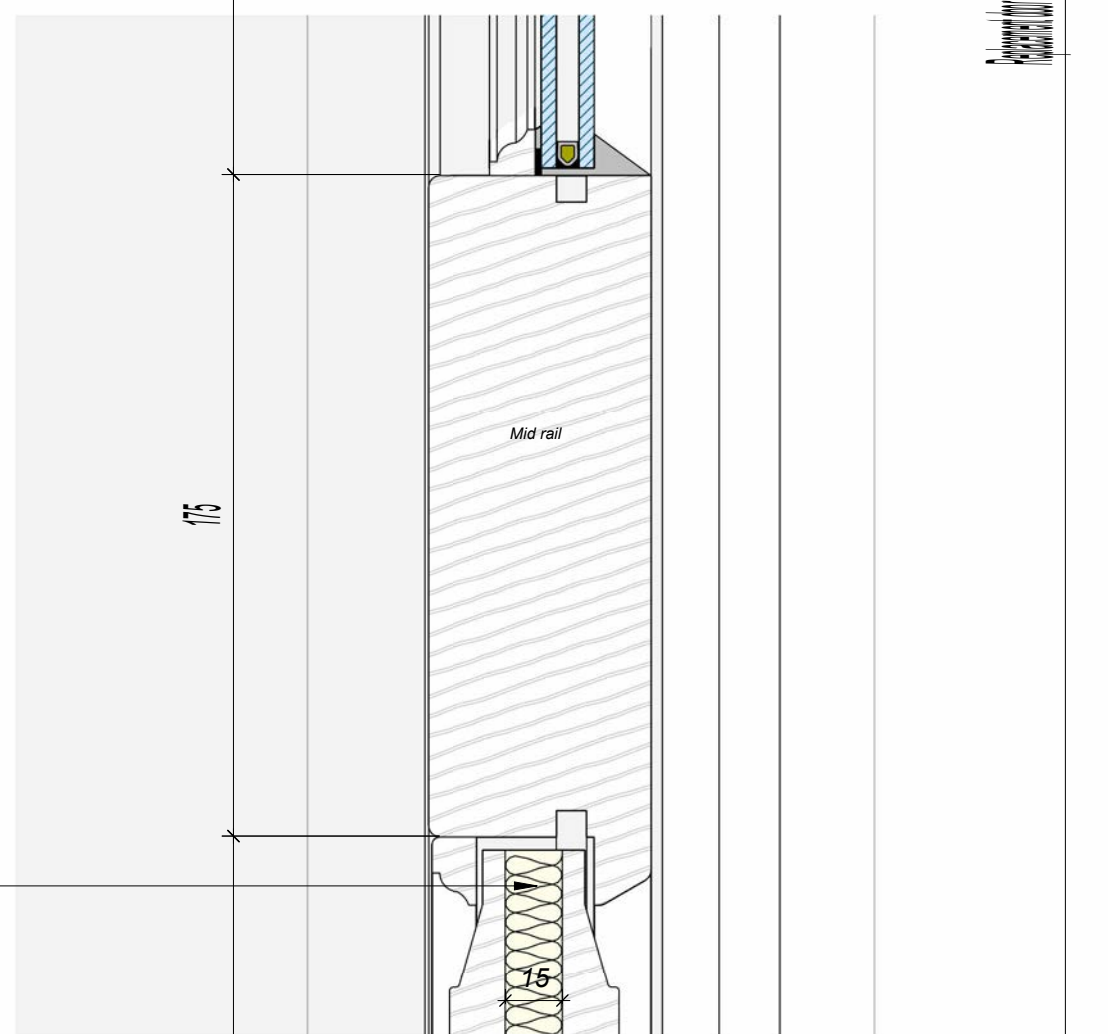
2 Door Type A - Internal Elevation (Dwelling Side)
1 : 10

14mm Slim double glazed units with Bronze Historic Aluminium Spacer and krypton filled cavity between structural glazing bars. Glazing bar profiles to match existing as closely as possible. Overall door U-Value to achieve between 1.2 and 1.4 W/m²K.

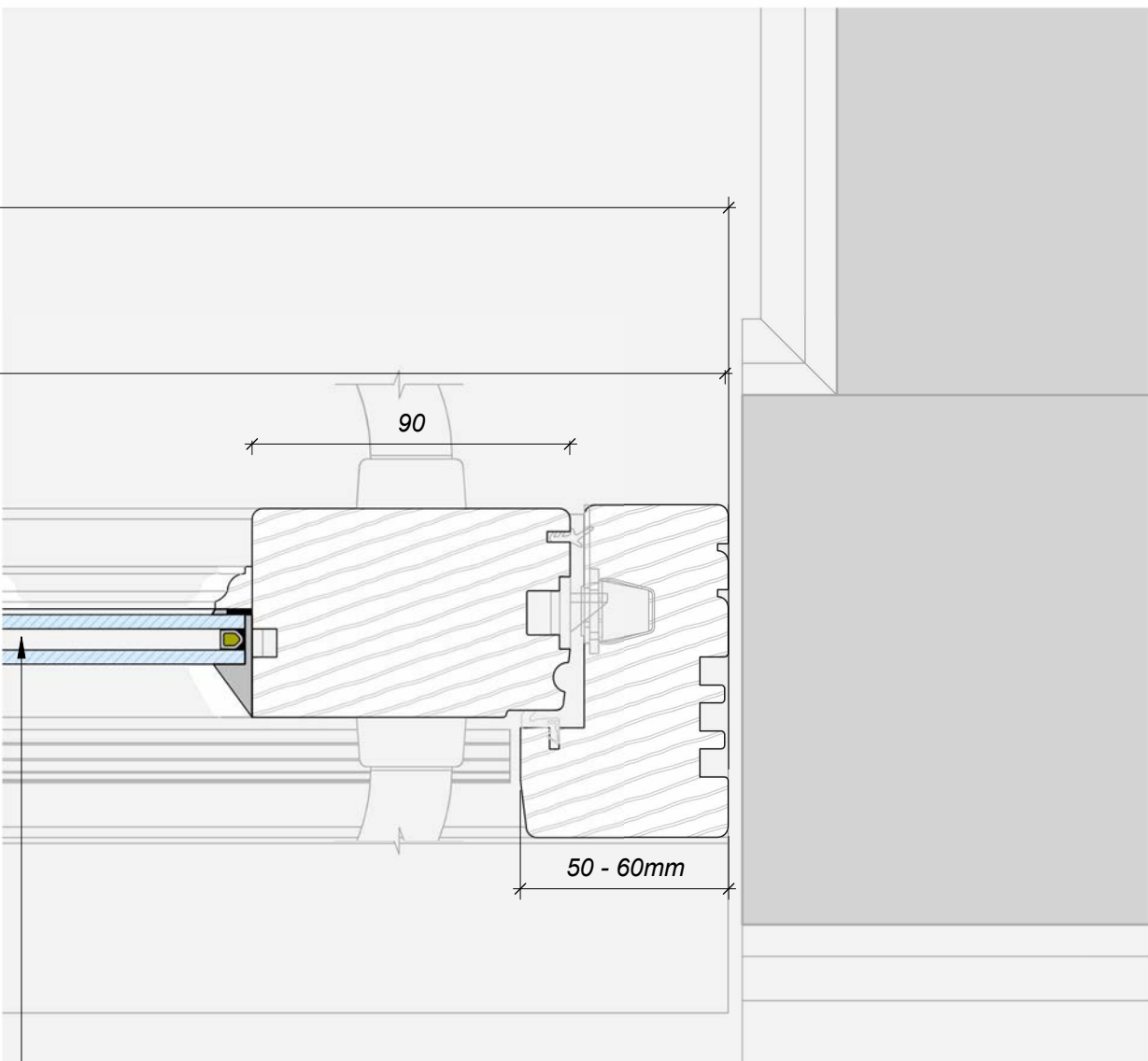
24mm structural glazing bars with putty finish to window exterior .



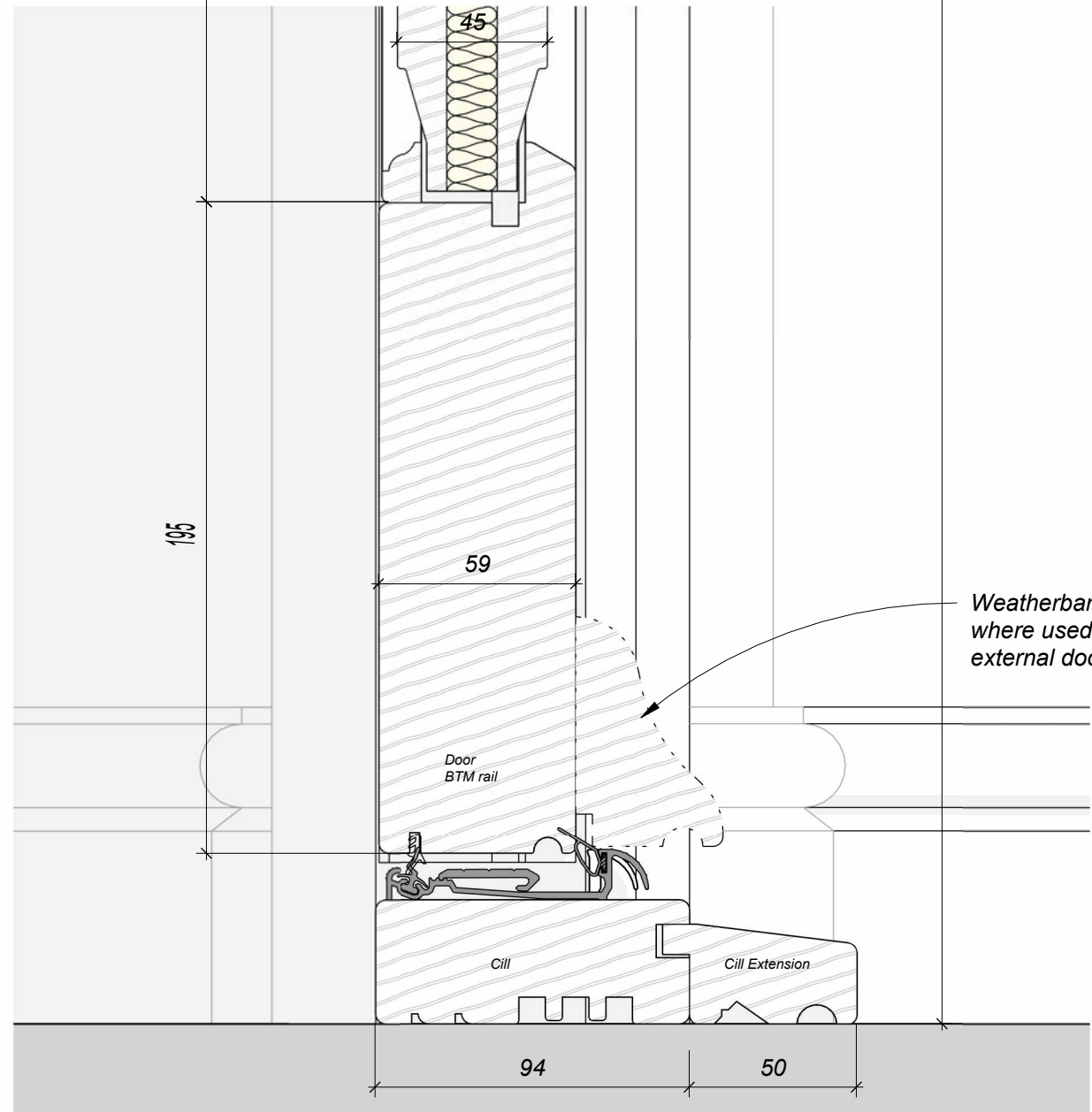
Insulated core to door



5 Door Type A - Plan Section
1 : 2



14mm Slim double glazed units with Bronze Historic Aluminium Spacer and krypton filled cavity between structural glazing bars. Glazing bar profiles to match existing as closely as possible. Overall door U-Value to achieve between 1.2 and 1.4 W/m²K.



