The decisions have now been made for the Maldon District Conservation and Design Awards 2017. The awards will be presented at a ceremony on the 7th of November from 2pm at the Friends Meeting House, Butt Lane, Maldon.

**Building Conservation Winner**
Kings Head, Bradwell-on-Sea

**Building Conservation Highly Commended**
44 Wantz Road, Maldon

**Design Winner**
38a High Street, Tollesbury

**Design Highly Commended**
Church Cottages, Ulting

**Sustainability Winner**
Royal Engineers’ Workshop, Stow Maries Aerodrome

**Sustainability Highly Commended**
38 and 38a High Street, Tollesbury
BUILDING CONSERVATION WINNER

The King’s Head, High Street, Bradwell-on-Sea

This award is for the rescue and restoration of the historic King’s Head pub by its owner, Richard King, following a fire in November 2014. While most of the building dates from the late-19th century, the fire revealed that the southern, timber-framed wing dates from around 1500, making it much older than previously thought and of considerable importance.

The building is not statutorily listed, and under a less scrupulous owner the charred remains of its ancient structure could easily have been lost forever. But Richard, who purchased the building after the fire occurred, was enthused by the building’s importance and compelled to rescue as much of it as possible. Although he had not worked on a historic building such as this one before, he does have experience dealing in classic cars and what he recognised was that, just like with classic cars, it is important to retain as many of the original features as you can, because if you replace them it devalues the item. Over the next three years Richard’s carpenters, Stan Chippett and Toby Slater, painstakingly repaired the timber-framed structure, with guidance from Malcolm Ginns, an expert surveyor. Maldon District Council’s Conservation Officer undertook a detailed archaeological study of the building which revealed many aspects of the structure’s original design, and these findings informed the restoration. Tony Cussen prepared the architectural drawings for the planning and building control applications.

Sections of new oak were imaginatively spliced onto old timber in order to retain as much of the old structure as possible. The heat from the fire had caused one of the tie beams to distort dramatically, and Toby deployed an ingenious method of steam treatment to return it to its original form so that it could be reused. The front tie-beam had been severely damaged by the fire, but it had a decorative moulding, and the Conservation Officer felt this was a particularly important timber to try and retain. After 3 weeks’ work on this single timber, Stan was able to salvage it, albeit with a new external face planted onto it which faithfully replicated the original decorative moulding. The roof timbers were highly damaged and initially dismissed as beyond salvage. However, thanks to the builders’ perseverance and skill they managed to reinstate the original crown posts, braces and the collar purlin, collars and several rafters in the front bay. The bright colour of the new oak contrasts with the soot-blackened old timbers, in a manner that is both visually pleasing and an honest expression of the building’s story.

The judges were extremely impressed by what is now a visually stunning building, a landmark in the Bradwell-on-Sea Conservation Area, a faithful and evocative restoration of a medieval structure, and a testament to the skill of the builders involved and the commitment of the owner. One of the judges, John Tompkins, a retired architect with many years’ experience working on historic buildings remarked that the timber-frame repairs were the best he had ever seen.
The King’s Head in September 2014, shortly following the fire

The King’s Head in April 2017, following restoration
The restored interior of the King’s Head

Isometric reconstruction by Tim Howson, showing the restoration completed in 2017
BUILDING CONSERVATION HIGHLY COMMENDED
44 Wantz Road, Maldon
This award is for the comprehensive refurbishment of a grade II listed early-Victorian townhouse. When the present owners purchased the house it was derelict with leaking roofs, windows falling out and plant-growth invading the interior. The work included repointing the front brickwork in lime mortar, the installation of traditional iron railings to the front garden, the reconstruction of the front bay window, minor internal modifications, re-plastering, a new staircase, and a rear garden room extension. Many original features such as fireplaces, doors, cupboards and windows survived in-tact and these were carefully refurbished and retained.

The judges agreed this was an excellent project, injecting a new lease of life to an important but neglected building. It is now a very pleasant family home. The judging panel admired the overall quality of the workmanship, and felt the extremely high standard of the repointing was particularly praiseworthy.

