

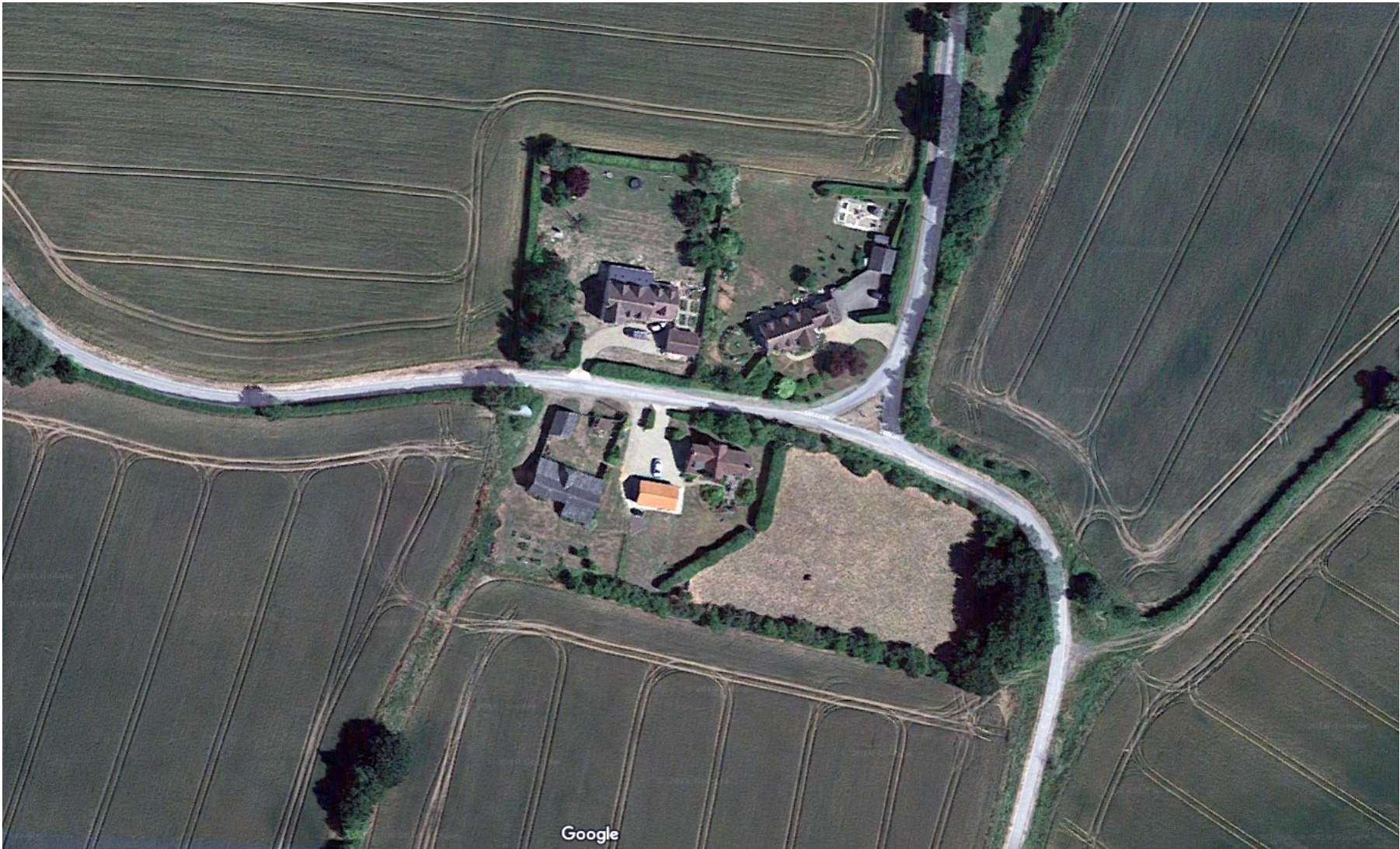
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Jankes Barn
Jankes Green, Wakes Colne
Heritage Statement

Project Team

Client	Joanne Bernstein
Architect	Lynch Architects
Landscape Design	Joanne Bernstein Garden Design
Services Engineer	Max Fordham
Structural Engineer	Rodrigues Associates
Timber Specialist	Hutton + Rostron
Transport Consultant	Momentum
Bat Survey	EECOS
Soil Investigation	RSA Geotechnics Ltd



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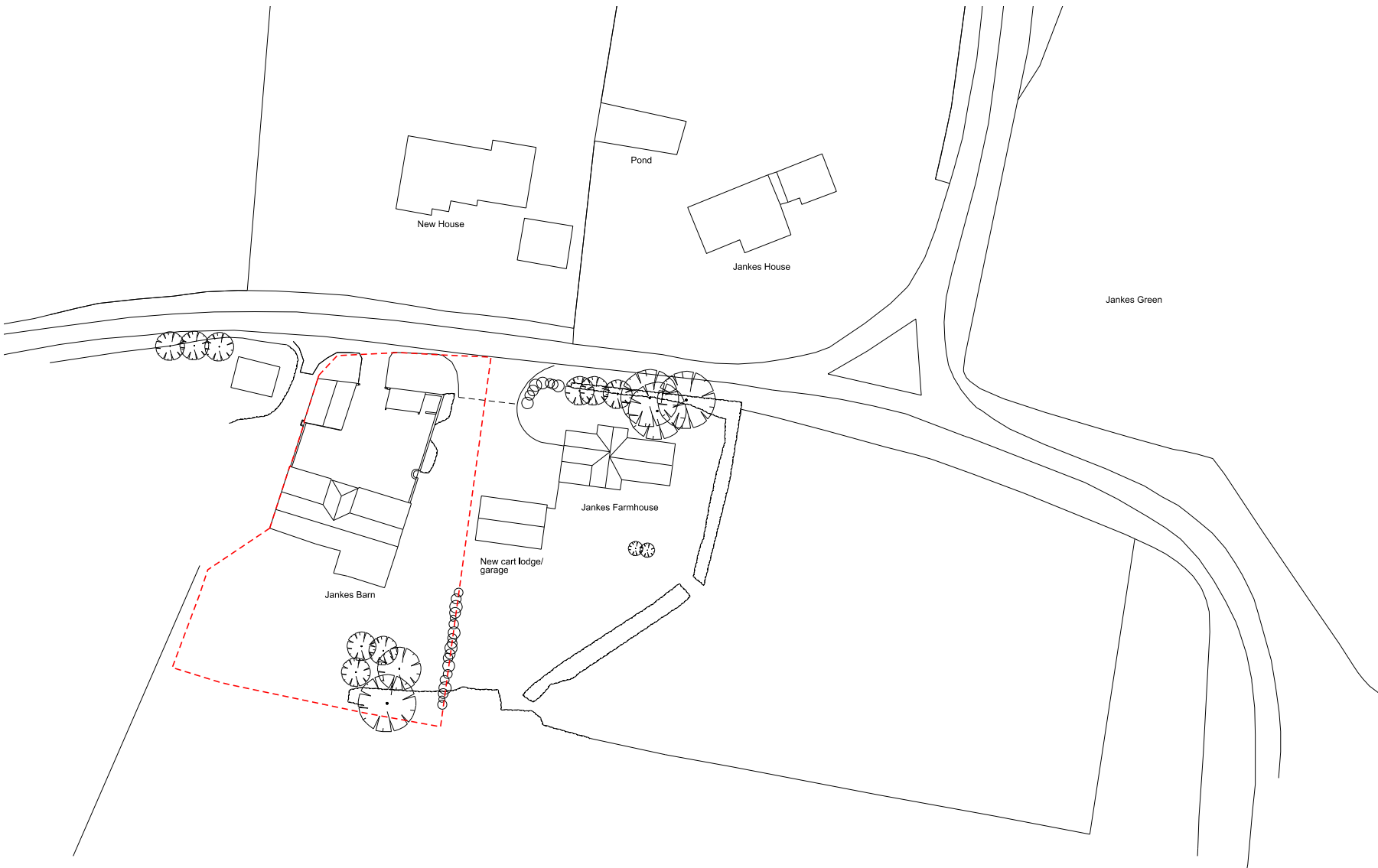
1 Screen shot from Google Earth of Jankes Green showing relationship between Jankes Barn and Jankes Farm House with new cart lodge (orange roof) and other neighbouring properties

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1 Existing site plan

1 Introduction

This Heritage Statement has been prepared in January 2019 by Lynch Architects on behalf of our client Joanne Bernstein, a garden designer based in London, who has recently purchased Jankes Barn, a Grade II listed building, and wishes to proceed with its conversion into a dwelling. It should be read in conjunction with Lynch Architects' Design and Access Statement for Jankes Barn.

The purpose of this document is to assist with the understanding and interpretation of the historic values and significance of Jankes Barn, contribute to the long-term and sustainable conservation of the historic property and inform its development and adaptation for residential use. It describes the history, setting and context of Jankes Barn, including a statement of significance. We have tried to ensure that the level of detail is proportionate to the significance of the barn. It includes statutory status and listing details and refers to relevant planning policies and guidance. Lynch Architect's proposals are followed by a heritage impact assessment.

Colchester Borough Council (CBC) granted permission for Jankes Barn to be converted into a dwelling on 13th January 2017 (Planning Consent ref 170069 & Listed Building Consent ref 170070). The consented scheme was prepared by Plater Claiborne Architects on behalf of the previous owners of Jankes Barn, Mr and Mrs Harris, who still own Jankes Farmhouse, the neighbouring property.

Following the submission in November 2018 of planning and listed building conditions prepared by Lynch Architects, CBC confirmed that the proposed alterations to the consented PCA scheme would need to be submitted under a new listed building application. Additionally, rather than apply for a Minor Material Amendment (MMA) to the consented planning consent, CBC advised that it would be preferable to submit a new planning application, allowing both applications to relate to the Lynch Architects proposals.

The capacity for change and the principle of conversion of Jankes Barn to residential use has been established by the approved planning and listed building consents previously submitted by Plater Claiborne Architects on behalf of their clients Mr and Mrs Harris, the previous owners.



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1 Photograph of Jankes Farmhouse from the lane looking east showing the entrance to the courtyard of Jankes Barn and the stable building on the right of the opening and the piggyery on the left

1 Introduction



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1 Photograph of Jankes Barn from the south-east looking at the east gable end and southern lean-to

We do not propose to re-open a discussion about the justification for or the impact of the residential conversion in principle on the existing barn and setting. Instead, we set out a comparison between Lynch Architects proposed scheme and the consented scheme by Plater Claiborne Architects. We propose to follow the Plater Claiborne Architects (PCA) scheme broadly in terms of scope, layout and appearance, but with several exceptions to 'do less'. The proposed amendments will lead to a more sensitive residential conversion resulting in less harm to the existing listed building, its setting and its historic fabric. Lynch Architects' proposed redevelopment of the barn, courtyard and outbuildings - and its relationships to the surrounding countryside - represent an ambitious piece of architecture and landscape design. It is significant that our Client is proposing to develop the barn for her own use, rather than speculatively, demonstrating a deep commitment to giving the barn a sustainable future use and saving it from dilapidation.

Historical research undertaken by Lynch Architects has been incorporated into a statement of significance that explores reasons for Jankes Barn's special architectural and historic interest. It is a high-level initial appraisal and is based on existing knowledge and readily available data. Some gaps remain in our understanding of the history of Jankes Barn. For example, it is difficult to precisely date the barn due to the fact that it is an agricultural building and detailed records dating back to the early 18th century are scant. In terms of architectural style, the historical evolution of agricultural buildings lagged behind architecture in towns and cities. It is clear from the timber survey that some of the original timbers had previously been used in older timber structures.

Planning Condition 7 of the previous consented scheme for Jankes Barn (170069) required a programme of building recording and detailed analysis to be undertaken by a recognised historic buildings specialist experienced in the timber-framed buildings of north Essex. David Andrews BA, PhD, FSA, IHBC, a consultant working in the field of historical archaeology, listed buildings and conservation has agreed to undertake this analysis. He worked for Essex County Council as a field archaeologist and conservation officer, becoming Historic Buildings Manager from 2006 until 2012. He has published numerous archaeological reports and studies of buildings, including the introductory section on timber-framing for the new Essex Pevsner guide.