4 Door Type A - Section Copy 1
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
- 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 BS 4800 14 C 39 – 'Hollybush' or BS 4800 00 E 55 'White', where used as an external rear door.

Ironmongery Design Intent



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

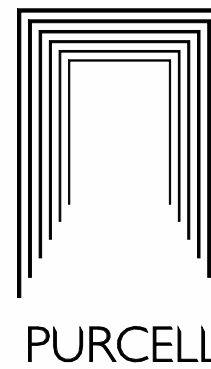
CLIENT

Cheshire East Council

PROJECT

CEF Crewe, Warm and Healthy Homes
JOB NUMBER

243231



TITLE

Typical Victoria Street Dwelling - Door Type A as Proposed - DESIGN INTENT

SIZE

A1L As indicated

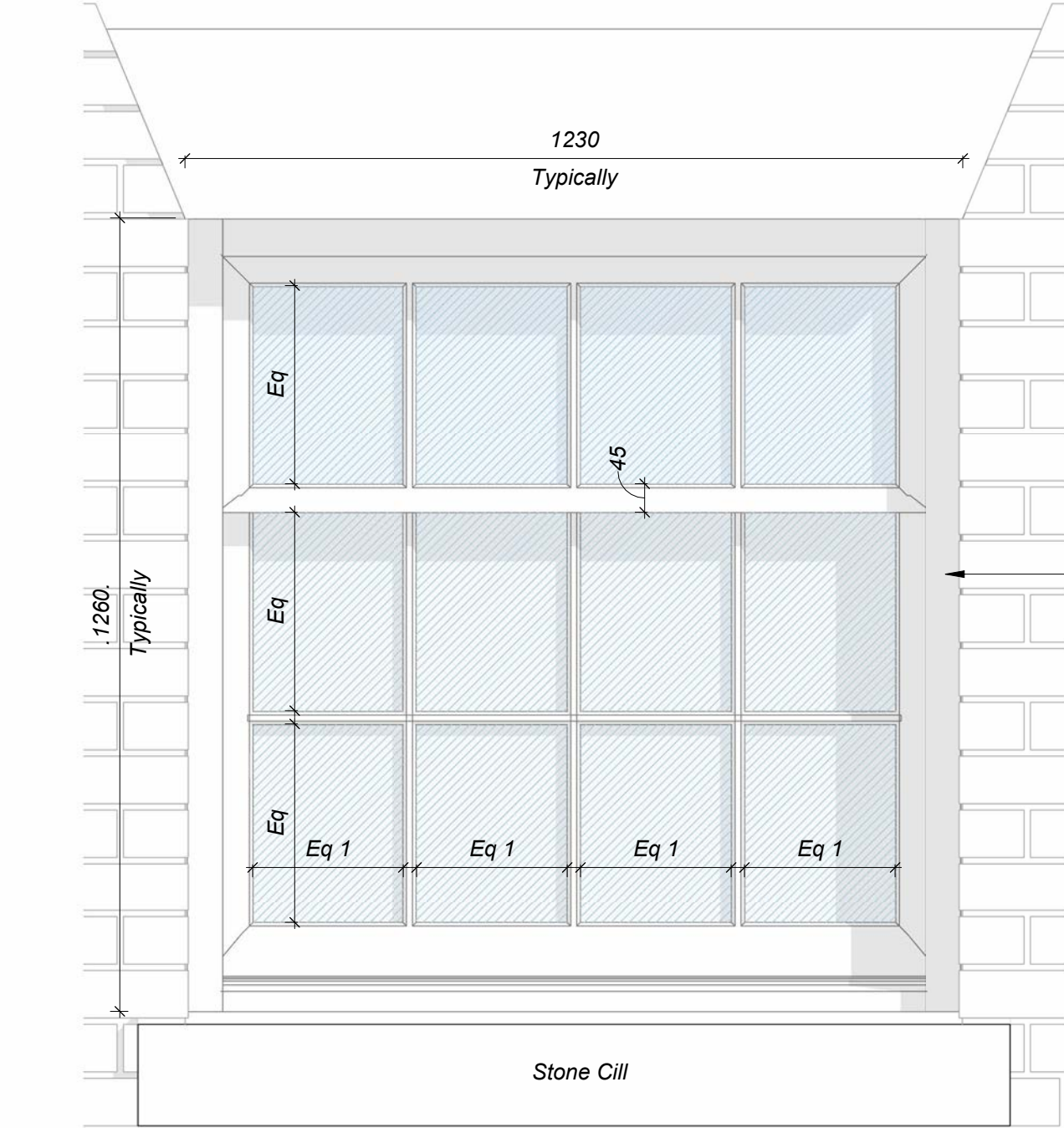
REV

SUITABILITY/REASON FOR ISSUE
P05 S3 - For Review & Comment/

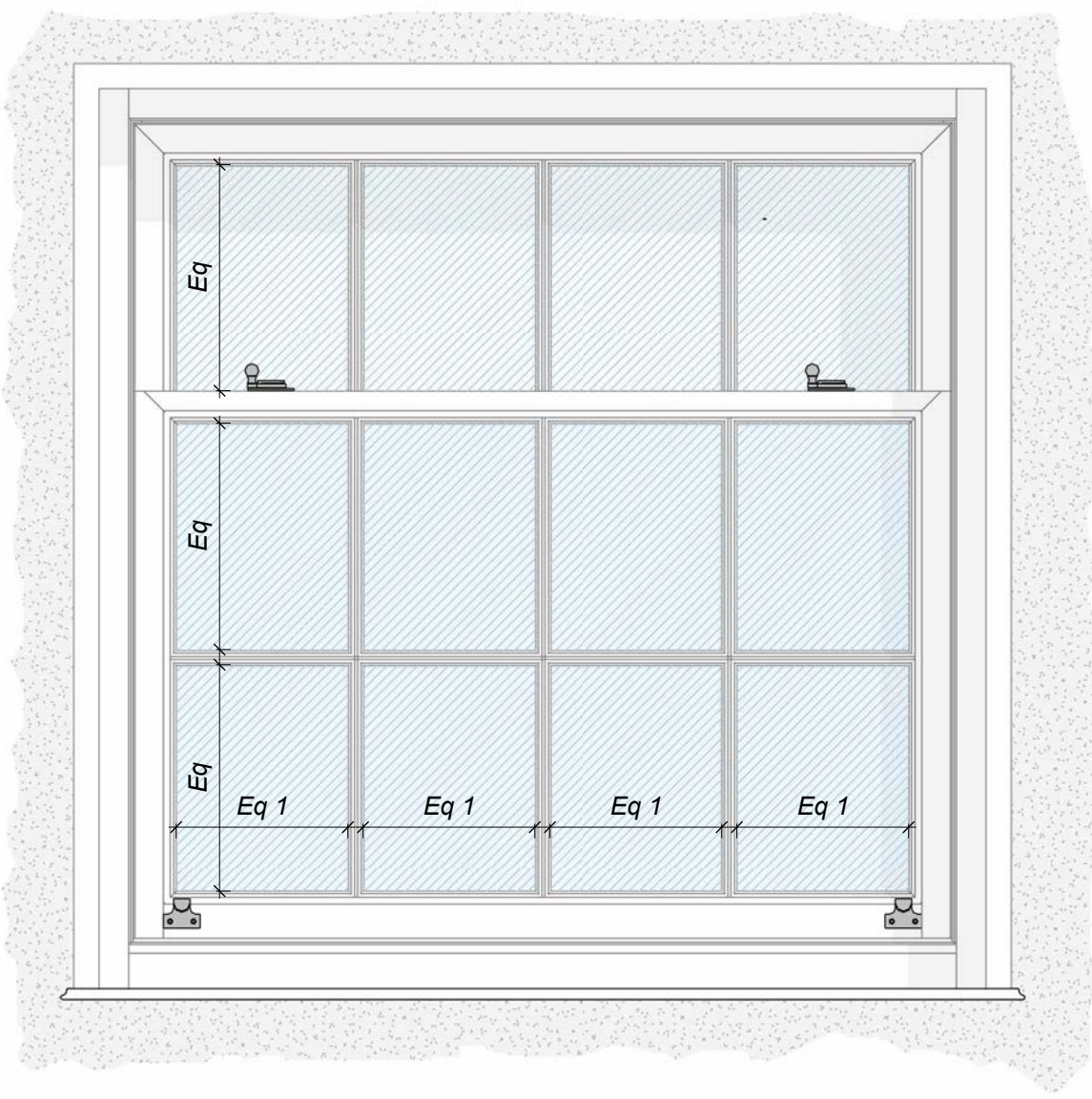
DRAWING NUMBER

243231-PUR-01-ZZ-DR-A-3104

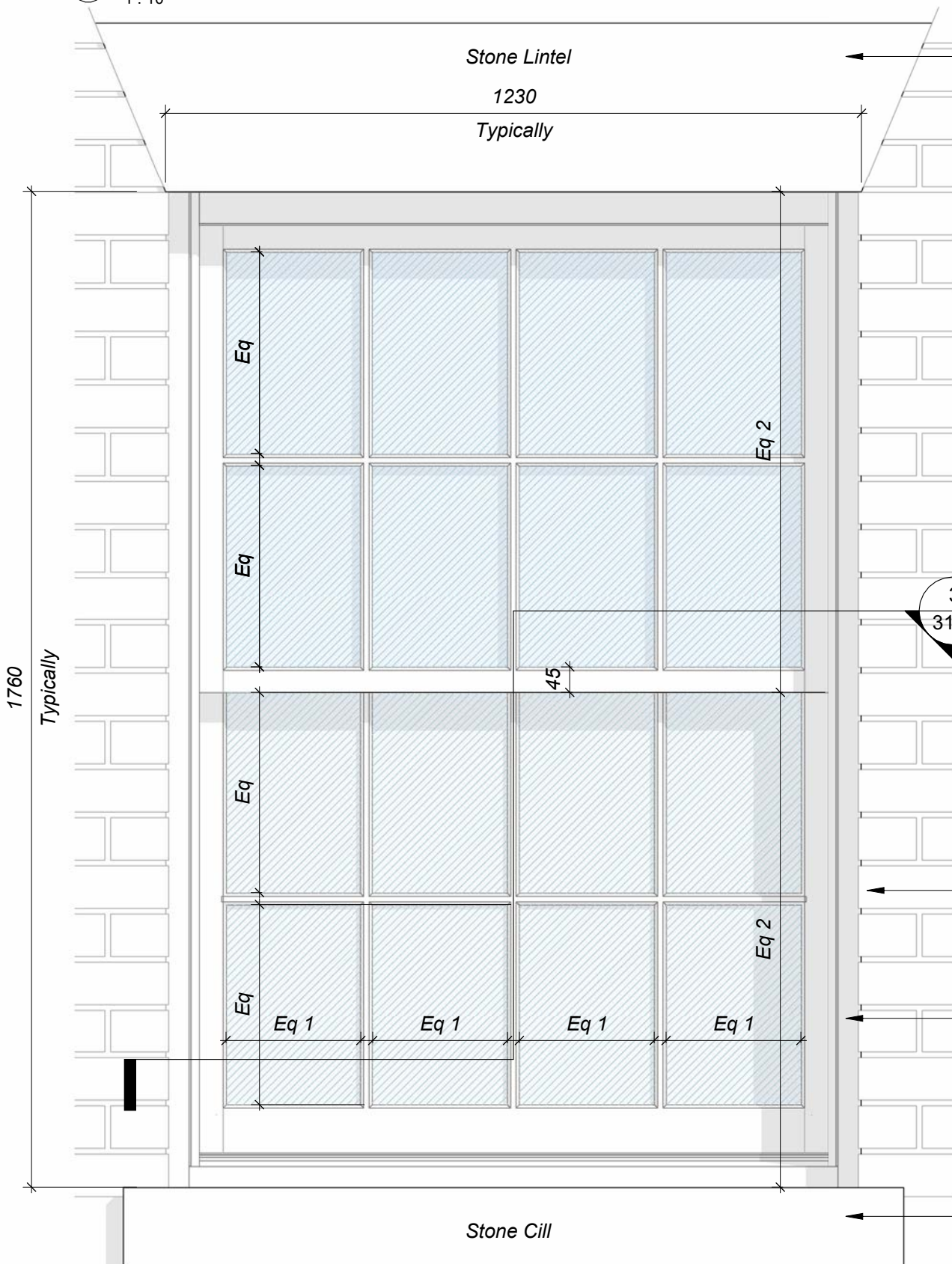
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Windows and lintels / cills to be painted externally to BS 4800 00 E 55 'White'.



