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RIBA/ British Council

Category: Historic buildings built before 1901

Project: Jankes Barn, Mount Bures, Essex, UK

Project Description (793 words)

Jankes Barn is a Grade II listed timber-frame barn located in Jankes Green, a small hamlet in Mount Bures Parish around ten miles north-west of Colchester. It is a fine example of an Essex threshing barn, on an east-west orientation with five bays and a midstrey on the north side in the middle bay. The main volume measures 18 x 5m in plan. Large double doors on the north side of the midstrey and the south side of the barn open to create a clear route through the middle of the building. There are two lean-tos on the north side of the building, one lean-to on the south-east side and two separate outbuildings, a stable and a piggery. The barn has red brick plinth walls up to a height of approximately 1.1m internally. The existing timber frame is largely original, of Oak and Elm. Externally the timber walls are clad in black stained horizontal weatherboarding. The roofs are slated.

Our brief was the conversion of the barn and outbuildings for residential use comprising three bedrooms, an open plan kitchen/ living room, glazed-in lean-tos and an external courtyard area. The client, a garden designer, bought the barn in Summer 2018 with planning consent for conversion to residential. Having reviewed the consented scheme and discussed our client's ambitions for the project, we reimagined the project as a means of inhabiting the existing structures whilst celebrating and doing as little as possible to change their character. The proposal was settled quickly, based on a series of sketches, collages and working models, and we gained planning and listed building consent for a scheme which, compared to the previously consented scheme, does less harm to the existing fabric and, crucially, retains the main barn as a single volume. The result could be described as a 'barn non-conversion'. Three black objects are inserted into the main volume of the barn: an aedicule with a raised platform from which to enjoy the experience of being up in the rafters; a freestanding kitchen island; and a stove. The three bedrooms are dispersed in the lean-tos and stable. Bathrooms are free-standing volumes within these. The piggery forms a utility room and garden store.

A new brick 'ground' unites the internal volumes of the barn and outbuildings. Terraces of brick pavers provide extended thresholds that project into the enclosed space of the courtyard to the north and the open garden to the south to provide outdoor rooms. The terraces are positioned to provide shelter and sunny spots at various times of the day, and to the south, views out over the open countryside.

Our approach was to promote a limited palette of robust, low-maintenance, cost-effective, sustainable materials that are pleasing to the eye and touch without the need for applied finishes. We thermally upgraded the existing brick plinth walls by building a new brick skin wall on the inner face to match the existing. Internally, an underfloor heating mat installed below the screed level and clay tiles provides discreet background heat. The upper, timber parts of the walls and roof have been insulated on the outer face and new, secondary timber rafters sit above the existing, concealed within the roof build-up, braced with ply sheathing. U-values are better than required to meet Building Regulations for refurbishment.

The construction phase was split into the enabling works packages (underpinning, scaffolding including temporary roof and historic timber frame repairs) followed by the main contract. This approach had several benefits: an earlier start to work on site; allowing time to work up the detail of the main tender package whilst the specialist timber repairs were taking place; and providing a wider field of traditional main contractors for the new build and upgrade work involved in turning the barn into a dwelling.

Our aspiration was that the barn should not look too new when work was completed. The timber repairs were carefully carried out via traditional techniques using new, seasoned Oak. The waviness of the roof (in particular the ridge line) and walls is preserved and the contrast between the original materials and the new (ply sheathing, external weatherboarding, new roof slates) is celebrated. Traditional lead detailing is used at roof junctions. The original shutters were repaired. Wholly new elements such as Oak joinery, glazing and clay-tiled floors appear to be secondary to the materials of the original building. The barn succeeds in not appearing too domestic, yet is warm, comfortable and very liveable. From the roads and fields to the south-east and west, the barn appears virtually unchanged yet, close to, the integration of barn, terraces and garden design succeeds in generating a series of outdoor rooms and spaces of various levels of enclosure which allow interaction with and around the original structure in a joyful way.

