Tendring District Council

Standard Beach Hut Specification

Size

All beach huts across Tendring shall be of the following overall dimensions (see Figures 1 – 5):

Width 2440mm

Depth 3660mm

Height to ridge 2460mm, Maximum height to eaves 2060mm,

Exceptions:

The Leas, Frinton – Depth 3350mm (see Figure 9)

Brightlingsea – Width 2130mm, depth 3200mm (see Figure 10)

West Promenade, Clacton – Width 3660mm, depth 2440mm (see Figure 11)

The Walings, Frinton – Hut is standard size as above, but includes a veranda from the wall of the hut to a line 1000mm from the sloping face of the sea wall. This veranda should be 2440mm wide, surrounded by a screen wall 1200mm high on the northeast side and 915mm high on the remaining two sides, with a gate 765mm wide opposite the door. Access from the promenade level shall be by means of steps or a ramp as appropriate with a balustrade. Any balustrade or steps should meet the specification in figures 15 and 16. At the licensee's discretion, the veranda may extend the length of the rear beams up to the sea wall, although some damage by wave wash may be experienced. The veranda floor shall be positioned 150mm below the floor of the hut, or additional bearers can be installed to bring this level with the hut (see Figures 12 – 14).

Spacing

Every beach hut should be freestanding and enclosing the spacing between the huts is not permitted.

Main structure

The main structure of the hut shall be 35mm x 70mm planed timber frame.

The timber frame should be covered in horizontal shiplap cladding on 50mm x 50mm studwork in either cedar or other external grade sustainable wood, suitable for a seafront location. Composite cladding materials may be considered subject to consent being obtained. You will need to provide details of the specification and suitability for a seafront environment, as well as the products sustainability information. uPVC is not permitted.

An optional 300mm x 300mm louvre vent to the rear elevation is recommended to allow air flow.

Cliff Contours

Where it is necessary owing to the contour of the cliff, to erect the hut on a staging. Six uprights of suitable timber beams not less than 100mm x 100mm should be installed and should be firmly driven (not dug) into the ground. Permission must be sought in these circumstances, as it will involve excavation of the cliff.

All areas underneath the hut must be left open. Enclosing the staging front, sides, or rear and building a storage area is not permitted.

Doors

Doors should be made from timber and clad to match the main structure.

Doors should be located on the front of the beach hut. Double door, single door, or combination of single door and window are permitted (see Figures 5 – 7).

Additional storm doors are permitted. The bottom of the storm door should not be lower than the bottom of the hut's floor structure (not to cover the bearers). When open, storm door must not cause obstruction to the front or sides of the beach hut. (Beach Hut Associations report that storm doors can significantly improve beach hut security).

Exceptions:

Brightlingsea & Dovercourt - Where beach huts in these areas have a playing field or flat grassed area to the rear, an additional single door in the rear is permitted (see Figure 8)

Windows

Windows should be made from timber with facings to match the main structure. uPVC is not permitted.

No windows are permitted in the sides or back of the beach huts. The rear wall may have a 300mm x 300mm wooden louvre vent, which is recommended for ventilation.

If you have a single door in the front of your hut, then you may have a window opening with a removable or opening shutter.

Exceptions:

The Walings, Frinton – the rear of the hut (overlooking the sea) shall comprise a fixed dwarf screen 915mm for the full width of the hut with removeable shutters over.

Fixtures and Fittings

All external fixtures and fittings (hinges, bolts, hasps and staples etc.) must be stainless steel, or fully galvanised steel. No other materials are suitable.

Recommendations:

To increase security, it is recommended that fittings are secured with bolts through the framework of the huts and not simply screwed into the boards.

To combat corrosion and the use of bolt croppers, good quality marine grade padlocks are recommended, with short shackles and made of hardened steel.

The beach hut number **must** be displayed on the front elevation of the hut and it should be clear and visually contrasting from the background.

Exceptions

All areas, where the rear of a hut is visible from a footpath – the beach hut number should also be displayed on the rear elevation and should be clear and visually contrasting from the background.

Roof

The roof structure should be formed of 50mm x 50mm rafters and suitable board over (OSB, ply or 19mm tongue and groove boards).

The roof covering to be either mineral felt applied with a suitable bitumen adhesive in accordance with the manufacturers recommendation, or EDPM rubber roofing applied with a suitable adhesive in accordance with the manufacturers recommendation. Metal roofing is not permitted. Other materials might be considered subject to approval.

Timber barge boards, or composite material to match the main structure should be installed on each gable end. uPVC is not permitted.

The roof should project beyond the side and rear walls of the hut to a maximum of 100mm and in the front of the hut to a maximum of 300mm, with suitable soffits installed to match the material of the main structure. uPVC is not permitted.

Floor

19mm tongue and groove boarding or chipboard (P5 grade or higher for moisture resistance) on 50mm x 50mm joists at 406mm centres.

Internal vinyl floor covering is not recommended in the seafront environment.

Horizontal Bearers

The hut must be raised from the ground to leave clear open space of at least 75mm between the ground and the underside of the floor structure of the hut.

Horizontal bearers must be sufficient in number to bear the weight of the hut without undue deflection, must be sized to take account of any slope of the ground to keep the floor of the hut level and in any case must be not less than 75mm x 75mm.

Exceptions

The Walings, Frinton - Bearers of a minimum 100mm x 75mm should be provided.

Steps

All areas, where hut is 360mm or less from the ground

Where just a single step is required to access the hut, this should ideally be removable and stored inside the hut when the hut is not in use. If a permanent step is required for safety reasons, this should be no wider than 900mm and no deeper than 320mm and cannot reduce the width of the promenade to less than 3700mm on front rows where emergency vehicles may need to pass, or 1000mm on other rows where it is pedestrian only. In some areas the footpath may already be 1000mm or less and therefore a permanent step is not appropriate.

Where the hut is raised more than 360mm off the ground, steps may be required. Unless your hut comes under the exceptions in this section, you will require consent before installing permanent steps.

All areas, where the hut is raised more than 360mm off the ground:

1) Timber open tread stairs leading straight up to the door, with a handrail on one or both sides, if required and in all cases where there are 3 or more steps. The width of the stairs to be no more than 300mm wider than the hut door (150mm each side). See Figures 15 and 16; OR

2) Timber open tread stairs along the front elevation leading to a landing outside the door, with handrail and balustrade. Landing to be a maximum of 900mm x 900mm and bottom of the stairs must not protrude outside the hut's width. See Figures 15 and 16.