Window Type A2 - Internal Elevation
1:10



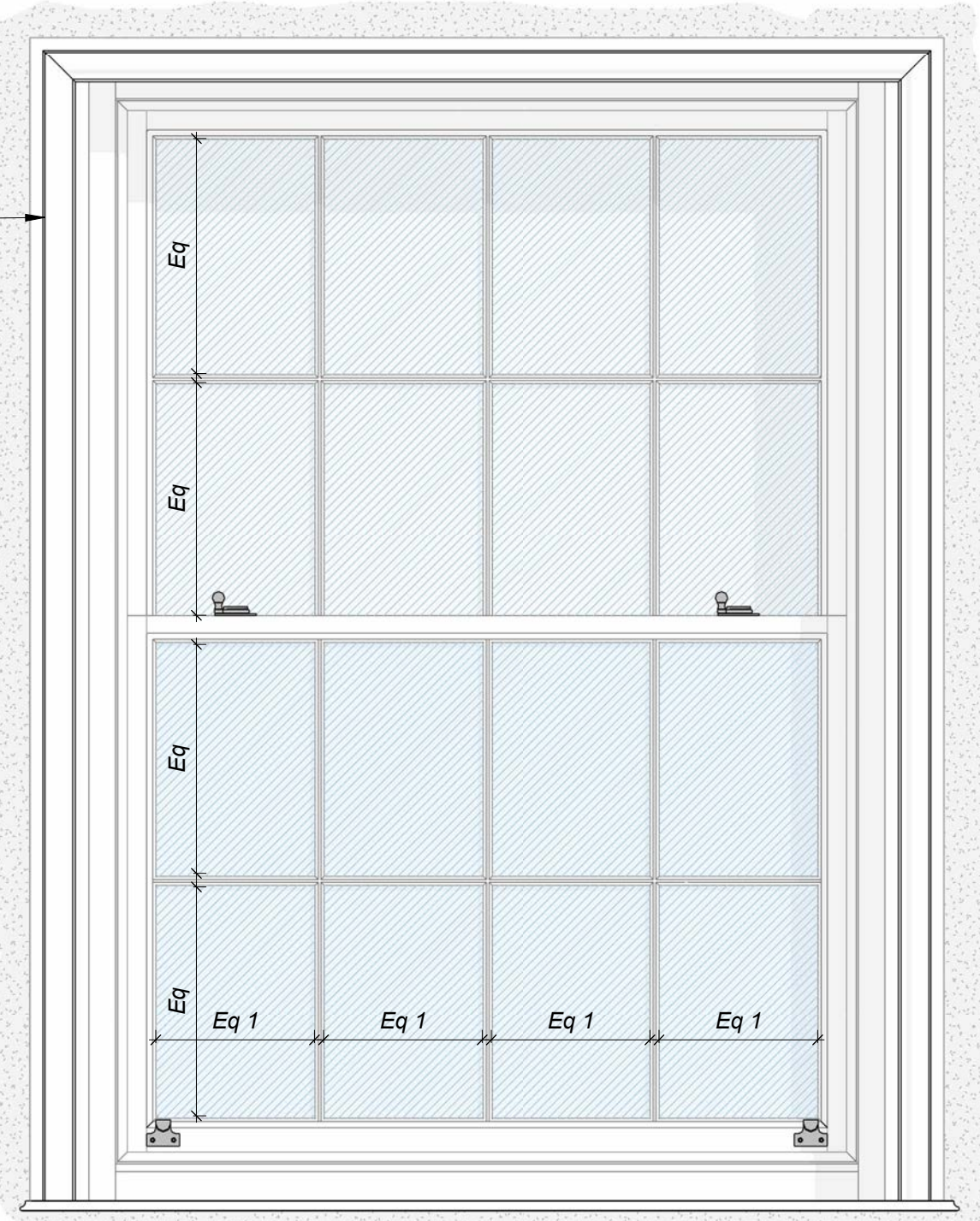
Window Lintels to be painted to BS 4800 00 E 55 'White'.

Existing Architraves around windows to be retained and redecorated where in sound condition.

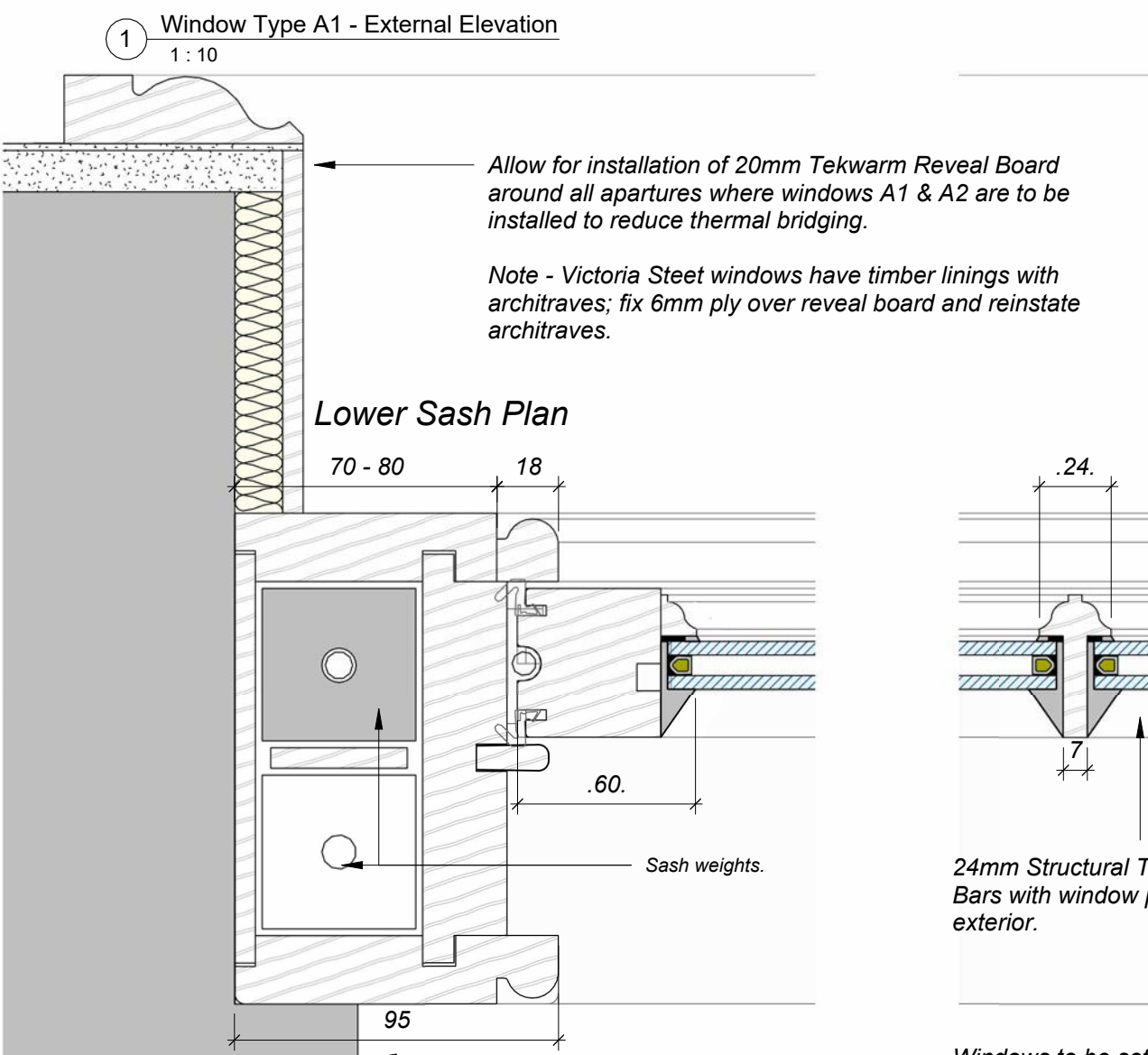
It is assumed that bricks overlap front of window frames.

Windows to be painted externally to BS 4800 00 E 55 'White'.

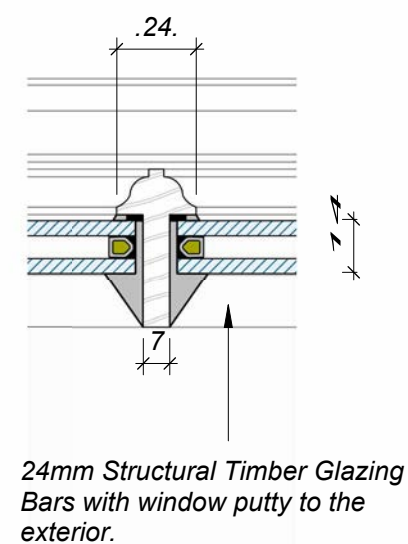
Stone Cill's to be painted to BS 4800 00 E 55 'White'.



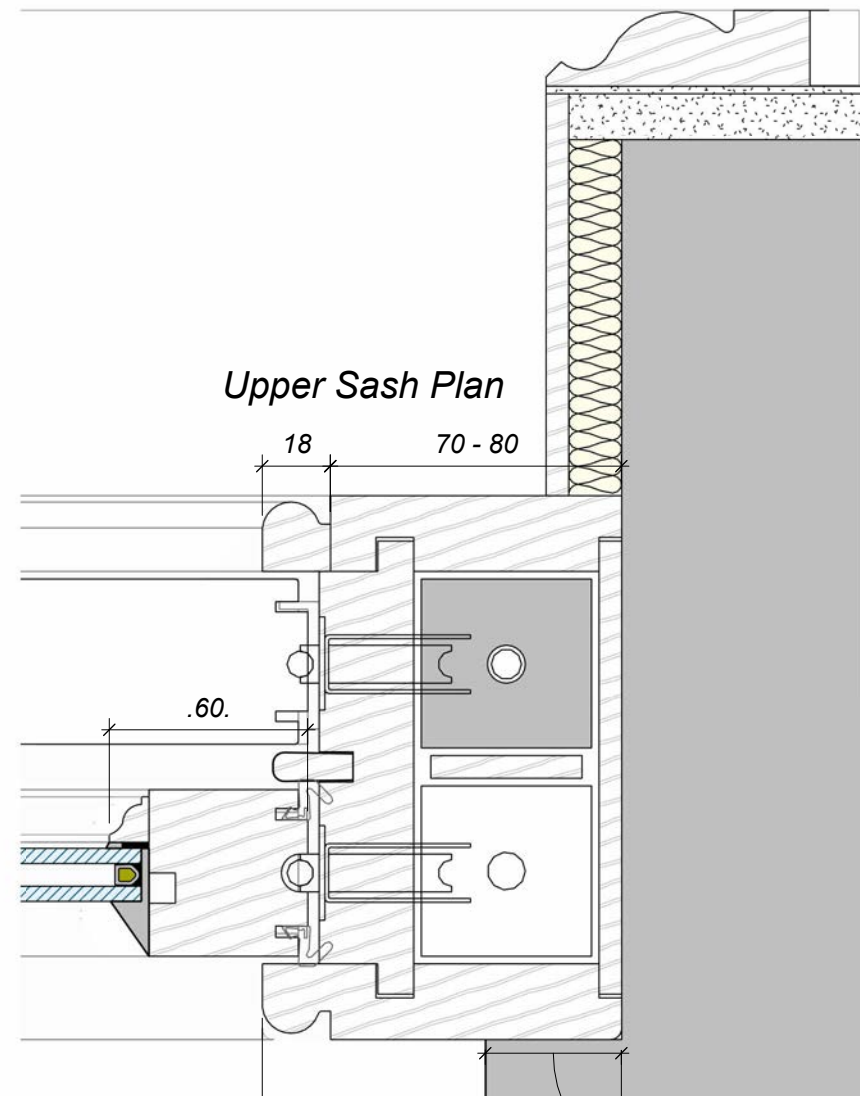
Window Type A1 - Internal Elevation
1:10