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英国皇家建筑师学会（RIBA）/ 英国文化教育协会

项目类别：建于 1901 年前的建筑遗产

项目建筑：扬克斯（Jankes）谷仓，位于英国埃塞克斯郡布雷斯山教区

项目详述（793 字）

扬克斯（Jankes）谷仓是英国建筑保护名录中的二级登录建筑。它位于布雷斯山教区一个名叫扬克斯格林（Jankes Green）的小村庄内，距科尔切斯特西北部约 10 英里。作为一栋木制结构的谷仓，扬克斯（Jankes）谷仓具有埃塞克斯脱粒谷仓的典型特征。其建筑主体近似一个东西走向的长方形，平面尺寸为 18 米 x 5 米，内部则分为 5 个仓库区域。在中心区域的北面墙上，开有一扇高窗。谷仓的大门采用了经典双开门设计，在谷仓南面和北面各有一扇。打开两扇大门，便可形成一条贯穿建筑的通路。除开主体部分，谷仓周围有三间与其相连的披屋，两间位于北面，一间位于东南面。而在东南方向还有两座独立的附属建筑，分别是谷仓的马厩和猪舍。整座谷仓的基底墙由红砖砌成，其高度约为 1.1 米。现存的木制框架则主要由橡树和榆树搭建，木墙的外侧装有水平方向的黑色防水板，屋顶由石板瓦盖成。

我们的目标是将谷仓及其附属建筑改造成现代住宅，包括三间卧室，一个开放式的厨房和客厅，一间玻璃房和一片外部庭院区域。客户是一位庭院设计师，她在 2018 年夏天购买了此建筑，并申请了将其改为住宅的规划许可证。在确认相关文件无误之后，我们针对客户的要求进行了细致的讨论，将改建工程的核心宗旨定为“保留建筑原有结构，尽可能少地改动其特征”。于是，经过大量草图、拼贴画和房屋模型的尝试，我们拟定了改建方案并顺利取得了规划许可证。与之前的方案相比，这次的方案对谷仓的现有结构改动更小，甚至可以被称作是“谷仓微改造”。方案的关键点在于，保留仓库的主体部分作为一个整体：在这一部分建筑中，我们只添加了三个额外的黑色建筑模块。第一个模块是一个小型的高层平台。这个平台与高窗所在的那一面墙贴合，住户能够通过楼梯轻松上下，眺望高窗之外的美景。第二个模块是一个独立的中岛式厨房，既满足了客户对开放式厨房的要求，也充分利用了谷仓宽敞的空间。最后一个模块我们选择加装了一个火炉，用于冬天房屋内的保暖。我们将三间卧室安排在披屋和一旁的马厩内，每一间卧室都修建了独立的卫生间。而原本的猪舍被我们改造成了杂物间，同样也可以作为庭院内的仓库使用。

在谷仓主体和外部建筑之间的地面上，我们用大量的砖石铺设了路面，一路延伸至北边的封闭庭院和南边的开放式花园。这样的设计初衷在于提供更宽敞的户外活动空间，让住户能尽情欣赏南面一览无余的乡村风光，并随时能在建筑周围找到心怡的日光浴地点。

在选择建筑材料的时候，我们更偏向于选取颜色令人舒适的材料。这些材料不需要精细打磨表面就有十分良好的触感，并且自身都十分耐用环保，经济实惠。而针对房屋的隔热功能，我们也做出了一系列的改建。首先，我们在原砖石墙的内侧等比建造了新的砖石墙，组成了一层保温层；接着，我们在地下安装了地暖系统，用以维持房屋内的温度；最后，我们在屋顶和木制墙体的外侧做了全新的隔热处理，并添加了二级木椽。这些椽条位于现有椽条和屋顶之间，由胶合板支撑。经检测，改建后房屋的 U 值要远优于建筑法规中的翻新标准。

整个工程被分成好几个授权的工程部分（支撑结构架设，手脚架组装，临时屋顶和老旧木制结构的维修），之后才是主合同的部分。这种方法有不少优势：比如现场可以更早开始施工；建筑师们可以利用专家修复老旧木质结构的这一段时间，进一步优化主要工程的细节；而因为项目中包含的新建和翻新工作，可供人选择的主要承包商也多了不少。