2 Setting

Jankes Barn

Jankes Green is a small hamlet in Mount Bures Parish, located around 10 miles northwest of Colchester. The barn originally formed part of Jankes Farm. The current farmhouse to the east was built in 1902, and replaces an earlier farmhouse. Farm cottages existed up until the 1950s or 60s on the land on the opposite side of the road, now occupied by two large detached houses built in the 1980s. Jankes Farm formed part of The Crepping Estate and was owned by the Cardon Family until the 1970's.



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1 Photograph of Fisher's Farm from the lane leading to Jankes Green 2 Photograph of the railway bridge over the Gainsborough line 3 Photograph of the lane at Jankes Green to the north of Jankes Barn looking west showing the stable and driveway entrance to Jankes Barn and Farmhouse 4 Photograph of the lane at Jankes Green to the north of Jankes Barn looking east

2 Setting

Jankes Barn



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1 Photograph of the piggyery looking north from the courtyard with the 1980s houses in the background 2 Photograph of Jankes Farmhouse from the courtyard showing the new cart lodge beyond the garden wall 3 Photograph of the strip of land between the east gable of the barn and new cart lodge 4 Photograph of the west elevation of Jankes Barn and stable

Jankes Farmhouse and its newly built cart lodge are visible looking east from the courtyard garden to the north of the barn. The red brick west elevation of the farmhouse is charming, with a steeply sloping roof a tall chinmey and a single window overlooking the courtyard and barn. The cart lodge roof - covered in new terracotta pantiles - will no doubt weather in time but at present is rather glaring.

The roof and dormer windows of the two new white houses on the north side of the lane are visible from the courtyard garden and from the grassed access to the west of the barn and the driveway to the east. However, these two houses are set back behind mature hedges and do not significantly overlook the courtyard.

3 Context

Surrounding Area



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The immediate rural context of Jankes Barn is characterized by narrow country lanes and agricultural fields bounded by hedgerows. There are no major roads in the immediate vicinity. The nearest train station is Chappel & Wakes Colne, approximately 1 mile away. The branch line from Marks Tey runs to the west of Jankes Barn and beyond is Jupe's Hill, leading south to Wakes Colne.

Jankes Barn is one of several listed buildings in the vicinity, including the now developed boarded barn at Norton Hall Farm to the southeast (recently converted to residential use along with several other smaller unlisted agricultural buildings in the complex) and Fisher's Farm to the west, at the junction between Station Road/ Jupe's Hill and the lane leading eastwards to Jankes Green.

1 4 Photographs from Google Streetview (taken May 2009) taken from Boarded Barn Lane showing the listed barn and associated outbuildings at Norton Hall Farm **2 3** Photographs showing the residential conversion of barns at Norton Hall Farm (listed barn not shown)

3 Context
Surrounding Area

At Fisher’s Farm there are two interesting unlisted timber boarded barns, smaller in scale than Jankes Barn, with corrugated metal roofs. These barns occupy a slightly raised position on a flat, grassed corner plot bounded by ditches and closely spaced trees. They are in a dilapidated condition and have a curious, romantic character.



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1 2 3 Photographs of timber barns at Fisher’s Farm

4 Building Description

Jankes Barn



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Existing site photographs **1** Stable outbuilding with barn behind looking south **2** West gable of barn **3** South elevation of barn **4** Southeast corner of barn **5** East gable of barn **6** North elevation of barn looking southwest from within courtyard

4 Building Description

Jankes Barn



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Existing site photographs **1** North-east corner of stable outbuilding showing existing inner and outer doors **2** Stable showing window on south elevation **3** Relationship between stable and piggery outbuildings situated either side of gateway **4** South elevation of dilapidated piggery

Jankes Barn is Grade II listed and is thought to date back to the early 1700s. 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 up to create a clear route through the middle of the building. There are two lean-tos on the north side of the building, open to the courtyard – an enclosure bounded by red brick walls and two outbuildings, a stable and a piggery. On the southeast side of the barn is a further lean-to, enclosed by vertical railway sleepers and open to the west.

The barn has red brick plinth walls up to a height of approximately 1.1m internally. The timber structure above is largely original and remains in good condition considering its date. Externally the timber walls are clad in black stained horizontal weatherboarding, originally Elm with some later Pine replacement. The roofs are slated, with the exception of the piggery, whose roof has collapsed and is of red pan tiles. Inside the barn, the floor is a rough, uneven concrete finish.

The previous owners of the barn were Mr and Mr Harris, who live in Jankes Farmhouse. They advised that latterly, prior to them purchasing the property, the barn was used to house cattle and that too many cows pressing against the south plinth walls caused the southwest wall to be rebuilt. The southeast wall bows out severely and, from an initial inspection by Rodrigues Associates structural engineers was found to be structurally unsound.

For its age, the barn is in fairly good condition and the repairs that have been carried out to date have, largely, been appropriate and sensitive. A structural appraisal commissioned from G.C. Robertson & Associates Ltd. by Mr and Mrs Harris in January 2008, prior to the planning and listed building application to convert the barn into a dwelling, concluded, “Overall the barn and outbuildings are in need of some remedial works (extensive in some areas) but overall are still eminently suitable for conversion to residential use whilst retaining the main parts of the existing building’s structural elements.”

4 Building Description

Jankes Barn



1 Photograph of the existing barn looking west 2 Photograph of the existing barn looking east 3 Photograph of the existing barn looking north towards the midstre

4 Building Description

Jankes Barn



Internally, the original timber structure remains largely intact. The timber survey identifies the species of the timber structure as a combination of historic Oak and Elm, with various later, non-original hardwood and softwood structural interventions. The wall studs and rafters are at approximately 550mm centres giving a repetitive rhythm to the whole volume and the midstreys. The five bays of the barn are defined by four roof ties spanning north-south at eaves height, with collars at mid-bay locations. There are intermittent sections of non-original ridge board, inserted where some of the lapped peg joints at the top of the rafters have failed. The timber survey includes drawings that identify the failed structural elements.

The timber structure of the north-facing lean-to consists of tie beams bearing onto an eaves beam supported by posts along the front edge, tied into the timber midstreys walls and red brick garden walls on either side. The lean-to on the south side consists of a similar roof structure, with an open western end and a timber wall to the east.

5 Statutory Designation

Listed Building



Name: BARN

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Heritage Category:	Listing
List Entry No :	1224673
Grade:	II

County:	Essex
District:	Colchester
Parish:	Mount Bures

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TL 90293 29857
Map Scale:	1:2500
Print Date:	11 June 2018



Historic England

HistoricEngland.org.uk

Name: BARN
List entry Number: 1224673
Location: BARN, JANKES GREEN
County: Essex
District: Colchester
District Type: District Authority
Parish: Mount Bures
National Park: Not applicable to this List entry.
Grade: II
Date first listed: 27-Jan-1982
MOUNT BURES JANKES GREEN 1. 5214 Barn TL 92 NW 7/1 II 2. Early C18 barn with red brick footings, black weatherboarded. Central hipped midstre. Main roof gabled, and slated. Lean-to on front.
Listing NGR: TL9029329857
National Grid Reference: TL 90293 29857

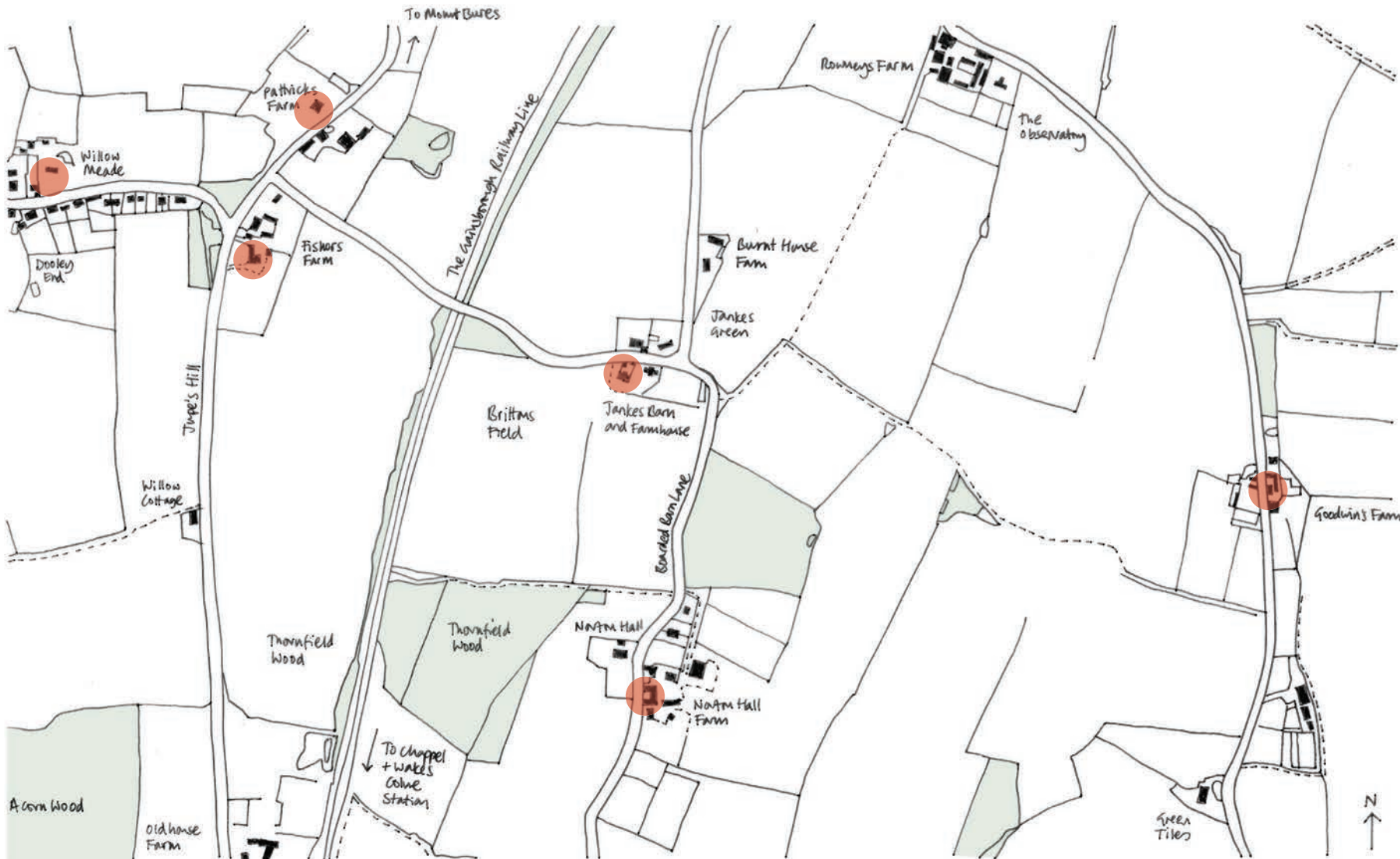
Name: WEATHERBOARDED BARN AT NORTON HALL FARM
Designation Type: Listing
Grade: II
List UID: 1224979
WAKES COLNE BOARDED BARN ROAD 1. 5214 Weatherboarded barn at Norton Hall Farm TL 92 NW 7/2 II 2. C17 barn, timber framed and weatherboarded, roofed with corrugated iron. Of 5 bays with one off centre midstre. Frame primary wind-braced and side-girt arch-braced tie beams. All timbers of heavy section.

Name: FISHERS
Designation Type: Listing
Grade: II
List UID: 1225030
WAKES COLNE STATION ROAD 1. 5124 Fishers TL 83 SE 1/14 23.6.52 GV II 2. C16 and later house, built on an L-plan. Of 2 storeys, with attics, timber framed, with a plaster cartouche bearing in an oval surround: DIE 1768. Six window range to road having casements, modern. Roofs pegtiled, with an early red brick chimney stack having 6 octagonal shafts (RCHM 3).

Name: PATRICK FARMHOUSE
Designation Type: Listing
Grade: II
List UID: 1224984
WAKES COLNE JUPES HILL 1. 5214 Patrick Farmhouse TL 83 SE 1/13 II 2. Early C19 house. Two storeys of gault brick. Three window range of small paned sashes on first storey under stone lintels with splayed ends. On ground storey 2 angled bays each with 3 pairs of sash windows. Central doorcase with pilasters and a flat hood. Roof slated with lead flashed hips. Two gault brick chimney stacks, side and rear walls in red brick.