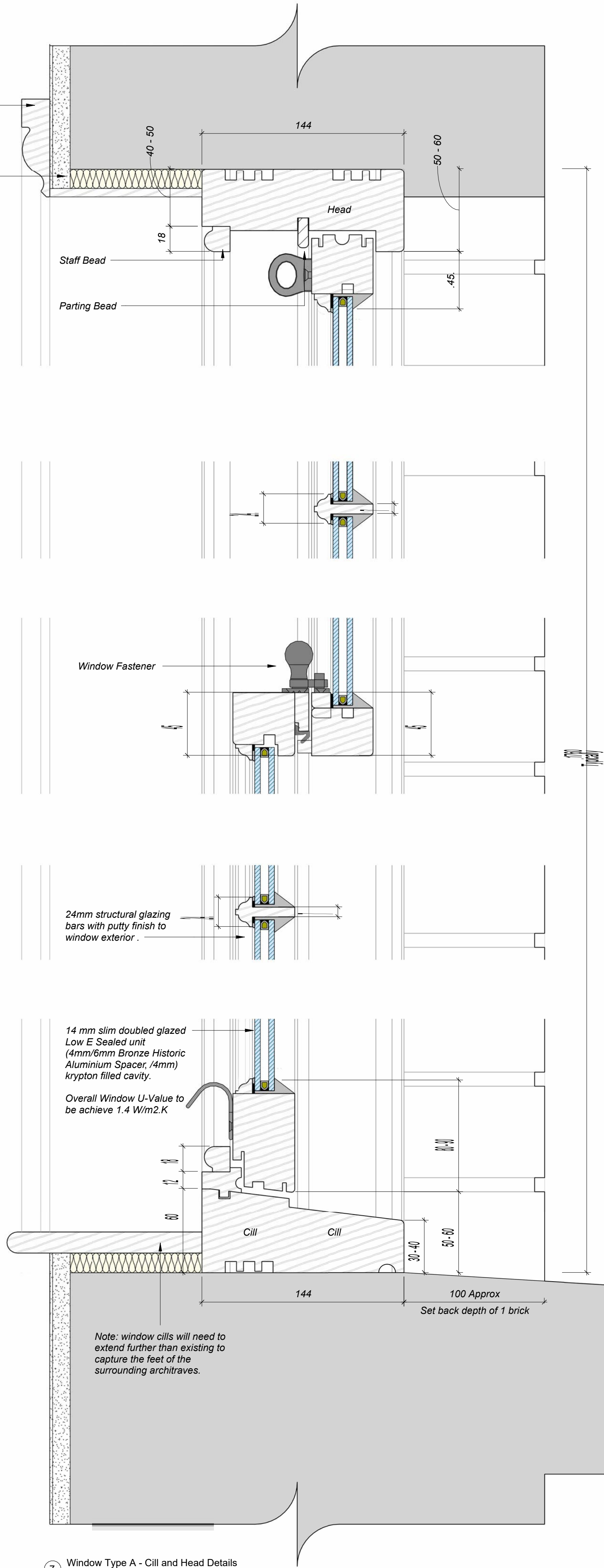
Window Type A - Plan Details
1:2



Windows to be set back the depth of 1 brick depth from the facade (approx 100mm)



Upper Sash Plan

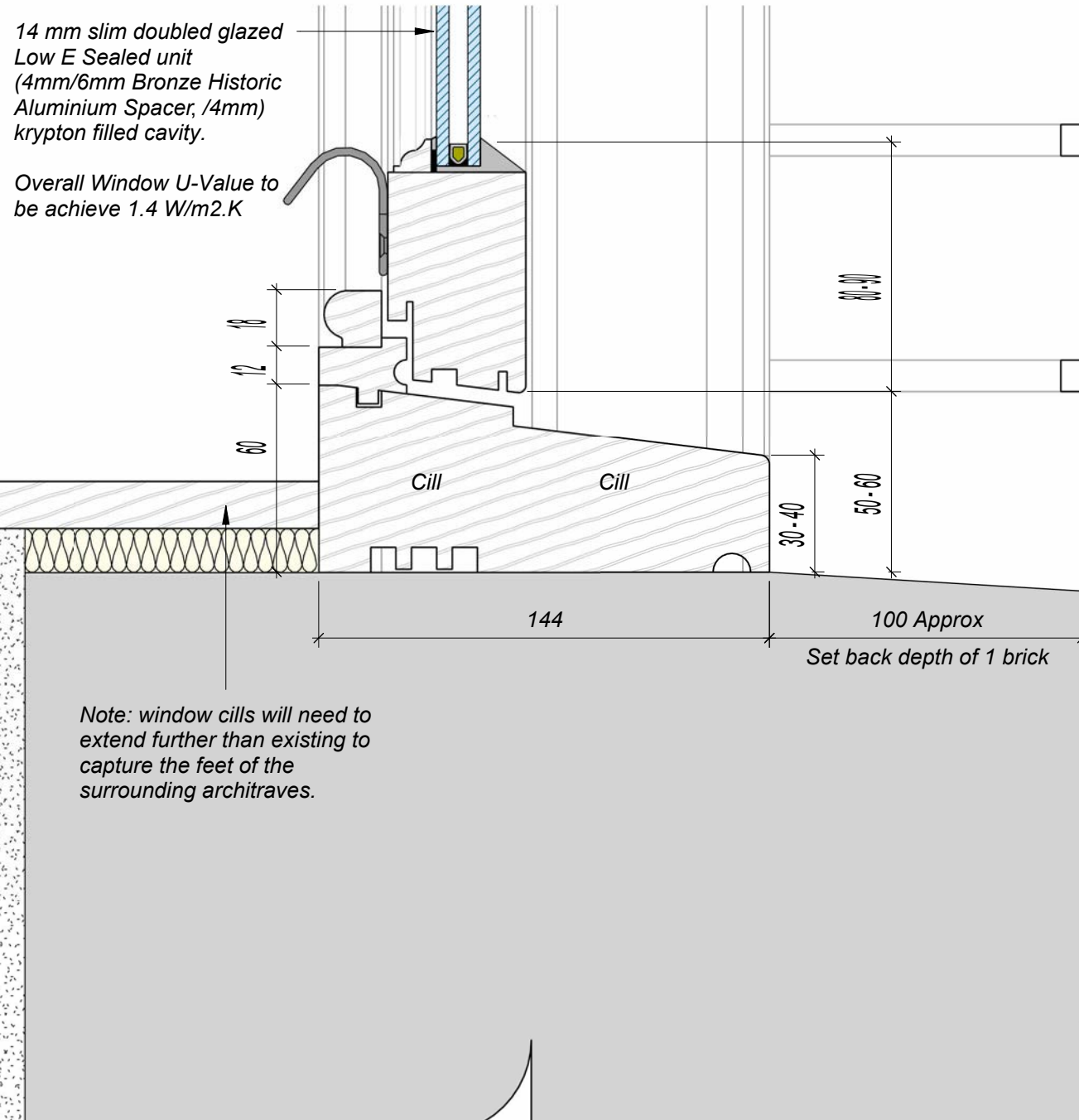
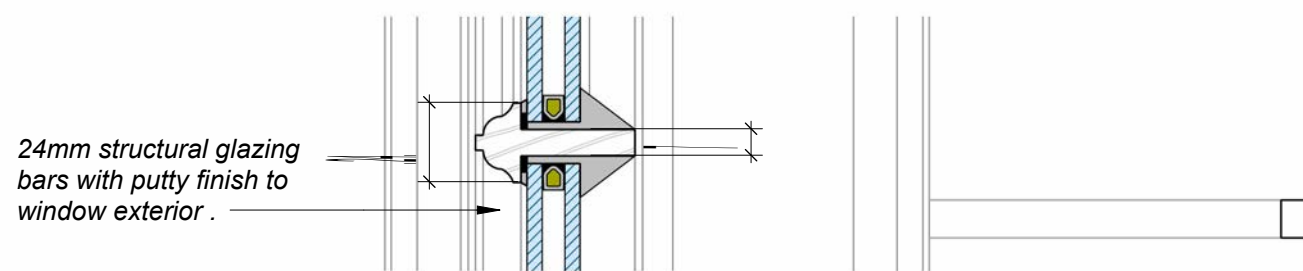
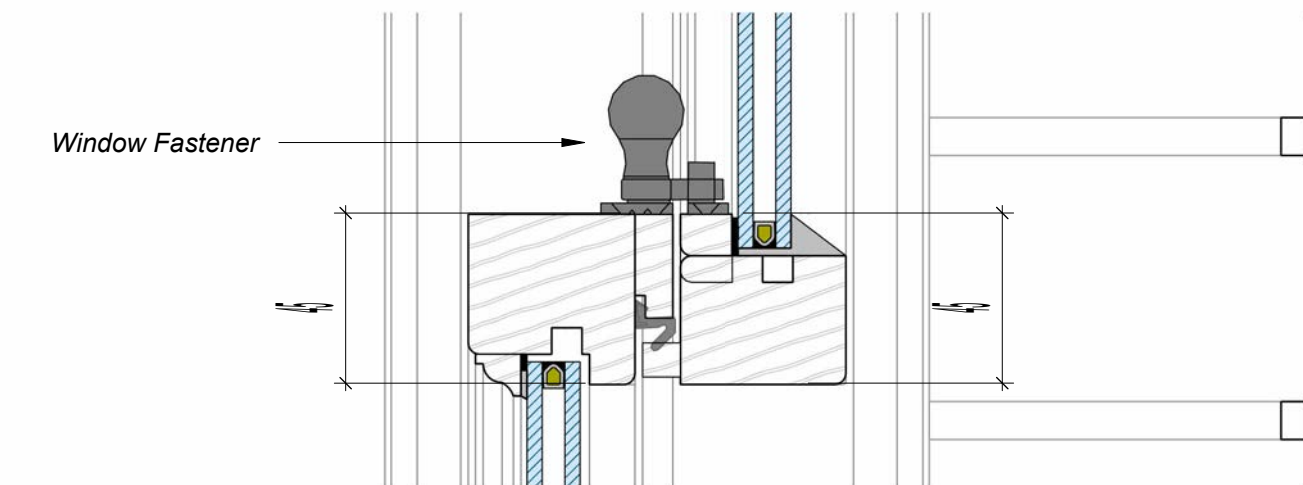
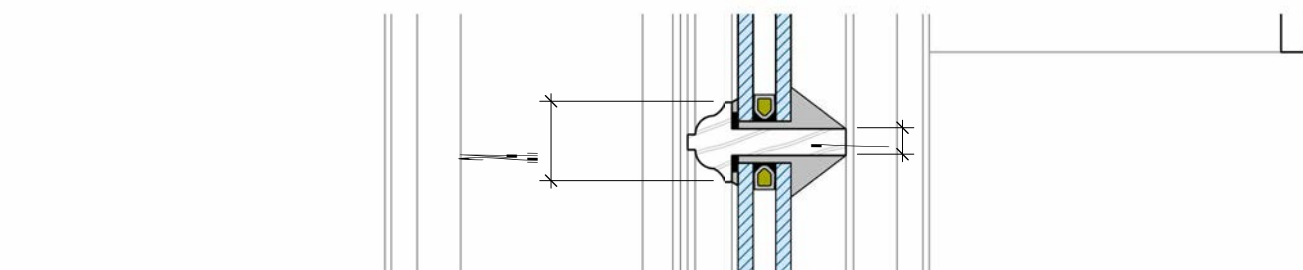


Window Type A - Cill and Head Details
1:2

Existing Ogee Architrave around window to be retained.