The project was designed and managed by the owners– Simon and Lisa Bottrill. The brickwork and lime pointing was by Roy Caulkett of Chelmer Heritage. Internal plastering was by Gower Bros Ltd.
DESIGN WINNER

38a High Street, Tollesbury

This award is for a bespoke new 2-bedroom house set back from Tollesbury High Street. The judges agreed that this was an excellent building. They admired the striking and attractive use of materials - including un-treated cedar cladding and zinc roof -, the distinctive composition of forms and the disposition of windows. They felt it was a good example of how contemporary design can sit comfortably within the sensitive context of a traditional conservation area. In particular, they praised the clever internal layout and spaces. They admired the way in which the use of vaulted ceilings and tall gable windows created a sense of spaciousness in the first-floor rooms.

The architects for this new house were Plater Claiborne, the contractors were MAB Building Solutions Ltd and the clients were Mr and Mrs Ivan Dibley.
DESIGN HIGHLY COMMENDED

Church Cottages, Ulting

This award is for the extension of a 16th-century grade II listed house. Church Cottages sits in a picturesque location looking onto the Chelmer and Blackwater Canal. On the ground floor, the extension provides an enlarged kitchen, dining hall and utility room. A guest bedroom was also created within the roof void of the single-storey extension, which is accessed via a gallery walkway across the dining hall.

The form of the extension is very simple, based on vernacular forms, roof pitches, and materials, such as featheredged weatherboarding and handmade clay plain tiles. The design of the fenestration has however been kept simple and modern in detailing, contrasting with the multi-paned window pattern in the main house.

The judges agreed this was a very sympathetic extension to this historic house. They were most impressed by the quality of the material and detailing and by the excellent execution of the building work.

The architect for this project was Hilary Brightman, although most of the design work was by Hilary’s senior architectural assistant, Natalie Drewett. The owners are Rachel and Geoffrey Smith. The contractor was New England Building Services Ltd of Sudbury.
SUSTAINABILITY WINNER
Royal Engineers' Workshop, Stow Maries Great War Aerodrome
This award is for the restoration of one of the grade II* listed buildings at Stow Maries Aerodrome. The site is a unique survivor of a Royal Flying Corps aerodrome in the United Kingdom, and there is probably no comparable site of this date in Western Europe. The centenary of the First World War has highlighted the enormous symbolic value of the aerodrome and recognition of its significance prompted the designation of a Conservation Area by Maldon District Council in 2008, and then the listing of 24 of the surviving buildings by Historic England in 2012.

Prior to its restoration, the Royal Engineers' Workshop was in a very bad state of repair. The refurbishment work included the reinstatement of a rear lean-to roof which had collapsed. The main roof, which had been suffering from long-term leaks, was re-slated. Decayed roof trusses, windows and doors were conservatively repaired. Guttering was reinstated and brickwork repointed in lime mortar.

The judges agreed that the refurbishment of this historically important building had excellent sustainability credentials. It represents the reuse of a redundant building in which energy was invested in the past. The panel also felt that the new use of the building, as a workshop for the construction and repair of model aeroplanes, was very appropriate. The judges observed that, for the volunteers who use the building on a regular basis, the workshop provided facilities which help sustain local communities and history.

This site is managed by the Stow Maries Great War Aerodrome Trust. The architects for the site are Purcell. The contractors are Lodge and Sons.
The rear of the RE Workshop prior to restoration

The rear of the RE Workshop following restoration
SUSTAINABILITY HIGHLY COMMENDED

38 and 38a High Street, Tollesbury

This award is for two new bespoke houses in Tollesbury High Street. Both houses have high energy-efficiency ratings. They incorporate air-source heat pumps for hot water and heating, and internal finishing materials include highly sustainable marmoleum and 100% energy efficient lighting. Maximum daylighting has also been utilised to reduce the need for artificial lighting. The judges agreed the development was highly commendable in terms of sustainability and worthy of an accolade. The architects were Plater Claiborne, the contractors were MAB Building Solutions Ltd, and the clients were Mr and Mrs Ivan Dibley.
This year’s judging panel, standing in the grand chamber at the King’s Head

From left to right: Brenda Watkin, retired architect and historic buildings expert, John Tompkins, retired architect, representing Woodham Walter Parish Council; Veronica Smith from the Essex Regional Group of the Society for the Protection of Ancient Buildings; John Came retired architect, representing the Maldon Society; Jeff Edwards of the Burnham History Society; Catherine Bailey, Coast and Countryside Officer, Maldon District Council; and Cllr Penny Channer, Chairman of the Judging Panel