Only in the circumstances that the steps are not sited on a footpath or hardstanding area, they will need a suitable foundation installed, in accordance with Figure 15. Permission must be sought in these circumstances, as it will involve excavation of the cliff.

Exceptions

Eastcliff 2nd Row, Walton on the Naze

Stairs with terrace must be located to the front of the beach hut and not protrude outside the width of the hut. Minimum width of the stairs 600mm. Secure vertical balustrade or horizontal boards should be installed around the terrace in accordance with Figure 19/Figure 21.

The access footpath in front of the hut to be not less than 800mm wide (from the edge of the retaining wall to the staging posts).

Southcliff, Walton on the Naze, rear rows

In some cases a veranda opposite the beach hut on the other side of the footpath will be permitted. Verandas will need to comply with Figures 17 – 21.

Permission must be sought for these structures prior to them being erected and the Council reserves the right to refuse consent. Where consent is granted, the beach hut licence or lease will be extended to include the area upon which the veranda sits and an enhanced fee will be charged.

Where historic verandas have been constructed without authorisation, permission to retain them must be sought and an assessment will be required to confirm they achieve an acceptable level of compliance. Again, where owners wish to retain a historic veranda, the beach hit licence or lease will be extended and the enhanced fee will be charged.

If you are carrying out work to a structure that requires excavation or piling into the cliff, including removal of any previously installed structure, you will require consent prior to the work taking place.

Fixing

Where anchorage points have been provided in the concrete site slab, these may be used by the owner to provide a means of securing the hut at the owner's risk. Where no anchorages are available but the owner wishes to make such provision they may do so by means of a suitable angle iron fixed to the concrete site slab by means of expanding bolts. Slots for fixing angle irons may NOT be cut into the concrete site slab.

Exceptions

The Walings, Frinton – in this location the hut owner must adequately secure the hut to the substructure. The hut owner must provide their own means of anchorage, which should be secured to the substructure by Coach Screws. The hut shall overhang the staging equidistant at front and rear.

External Decoration

All beach huts areas and individual beach huts should be maintained to a high standard which will help reduce the likelihood of vandalism and criminal damage to huts and by creating an attractive seafront environment will support priorities for tourism and inward investment.

Decorating in one colour throughout or maximum of two colours is permitted. Vertical or horizontal stripes are acceptable.

Use of more than two colours or painting murals might be considered, subject to approval.

All Areas

Decking on the front, sides or back of the hut is not permitted.

NO EXCAVATION OF THE CLIFF WILL BE PERMITTED IN CONNECTION WITH THE ERECTION OF A HUT WITHOUT PRIOR CONSENT.