5 Statutory Designation

Listed Building



Name: WILLOW MEADE
Designation Type: Listing
Grade: II
List UID: 1225569 WAKES COLNE LOWER GREEN TL 83 SE (north side) 1/16 Lyntons - the address shall be amended to read: TL 83 SE WAKES COLNE LOWER GREEN (north side) 1/16 Willow Meade (formerly known as 'Lyntons') 11.11.88 This building was added to the list as the 20th Amendment, dated 11 November 1988.
THE FOLLOWING ITEM SHALL BE ADDED:
WAKES COLNE LOWER GREEN 1. 5214 (north side) Lyntons TL 83 SE 1/16 II 2. House. Late medieval; remodelled and outshut to right added in late C16/ early C17. Render over timber frame; hipped thatch roof; C20 brick ridge stack and left end stack. Late medieval house of open hall plan with entry to left and flanked by cross wings; chimneystack and first floors inserted late C16/ early C17. One storey and attic; 4-window range. C20 gabled porch and door to left of centre. Flat rendered arches over C20 casements; gabled dormer to centre. C20 door and similar casements to rear.Interior: exposed timber framing. Curved tension braces and late medieval window with two diamond millions to first - floor room on right; room below has open fireplace with chamfered bressummer and C17 outshut added to right. Hall range has common - rafter roof and plain joiststened to chamfered beam. Wing to left, formerly gabled and now hipped to front, has late medieval studded screens partition beneath inserted late C16/ early C17 floor frame with stop - chamfered beam and joists.

Name: GOODWIN'S FARMHOUSE
Designation Type: Listing
Grade: II
List UID: 1225028
WAKES COLNE MOUNT BURES ROAD 1. 5214 Goodwin's Farmhouse TL 92 NW 7/3 II 2. Circa 1800 house on plan of 3 contiguous rectangles with main unit south facing. Of painted brick with pilasters of giant order and moulded brick strings at first floor and eaves. Five windows on first storey, modern sashes. Pedimented doorcase central to ground storey, door with 6 deeply fielded panels, with one large clear glazed window each side. Roof hipped and slated with wide eaves. Two red brick chimney stacks on ridge between hips. C19 ranges of outbuilding, red brick and slate and tile.

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1 Hand drawn loocation plan with Jankes Barn and other listed buildings nearby indicated with red dots

6 Historical Development

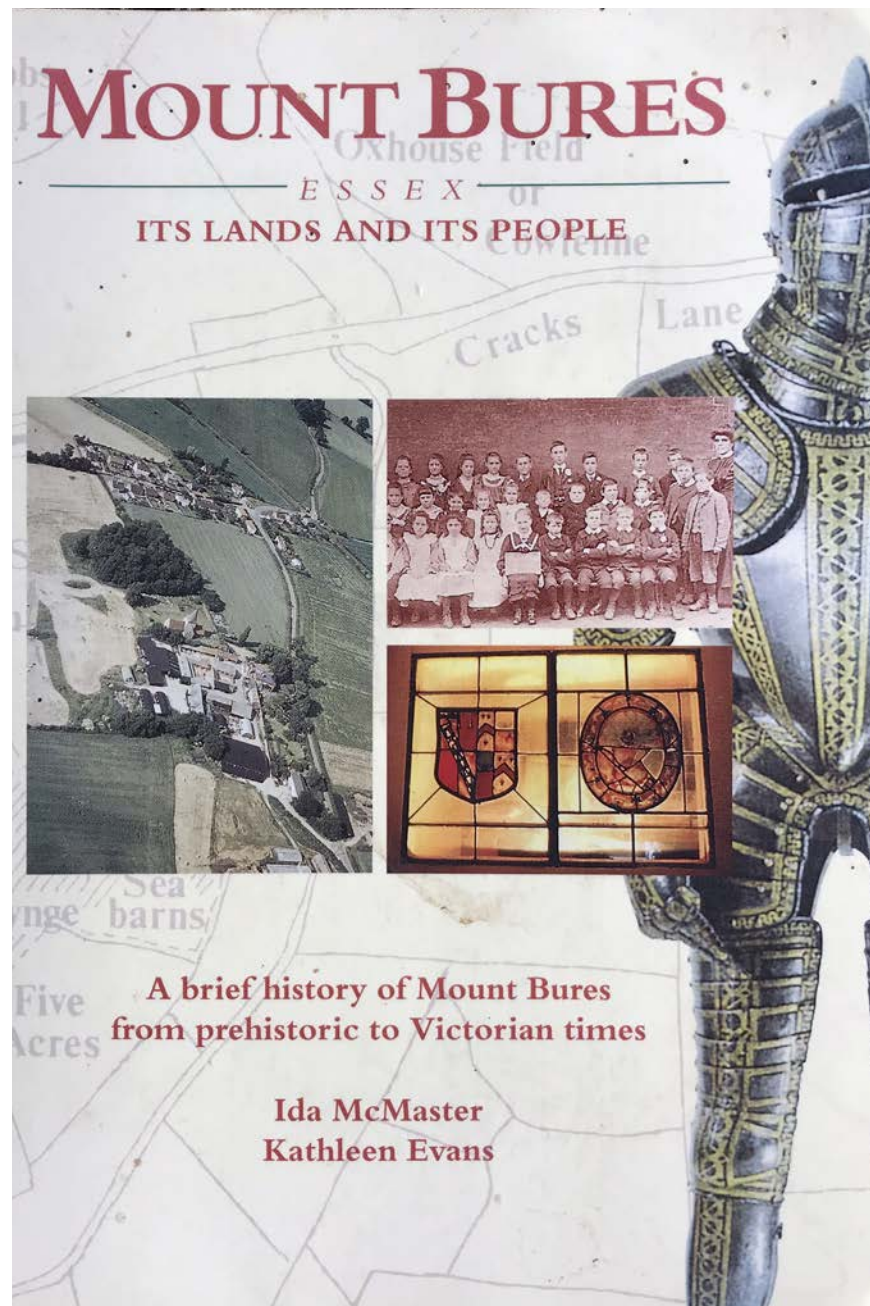
Site History

The parish of Mount Bures takes its name from the "Mount" or "Mound" which stands at the centre of the village and "bur" which means building or dwelling. The mount or motte is believed to have been built shortly after the invasion by William the Conqueror in 1066. The village resides in Essex, the River Stour to the North and Wakes Colne to the south.

Mount Bures village website includes a local history, reprinted from "The Victoria Histories of the Counties (Essex) of England, Vol X" published by the University of London. It states "Some of the earliest settlement was near the (River) Stour. Extensive archaeological finds include Neolithic axes, traces of Bronze-Age barrows, the Iron-Age grave of a British nobleman c. ¼ mile south-east of the church, and a Roman Bronze figure of Mercury at Mount Bures Hall. A probable Roman tile kiln was found north-west of Elms Farm.

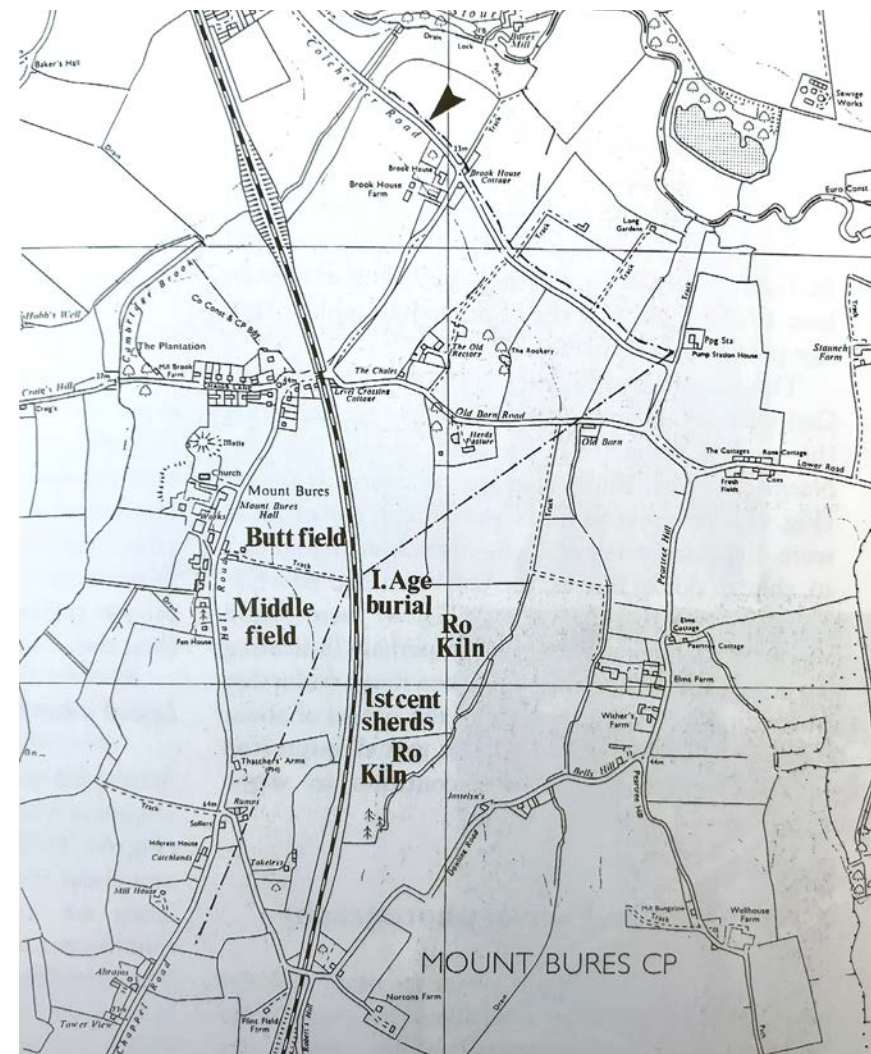
The parish has no main focus of settlement, but many scattered small settlements around tyes or greens, like Downing Tye, Mount green, Janks green and Piotts green, suggesting early woodland clearance."

Extracts from the book 'Mount Bures, Essex - Its Lands and Its People: A brief history of Mount Bures from prehistoric to Victorian times' by Ida McMaster and Kathleen Evans are included here to illustrate evidence of the early settlements in the area, including Roman remains.



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1 Book cover "Mount Bures, Essex - Its Lands and Its People: A brief history of Mount Bures from prehistoric to Victorian times" by Ida McMaster and Kathleen Evans, self-published by Ida McMaster 1996; ISBN 0 9527541 0 X 2 Map showing archaeological remains of early settlements in Mount Bures (the snaking River Stour is visible in the top right hand corner, Janks Green is off the map, further south)



2

6 Historical Development

Site History

Today we have little remaining woodland; not even secondary woodland, so called where plough land or heath has been abandoned and has then reverted back to natural woodland. There is, however, still some woodland beyond our southern boundary near Janks Green where the small leaf lime tree is present, a sure sign of ancient woodland.

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In 1552 fines were imposed on tenants whose tenements or barns were allowed to deteriorate. Alphes, present Burnthouse site, was ruinous and in decay.... fine 6s.8d; Jayes, old Janks farmhouse (Fig. 63) was likewise, lately collapsed to the ground ..fine 20s. Apparently a huge wind and storm had caused its final demise; Glasswrights was in a similar condition. All these tenants were ordered to repair such dilapidation and usually timber from the manor would be allowed.

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The Mount Bures book mentions the wooded character of historic landscape,. "Mount Bures is known to have been well-wooded, even if the flood plains were completely meadow land during medieval times. The area is categorised as "ancient countryside". At Domesday our woodland was perhaps what is now classed as "wood pastures, that is tree land on which farm and certain wild animals grazed."

The quote included here describes the woodland near Jankes Green.

Other references to Jankes refer to the collapse of the original Jankes farmhouse, and the fine associated with it being allowed to deteriorate. It does not say what material the farmhouse was originally built of but given that it apparently collapsed in a storm, it seems likely that it would have been a timber frame building. It also mentions that timber would be allowed to be taken from the manor for repairs.