Allow for installation of 20mm Tekwarm Reveal Board around all apertures where windows A1 & A2 are to be installed to reduce thermal bridging.

Note - Victoria Steet windows have timber linings with architraves: fix 6mm ply over reveal board and reinstate architraves.



Window Type A - Cill and Head Details
1:2

Notes:

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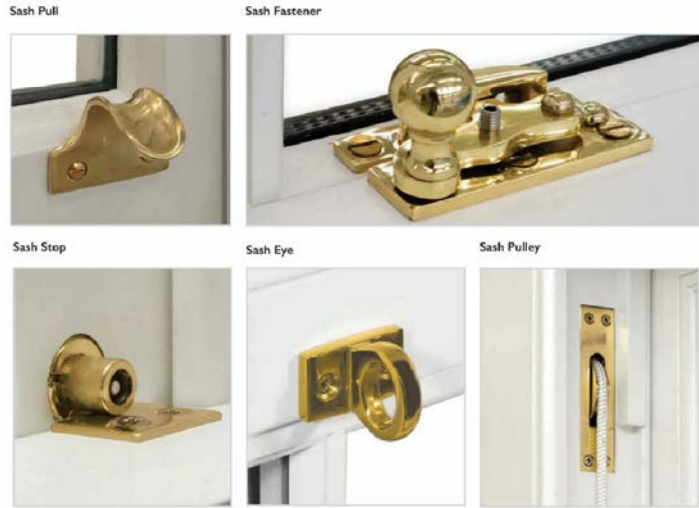
Key Plan

not to scale

L10 - External Box Sash Window Specification

- Standard: To BS 644: 2012
- Exposure Rating to BS 6375-1: 2015 - 2000
- 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: Traditionally drained and vented 14mm double glazed Low E Sealed unit (4mm/6mm Bronze Historic Aluminium Spacer/4mm) krypton filled cavity. Historic External Putty to be used.
- Glazing details: Factory glazed to meet performance specification Glazing unit:
 - g value: <= 0.6
 - Light transmittance: >70%
- Ironmongery/Accessories: Opening windows fitted with sash lift / pull, night vent restrictor and locking fasteners.
- Ventilation: None
- Installation: In accordance with manufacturers installation manual.
- Colour: Windows to be finished externally to BS 4800 00 E 55 '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	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 and Healthy Homes

