WINNERS OF THE MALDON DISTRICT
CONSERVATION AND DESIGN
AWARDS 2013

The decisions have now been made for the Maldon District Conservation and Design Awards 2013. The awards were presented at a ceremony on the 12th at the Friends Meeting House, Butt Lane, Maldon.

Falcon Hall, Goldhanger
3 Vicarage Lane, Tillingham
2-16 Maldon Road, Goldhanger

Edge House, Tolleshunt D’Arcy
The Hope, Tollesbury
Blue House Farm, North Fambridge
WINNING PROJECTS

BUILDING CONSERVATION WINNER
- Falcon Hall, Goldhanger

This award is for the sensitive restoration of a grade II listed farmhouse. Falcon Hall is an impressive timber-framed hall house with two cross-wings dating from the 1500s and early 1600s. When the owners purchased the house in 2007 it was in a sorry condition having suffered a long period of neglect. Listed Building Consent was granted in 2008 for a series of minor alterations.

Metal straps were employed to reinforce some parts of the timber framed structure, an approach which permitted the maximum retention of the old wood.

The crown-post roof in the oldest cross-wing was exposed, restoring the original character of the first floor chamber.

The attic of the later cross-wing was upgraded for habitable accommodation through the installation of two very discreet rooflights, the insertion of breathable insulation between the rafters and the addition of an en-suite bathroom.
The rear ground floor wall of the later cross-wing had been rebuilt in the middle of the twentieth century in unattractive brickwork. This modern brickwork was replaced by an oak glazed screen, creating a garden room.

The judges were immensely impressed by the way in which the renovation has transformed the character of the house. The outstanding quality of the scheme has breathed new life into the old property. The work has been very tastefully done and the exposure of the crown-post roof better revealed the significance of the building. The owners of Falcon Hall are Mr and Mrs Aspess. The project was managed by Mrs Jacqui Aspess. The architects were Inkpen Downie. Advice on the repair of the timber framed structure was given by The Morton Partnership. The builders were Den Weaver and Dan Painter.

![From left to right: Ben Downie, architect; Cllr Penny Channer; Mrs Jacqui Aspess, owner; Cllr David Williams; Mr Aspess, owner](image)

![The crown post roof which was exposed](image)

![Inside the hall](image)
The rear elevation of Falcon Hall prior to the renovation

The rear elevation of Falcon Hall after the renovation

Inside the new garden room
BUILDING CONSERVATION HIGHLY COMMENDED
- No. 3 Vicarage Lane, Tillingham
This award is for the conservative repair and restoration of a grade II listed, timber-framed cottage following the destruction of its thatched roof by a fire in February 2012. The roof was lost and the timber frame above first floor level was badly damaged. But the elm timber structure below first floor level remained in reasonable condition, as did the central brick chimney stack.

A company which specialises in the repair and reconstruction of traditional timber-framed buildings was employed to survey the structure. Every part of the remaining timber frame was drawn and a methodology was prepared in negotiation with District Council’s Conservation Officer for the repair of the building *in-situ*. Since elm is no longer available for building work, sections of new oak were spliced onto the original timbers ensuring the maximum retention of the old wood. Historic wrought iron straps which had survived the fire undamaged were re-used in their original locations. The contractors then constructed a new oak roof using traditional carpentry joints to match the one that had been lost. Traditional materials such as lime plaster and long straw thatch were employed and the opportunity was taken reinstate new windows of a more traditional style.

The judges were enthralled by the outstanding craftsmanship exhibited by the timber frame repairs. The skilful techniques used have allowed so much of the old timber frame to be preserved and it was agreed that this project deserves to be held up as an exemplar.

The owners of 3 Vicarage Lane are Mr and Mrs Daciw. The timber frame repair specialists were Carpenter Oak and Woodland. The general contractor was North Cambs Building Services. The surveyor was Chris Kitson of Cunningham Lindsay.
An isometric diagram of the timber frame drawn by Carpenter Oak and Woodland to illustrate the proposed methodology for repair and reconstruction

Examples of the timber frame repairs; splicing new wood onto the old

The rear elevation of the cottage immediately following the fire

The rear elevation of the cottage following the restoration
From left to right: Colin Kelsall, Cunningham Lindsay; Duncan Price, North Cambs Building Services; Nicky Daciw, owner, Cllr David Williams and Cllr Penny Channer
DESIGN WINNER
- 2-16 Maldon Road, Goldhanger
This award is for a housing development involving the replacement of 8 existing houses with 17 new houses. The houses previously on the site were four pairs of semi-detached timber-framed bungalows, believed to have been erected as temporary housing after World War II. The houses belonged to MOAT Housing and were used as affordable social rented dwellings. The new development sought to make better use of an established site for affordable housing.

