

Scheme of works / protection / materials

Project Title: Conversions of store / hayloft at
The Priory, Causeway, Walsham le Willows
Project Number: 2149
Date / Revision:

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Client Dawn Bramham and Nick Tuck

Project description / context

The project concerns the extension and conversion of former store / garage and hayloft adjacent to The Priory is a grade II listed building and is important part of the heritage of Walsham le Willows. The service buildings concerned are of much later date than the timber framed Priory but their fabric still contributes significantly to

Condition clearance

Condition 3 – Method statement below.

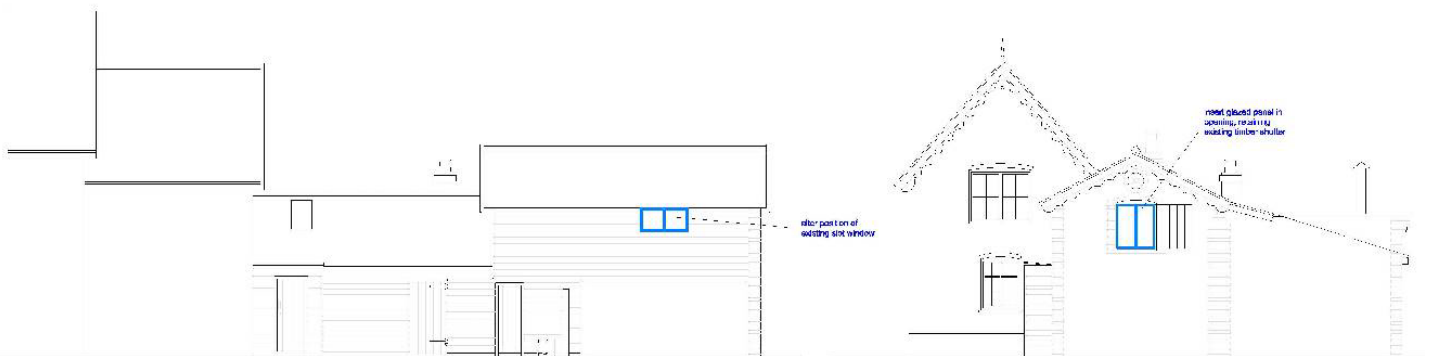
Condition 4 – Fenestration see attached drawings.

Condition 5 – Staircase, see attached - built entirely within coal store, no loss of masonry.

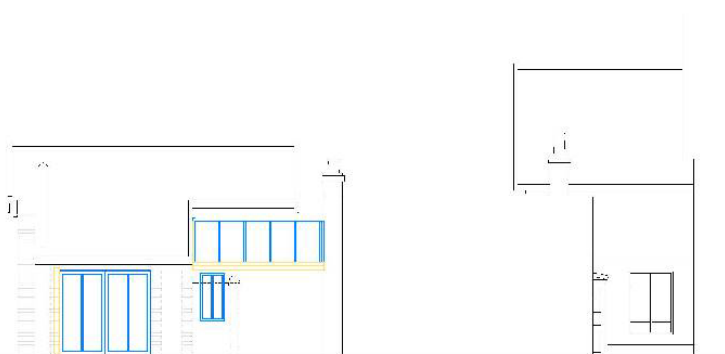
Condition 7 – roof and facing materials – weatherboard and patent glazing see below.

Condition 9 – courtyard wall – Waveney red blend, see below.

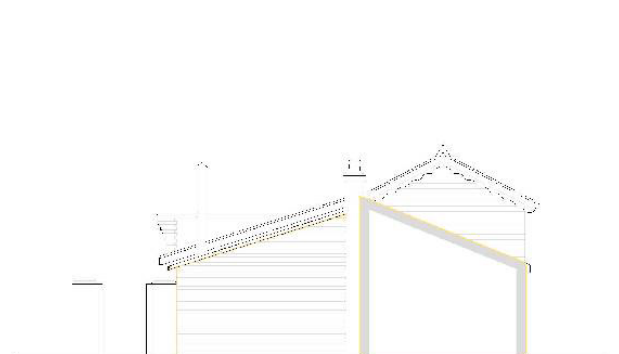
Condition 10 – courtyard wall – Waveney red blend, see below.