1 2 Extracts relating to Jankes Green and farm taken from the book 'Mount Bures, Essex - Its Lands and Its People: A brief history of Mount Bures from prehistoric to Victorian times'

6 Historical Development

Site History

The Mount Bures book includes a startling aerial view photograph showing the outlines of a Roman villa near Chelmsford, some 25 miles away from Jankes Green, showing rooms and corridors (Cambridge University Collection Air Photographs).



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1 Aerial view B&W photograph showing the outlines of a Roman villa near Chelmsford (Cambridge University Collection Air Photographs), taken from the book 'Mount Bures, Essex - Its Lands and Its People: A brief history of Mount Bures from prehistoric to Victorian times'

6 Historical Development
Site History

The Mount Bures book includes an illustration drawn by S. Walker of a bronze figure of the Roman god Mercury, found at Mount Bures Hall, now in the British Museum. The British Museum online collection lists the figure of Mercury as follows:

Object type: figure

Museum number: 1891,0617.1

Description: Copper alloy figure of Mercury. The god has head wings (possibly a petasos) and a winged heel and has a mantle over his left shoulder and arm. The lower half of his right arm is missing, in which he probably held a purse (now missing) and he may have also held a caduceus in his left (also missing). He is also lacking his lower left leg and right foot.

Culture/period: Romano-British

Date: AD 100-250

Findspot: Mount Bures, Essex, Colchester, UK

Materials: copper alloy

Dimensions: Height: 88 millimetres; Width: 40 millimetres

Location: On display: G49/dc15

Subjects: myth/legend; classical deity

Associated names: Representation of: Hermes/Mercury

Acquisition name: Donated by: Sir Augustus Wollaston Franks

Acquisition date: 1891

Department: Britain, Europe and Prehistory

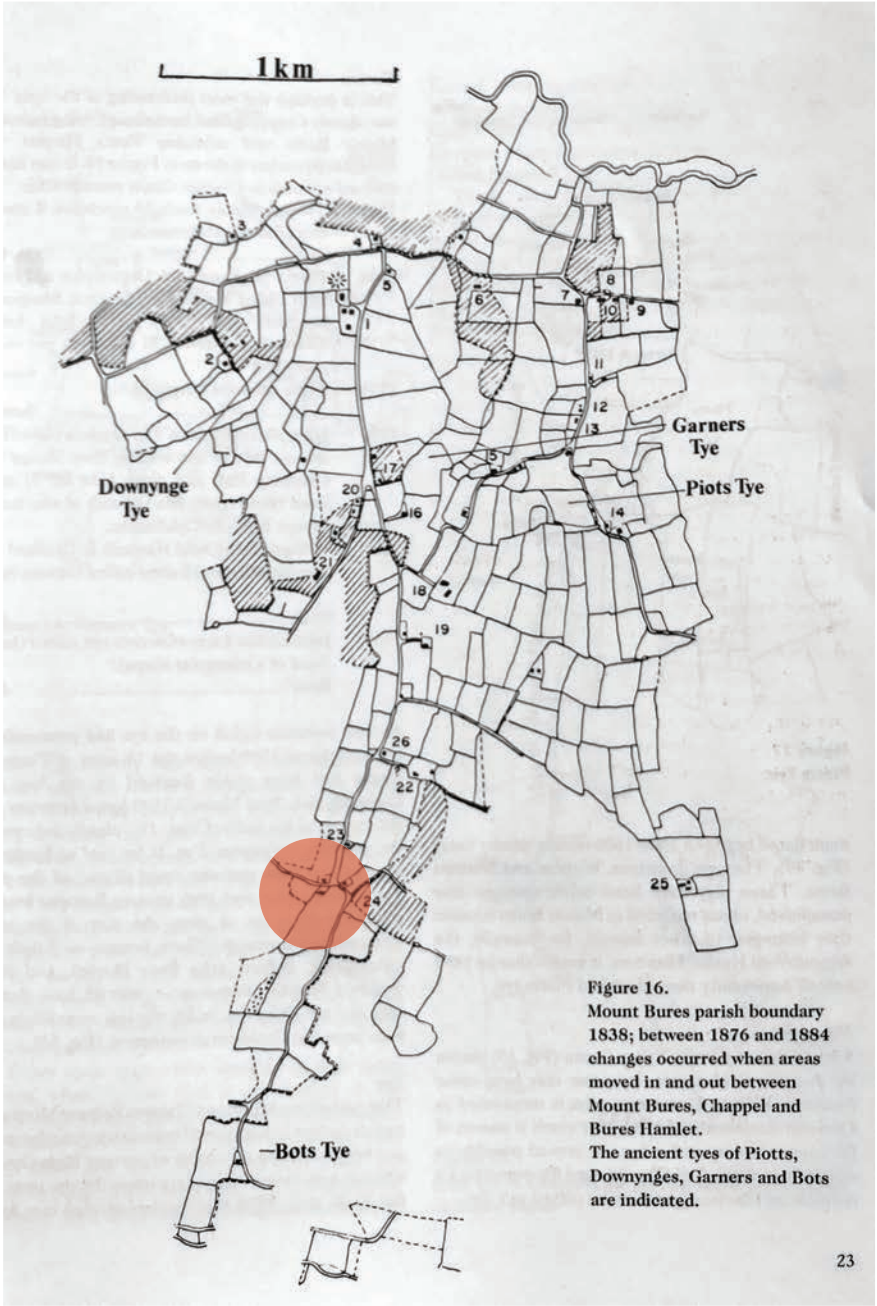


1 Photographs of the front and rear of the Roman statue Mercury found at Mount Bures ©Trustees of the British Museum 2 Illustration of the Roman statue Mercury drawn by S. Walker, taken from the book 'Mount Bures, Essex - Its Lands and Its People: A brief history of Mount Bures from prehistoric to Victorian times'

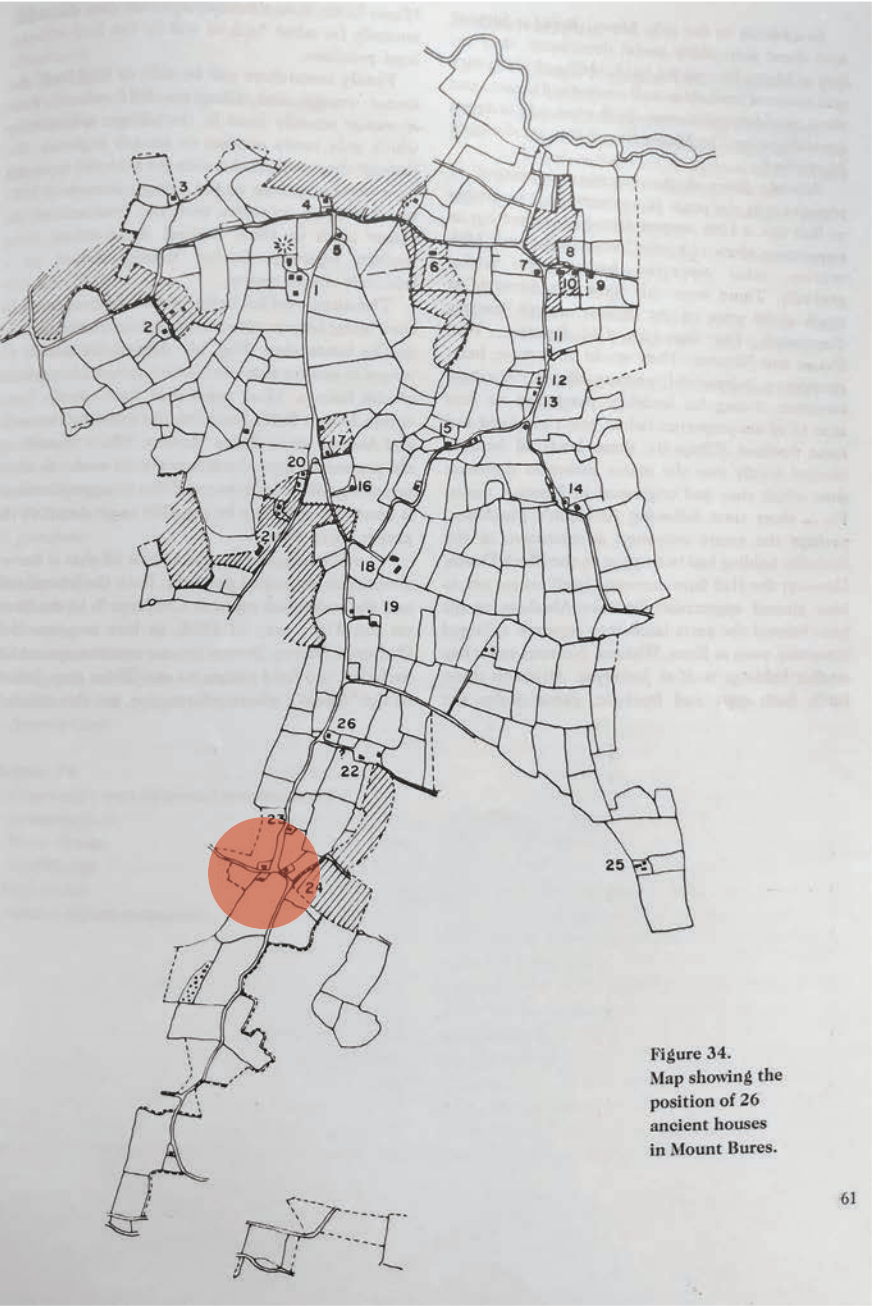


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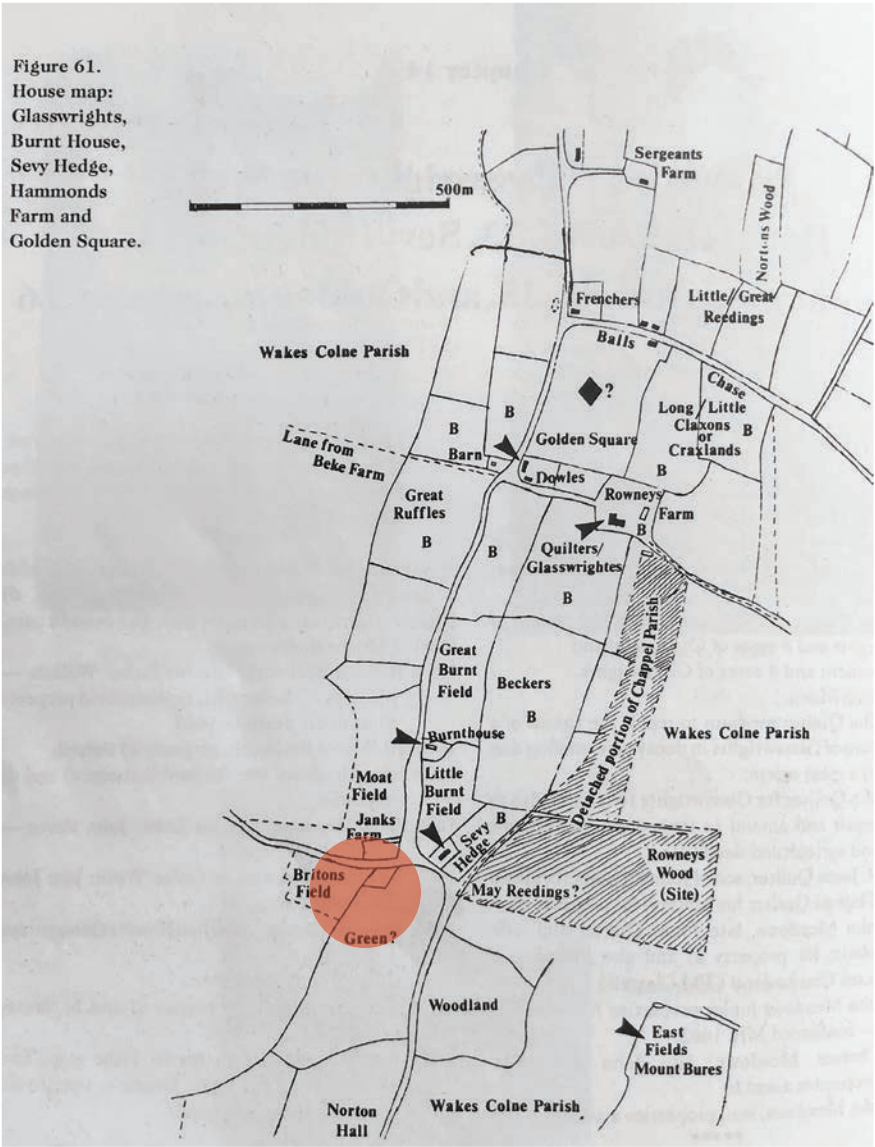
6 Historical Development
Site History