Tendring Beach Hut Specification October 2026

Figure 1 – Standard Beach Hut Front Elevation Option

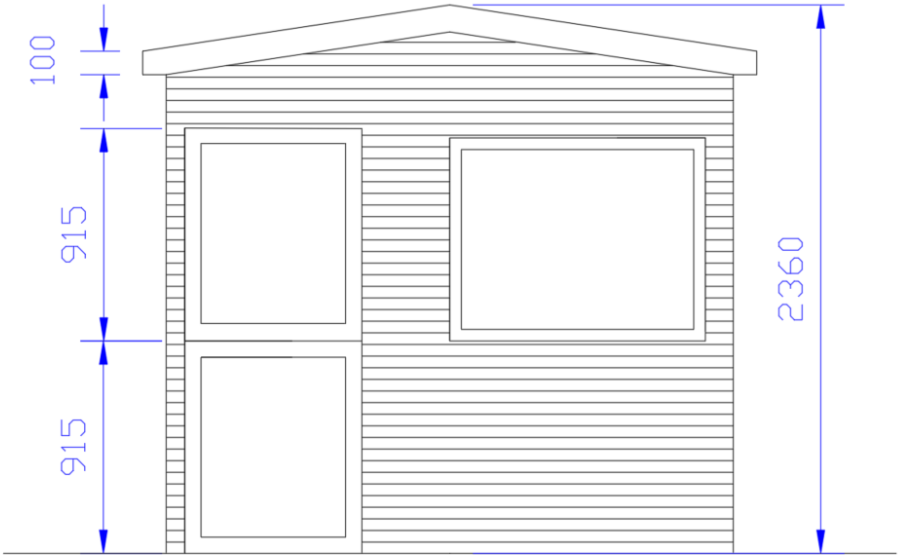

Figure 2 – Standard Beach Hut Front Elevation Option

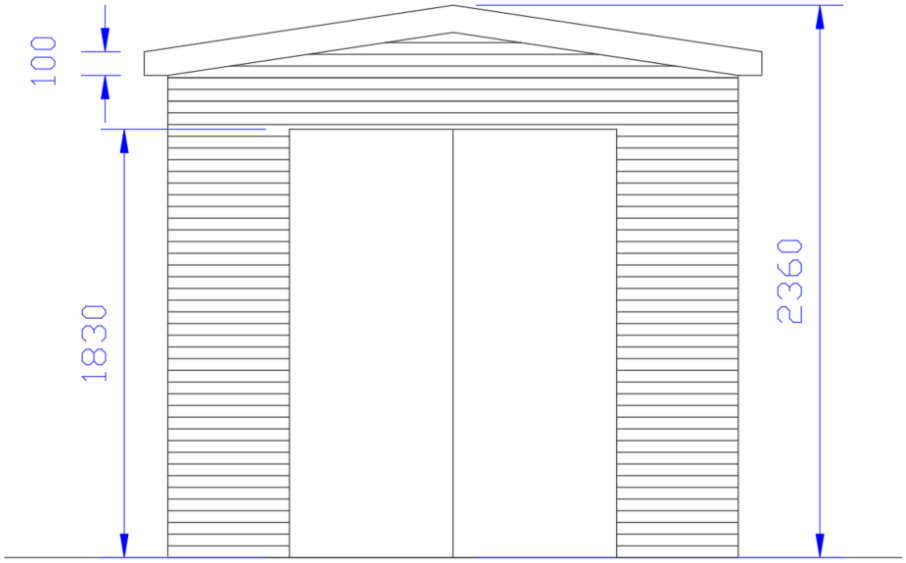

Figure 3 – Side Elevation height

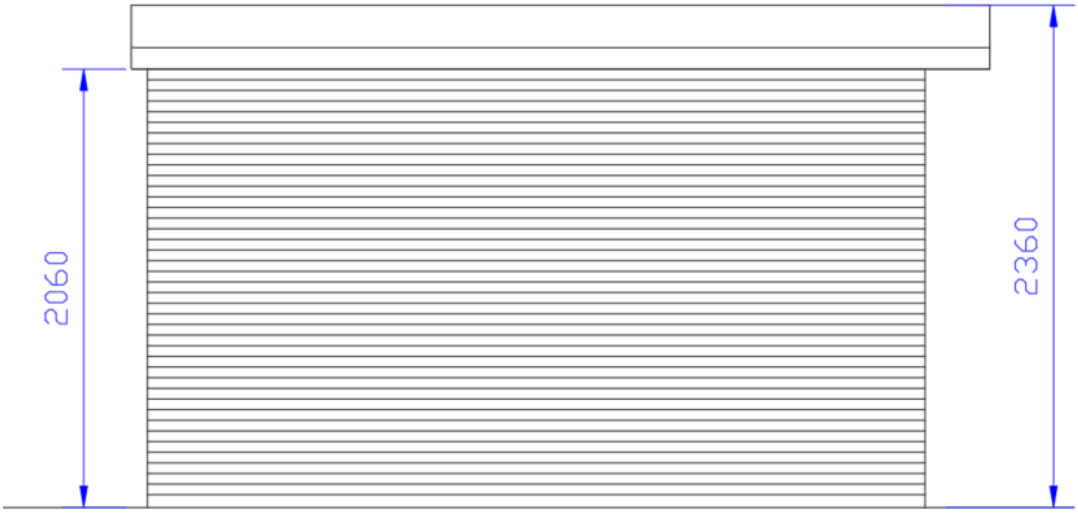

Figure 4 – Side Elevation roof overhang

