

Design and Access Statement

Proposed Extension to
Morae
Easton Way
Frinton on Sea
Essex
CO13 9NU

Background

This planning application seeks planning consent for an extension in the area of the existing garage and a small extension on the roof, of the original house, forming a sunroom.

This application is very similar to that granted consent under reference 17/01779/FUL in December 2020. The sunroom has not changed from the approved scheme. The changes to the side extension from that approved are described below.

Site and Context

Dating from the mid 1930's this Art Deco style house forms part of the Frinton Park Estate designed by Oliver Hill and is included with the Frinton -on-Sea Conservation Area. Morae sits centrally on a large plot created out of three of the original plots offered on the estate at its construction.

The house is typical of the modernist style adopted for this estate and constructed in rendered brickwork with a flat roof and Critall windows.

The original house was extended to the side with a double garage and utility room we think in the early 1970's. Planning Approval was granted in May 2001 (01/00436/FUL) for a two-storey extension of the house, to the south west side, in a complementary style and this work was completed in 2004 which included the complete refurbishment of the existing fabric together replacement Critall windows.

The site is located to the south west side of Easton Way, a private road which originally extended further to the cliff front but is now lost due to coastal erosion.

Proposal

The previous scheme was to create a music room for the owner who is a professional musician it and it was designed to extend over the garage, that was not part of the originally constructed house. The design continued the art deco theme of the house and in matching materials.

The proposed roof extension again followed the art deco theme and is simply desired to enjoy the sea views. The design incorporates a curved glass wall with an overhanging roof that follows the same curved lines. Wing walls extending from the sides restricts the view to directly ahead.

Work was about to commence on the extension in Autumn last year having been delayed somewhat by the Covid pandemic. Unfortunately, it was discovered that the garage had

suffered a degree of subsidence, mostly likely caused by the dry summer and the proximity of trees to the building.

Further investigation has shown that the original plan to build on top of the garage is not feasible.

It is now proposed to demolish the garage and rebuild it to a line just outside of the original, complete with new foundations etc. The first floor will sit on the garage and cantilever over the garage walls in the same way as originally proposed.

This changed has increased the floor area slightly and the opportunity is taken to amend the floor plans slightly to make best use of the space without the restrictions of the existing structure of the garage.

The sunroom has not changed from the approved scheme.

Design

The extension has been carefully designed to follow the modern movement style with rendered walls, flat roof, narrow framed windows, and modest cantilevers. The fenestration also picks up from elements of the 1930's modern movement style. The house is not listed but retains much of the original detailing and the owners are passionate about retaining the modernist style of the house.

Conclusion

The original form of the house has been lost over a period of years by the addition of a double garage and the subsequent extension, but these changes have been carefully made in character with the building and with the sensitive replacement of windows and repair of render etc the proposals fully retain the design philosophy of the original.

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