North



South



East

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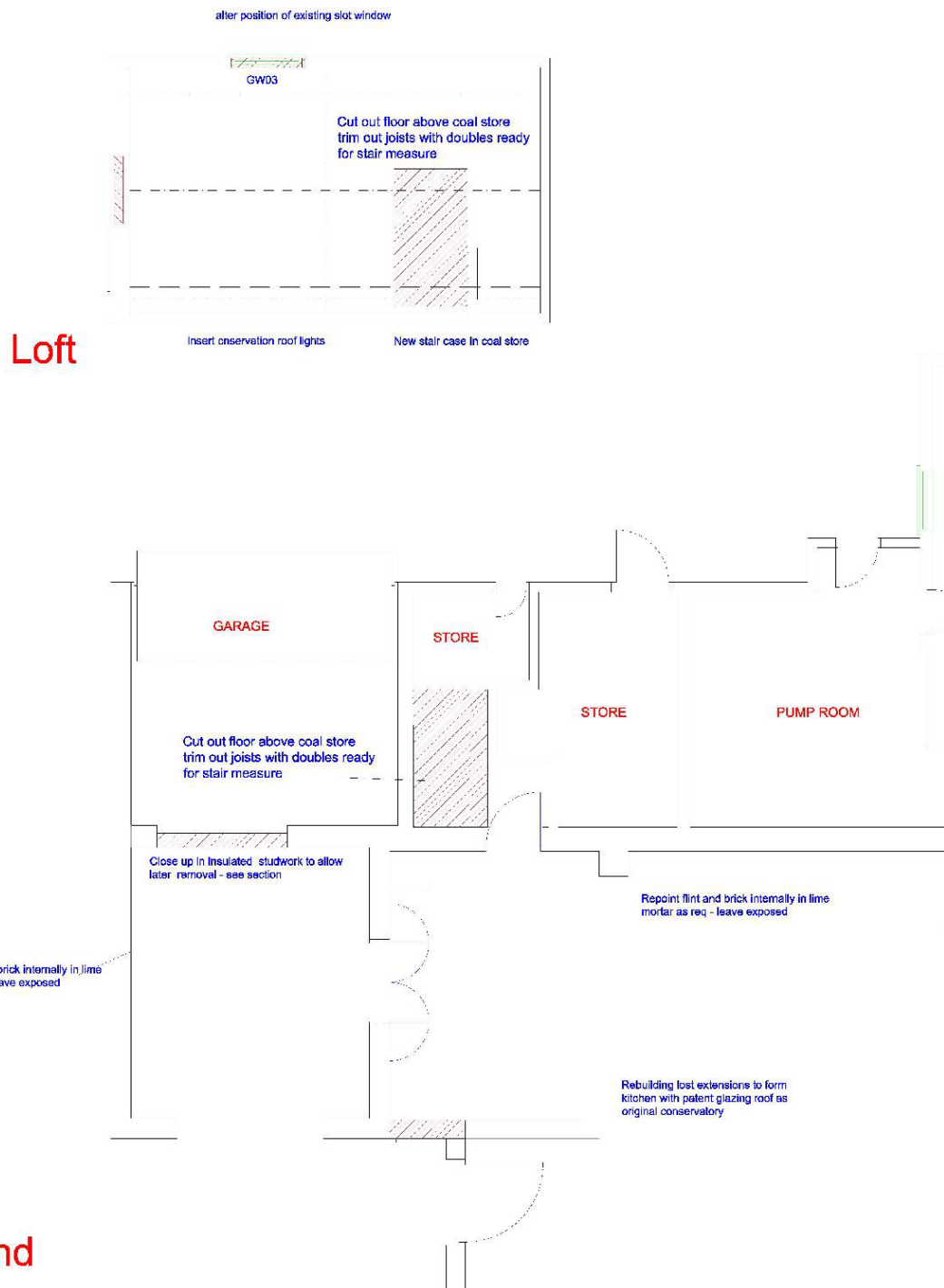
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Scope of works

The project involves the following key areas:

- Removal of a section of loft floor above the coal store.
- Making good existing fabric, close up opening to garage.
- Conversion of ground floor and loft area.
- Extensions to form new kitchen area.



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Protection of existing fabric – method statement

The only demolitions involved in this project are the removal of the section of original, dilapidated floor and its substructure.

Photos below show the floor area to remove and aligns with existing joins in the



This area was chosen for the stairs specifically because the joists above the coal store have been cut and trimmed in the past, indeed we believe it is possible this area may have included a loft ladder for internal access to the space. The masonry in this area should not need altering as the winding stair sits entirely within the existing void.

The existing fabric of the building must be protected during the works. The structure is built of soft red brick and flint cobbles. In a number of areas, these are due to be cleaned up and repointed as required in lime mortar. Where operations are in progress to insert the new floor etc, this building fabric to be protected by ply hoarding etc,



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Materials

The following materials are proposed for the project:

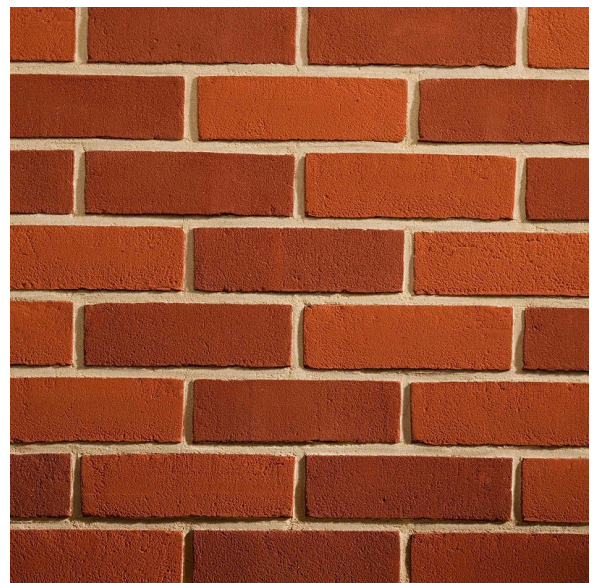
Rear external walls to extensions

– 175x22 timber weatherboard finished Colour matched off White as the front elevations.



Plinth / Garden wall

Brick plinth and rear garden wall in Waveney red blend, pointed in lime rich mortar, copings to match.



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Patent glazing to extension roof

Lonsdale metal Thermguard roof bars [Self Supporting Glazing Bars for Sale | Lonsdale Metal](#)

Glazing bars finished on Anthracite