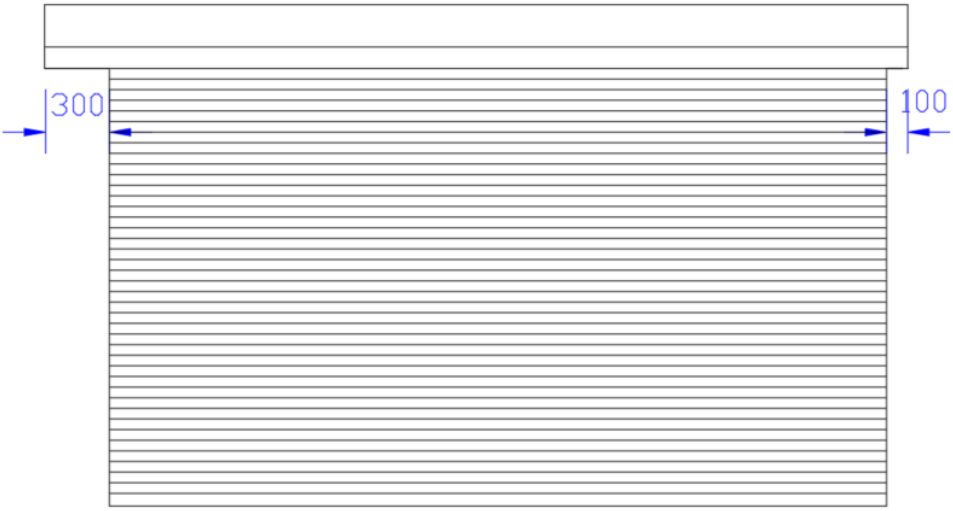

Figure 5 – Standard Beach Hut floorplan option

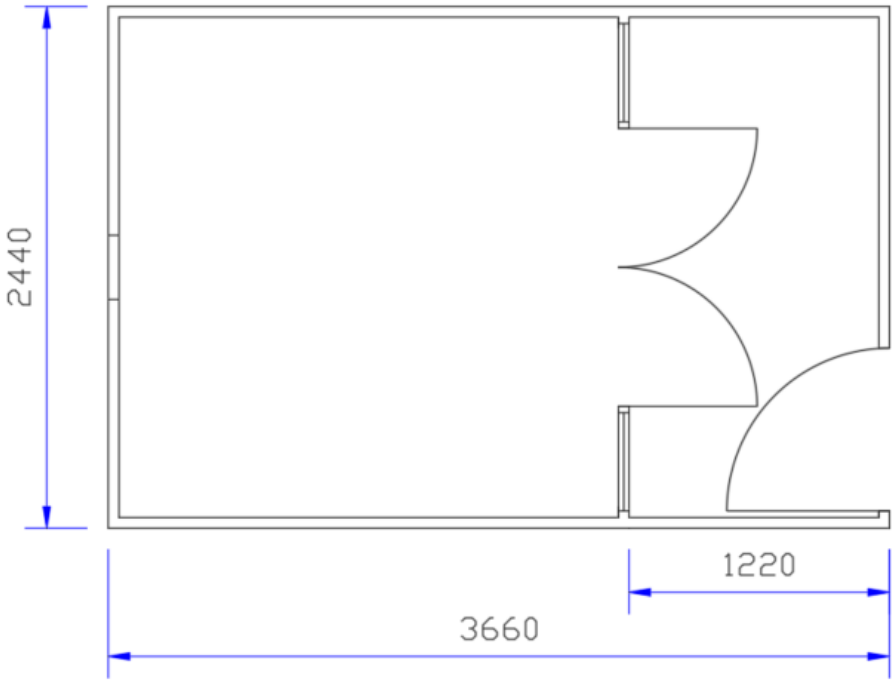

Figure 6 - Standard Beach Hut floorplan option

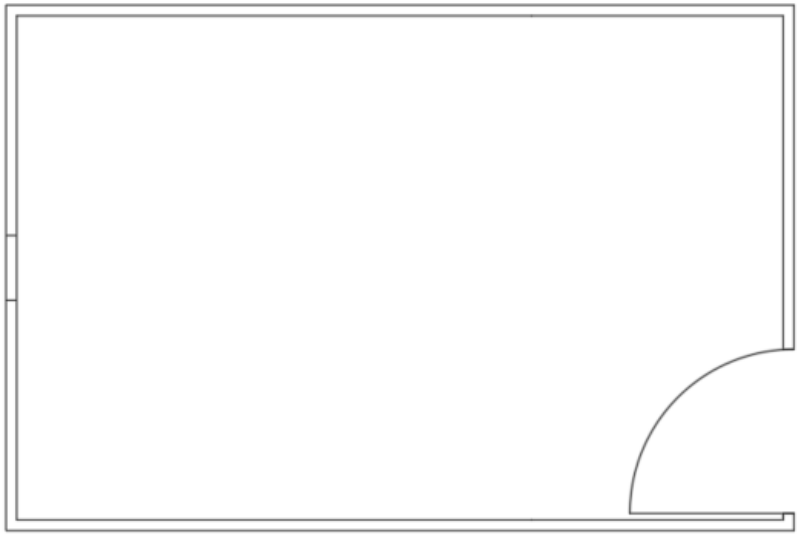

Figure 7 - Standard Beach Hut floorplan option

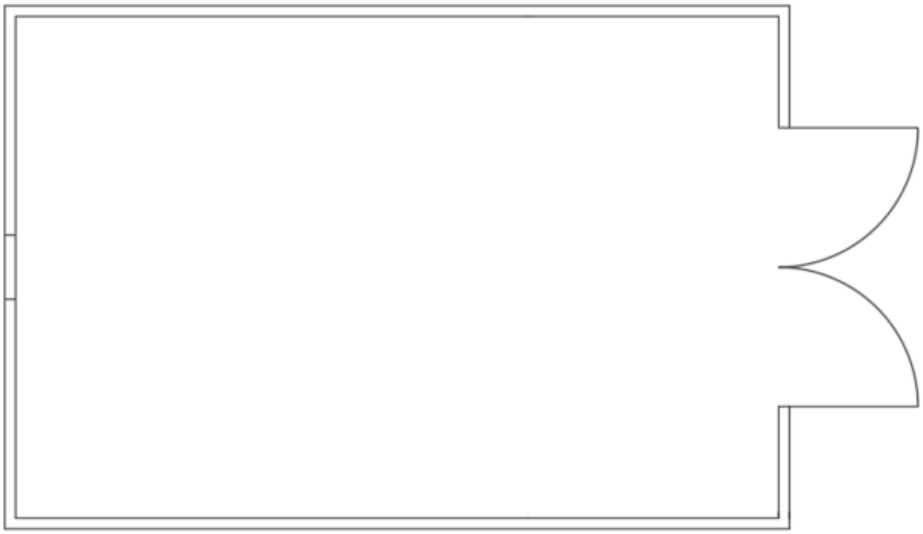

Figure 8 – Brightlingsea and Dovercourt floorplan option (where applicable)