我们希望在改建完成之后，谷仓依然能保留浓厚的历史韵味。为此，我们采用了传统的建筑手法和相同的橡木材料来修复房屋的木制结构。屋顶（尤其是屋脊线）和墙壁的波浪形花纹被完整地保留了下来，旧材料和新材料（胶合板，外部防水板，新屋顶板）的交汇让花纹更加具备冲击性的美感。在屋顶的连接处，我们沿用了传统的铅制细节。原本谷仓自带的百叶窗也得到了精心的修复。而房屋中全新的元素，比如橡木做的细木工制品，玻璃和黏土砖地板，都很好地继承了原建筑材料的风格。工程结束之后，谷仓并没有显得特别生活化，却变得温暖，舒适且适宜居住。这无疑证明了本次改建的成功。如果从谷仓的东南部和西部望向谷仓，我们可以发现其外观几乎没有变化。但一旦走近，我们就可以看到谷仓，砖石地面和花园经由巧妙的设计融为一体，让房屋和室外空间得到了有机的结合。也正因此，人们能够以一种轻松而愉悦的方式，来欣赏一栋历史建筑的独特之美。

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Jankes Barn, Essex

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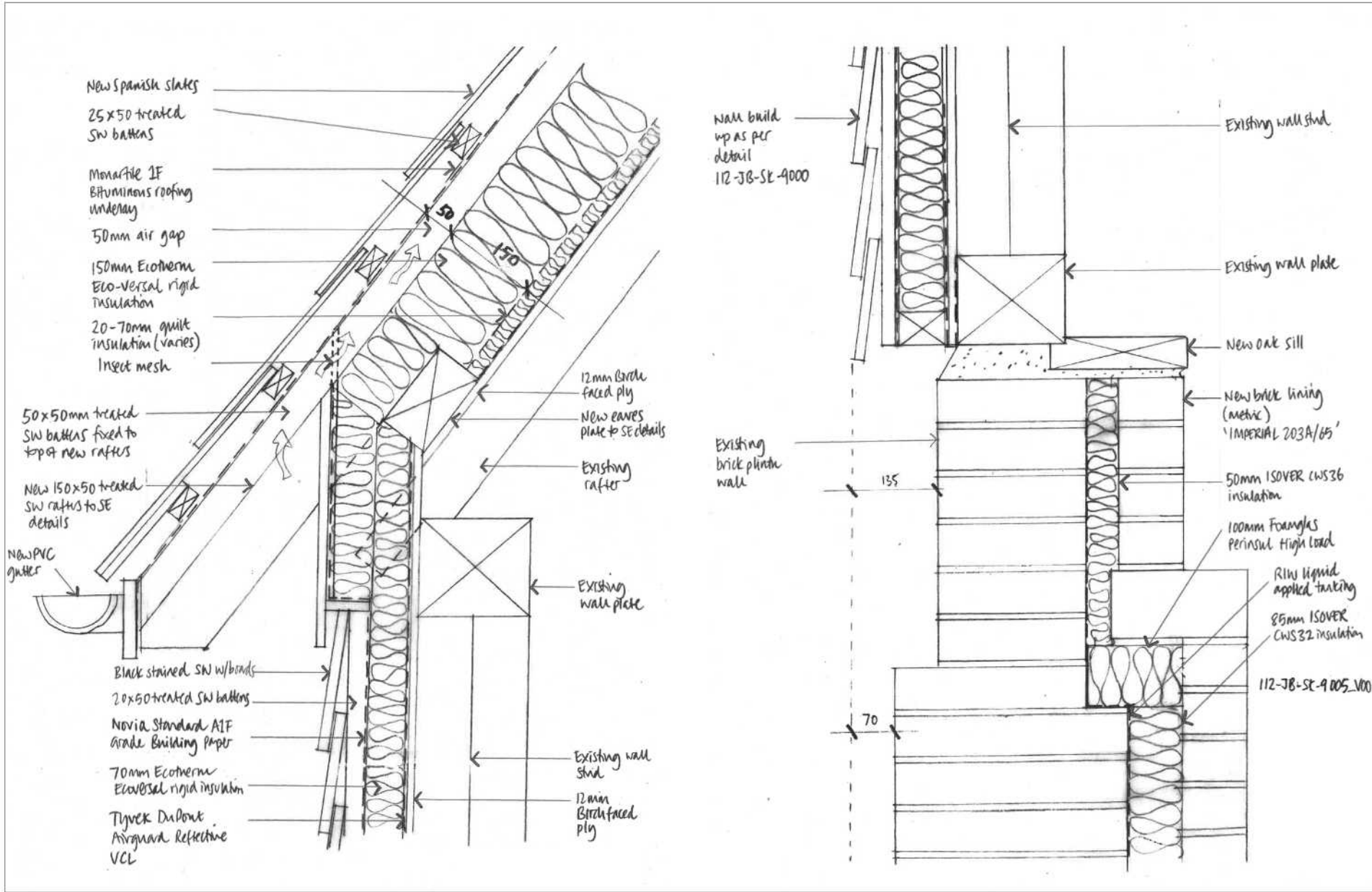
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1 Cover image 1:25 structural model 2 Proposed site plan showing integrated landscape proposals 3 Photograph of Jankes Barn from the southwest as existing 4 Photograph of Jankes Barn interior looking east as existing

