

# **Heritage Statement for the Proposed Alterations and Extensions at Beccles, Rainham Way, Frinton-on-Sea, Essex, CO13 9NP.**

This Heritage Statement is written to accompany a planning application for alterations to a residential bungalow known as Beccles, Rainham Way, Frinton on Sea. The Heritage Statement has been written to meet the requirements of article 4c of the Town & Country Planning (General Development Procedure) Order 1995 (as amended).

The dwelling is positioned upon the corner of Rainham Way and Warley Way. Rainham Way forms a road link from Frinton on Sea to Walton on Naze. Policy HG3 of the Tendring Local Plan (TDLP) is in favour of residential development being concentrated in such locations.

There is a mixture of housing in this area varying from Edwardian through to Essex Design Guide. The housing in the immediate area is predominantly 1950's style Bungalows and Chalet Bungalows with the occasional Modern Movement design.

This part of Frinton on Sea forms the original area of 'The Frinton Park Estate'. This was a breaking 1930's architectural plan for an alternative holiday area based on international modern movement design principals far removed from the mainly Edwardian housing in Frinton on Sea. The ambitious estate was never fully completed and the twenty houses that do remain are protected by the conservation area of Frinton Park Estate and policy FWK13 of the Tendring Local Plan. the houses were designed, in the majority, by Oliver Hill with the remainder by Etchells, Sisson and other lesser known Modernist Architects.

These houses range from one, two and three storey flat roofed dwellings with large horizontal elements. They all have a smooth white render finish and use porthole windows and horizontal handrails to create a nautical feel. Policy FWK13 encourages new development to be sympathetic to this architectural style.

Rainham Way adjoins Central Avenue where it was envisaged Central Avenue would be the main route to the sea from the planned railway station for the estate and indeed a hotel and swimming pool was situated at the sea end with a view to Central Avenue.

The existing bungalow consists of an integral garage with 2 bedrooms, bathroom, hall, Kitchen and Living room. There are outbuildings within a courtyard. The main access is from Rainham Way. The bungalow has a brick plinth with rendering above, replacement white UPVC windows and a pitched roof lined with interlocking concrete pan tiles. Paths are of concrete.

The bungalow design is considered non-descript and a recent application (21/00403/FUL) for a small room in roof extension was refused principally as being out of character for the area. It was advised that had a full room in roof extension been adopted then it may well have been acceptable.

The totally fresh approach to the proposed alterations, the subject of this new application, includes the removal of the entire pitched roof and the construction of a significant first floor area with flat roof over the kitchen and living area. A flat roof garage extension and porch is also shown. New flat roofs are set behind parapets. The design incorporates aspects found in the Modern Movement buildings using a smooth white render finish and large horizontal elements including corner windows. A new vehicular access is shown from Warley Way. The existing vehicular access will be retained as the pedestrian access leading to the new porch.

The proposals include the re modelling of the ground floor layout to create an open plan style of living. The first floor layout incorporates 2 bedrooms, robes, and an en-suite bathroom to the master bedroom. A balcony is provided. The first floor windows and balcony have been designed and detailed to avoid any overlooking of nearby private areas.

Whilst the original bungalow and setting does not enhance or preserve the conservation area the proposals contained within the fresh design do continue the original vision of creating a particular architectural style to enhance Frinton still further as a particularly special place on the East Coast. It is hoped that the Council will support and approve this significant design proposal which will sit most comfortably upon the corner plot.

Prepared by Paul Newbould on 19<sup>th</sup> August 2021