Figure 9 – The Leas, Frinton, Hut size footprint

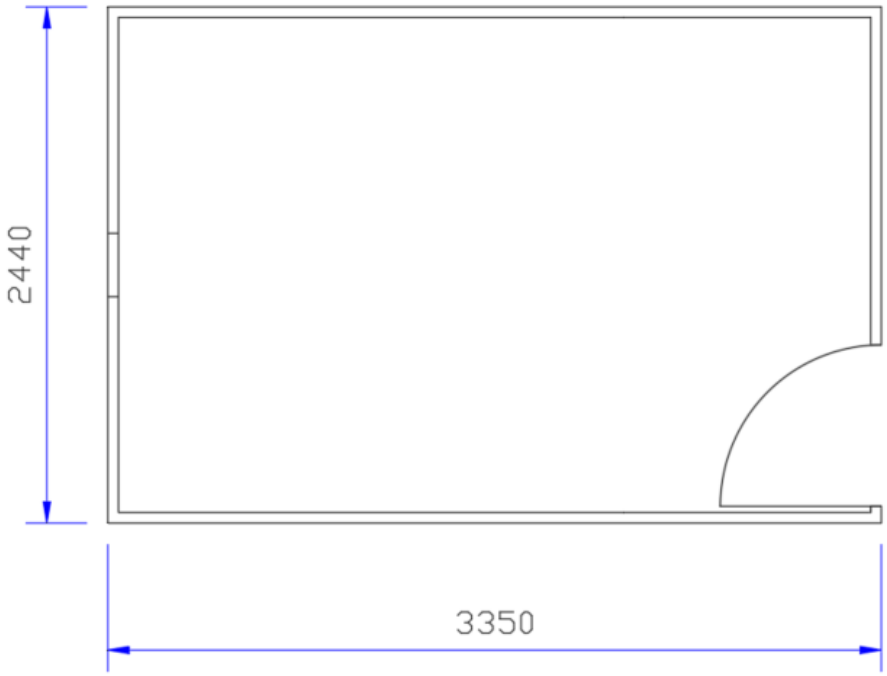

Figure 10 – Brightlingsea Hut size footprint

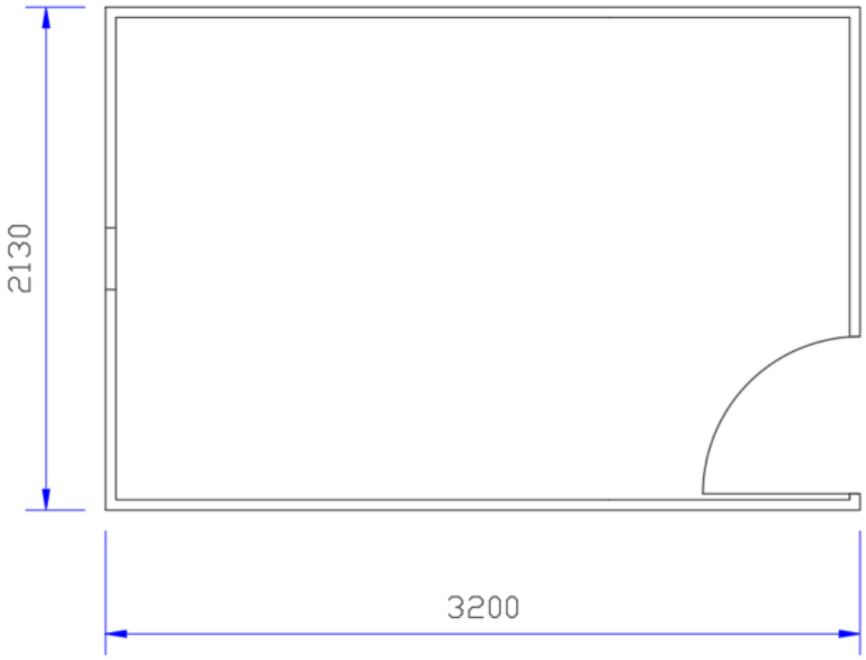

Figure 11 – West Promenade, Clacton, Hut size footprint