Jankes Barn
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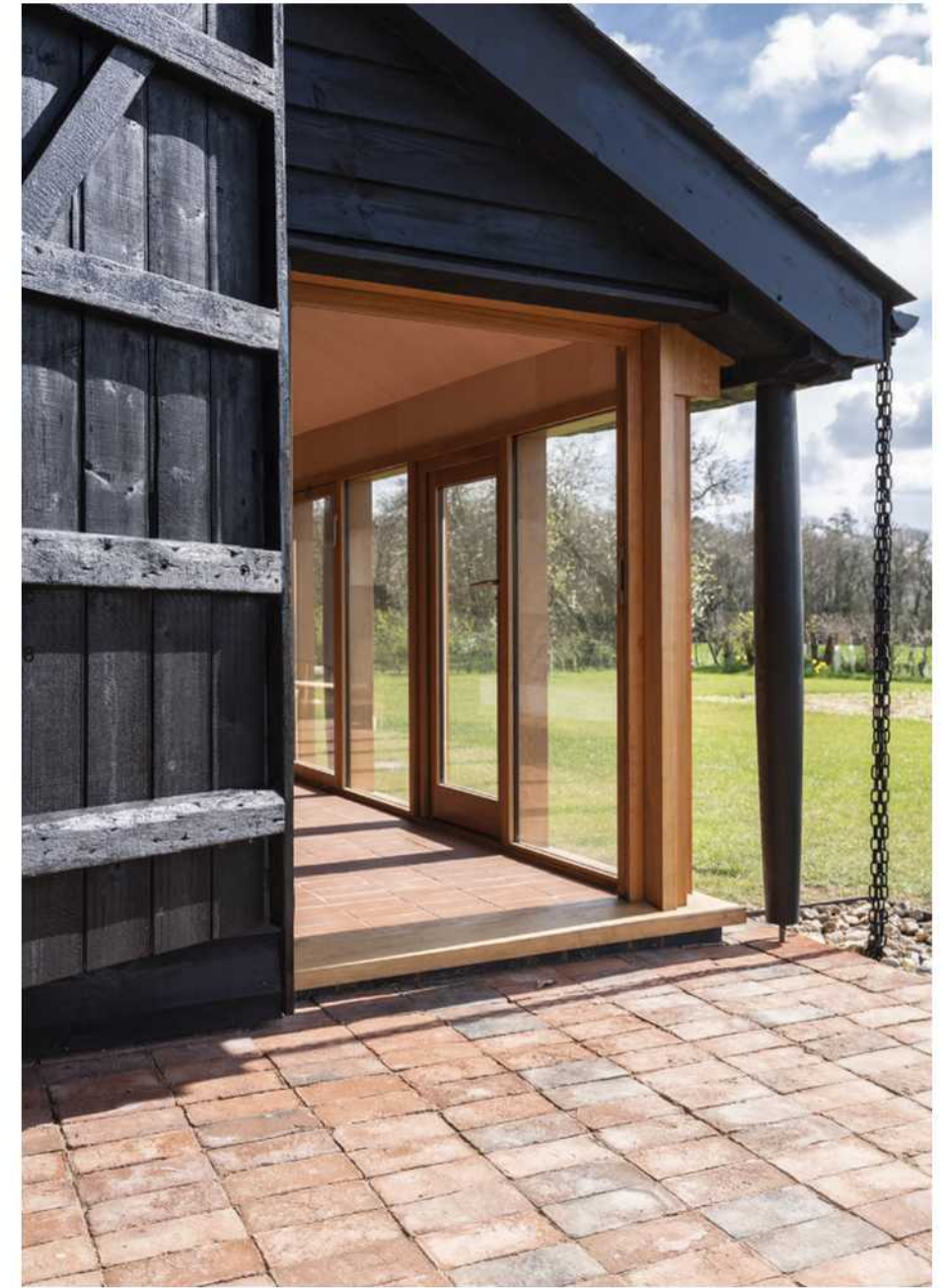
5 Hand drawn details at 1:5 showing proposed thermal upgrades to walls 6 Photograph of the interior looking west showing three black objects (aedicule, kitchen island, stove)