JOB NUMBER

243231

PURCELL

TITLE

Typical Victoria Street Dwelling - Window Type A as Proposed - DESIGN INTENT

SIZE

A1L As indicated

REV

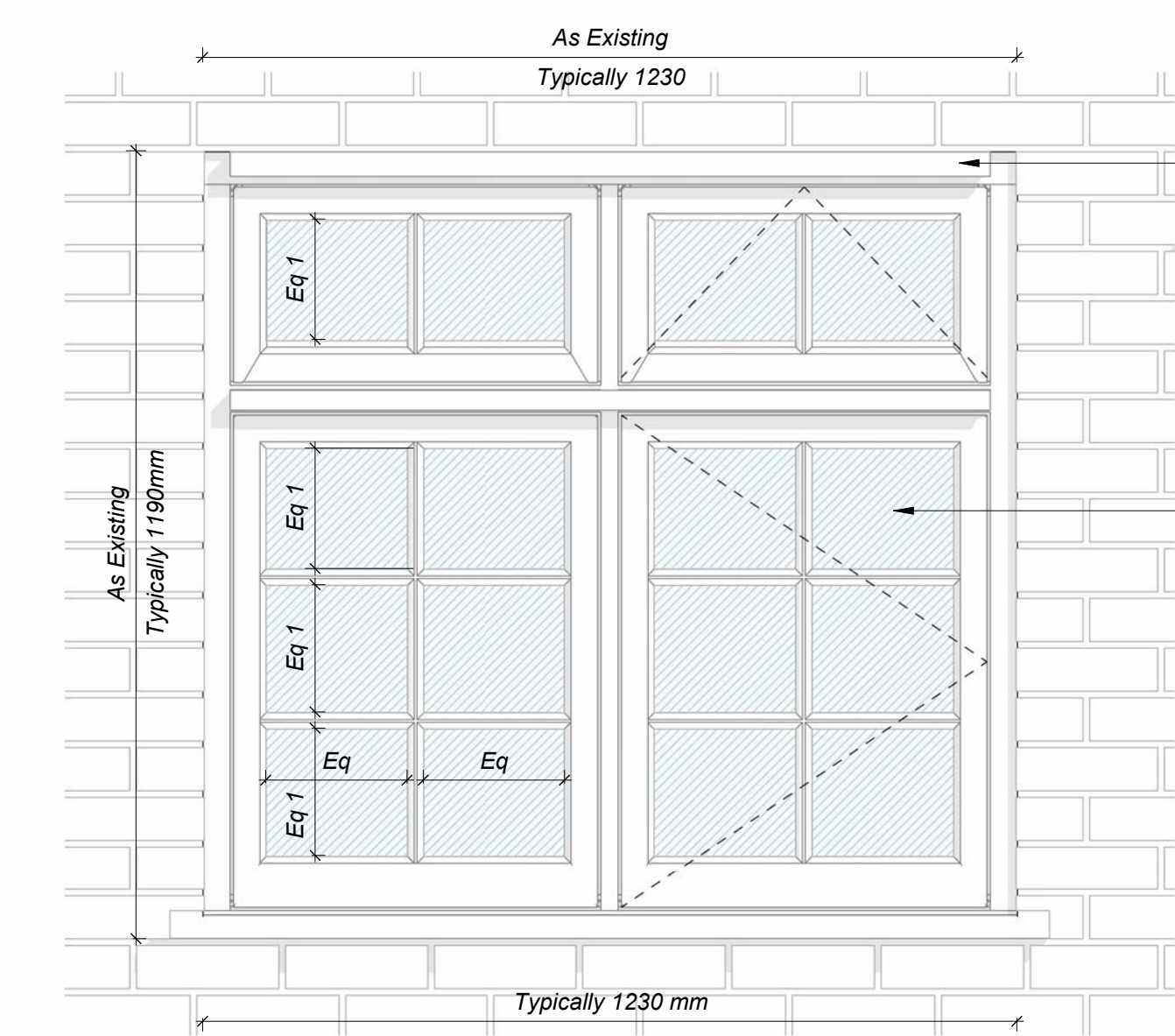
SUITABILITY/REASON FOR ISSUE

P06 S3 - For Review & Comment/

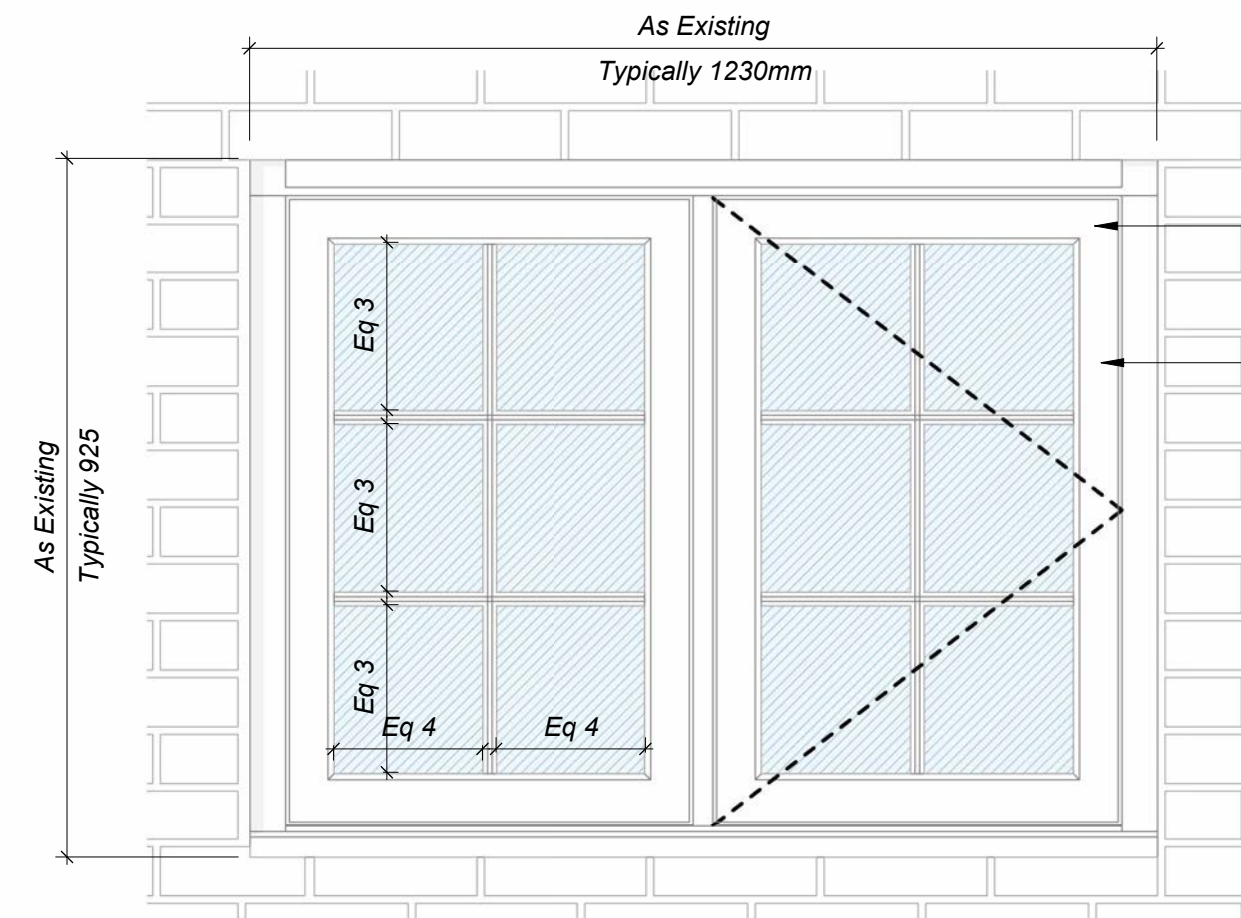
DRAWING NUMBER

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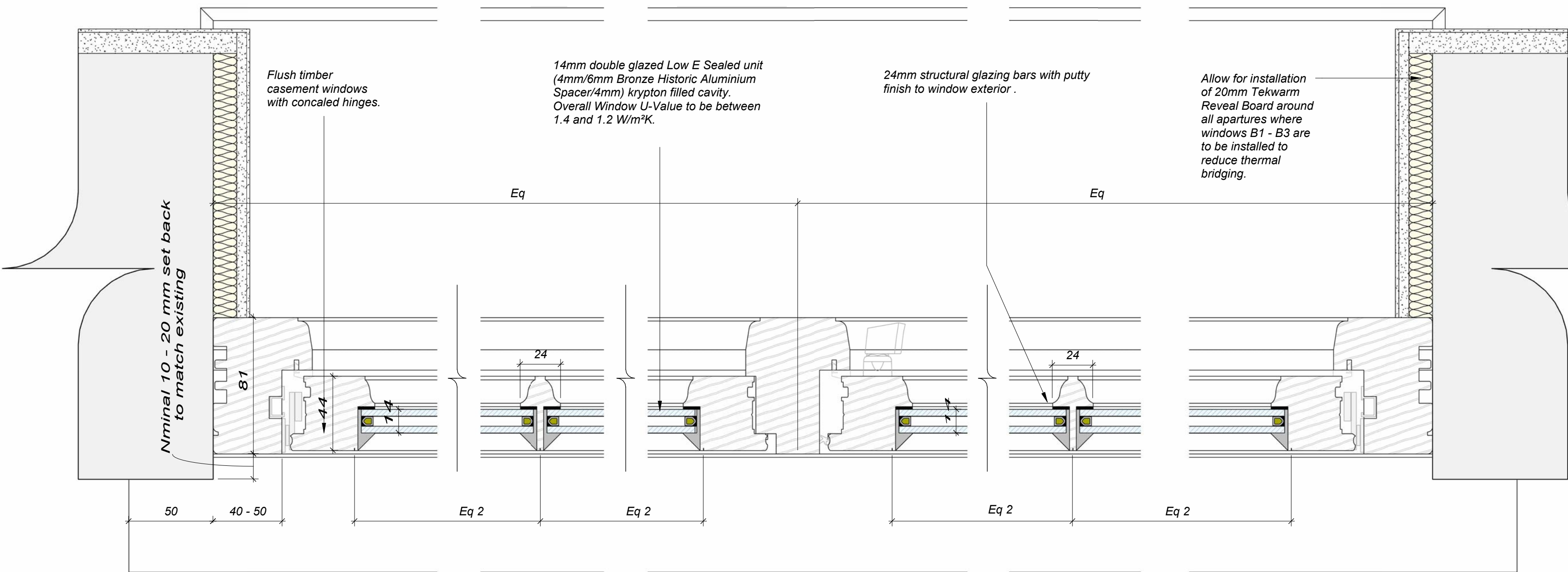
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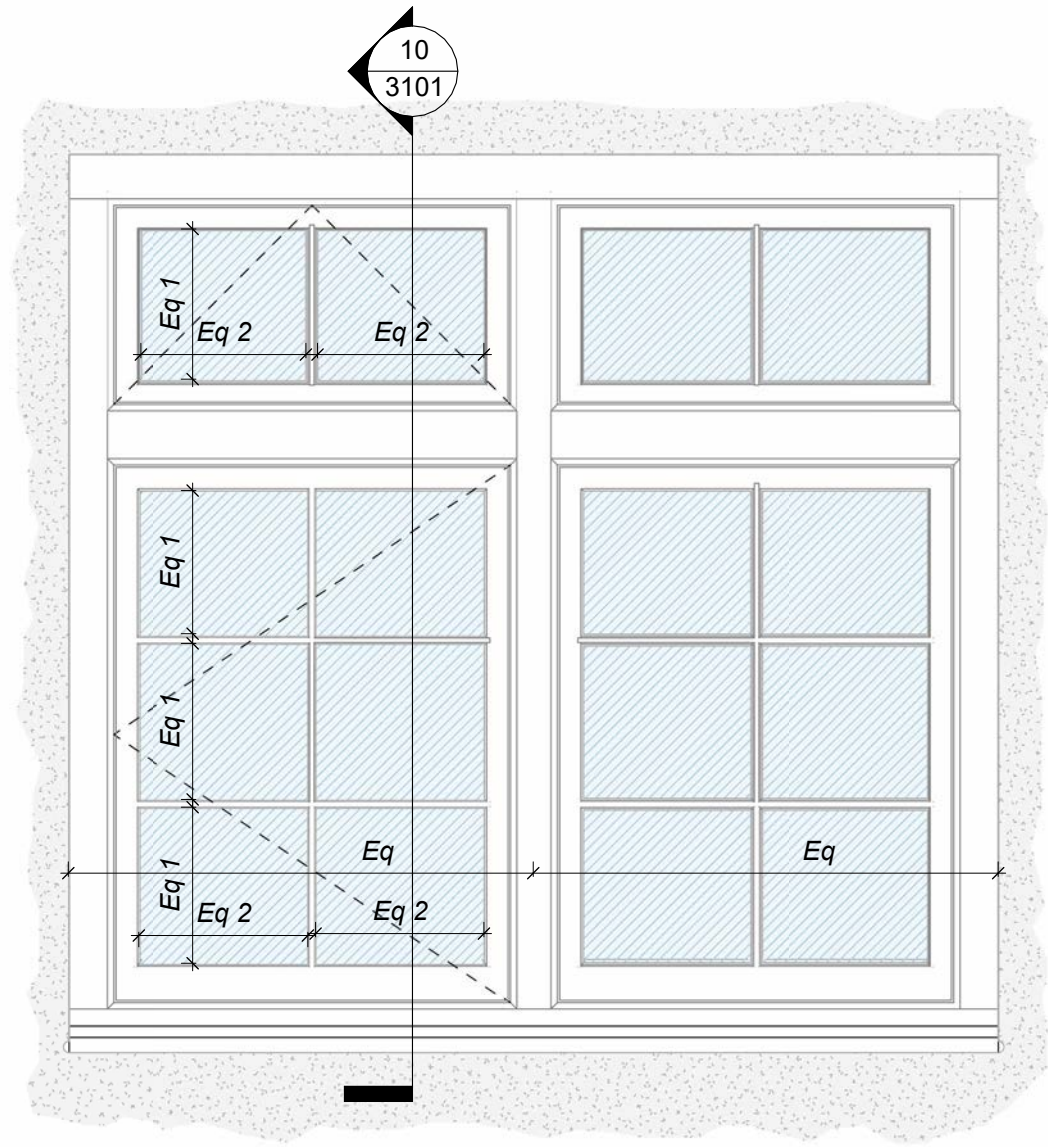
7 Window Type B1 - External Elevation
1 : 10



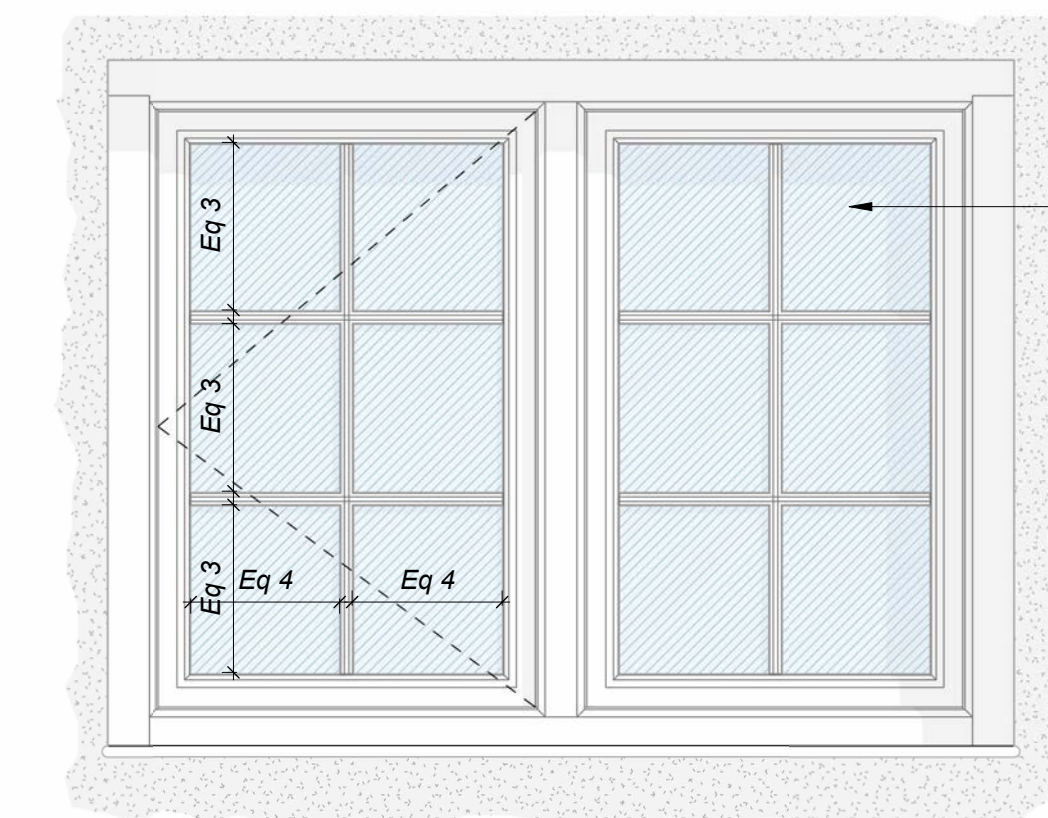
4 Window Type B2 - External Elevation
1 : 10