Two pairs of semi-detached houses are pushed forward at the corners to give definition to the streets around the site. A terrace of six houses provide a central feature of the development, designed to look like 3 linked dwellings, paired below single gables. All of the blocks deliberately avoid creating a continuous building and eaves line, providing variety and informality with set-backs and gables gables in emulation of an organic village character.

Of the 17 houses on the site, 12 are affordable rented and 5 were available for homebuy / shared ownership. Four of the houses were made available to people with a local connection to the parish of Goldhanger.

The judges felt the concept for the scheme was quite original. They observed that the layout made very good use of the site, maintaining a sense of spaciousness despite the increased density. Key to the success of the scheme is the use of a palette of traditional materials and good landscaping.

The developer of the site was MOAT Housing. The architects were Bailey Garner of London. The contractors were Denne Construction of Kent.
View of the development from the footpath

From left to right: Darren Welch, Denne Construction; Angie Hooper, Moat Business Development Manager; Martin Ingham, Bailey Garner Architects; Cllr Penny Channer; Steve Nunn, Moat Executive Director of Development and New Business; Cllr David Williams; Cllr Robert Long
DESIGN HIGHLY COMMENDED
- Edge House, Tolleshunt D’Arcy
This award is for the side extension of a grade II listed Georgian house. The challenge was to link the house to the long garden plot by means of a large interior space that had to fit against an assymetrical end elevation composed of disparate connected geometrical forms. The resulting design is described the architect as “a sort of geometrical trompe l’oeil whereby the exterior appears to be an assemblage of smaller components with differing material finishes, although internally, it is a single open plan space”. At the same time the owners repaired the adjacent old stables in a very sympathetic manner, preserving many of the fixtures in-situ. An oak framed and weatherboarded cartlodge was also built to provide garaging.

The judges commented that this scheme was both “stunning” and “beautifully executed”. Faced with a difficult task of extending a complicated building the architect had devised a “very clever solution”. The ultimate success of the work relies largely upon the high standard of craftsmanship, attention to detail, quality materials and the tasteful manner in which the owners have decorated and furnished the interior.

The owners of Edge House are Mr and Mrs Dallas. The architect was Mark Crocker B.A.,Dip.Arch. The builders were Tiptree Joinery Services, Ian Lawes, Stephen Arrowsmith and Wilkins and Dallas Ltd.

The extension from the rear
The extension from the side with the renovated stables in the foreground.

From left to right: Cllr Penny Channer; Sharon Dallas, owner; Mark Crocker, architect; Cllr David William; Cllr Robert Long
NATURE CONSERVATION WINNER
- Blue House Farm, North Fambridge
This award is for the installation of a solar-powered electric fence, over 2km long, encircling Round Marsh to protect nesting birds including Avocet, Lapwing and Redshank from fox predation. Blue House Farm is a 600 acre farm which has been managed by the Essex Wildlife Trust as a nature reserve since 1998. The Flat Fields have been grassland for the last 100 years and are used as a feeding ground by Brent Geese. Around 2,000 geese come to the area during the winter.

The judges were highly impressed by this scheme which reduces the threat from foxes in a practical way. They felt it was commendable that so much work had been carried out by unpaid volunteers. In particular they were impressed by the sustainability of the project, in that the electric fence is powered all year long by just two solar panels, and that the fence posts were sourced from the Essex Wildlife Trust’s reserves as a product of conservation coppicing.
SUSTAINABILITY HIGHLY COMMENDED
Nos. 1, 2 & 3 Hope Terrace and No. 20 High Street, Tollesbury

This award is for the sustainable re-use of a redundant site in the Tollesbury Conservation Area and for the incorporation of a number of sustainable features within the development. The sustainable features include a high level of insulation, rainwater harvesting, a heat recovery system, a Sudds drainage system and photovoltaic panels. The judges felt that the use of these various techniques was highly commendable in terms of sustainability. They also admired the fact that the builders were local to the village.

The architects for the development were Plater I Claiborne Architecture + Design. The contractor was Stuart Baker Construction of Tollesbury. The structural engineer was David Banks.