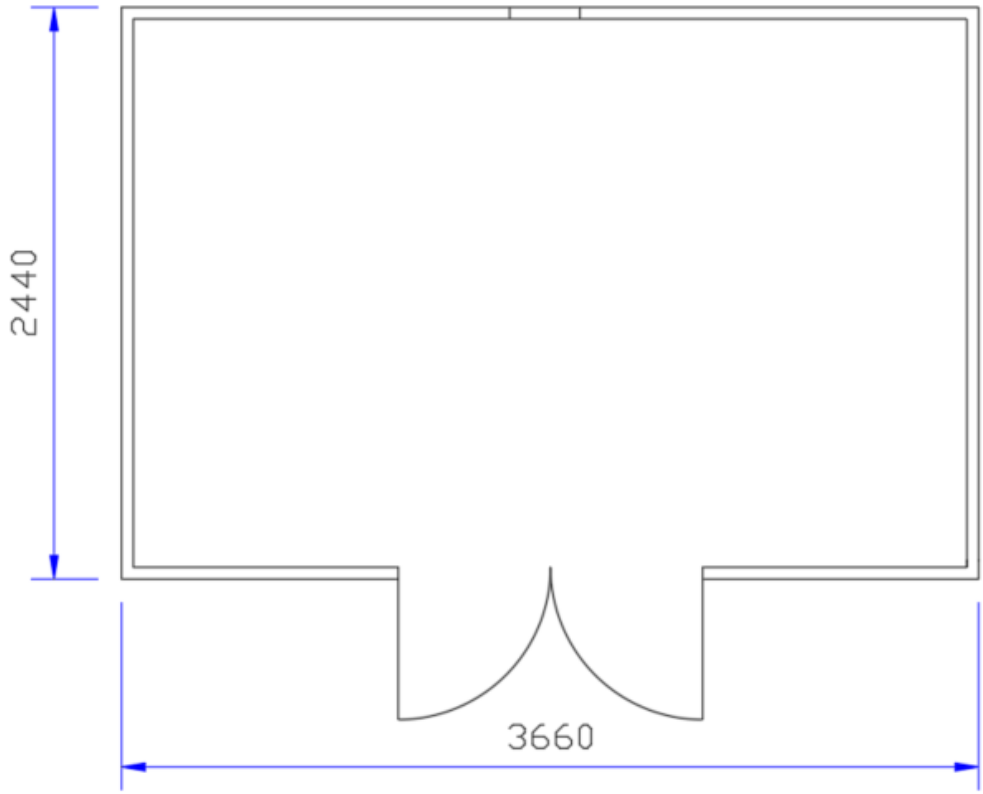

Figure 12 – The Walings front elevation

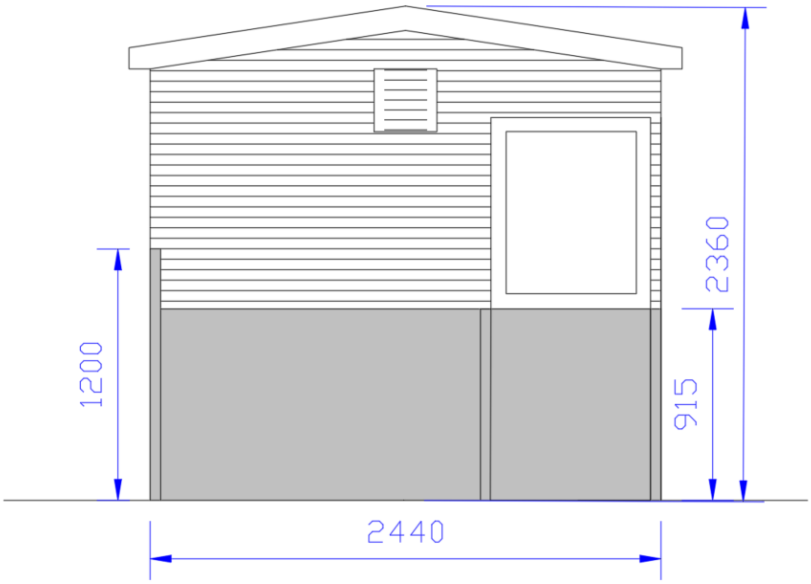

Figure 13 – The Walings side elevation

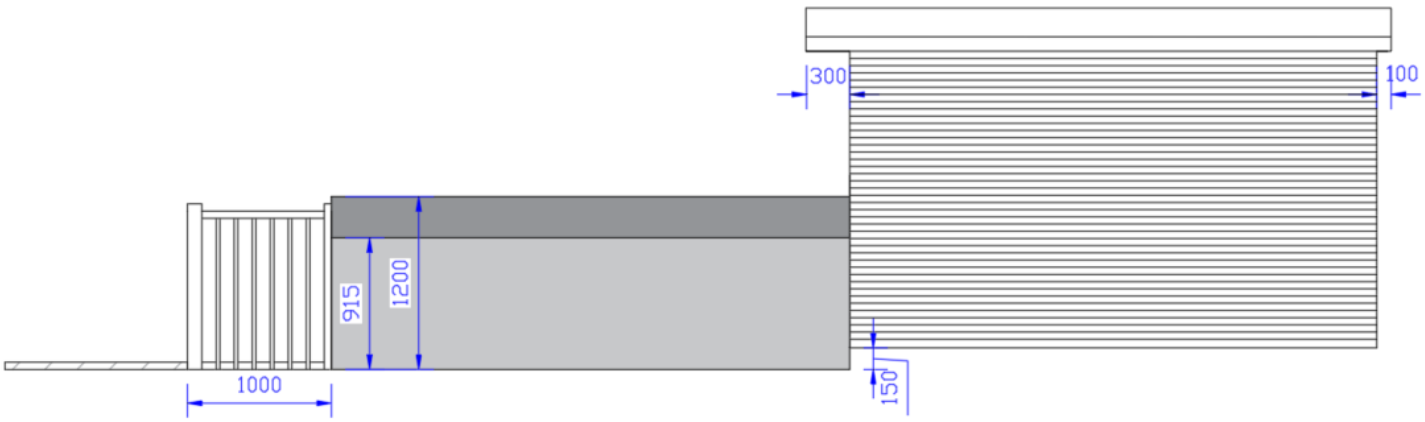

Figure 14 – The Walings footprint