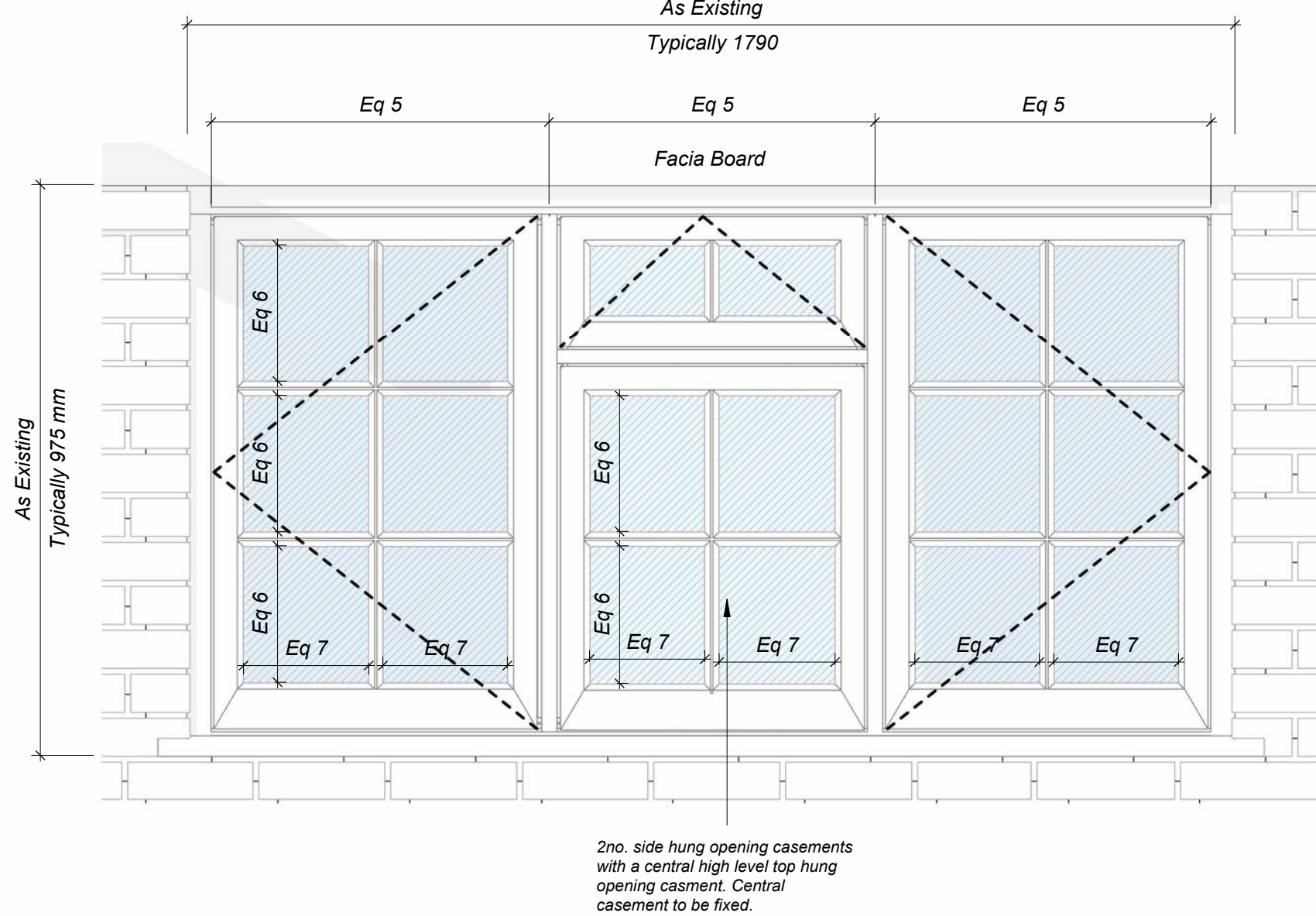
9 Window Type B1 / B2 Plan Detail
1 : 2



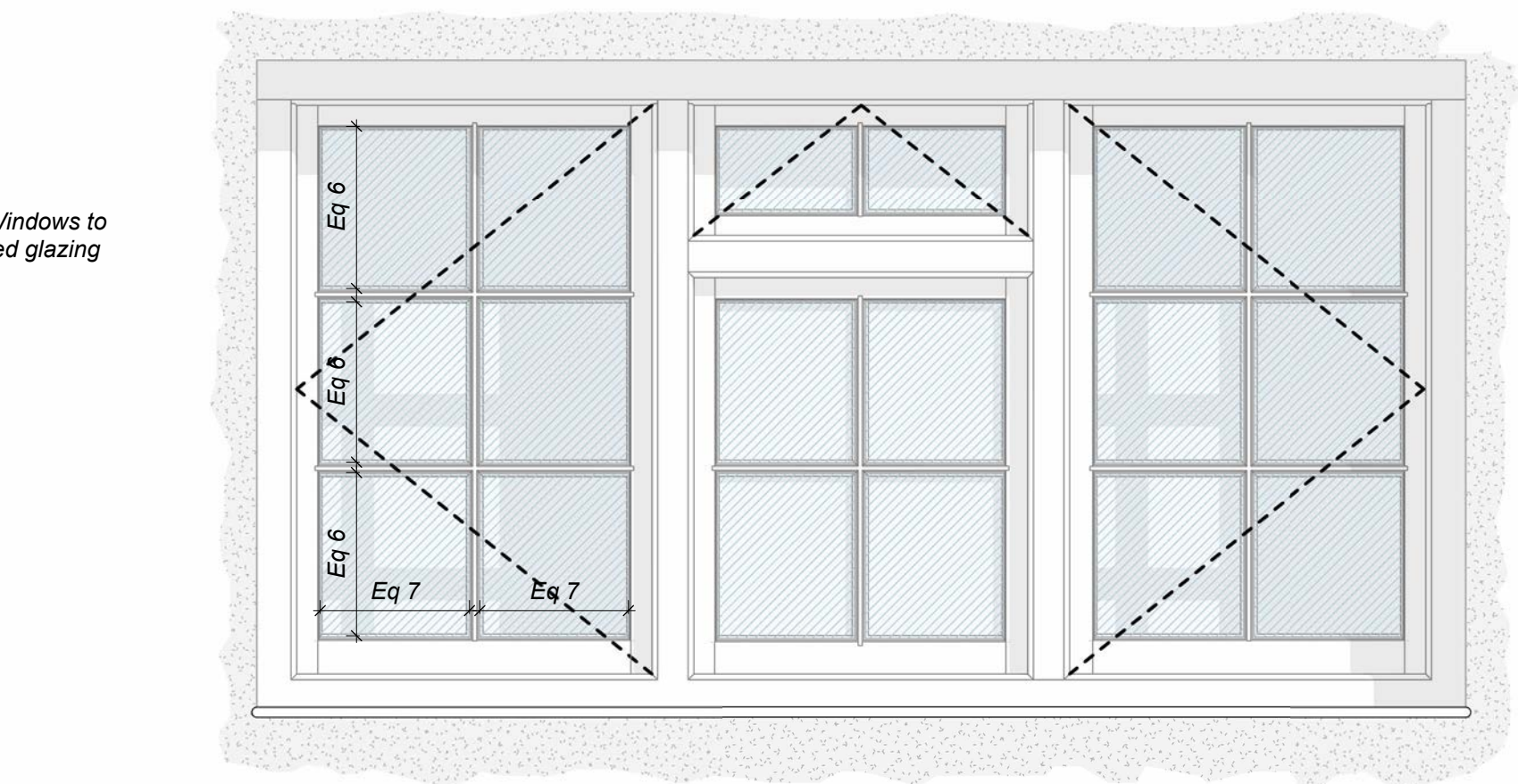
8 Window Type B1 - Internal Elevation
1 : 10



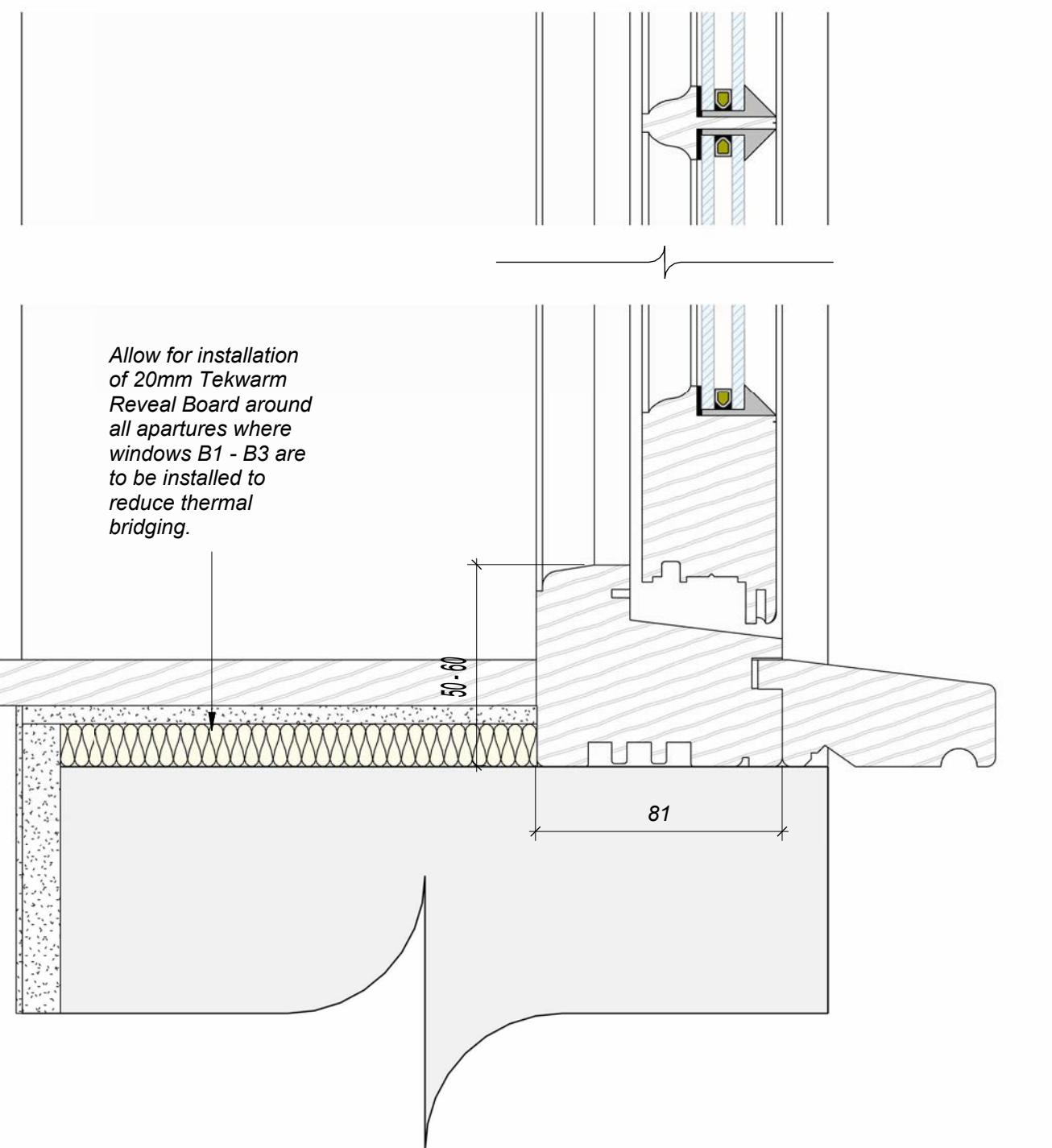
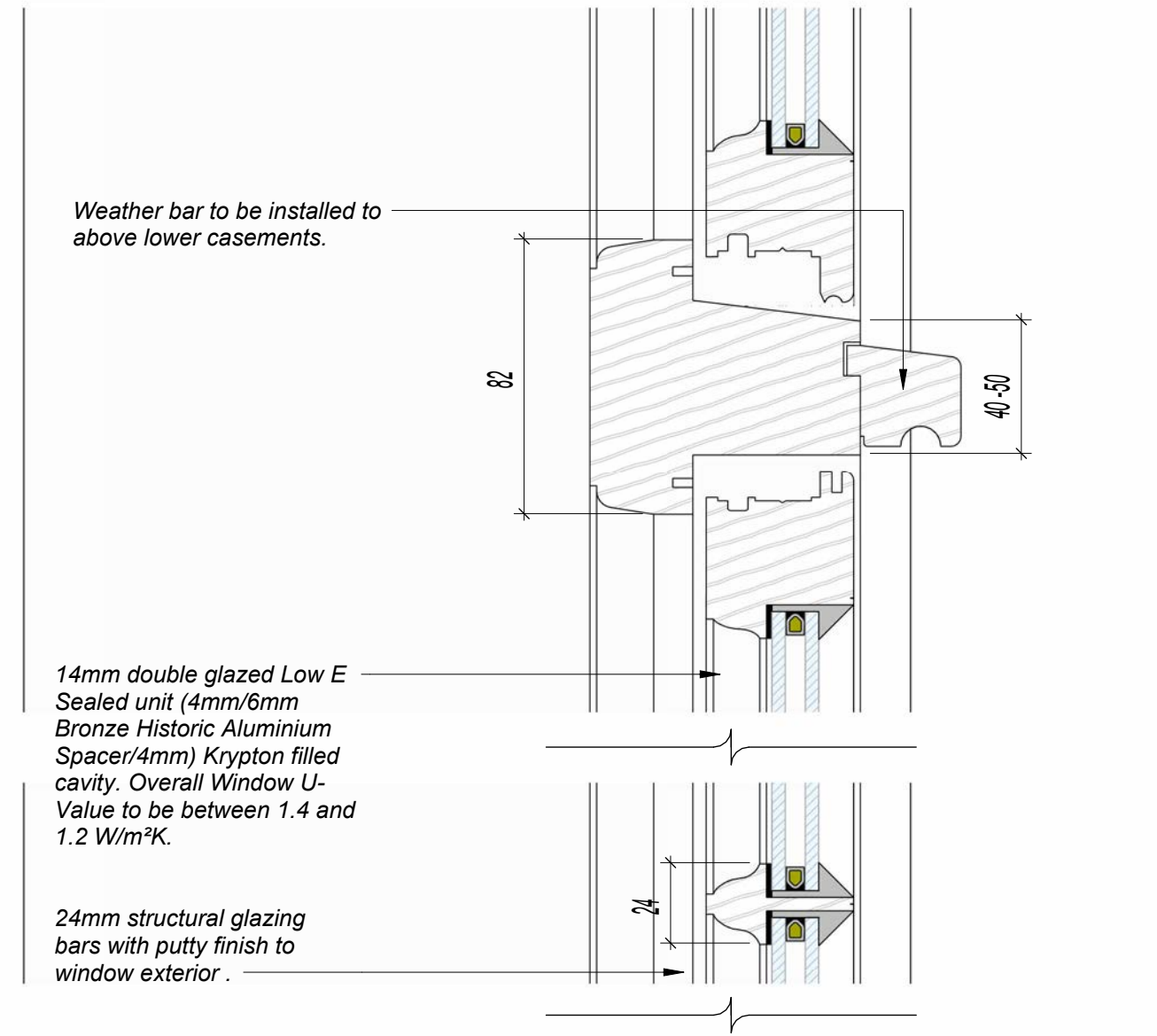
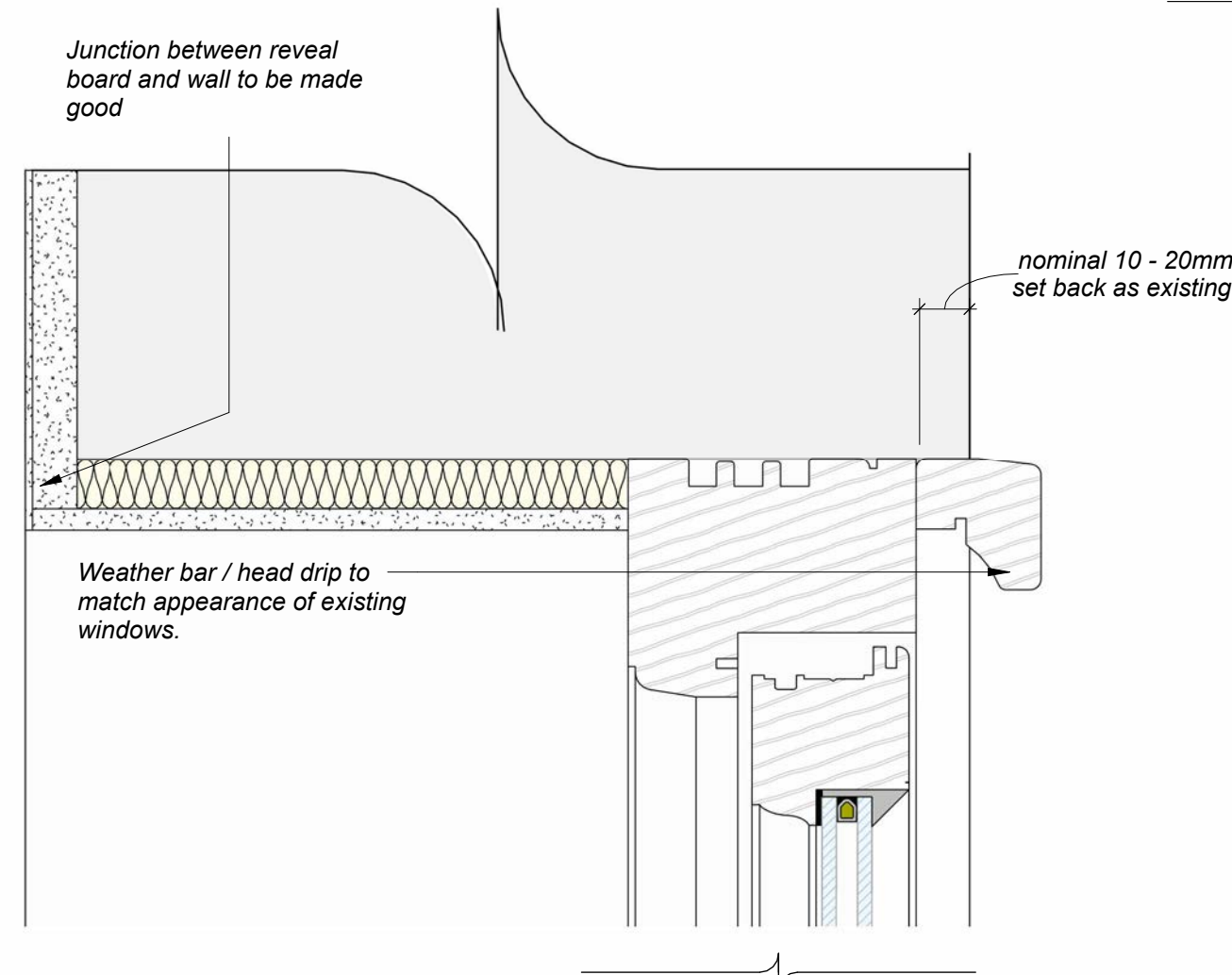
2 Window Type B - Internal Elevation
1 : 10