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1 2 3 Extracts of hand drawn maps from the book 'Mount Bures, Essex - Its Lands and Its People: A brief history of Mount Bures from prehistoric to Victorian times'; Location of Jankes Barn indicated with red dot

6 Historical Development

Site History

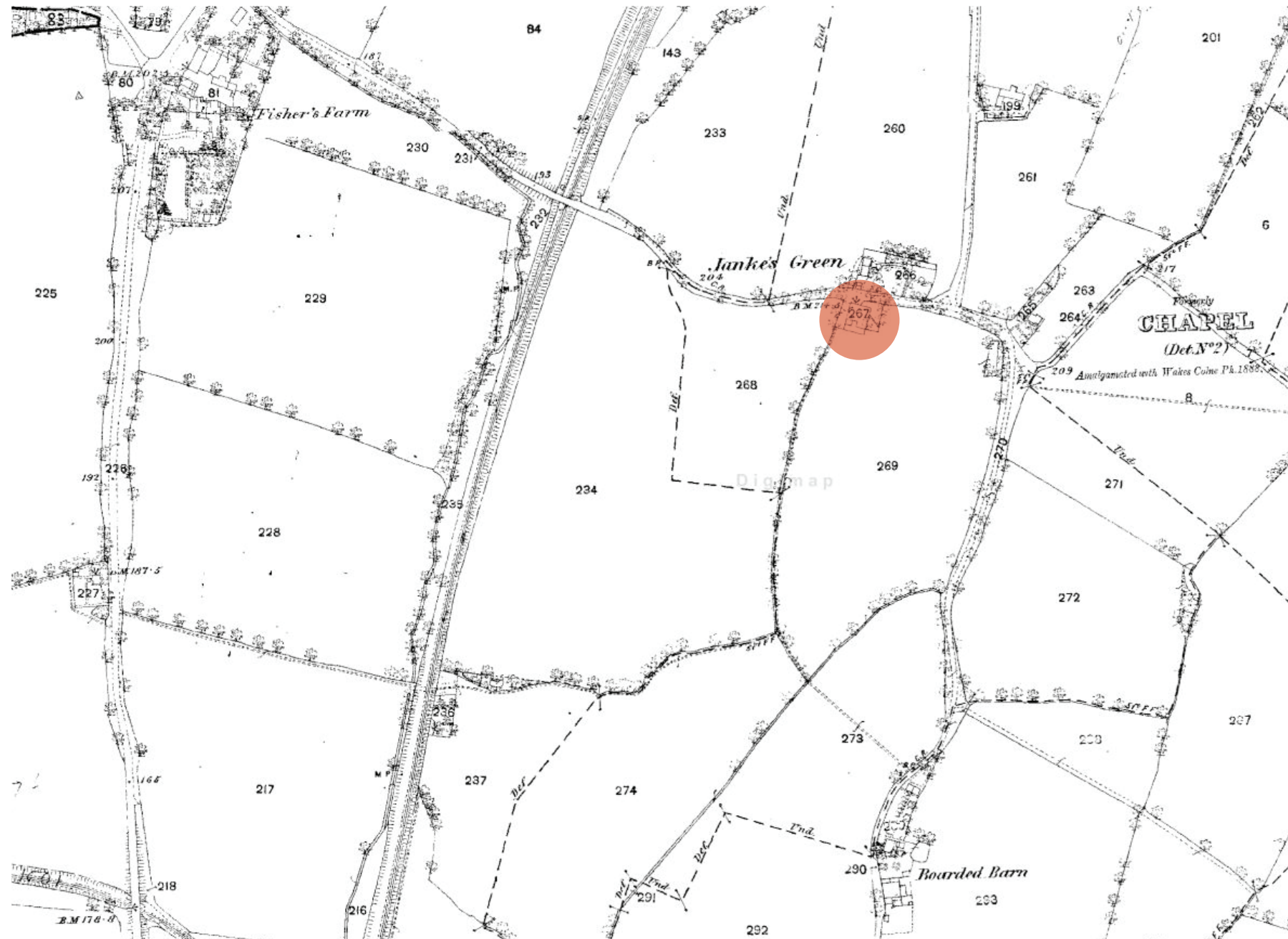


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1 Photograph of the old wheelwrights barn at Craxes (Old House) demolished early 1970s, taken from the book 'Mount Bures, Essex - Its Lands and Its People: A brief history of Mount Bures from prehistoric to Victorian times'

6 Historical Development

Site History

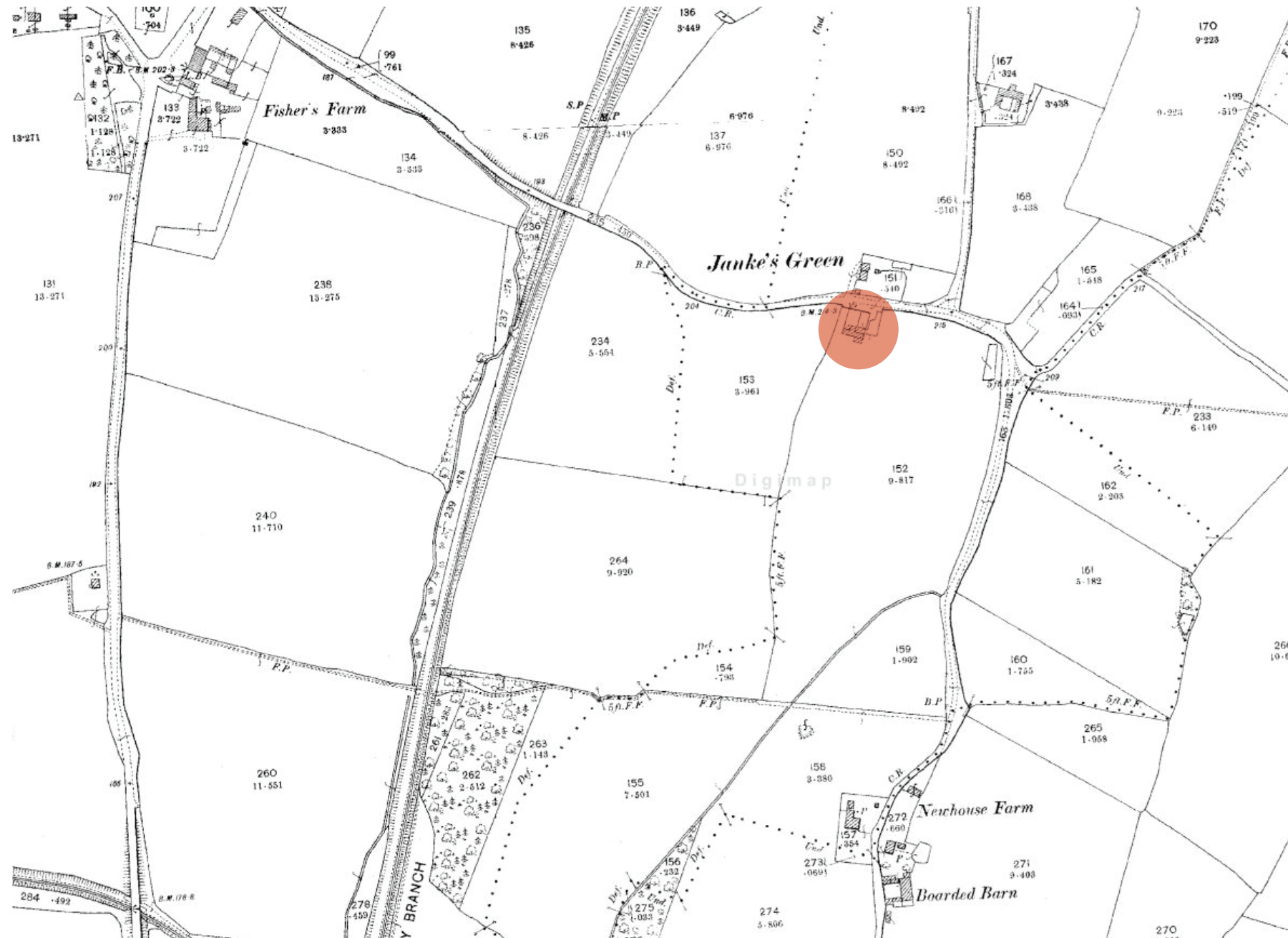


Historic Map 1870

Location of Jankes Barn indicated with red dot
 No lean-tos shown to Barn

6 Historical Development

Site History



Historic Map 1890

Location of Jankes Barn indicated with red dot
Lean-tos now shown to Barn

6 Historical Development

Site History



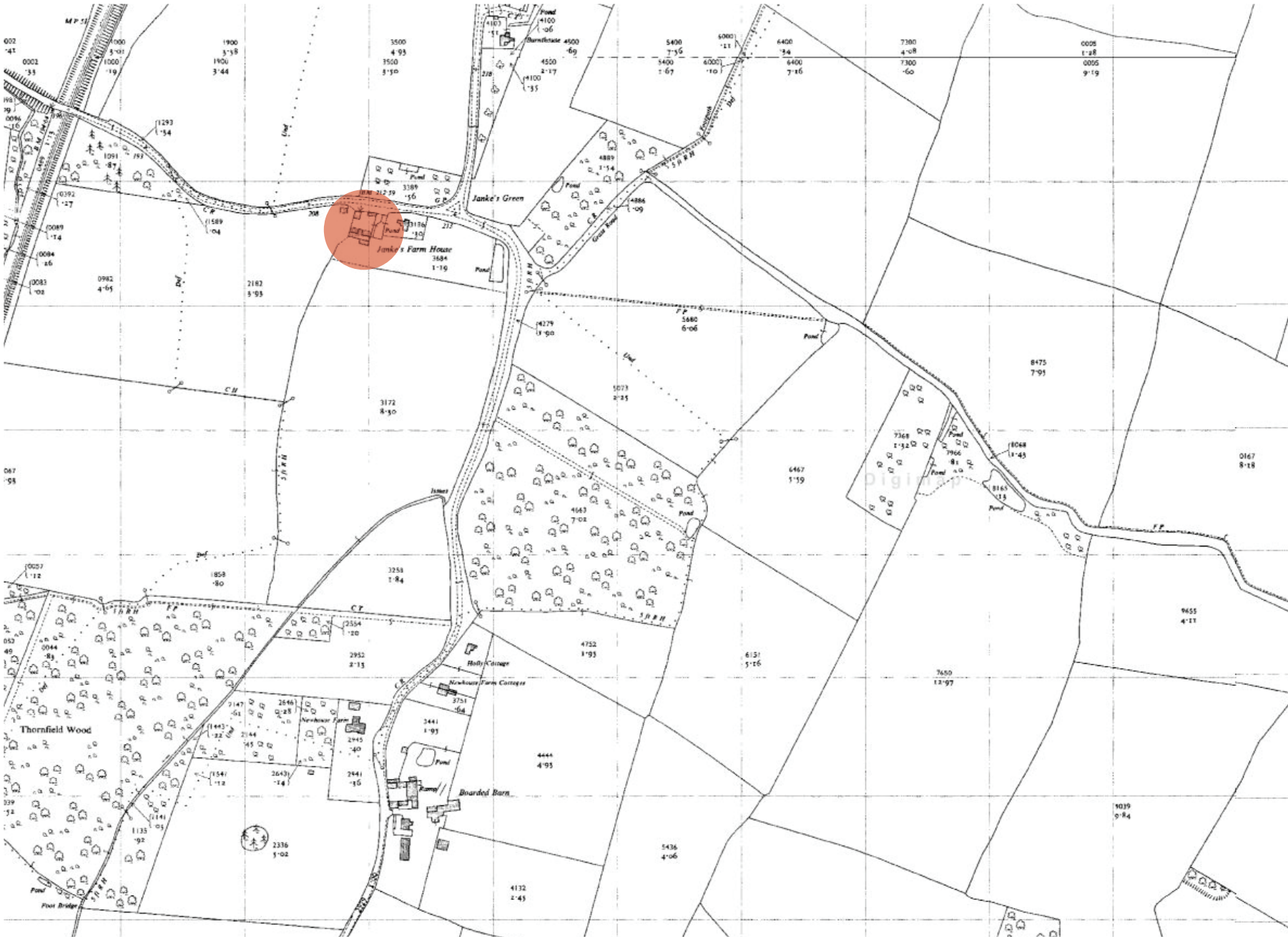
Historic Map 1920

Location of Jankes Barn indicated with red dot

The current Jankes Farmhouse, built 1902, appears on this map and the Stable and Piggery are now shown

6 Historical Development

Site History



Historic Map 1950
Location of Jankes Barn indicated with red dot
A pond is shown between the Barn and Farmhouse

6 Historical Development

Site History



The barn originally formed part of Jankes Farm. The current farmhouse to the east was built in 1902 and was extended to the east and west at some time after the 1960s. An aerial view photograph from the 1960s shows Jankes Barn and its relationship to Jankes Farmhouse, prior to the construction of the 'new' houses opposite. The courtyard of the barn appears to be of earth. The boundary fences of the field and garden belonging to Jankes Farmhouse are differently laid out compared to the current condition. It also shows the fact that there were no hedges between the barn and the field to the south, presumably to allow for access to the fields from the barn.

