

The Granary

Barking, IG11



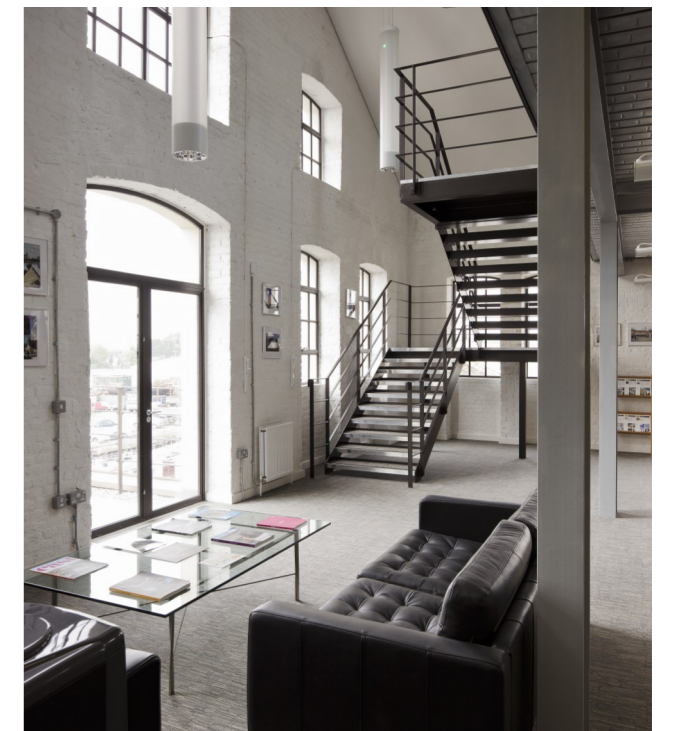
The Granary restoration and new build project comprised a complete repair and refurbishment of a late Victorian granary located on the banks of the river Roding in Barking.

Extensive structural repairs at foundation level and a new roof and mezzanine have brought this wonderful building back to life. Restoration included re-opening of windows and re-pointing lime mortar and cleaning brickwork. However all fabric repairs were carried out with a 'light touch' to ensure that some of the buildings history of visible change were preserved for future generations.

The Granary and its adjoining sister building, the Malthouse, form the heart of the remaining historic buildings situated on the Roding at Barking Creek and can tell a wonderful story of the commercial fishing and Malting heritage of the Barking Town Quay area.

The refurbishment of this locally listed historic industrial building formed part of the first phase of the longer term regeneration objectives in the Abbey Road area, and helped kick start the development of the Creative Industries Quarter, which Rooff now own and manage.

The scheme also included a new build in-situ exposed concrete framed extension, clad in a very contemporary bronze finish. The project utilises the thermal mass from the exposed structural frame and natural cross ventilation to provide a low tech affordable approach to heating and cooling.



Client: Rooff Property LLP

Architect: Pollard Thomas Edwards Architects

Employers Agent: Rooff Limited

Contract value: £3.4M

Form of Contract: JCT Design and Build