Jankes Barn

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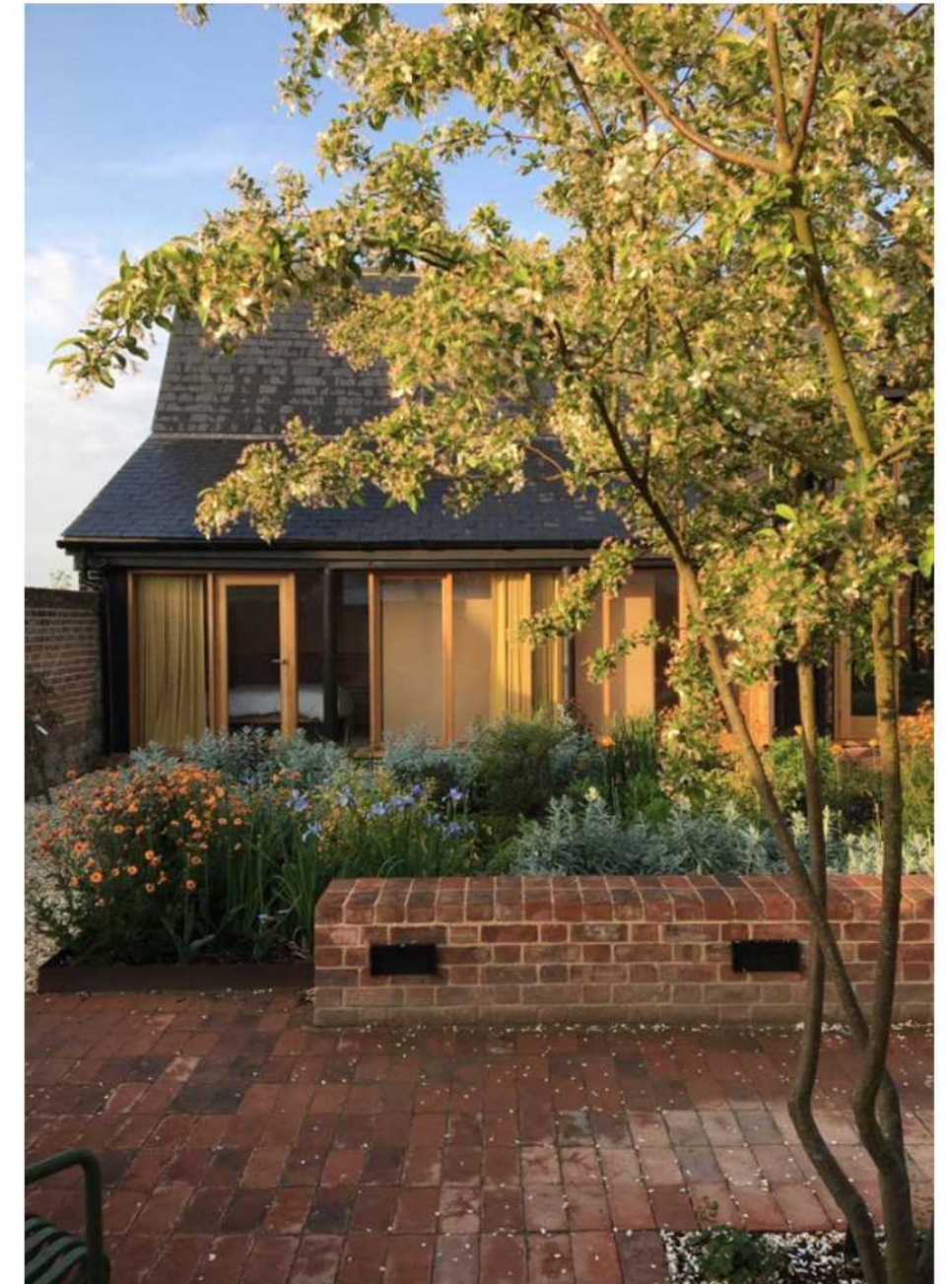
7 8 Photographs of Jankes Barn as built from the southeast and the south lean-to
© Sue Barr