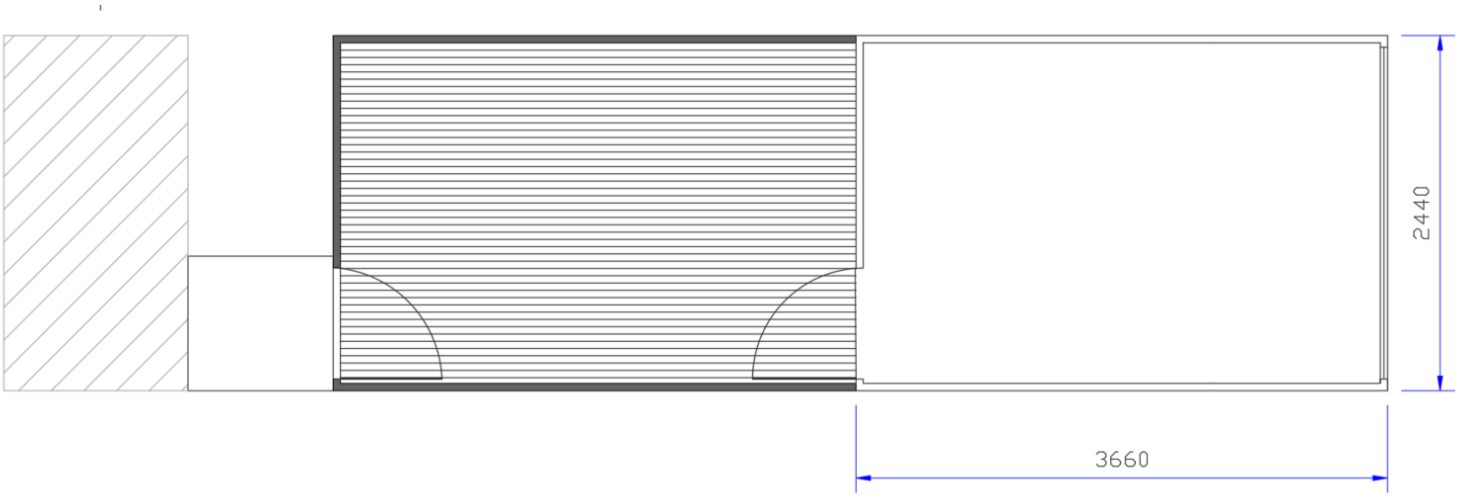

Figure 15 - Steps

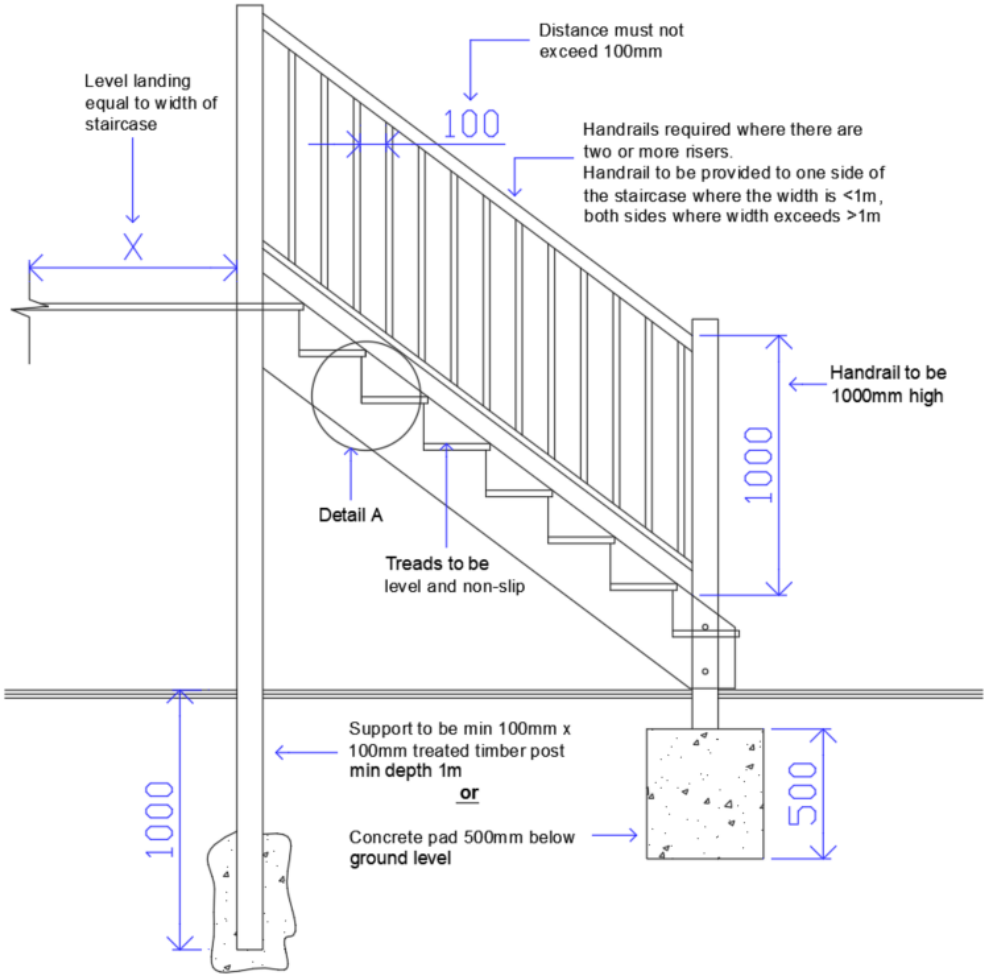

Figure 16 - Treads

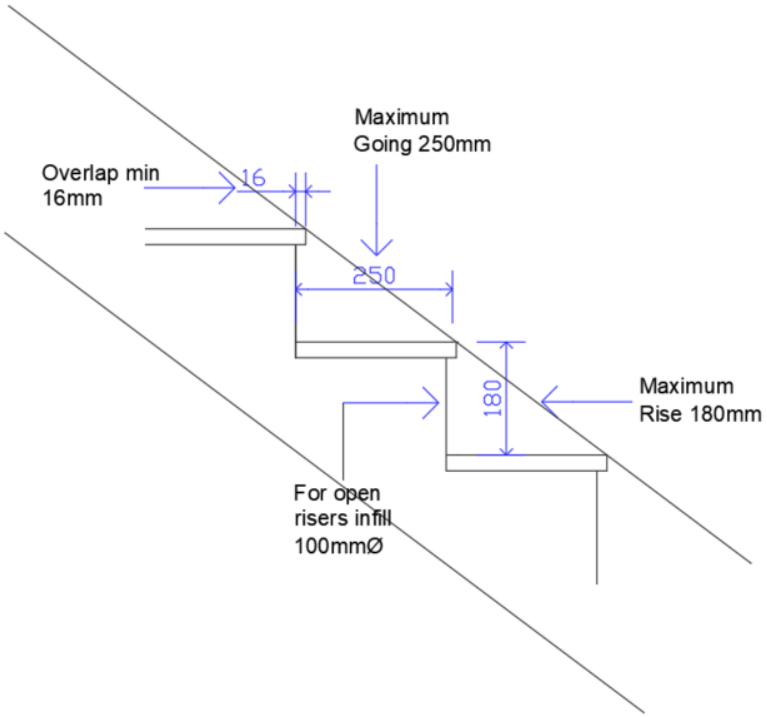

Figure 17 - Veranda

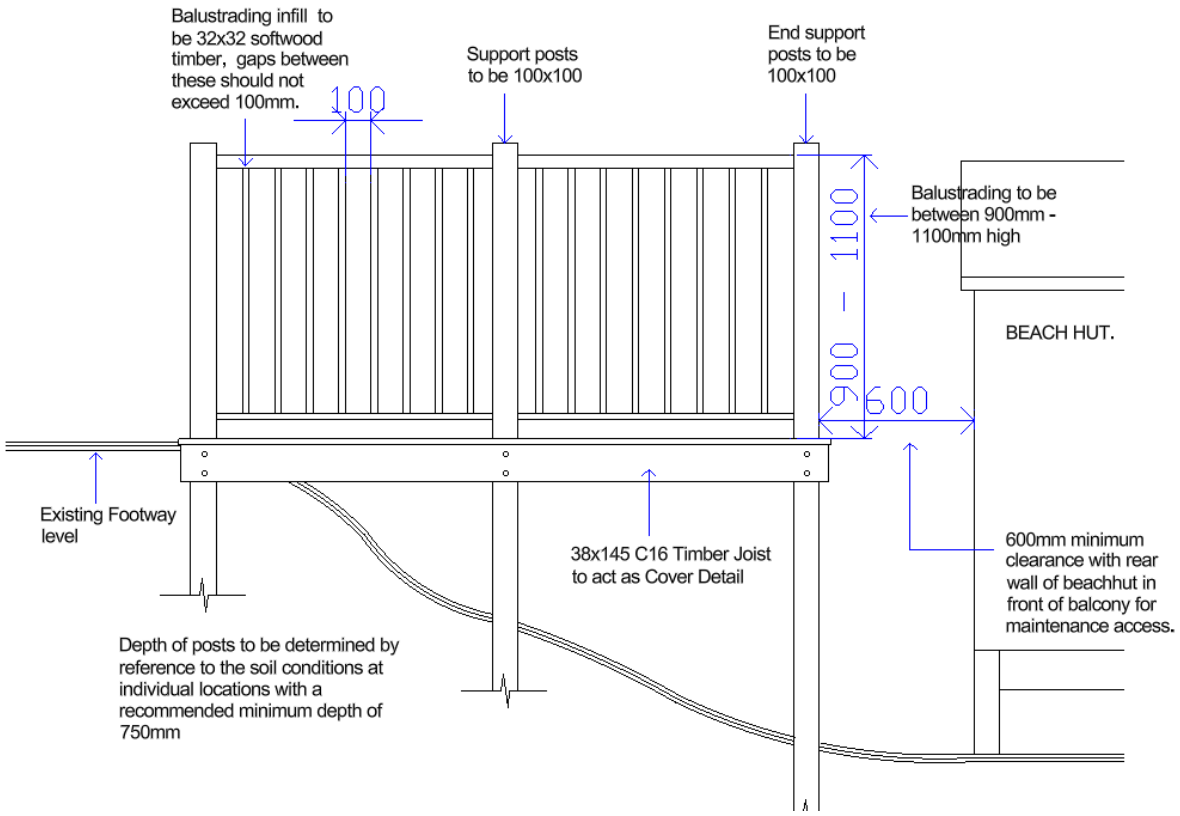