1 Window Type B3 - External Elevation
1 : 10



3 Window Type B3 - Internal Elevation
1 : 10



10 Window Type B1 - Detail Section
1 : 2

L10 - Historic Casement Window Specification

- Standard: To BS 644: 2012
- Exposure Rating to BS 6375-1: 2015 - 2000
 - Air Permeability: Class 4 (600Pa)
 - Weather Tightness: Class 9A (600Pa)
 - Resistance to Wind Load: Class C5 (2000Pa)
- 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: Traditionally drained and vented frames with 14mm double glazed Low E Sealed unit (4mm/6mm Bronze Historic Aluminium Spacer/4mm) Krypton filled cavity. Historic External Putty to be used.
- Glazing details: Factory glazed to meet performance specification Glazing unit:
 - g value: <= 0.6
 - Light transmittance: >70%
- Ironmongery/Accessories: Opening windows fitted with security espagnolette locking, night vent position and locking handle
- Ventilation: None
- Installation: In accordance with manufacturers installation manual.
- Colour: Windows to be finished externally to BS 4800 00 E 55 'White'.

Ironmongery Design Intent:

Ball End Handle



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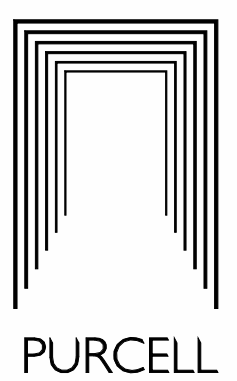
P06	16/05/2025	MP	JPH	Paint Colours Amended
P05	01/05/2025	MP	JPH	Issued for Stage 4 Costing
P04	02/04/2025	MP	JPH	Notes Amended - Issued for LBC
P03	24/03/2025	MP	JPH	Issued For LBC
P02	04/03/2025	MP	JPH	Issued for Review
P01	06/12/2024	MP	JPH	Issued for Costing
REV	DATE	BY	CHK	DESCRIPTION

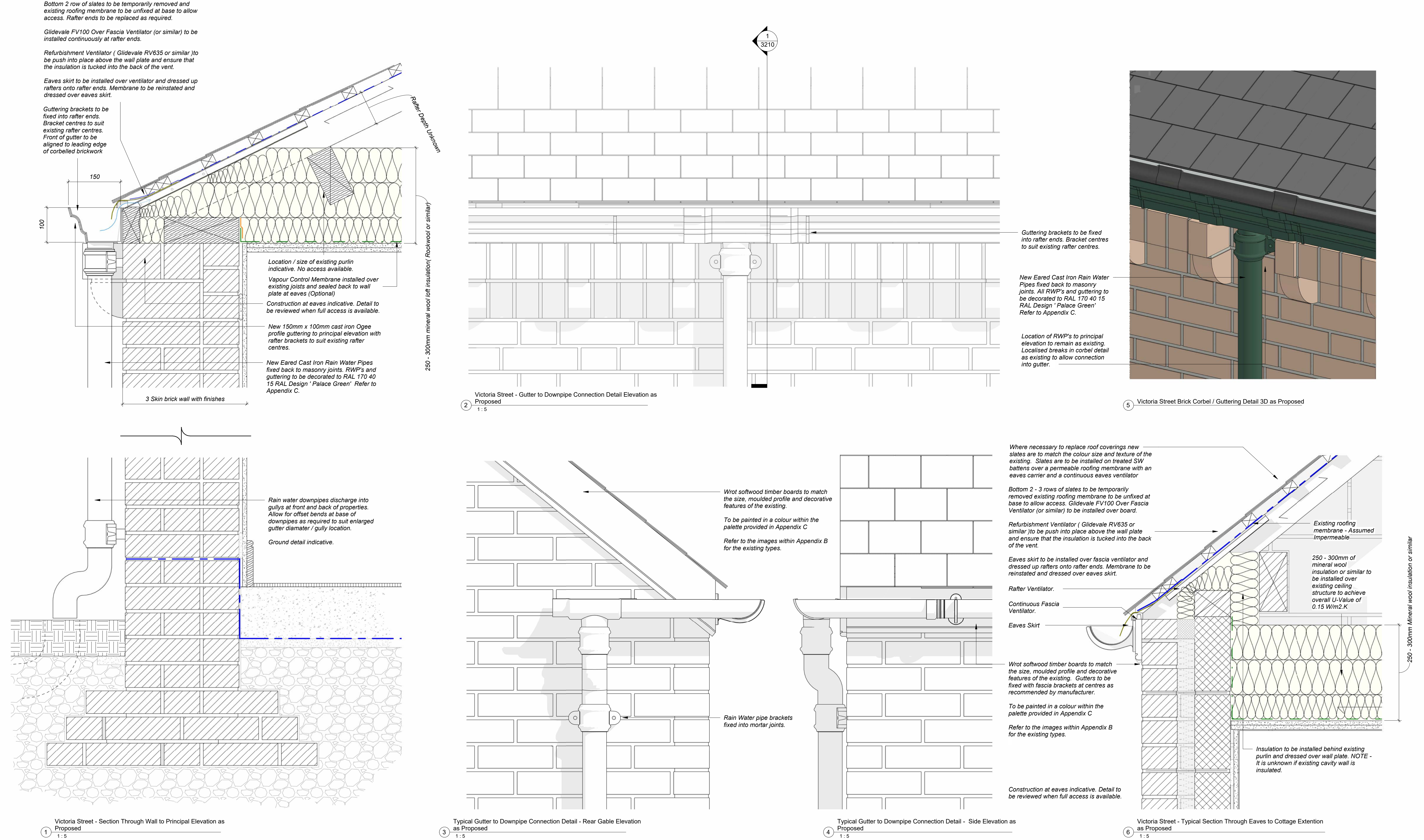
CLIENT
Cheshire East Council
PROJECT
CEF Crewe, Warm and Healthy Homes

JOB NUMBER
243231
TITLE
Typical Victoria Street Dwelling - Window Type B as Proposed - DESIGN INTENT

SIZE SCALE
A1L As
REV Indication REASON FOR ISSUE
P06 S3 - For Review & Comment/
DRAWING NUMBER
243231-PUR-01-ZZ-DR-A-3101

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APPENDIX B – 01 VICTORIA STREET
Victoria Street – Photo Reference

04/04/2025

PURCELL 

Mark Popely

St James's Building

79 Oxford St

Manchester

M1 6FQ

info@purcelluk.com

www.purcelluk.com

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APPENDIX B - 01 VICTORIA 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>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 replaced with brick. Renewal of is to be on a like for like basis as the existing.</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>Replacement Joinery for barge boards to rear projecting gables and lower single storey extensions.</p>	<p>Wrot softwood timber boards to match the size, moulded profile and decorative features of the existing.</p>	
<p>Replacement Joinery for Fascia boards (Image shown to is side elevation of property)</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 rear / side boundary walls.</p>	<p>New / reclaimed triangular Staffordshire blue clay coping engineering brick to form copings on side and rear boundary walls. Detail to match existing in terms of colour, size and texture.</p>	
<p>Replacement copings to front walls</p>	<p>New buff stone copings with drip detail. Profile to match that of the existing.</p>	
<p>Replacement yard gates</p>	<p>Treated softwood vertical boarded gate with half-open upper panel, styled to match existing.</p>	

APPENDIX C – COLOUR SWATCHES

Victoria Street

16/05/2025

PURCELL 

Revisions

P01 – 04/04/2025

P02 – 16/05/2025

Mark Popely

St James's Building

79 Oxford St

Manchester

M1 6FQ

info@purcelluk.com

www.purcelluk.com

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COLOUR SWATCHES FOR DECORATION SCHEME


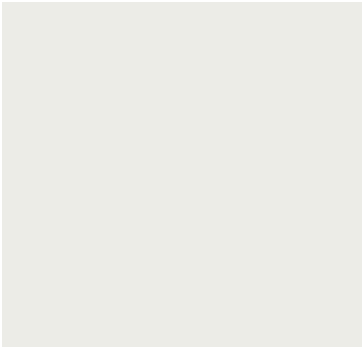

Colour references in the schedule below act as a reference where the proposal is required to redecorate to match the existing fabric. Proposals should be submitted to the Local Planning Authority for approval prior to the ordering of any materials and commencement of works.

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

Window frames		BS 4800 00 E 55 'White'	
Window Stone Sills		BS 4800 00 E 55 'White'	
Barge and Fascia Boards		BS 4800 00 E 55 'White'	

APPENDIX C - COLOUR SWATCHES

<p>External Rear Door</p>		<p>Allow for either</p> <p>BS 4800 00 E 55 'White'</p> <p>OR</p> <p>BS 4800 14 C 39 'Hollybush'</p>	 
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