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1 Aerial view photograph of Jankes Barn and Jankes Farmhouse in the 1960s

6 Historical Development

Site History



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1 Aerial view photograph of Jankes Barn and Jankes Farmhouse in 2007 showing the previous garage, now demolished, and replaced by the new cart lodge (note the eastern extension to the house compared to the photo from the 1960s)

A later aerial view photograph taken in 2007 of Jankes Barn and Jankes Farmhouse shows the previous garage, now demolished, and replaced by the new cart lodge. The courtyard of Jankes Barn is now grassed and planting is established along the eastern wall of the courtyard and east gable of the barn. Note also the east and west extensions to the house compared to the photo from the 1960s.

This summary of significance for Jankes Barn is structured on the four 'heritage values' cited in the publication 'Conservation Principles, Policies and Guidance for the sustainable management of the historic environment' (English Heritage, April 2008) and describes the reasons for its special architectural and historic interest. It is a high-level initial appraisal and is based on existing knowledge and readily available data.

Evidential value

- Jankes Green is a small hamlet in Mount Bures Parish, located around 10 miles northwest of Colchester. Jankes Barn originally formed part of Jankes Farm.
- Jankes Barn (Grade II listed) dates back to the early 1700s, although the exact date is not known. It is a fine and well-preserved example of a timber boarded Essex threshing barn, on an east-west orientation with five bays and a midstrey on the north side in the middle bay. Large double doors on the north side of the midstrey and the south side of the barn open up to create a clear route through the middle of the building. The barn exists as part of a complex of outbuildings within a red brick walled courtyard. There are two lean-tos on the north side of the building, open to the courtyard and two outbuildings, a stable and a piggery. The stable to the northwest is thought to date from the C19th and the piggery to the northeast from the C20th. On the southeast side of the barn is a further lean-to, enclosed by vertical railway sleepers and open to the west.
- Jankes Barn is described, briefly, in the listing description as follows: "Early C18 barn with red brick footings, black weatherboarded. Central hipped midstrey. Main roof gabled, and slated. Lean-to on front."
- Jankes Barn is not located in a Conservation Area. Colchester Borough Council's interactive planning policy map shows that the lane running north-south from Jankes Green, to the east of Jankes Barn, is designated as a protected lane.
- The barn has red brick plinth walls up to a height of approximately 1.1m internally. The southeast wall bows out severely and needs to be rebuilt. The timber structure above is largely original, constructed using sophisticated craftsmanship, and remains in good condition considering its date. Externally the timber walls are clad in black stained horizontal weatherboarding, originally Elm with some later Pine replacement. The roofs are slated, with the exception of the piggery, whose roof has collapsed and is of red pan tiles. Inside the barn, the floor is a rough, uneven concrete finish.

7 Statement of Significance

- A structural appraisal commissioned from G.C. Robertson & Associates Ltd. by Mr and Mrs Harris in January 2008, prior to the planning and listed building application by PCA to convert the barn into a dwelling, concluded, "Overall the barn and outbuildings are in need of some remedial works (extensive in some areas) but overall are still eminently suitable for conversion to residential use whilst retaining the main parts of the existing building's structural elements."
- Historical value**
 - Jankes Green, Jankes Farmhouse and neighbouring Britons Field adjacent to the west are all mentioned or shown in maps in a local history book titled "Mount Bures, Essex – Its Lands and Its People: A brief history of Mount Bures from prehistoric to Victorian Times" written by Ida McMaster and Kathleen Evans, published in 1996. Mount Bures has a rich archaeological past, with an Iron Age burial site and Roman kilns.
 - A bronze figure of the Roman god Mercury dating from AD100-250 was found at Mount Bures and was acquired by the British Museum in 1891. Photographs of the figure are available to view on the British Museum's online collection (museum number: 1891,0617.1) and it is described as follows: "Copper alloy figure of Mercury. The god has head wings (possibly a petasos) and a winged heel and has a mantle over his left shoulder and arm. The lower half of his right arm is missing, in which he probably held a purse (now missing) and he may have also held a caduceus in his left (also missing). He is also lacking his lower left leg and right foot."
 - The Mount Bures local history book mentions the presence of some woodland near Jankes Green where the presence of small leaf lime tree indicates a sure sign of ancient woodland. Elsewhere, it mentions, "In 1552 fines were imposed on tenants whose tenements or barns were allowed to deterioriate...old Janks (sic) farmhouse ...was likewise, lately collapsed to the ground ...fine 20s. Apparently a huge wind and storm had caused its final demise ...All these tenants were ordered to repair such dilapidation and usually timber from the manor would be allowed."
 - The site of Jankes Barn can be identified on maps dating back to the 1830s and can be easily located on OS maps from the 1870's due to its

proximity to the Gainsborough railway line running north-south to the west and the curve in the road from Jankes Green leading southwards to Norton Hall Farm, along the lane referred to as Boarded Barn Road. This name is significant, and must have represented the defining feature on the lane. Norton Hall appears to be a Victorian building, and therefore it is likely that the 'boarded barns' at Jankes and Norton Hall pre-date all the other neighbouring buildings.

- Jankes Barn is one of several listed buildings in the vicinity, including the now developed boarded barn at Norton Hall Farm to the southeast (converted to residential use along with several other smaller unlisted barns in the complex) and Fisher's Farm to the west, at the junction between Station Road/ Jupe's Hill and the lane leading eastwards to Jankes Green. At Fisher's Farm there are two unlisted timber boarded barns, smaller in scale than Jankes Barn, with corrugated metal roofs. These barns occupy a slightly raised position on a flat, grassed corner plot bounded by ditches and closely spaced trees and are in a dilapidated condition.

- The timber survey prepared by Hutton + Rostron identifies the original historic structure as being of Oak and Elm, with some signs of historic mortices likely salvaged from previous barns (common practice in the early part of the 18th century). Exigent repairs made over time to the original structure have had no significant detrimental effect.

- An aerial view photograph from the 1960s shows Jankes Barn and its relationship to Jankes Farmhouse, prior to the construction of the 'new' houses opposite. The courtyard of the barn appears to be of earth. The boundary fences of the field and garden belonging to Jankes Farmhouse are differently laid out compared to the current condition.

- The previous owners of the barn were Mr and Mr Harris, who live in Jankes Farmhouse. They advised that latterly, prior to them purchasing the property, the barn was used to house cattle and that too many cows pressing against the south plinth walls caused the southwest wall to be rebuilt. The southeast wall bows out severely and needs to be rebuilt.

Aesthetic value

- Jankes Barn is a striking example of a well-preserved 18th century threshing barn.

- Externally, it is an imposing structure, with a relatively steep slated roof and shallow 'wings' extending out over lean-tos on both sides. The barn has black horizontal weatherboarded walls and a red brick plinth of about 1m in height.

- Internally, the historic timber frame is a combination of Elm and Oak. The untreated internal face of the horizontal weatherboarding is visible between the vertical timber posts.

- The barn now stands empty. The majestic structure, both inside and outside, is powerful and beautiful.

- The barn, within the enclosure of its courtyard setting, is prominent from the lane to the north. The roof of the barn is prominent within the context of the neighbouring houses and gently rolling fields bounded by hedges and ditches. The size, height, steepness of roof pitch and slate covering of the roof means that the barn is visible from the southeast as a strong, dark figure in the landscape. The west-facing gable is visible at various points along the lane leading eastwards towards the barn from Station Road.

- The composition of the barn and associated outbuildings within the courtyard enclosure to the north is charming and the open aspect to the south provides an interesting contrast, with very different experiences and outlooks on either side of the barn.

- The various internal spaces of the barn and its inherent flexibility has led to the overall integrity of the interior and exterior being retained intact.

- The setting of the barn - the rural hamlet of Jankes Green and the views out over the open countryside to the south - is rare, and possibly unique. The lane is very quiet with little traffic and no major roads nearby. There are no streetlights. Looking out over the fields to the south there are no electricity pylons. The countryside feels remote and unspoilt.

7 Statement of Significance

- The aesthetic value of the setting is slightly compromised by the two large detached houses to the north on the opposite side of the lane that date from the 1980s and the newly built cart lodge belonging to Jankes Farmhouse.

Communal value

- Jankes Barn is well known within Mount Bures Parish and is a visible landmark.

- The previous owner of Jankes Barn, Mr Harris, reported that there are stories from local people who remember labouring in the barn when Jankes was a working farm and that there is a fondness for the building among older members of the community. Latterly, the barn was used to house cattle. Too many animals being squeezed into the main volume of the barn supposedly led to the collapse of the southwest plinth wall that was rebuilt in the 1980s and the structural instability of the southeast plinth wall as it stands today.

- Jankes Barn is all the more precious due to the number of timber framed barns lost or badly converted into residential use, over-domesticating them, erasing all traces of their agricultural past and renewing building fabric in an insensitive way. The Mount Bures local history book referred to earlier includes a colour photograph of Old Wheelwrights Barn at Craxes (Old House), demolished early 1970s.

8 Planning Policies and Guidance

The Design & Access Statement prepared by Plater Claiborne Architects includes a Preliminary Enquiry Application response from Colchester Borough Council Planning Department (Appendix 8), in which the following policies were identified as being relevant to the application for the conversion of Jankes Barn.

National Planning Policy Framework (NPPF)

Colchester Borough Core Strategy (December 2008):

- SD1 Sustainable Development Locations
- H1 Housing Delivery
- H2 Housing Density
- UR2 Built Design and Character

Adopted Colchester Borough Development Policies (October 2010):

- DP1 Design and Amenity
- DP8 Agricultural Development and Diversification
- DP9 Employment Uses in the Countryside
- DP13 Dwelling Alterations, Extensions and Replacement Dwellings
- DP14 Historic Environment Assets
- DP19 Parking Standards
- DP21 Nature Conservation and Protected Lanes

Supplementary Planning Guidance:

Vehicle Parking Standards

Sustainable Design and Construction

Essex Design Guide

External Materials in New Developments

Landscape Proposals for Development Sites

External Artificial Lighting Guidance Note 2012 (Colchester Borough Council)

In addition, we have consulted the following Historic England Guidance documents:

Understanding Historic Buildings - A Guide to Good Recording Practice, May 2016

The Maintenance and Repair of Traditional Farm Buildings - A Guide to Good Practice, September 2017

Adapting Traditional Farm Buildings – Best Practice Guidelines for Adaptive Reuse, September 2017

