THE WINNERS

The decisions have now been made for the Maldon District Conservation and Design Awards 2015. The awards were presented at a ceremony on the 3rd of November from 2pm at the Friends Meeting House, Butt Lane, Maldon.

**Building Conservation Winner**
The Old School House, Gt Braxted

**Building Conservation Highly Commended**
72 High Street, Burnham-on-Crouch

**Design Winner**
Coes, 61 High Street, Maldon

**Design Highly Commended**
Friary West, Maldon

**Sustainability Winner**
Square Cottage, Heybridge Basin

**Sustainability Highly Commended**
The Maldon Shed

**Nature Conservation Highly Commended**
Carter's Apiary, Maldon

**Townscape Regeneration Prize**
Bright's Path, High Street, Maldon

**Townscape Regeneration Prize**
Rose & Crown, High Street, Maldon
This year’s winners
BUILDING CONSERVATION WINNER

Great Braxted School House

This award is for the restoration and residential conversion of a Victorian school. Dating from 1843 and listed grade II, the Tudor gothic revival-style building was in a poor condition when its current owner acquired it in 2013. The building had lain derelict for years and had recently had lead stolen from its roof. The renovation involved a comprehensive overhaul of the entire building. A glazed roof was constructed over a courtyard, creating a striking but sympathetic modern kitchen. The work was documented by the Channel 4 programme Restoration Man.

The judges were thrilled to see that this special building has been brought back to life in a way that maintains the essence of its original character. In particular, they observed that the lime pointing and formed-plaster copings have been carried out to an excellent standard.

The owners are James and Bee Goody. Mr Goody undertook much of the building work himself with assistance from his father. The lime rendering / pointing works were carried out by R. Paul Restorations. The original design for the conversion scheme was by Kay Pilsbury Thomas Architects. The project was nominated for the awards by Great Braxted Parish Council.
The old school prior to refurbishment

The old school following refurbishment
A view of the courtyard prior to the refurbishment.

The same view showing the courtyard transformed into a kitchen.
James Goody, owner of Great Braxted School House, with Clr Henry Bass, Chairman of Maldon District council and Clr Penny Channer, Heritage Representative for Maldon District Council
BUILDING CONSERVATION HIGHLY COMMENDED

72 High Street, Burnham-on-Crouch

This building was originally part of the Eagle Brewery, initially as a brewery itself and later as a bottle store and off-licence. The award is for paint-stripping, repairs and repointing to external brickwork. The outside walls were not originally painted and the judges agreed that the removal of the drab, grey paint (including a rubberised textured coating) has hugely improved the building’s appearance and the contribution it makes to the Burnham-on-Crouch Conservation Area. The paint removal was executed with the greatest care, to ensure that the bricks were not damaged in the process. The owners sourced replacement bricks which are an exceptionally good match for the original. The new pointing is of an outstanding quality, closely reflecting the texture of the original mortar. The use of specially-cut bricks to conceal an iron lintel which was exposed during the course of the work was an ingenious solution to a problematic feature. The judges were also particularly impressed by the owners’ commitment to improving the exterior before they tackled the interior.

The owners of the property are Stuart Buckley and Justin Barley. The owners did much of the manual cleaning themselves. The main builder was Mark Regan with the lime pointing by A B Kirby and Sons. The project was nominated by the Burnham History Society.
DESIGN WINNER
Coes, Maldon High Street
This award is for the redesign of the shop front to this prominent Victorian building on the corner of Maldon High Street and Market Hill. The judges were full of praise for this project. They described it as “faultless” and applauded what they felt to be a restrained and thoughtful scheme. They acknowledged the way in which the architect drew inspiration from the historic shop front as illustrated in old photographs, without slavishly attempting to recreate the original. Rather, the use of quality materials and refined detailing has created a very “classy” effect. The way in which the work has restored visual unity between the ground floor and the first floor of the premises was also welcomed.

The owner of the shop is W D Coe Ltd. The design was by R J Crosby of Poole & Pattle Architects. The contractor was D C Construction.

Above: 61 High Street before and below: after the new shopfront was added
From left to right: Cllr Henry Bass, Vice Chairman of Maldon District Council; Richard Crosby of Poole and Pattle Architects; Nigel Miller, the manager of Coes Maldon store; Cllr Penny Channer, Heritage Representative for Maldon District Council
DESIGN HIGHLY COMMENDED

Friary West, Maldon
This award is for a side extension to a grade II listed mansion. Overall, the judges thought this was a very well-designed addition. They liked the way in which the round-arched heads to the windows referenced the arches on the elevations of the Georgian house. They were very complementary about the quality of the brickwork and the “splendid” metal windows. They also praised the floor-tiling in the new hallway which cleverly expresses the connection between the original house and the new-build.

The architect was Annabel Brown. The carpenter was Peter Schelvis. The builder was Kevin Whiteley. The owner is Heather Matheson and the new extension provides a new workspace for her human resources business consultancy: Friary West Ltd.

Right: the new hallway with bespoke floor-tile design

Below: The single-storey side extension viewed in relation to the principal elevation
Photo showing the painted metal windows and doors on the new extension at Friary West
From left to right: **Cllr Henry Bass**, Vice Chairman of Maldon District Council; **Kevin Whiteley** the main builder for the extension to Friary West; **Cllr Penny Channer**, Heritage Representative for Maldon District Council
SUSTAINABILITY WINNER

Square Cottage, Heybridge Basin
This award is for refurbishment and extension of a Victorian Cottage in Heybridge Basin. The judges agreed that this project had notably excellent sustainability credentials. It involved the reuse of a derelict building in which energy was invested in the past; energy which would be wasted if it had been demolished. The development incorporates a high standard of insulation and is heated by an air source heat pump. The judges also admired the sympathetic design of the extension and the use of traditional materials and detailing which respect the character of the conservation area.

