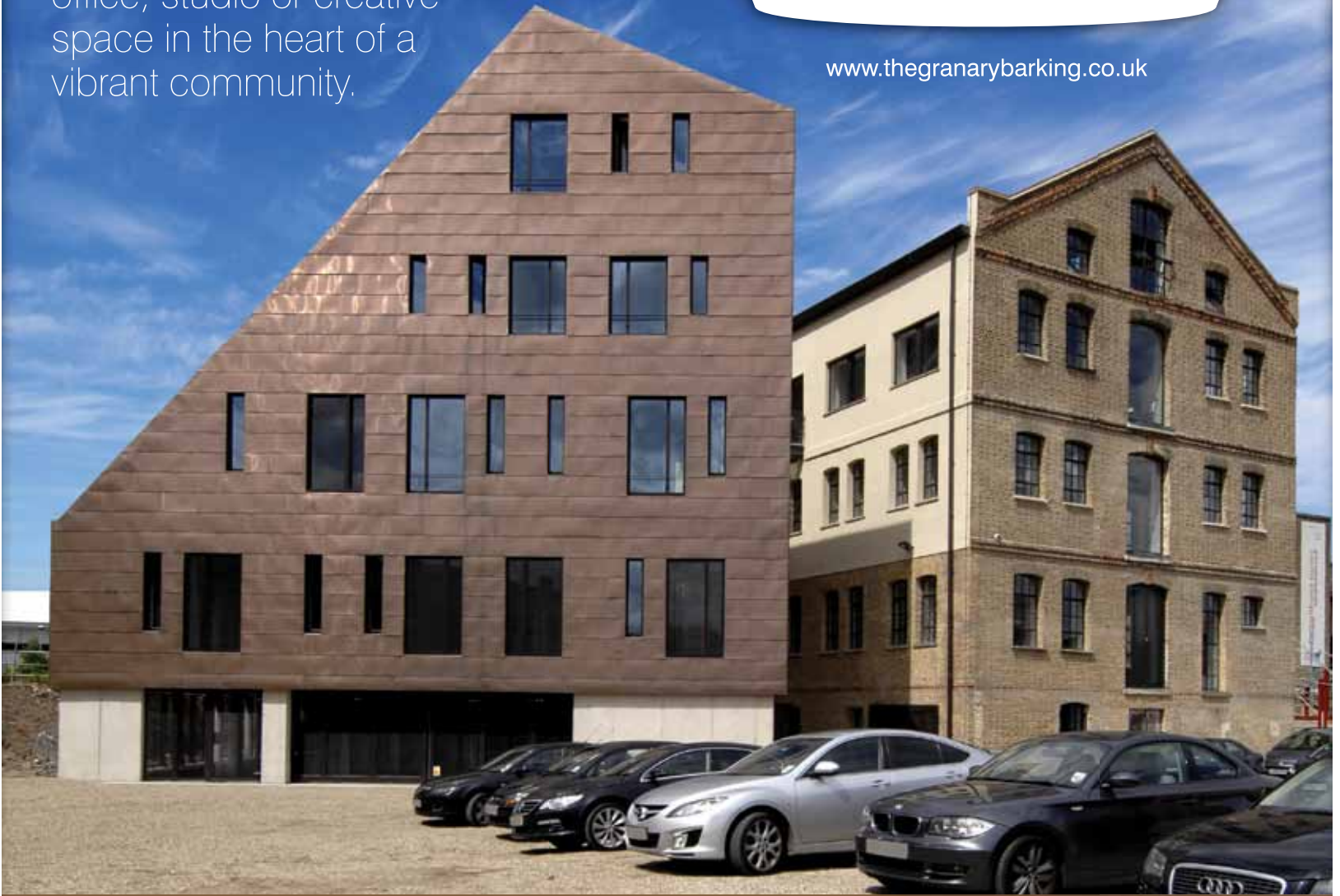


An outstanding Victorian granary warehouse converted into stunning office, studio or creative space in the heart of a vibrant community.

the
granary

www.thegranarybarking.co.uk



The Roof Group construction and development Company moved in the summer to their new headquarters at the Granary in Abbey Road, Barking.

Conversion of this local historic building and construction of the stunning new Bronze clad extension, form part of the first phase of longer term regeneration objectives for the Roding riverside frontage.

The Granary building and the adjoining Malthouse are among the oldest remaining buildings within Barking and Dagenham. Roof are proud to be associated with the restoration and "bringing back to life" of such an important local feature.

Sustainability and the Granary

Rooff introduced sustainable construction methods, to deliver the highest quality working environment at a viable price. This has been successfully achieved through a number of strategies;

- Cooling strategy incorporating the thermal mass of the existing Granary and the exposed concrete structure of the new extension.
- Natural ventilation to the whole building.
- Centralised gas fired boiler plant with heat metering to each demise.
- Electrical sub-metering to each floor demise.
- Passive Solar shading through architectural mesh grilles.
- Pittsburg Corning Foamglas Insulation to the extension – recycled glass.
- Lime mortar re-pointing to the Granary elevations.
- Dalsouple recycled rubber flooring.
- Milliken recycled content floor tiles.
- Low level background lighting with individually controlled task lighting.

Rooff completed the entire work on site in little over a year and are looking for like minded creative and commercial businesses to occupy the building with

them. The Granary building forms a new destination point on the river, linking back to the borough's historic fishing and malting heritage.

The riverside location boasts space for a new riverside café and terrace with views over the Roding Nature Reserve and local house boat community. The finished accommodation offers floor area of between 2,000 – 15,000sqft.

Local agent Glenny have been appointed to market the completed development.



www.rooff.co.uk
020 8709 1777



For further property information please contact Peter Higgins from Glenny on 020 8591 6671 or email p.higgins@glenny.co.uk