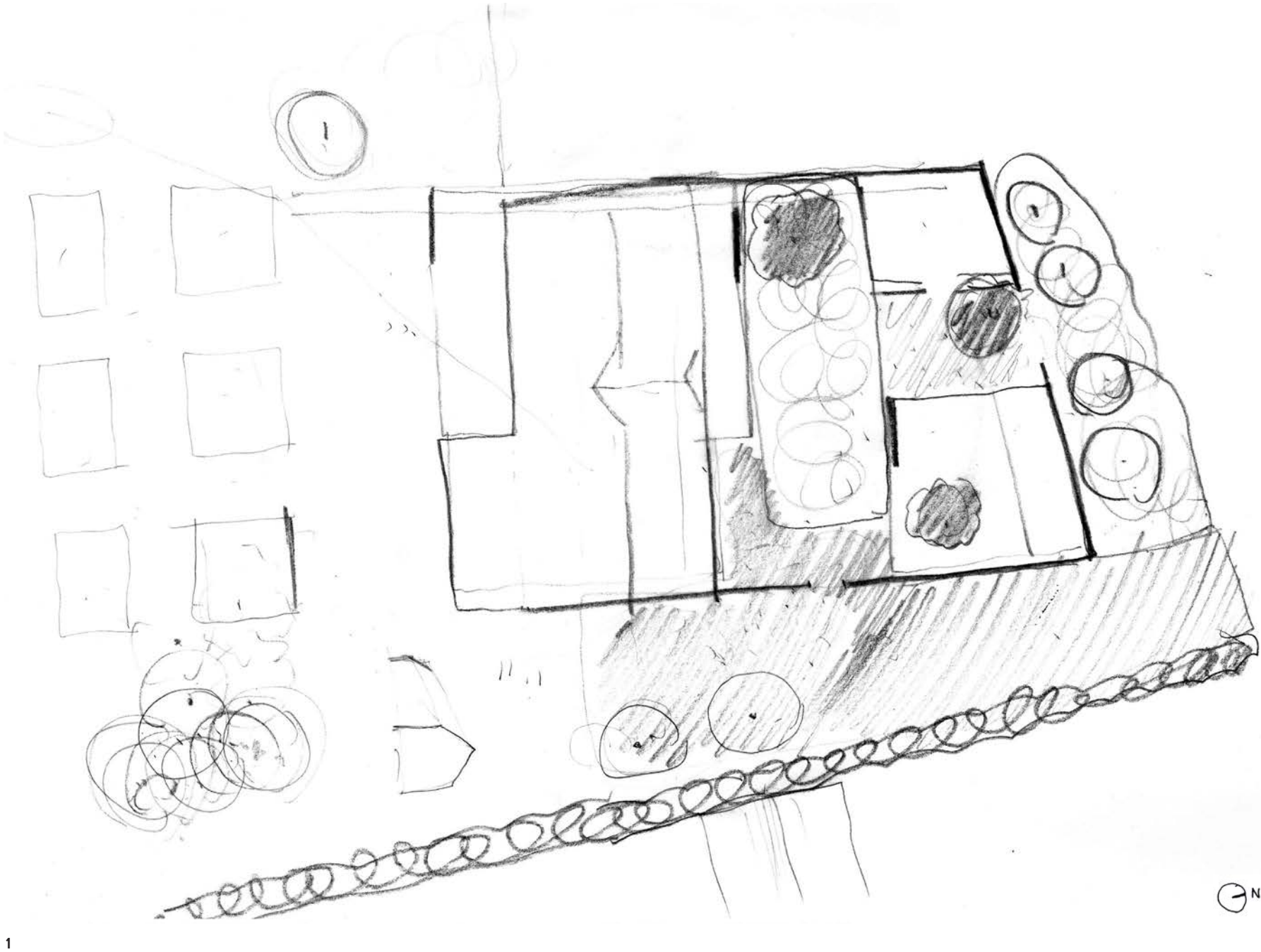
9 Proposals

Design Principles

Having reviewed the previously consented scheme and discussed with our Client, Joanne Bernstein, her ambitions for the project, we have reimagined the conversion of the Jankes Barn in order to inhabit the existing structures whilst celebrating and doing as little as possible to change their character. We have stripped the Plater Claiborne design back to the essential ingredients needed to make it a comfortable home and have worked closely with Joanne to propose a carefully integrated landscape scheme for the cultivation of the courtyard and south garden.

A new brick 'ground' unites the internal volumes of the barn and outbuildings. Terraces of brick pavers provide extended thresholds that project into the contained 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. In the courtyard, a large planting bed enclosed by the garden walls and outbuildings, and bounded by the terraces of brick pavers, gives a feeling of 'fullness'. Routes connecting the brick terraces around the planting bed will be laid with fine, self-binding gravel, which will extend into the driveway to the east of the courtyard. The placement of three new trees in the courtyard gives a degree of visual privacy between the bedrooms of the lean-tos, the stable building and lane.

In the garden to the south, Joanne Bernstein has proposed a geometric arrangement of planting beds with a single, square reflecting pond at the centre. The prairie-style planting will complement the cereal-based crops cultivated in the surrounding fields. The small existing fruit trees in the southeast corner of the garden are deformed from poor establishment and are proposed to be replaced by a cluster of new trees. Two additional trees are proposed beside the east gable of the barn, in part to screen the new cart lodge that belongs to the neighbouring property, Jankes Farmhouse, and to provide privacy from the road. A further, single new tree is proposed along the west boundary of the garden. All new trees are native species, or related, and have been selected for their small to medium size and in some cases for their flowers (which will provide early pollen and nectar for insects) and their winter fruits (a source of food for birds). Historic maps and aerial photographs show that the Barn was never separated from the surrounding fields; therefore it is intended to introduce simple stock fencing to keep out deer whilst retaining the barn's openness to the landscape.



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1 Sketch showing site plan with landscape concept

9 Proposals

Design Principles



1

1 Proposed roof plan showing integrated landscape proposals

9 Proposals

Design Principles

Our approach is to promote robust, low maintenance, cost-effective, sustainable materials that are pleasing to the eye and touch without the need for applied finishes. In particular on this project, where the barn is made solely of brick and timber, with a slated roof, it seems appropriate to specify a limited palette of natural materials that will develop a patina of their own over time.

The experience of standing inside the majestic empty interior of the barn, so still and beautiful, makes one acutely aware that in making it suitable for human inhabitation, the proposed new materials for floor and wall linings and the type of windows and doors must be very carefully considered. We have tested the proposed materials using models and collages and detailed design work is ongoing. We have prepared some typical details showing the proposed floor and wall upgrades.

We propose to thermally upgrade the existing brick plinth walls by building a new single skin wall of reclaimed bricks to match the existing. Internally, an under floor heating mat will be installed below the screed level to provide background heat.

The upper, timber part of the walls and roof will be thermally upgraded and sheathed. Rather than infilling the gaps between the existing structure with ubiquitous white painted plaster, we propose to use a natural coloured board material, fixed to the outer face of the timber posts and rafters, with the black weatherboarding and slate roof re-fixed externally.

The scheme has consent for a wood-burning stove with a black chimney flue in the western half of the barn, which we propose to retain. The hearth gives a focus within the lofty volume of the main barn, beyond which is a reading area that provides a little seclusion. As per the consented scheme, the existing openings at high level in both gable ends will be glazed and an additional horizontal window is proposed at low level in the west gable. We propose to omit the third new window in the west gable.

The kitchen is formed of a single 3.6m long island unit and will be made of stainless steel and black metal.

The proposals are described and illustrated in detail in the accompanying Design & Access Statement.



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1 Proposed site plan showing integrated landscape proposals

9 Proposals

Model Photographs

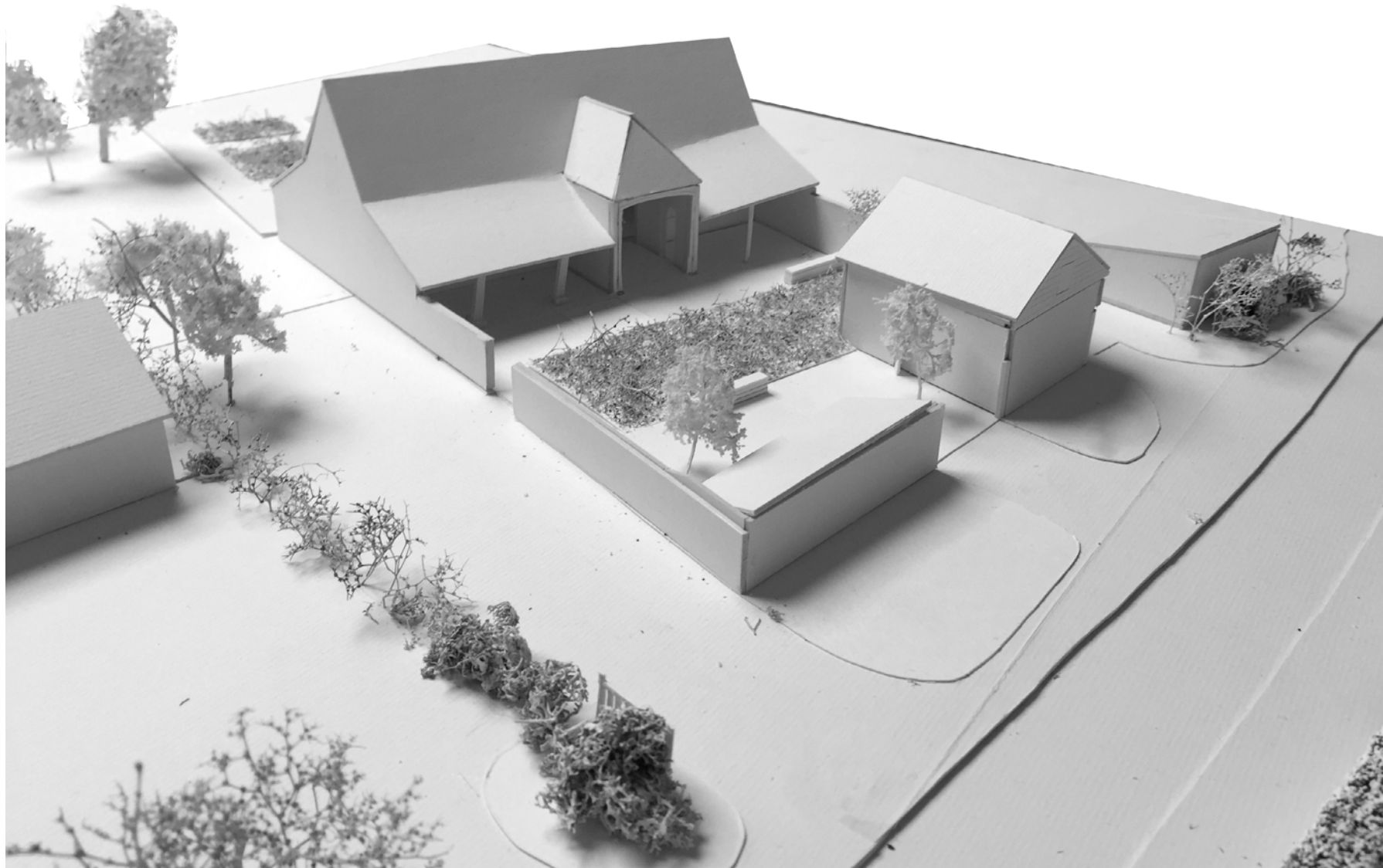


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1 Photograph of 1:200 site model from above

9 Proposals

Model Photographs



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1 Photograph of 1:200 site model from above looking southwest

9 Proposals

Collages



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1 Collage showing proposed north elevation looking south from courtyard with retained timber barn doors closed

9 Proposals Collages



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1 Collage showing proposed north elevation looking south from courtyard with retained timber barn open revealing internal set of glazed doors

9 Proposals

Collages



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1 Collage showing proposed south elevation looking north from garden with retained timber barn doors closed

9 Proposals Collages



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1 Collage showing proposed south elevation looking north from garden with retained timber barn open revealing internal set of glazed doors