Jankes Barn

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9 Photograph of Jankes Barn interior as built looking east 10 Photograph from courtyard looking south © Joanne Bernstein

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RIBA/ British Council

Category: Historic buildings built before 1901

Project: Jankes Barn, Mount Bures, Essex, UK

Project Details

Description: Conversion to residential use, creation of courtyard garden

Heritage Status: Grade II listed

Building Date: c1780

Client: Joanne Bernstein

Value of Works: £650,000

Project Date: June 2018 – March 2022

Project Team

Architect: Lynch Architects

Structural Engineer: Rodrigues Associates

Services Engineer: Max Fordham

Garden Design: Joanne Bernstein

Main Contractor: JW Younger Ltd.

Conservation Experts:

Hutton + Rostron (Timber condition and grading report)

Dr. David Andrews BA, PhD, FSA, IHBC (Independent historic buildings consultant)

Dr. Joseph Bispham MSc. PhD. FIMM (Historic building consultant & specialist historic carpenter)

Applicant

For and on behalf of Lynch Architects

Rachel Elliott has worked as a qualified architect since 2005, but became a RIBA-accredited Conservation Architect in 2017 and has since worked exclusively on and in the setting of historic buildings. Whilst working on the project at Jankes Barn, she completed a two-year, part-time masters in Building History at the University of Cambridge and had the opportunity to work alongside conservation experts and specialist historic buildings consultants, as well as leading academics in the field. Rachel was closely involved in the early design stages of this project working with Director, Patrick Lynch. She led the planning process, gaining planning and listed building consent in 2019, and acted as contract administrator for the JCT Minor Works '16 contract.



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英国皇家建筑师学会（RIBA）/英国文化教育协会

项目类别：建于 1901 年前的建筑遗产

项目建筑：扬克斯（Jankes）谷仓，位于英国埃塞克斯郡布雷斯山教区

项目简介

工程目的：将谷仓改建为住宅，设计建造庭院花园

文化遗产等级：二级登录建筑

建造年代：约 1780 年

委托人：乔安·伯恩斯坦（Joanne Bernstein）

工程价值：65 万英镑

建设工期：2018 年 6 月至 2022 年 3 月

项目团队

建筑师：林奇建筑师事务所（Lynch Architects）

结构工程师：罗德里格斯·埃索西埃特（Rodrigues Associates）

维修工程师：麦克斯·福特汉姆（Max Fordham）

庭院设计师：乔安·伯恩斯坦（Joanne Bernstein）

项目总承包商：J.W. Younger 有限公司（JW Younger Ltd.）

建筑遗产保护专家：

哈顿（Hutton），罗斯琼（Rostron）：木材状况评估师及分级报告出具人

大卫·安德鲁斯博士（Dr. David Andrews）BA, PhD, FSA, 独立历史建筑顾问（IHBC）

约瑟夫·比斯法姆博士（Dr. Joseph Bisham）MSc, PhD, FIMM, 历史建筑顾问及木制文物专家

申请人

林奇建筑事务所代表：瑞秋·艾利奥特（Rachel Elliott）

瑞秋·艾利奥特（Rachel Elliott）于 2005 年正式成为一名注册建筑师，迄今已有 17 年的工作经验。在 2017 年的时候，通过英国皇家建筑师协会（RIBA）的认证，瑞秋获得了保护建筑师的资格。从那时起，她便开始专门从事历史建筑相关的工作。在本次谷仓改建项目的工程期间，她利用空余时间，攻读了剑桥大学建筑历史专业的硕士学位，并有幸获得了与该领域杰出学者，建筑保护专家和历

史建筑顾问共事的机会。而在本项目的初期阶段，瑞秋与总监帕特里克·林奇（*Patrick Lynch*）通力合作，积极参与了项目的设计工作。她带领小组完成了建筑的改建规划，并在 2019 年顺利申请到了该建筑的建筑规划许可证。与此同时，瑞秋还在项目中负责监管 2016 版 JCT 标准合同。