The owners are Tim Madelin and Sarah Everiss. The architect was Mark Crocker. The contractor was Nick Philips. The air source heat pump and underfloor heating was supplied by TerraTherma Ltd.

Above: Square cottage soon after work had begun on the new extensions

Left: Square cottage following refurbishment and extension
From left to right: Cllr Henry Bass, Vice Chairman of Maldon District Council; Sarah Everiss, Tim Madelin; Cllr Penny Channer, Heritage Representative for Maldon District Council
SUSTAINABILITY HIGHLY COMMENDED

The Maldon Shed

This award is for the repair and adaptation of a redundant Victorian brick building at Maldon Cemetery and its use as a community space for men to get together and take part in practical activities. It is part of the Men’s Shed Movement which began in Australia in 2007. The movement was established in response to the fact that men are statistically less likely than women to discuss their worries. Based on the belief that “men don’t talk face-to-face they talk shoulder to shoulder”, the shed is a place where men can learn new practical skills, make friends and reduce the risk of mental health illness.

With grant assistance from Who Will Care? and Magnox, a work party of “shedders” undertook the tasks of painting, decorating and kitting out the Maldon Shed. The judges felt this was an excellent project which would help to sustain local communities.

Volunteer “shedders” at work clearing and refurbishing the building which has become the Maldon Shed.
From left to right: Cllr Henry Bass, Vice Chairman of Maldon District Council; Bob Evans, Sarah Laskar, Director of the Maldon and District Community Voluntary Service; Hamish Macdiarmid, Community Shed Coordinator Cllr Penny Channer, Heritage Representative for Maldon District Council
NATURE CONSERVATION HIGHLY COMMENDED

Carter's Apiary
This award is for the conversion of a disused corner of Maldon Hall Allotments into a “divisional training apiary” by the local Dengie & Maldon Beekeepers Association (DMBA). The judges agreed this was a great project which would encourage struggling pollinator numbers in the local area and would benefit allotment tenants with increased pollination of their crops. Although the apiary is on a small scale, pollinators travel several miles foraging for nectar and pollen so the impact can be far reaching across the landscape. The judges applauded the fact that the beekeepers are using the opportunity to educate local people, particularly children, about the importance of bees and how to encourage them in their gardens, etc.

The project was nominated by Maldon Town Council.

Left: The enclosure which surrounds the beehives.

Below: the bug hotel (AKA “the buggery”)
From left to right: Cllr Henry Bass, Vice Chairman of Maldon District Council; Carlie Mayes, Secretary of the Dengie and Maldon Beekeepers Association; Cllr Penny Channer, Heritage Representative for Maldon District Council
In addition to the normal categories, the judges felt that two of the nominated projects deserved special recognition for the roles they have played in reviving parts of Maldon High Street. As a one-off for this year, the judges resolved to give these two projects a Townscape Regeneration Prize.

**TOWNSCAPE REGENERATION PRIZE**

**Bright’s Path, Maldon**

This prize is for the redevelopment of what was a private alleyway into a unique and vibrant shopping area. Since their purchase of the property in 2012, Mr and Mrs Salisbury have transformed the alleyway by establishing several shop units, a café and apartments, involving the conversion of existing buildings and construction of new ones. The judges commented that the new buildings were of a “good scale” and that good quality materials had been employed throughout. But what most impressed the judges was the determination and vision of the owners. They were delighted to see the historic alley open to the public and believed that the scheme was an attraction which should draw people to the town and be of great benefit to the local economy.

The new buildings were designed both by Ashley Robinson and Annabel Brown.
The alley prior to redevelopment

The alley following the creation of shops and the laying of flagstones

One of the new shop units

View of 19th century stables converted to shop units and a first-floor apartment
From left to right: Cllr Henry Bass, Vice Chairman of Maldon District Council; Mr and Mrs Salisbury; Cllr Penny Channer, Heritage Representative for Maldon District Council
The Rose and Crown, Maldon
This prize is for the £1.4 million refurbishment of this ancient pub by Wetherspoons. The judges felt this project deserved praise for its regeneration of an important building and this part of the High Street. The condition and appearance of the listed building has been greatly improved. The architects and builders worked closely with the Council’s conservation officer to realise an extension which is sympathetic to the character of the conservation area and to renovate the grade II listed building in a manner that reinforces its historic qualities. Certain parts of the ancient timber frame, which date from the late-medieval period, were sensitively exposed and the results of an archaeological investigation have been displayed inside the building. Some ingeniously spliced timber-frame repairs ensured that the maximum level of historic fabric was saved. But what most impressed the judges was the commercial success that had been made by the regeneration of the building, demonstrated by the overwhelming popularity of the business since opening.

The project was designed and managed by K D Paine & Associated Ltd. The main building contractor was Carter Lauren Construction Ltd.
Above: The rear of the Rose & Crown prior to refurbishment

Below: The rear of the Rose & Crown following refurbishment and extension
From left to right: Cllr Henry Bass, Vice Chairman of Maldon District Council; Matt Shinn, Pub Manager; Georgina Barnet and Barry Goacher of K D Paine Associates; Cllr Penny Channer, Heritage Representative for Maldon District Council.
This year’s judging panel, standing outside The Old School House in Great Braxted

From left to right: Clr Penny Channer, Chairman of the Judging Panel; Jeff Edwards of the Burnham History Society; Veronica Smith from the Essex Regional Group of the Society for the Protection of Ancient Buildings; Jane Herbert, South Essex Project Officer for the Essex Wildlife Trust; John Came of the Maldon Society; Nigel Richardson from Tolleshunt Major Parish Council; and Hilary Brightman, Conservation Architect based in Latchingdon