9 Proposals

Collages



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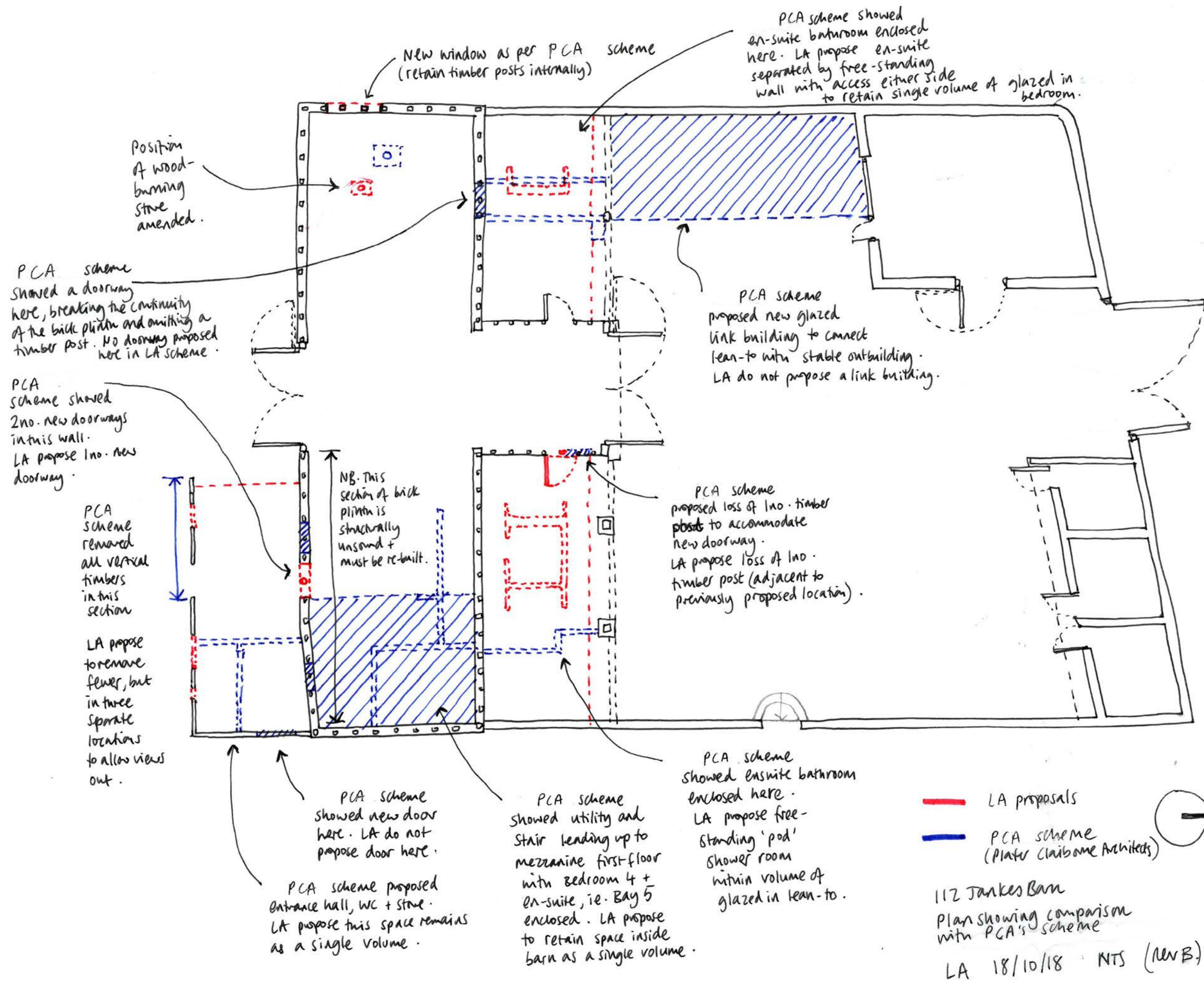
1 Collage showing interior of barn looking west with retained timber barn open showing internal set of glazed doors

9 Proposals Collages



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1 Collage showing interior of barn looking west with retained timber barn doors and new internal glazed doors open



The capacity for change and the principle of conversion of Jankes Barn to residential use has been established by the approved planning and listed building consents previously submitted by Plater Claiborne Architects on behalf of their clients Mr and Mrs Harris, the previous owners. Therefore, we do not propose to reopen a discussion about the justification for or the impact of the residential conversion in principle on the existing barn and setting.

Instead, below, we set out a comparison between Lynch Architects proposed scheme (in red) and the consented scheme by Plater Claiborne Architects (in blue). We propose to follow the Plater Claiborne Architects (PCA) scheme in terms of scope, layout and appearance, with a few exceptions to 'do less'. The proposed amendments will result in less harm to the existing listed building and its setting.

The proposed amendments are as follows:

No glazed link

The PCA scheme showed a glazed link between the northwest lean-to of the barn and the stable building, adjoining the west garden wall. We propose to omit the proposed link. Advice from Historic England (in the form of a letter from Janine Dykes, Inspector of Historic Buildings and Areas, to Colchester Borough Council dated 3/2/17) stated, "The proposed glazed link would link the barn to the existing outbuilding. It would be alien to the existing character of the site and barn itself. It would also impact on the historic floor plan of the barn detracting from its quality as a solitary building."

Fewer new window openings

In addition to inserting glazed windows in the existing openings formed by the timber shutters at high level in both gable ends of the barn, the PCA scheme showed two additional windows on the west gable elevation. We propose to construct only one of these windows, the low level window that sits on the brick plinth near the southwest corner.

Advice from Historic England (letter as before, dated 3/2/17) stated, "The proposals include a considerable amount of glazing. The amount of glazing proposed would give the building an overly domestic appearance and

detract from its agricultural character. This would be particularly harmful on the west elevation."

In relation to both points above Historic England stated that "harm to the significance of the barn" could be reduced in line with Paragraph 131 of the National Planning Policy Framework (NPPF) "by reducing the amount of glazing and omitting the proposed glazed link."

No mezzanine floor or enclosure at the east end of the barn

The PCA scheme showed an enclosed utility room at the east end of the barn, with a stair leading up to an enclosed mezzanine first floor with Bedroom 4 and an en-suite bathroom. Instead, we propose to retain the space inside the barn as a single volume, thereby reducing the number of bedrooms from four to three.

Retain original volumes intact

The PCA scheme showed a considerable amount of sub-division of the original volumes of the barn, lean-tos and the stable outbuilding in a bid to shoehorn a four-bedroom house into this historic threshing barn. We propose to respect the character of the distinctly different parts of the property and retain the various spaces as single volumes. En-suite bathrooms are proposed to be inserted as free-standing objects separated from the bedrooms by free-standing walls. We propose to remove the ceiling of the stable outbuilding and expose the roof structure internally.

Loss of fewer timber posts and no damage to original brick plinth walls as a result of forming new door openings

The PCA scheme proposes the loss of four timber posts through the creation of four new door openings. We propose the loss of only two timber studs for the creation of two new door openings. The southeast plinth wall, where one of these openings is to be located, will need to be re-built in any case because it is structurally unsound, therefore we would not be affecting the structural integrity of an original section of plinth wall by forming an opening in it. Instead, it will be rebuilt using the existing reclaimed bricks to form a new opening. We propose not to break through the existing brick plinth on the northwest side, as per the PCA scheme, because we propose to omit the doorway in that location.

10 Heritage Impact Comparison with Plater Claiborne Architects Scheme

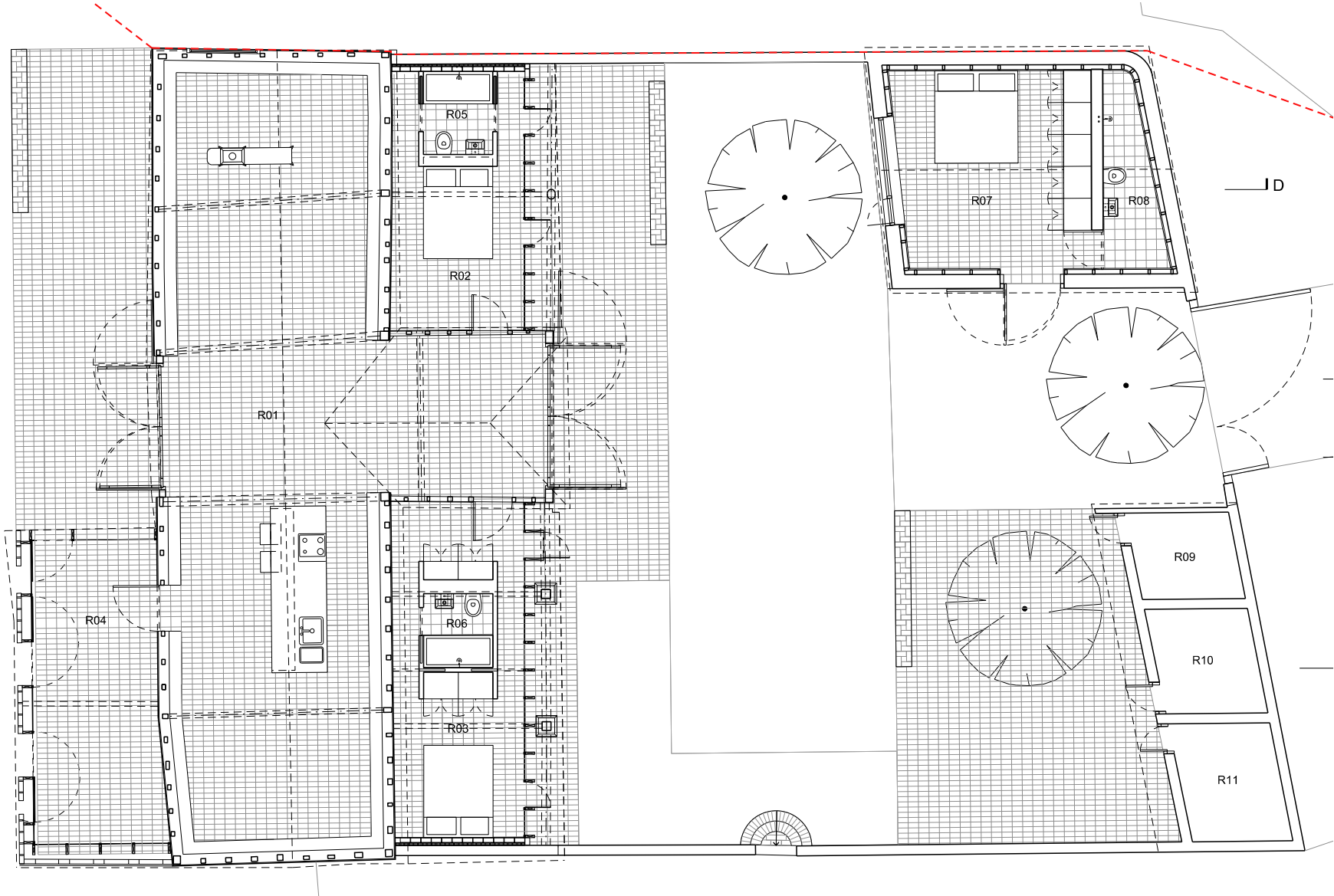
In terms of stewardship and future management of the property, the PCA scheme was a speculative residential conversion whereas, with the current proposals, Joanne Bernstein will reside in, manage and maintain the barn and associated gardens. The relationship between the inside and outside and the development of the garden design will enhance the setting of the listed building and integrate the development within its surrounding context in the interest of visual amenity.

Having carried out a detailed timber survey and soil investigation, we have considerably more information about the condition of the structure, its vulnerabilities and threats than PCA had access to. In addition, we have been able to consider the planning and listed building conditions for the previous consented scheme and, on the basis that these conditions will also be requirements for our proposed scheme, they have informed our proposals and the level of information that we are able to submit in this application. For example, requirements relating to external facing and roofing materials, brickwork, retention of existing doors, floor construction, glazing details, stove pipe flue and bat mitigation measures have all been considered in the design and will continue to be developed during the detailed and technical design stages.

Timber repairs will adhere to best practice, as illustrated in the 'Timber' book from the Practical Building Conservation Series by Historic England. Repairs will be carried out by a specialist conservation carpenter and will follow the recommendations in Hutton + Rostron's timber report. Hutton + Rostron will review the proposed upgrade details to ensure that condensation risk to the existing structure is minimised. The thermal performance of the proposed building envelope will balance the need to provide thermal comfort and control condensation, while maintaining the character of the historic listed building.

In summary, we consider the current proposals for the listed building and its setting to be appropriate and justifiable, and that they would cause less harm than the previously consented scheme.

10 Heritage Impact
Comparison with Plater Claiborne
Architects Scheme



1

1 Lynch Architects proposed ground floor plan

11 Bibliography & Other Sources

Books

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(consulted 20/12/18)

Other Guidance

Historic England Guidance documents:
Understanding Historic Buildings - A Guide to Good Recording Practice, May 2016
The Maintenance and Repair of Traditional Farm Buildings - A Guide to Good Practice, September 2017
Adapting Traditional Farm Buildings – Best Practice Guidelines for Adaptive Reuse, September 2017