Figure 18 – Veranda decking

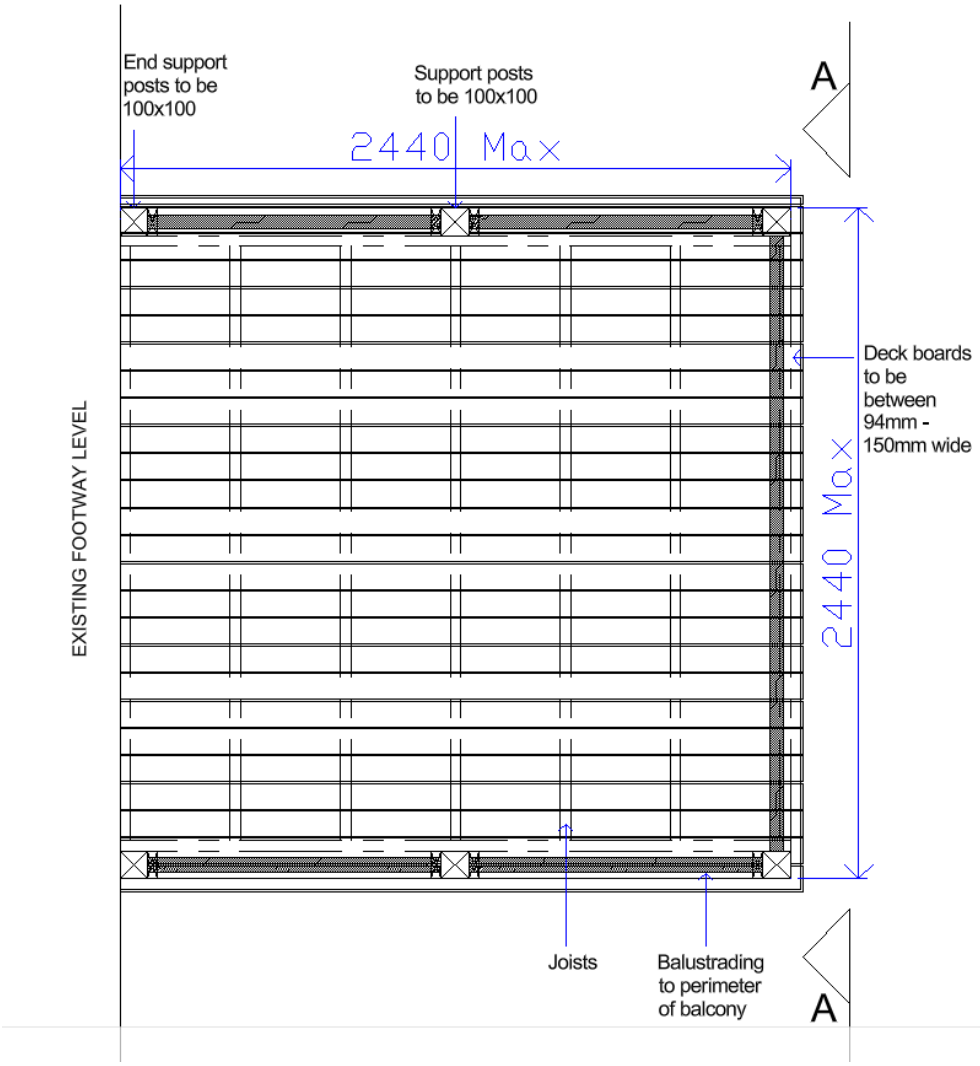

Figure 19 – Veranda / platform balustrades

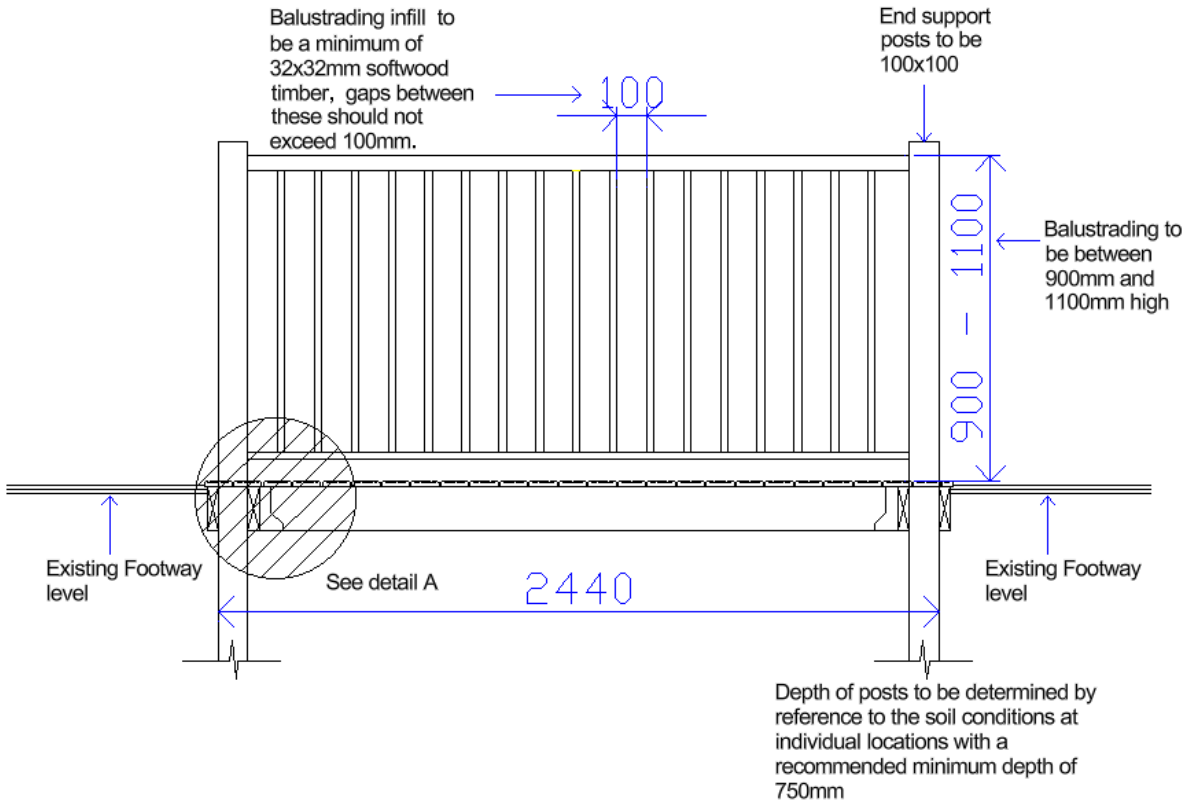

Figure 20 – Detail A for Figure 19

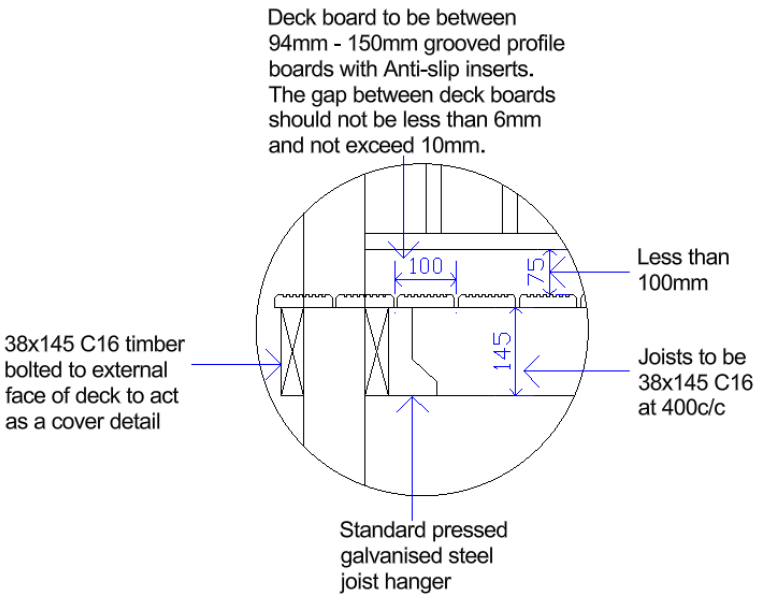
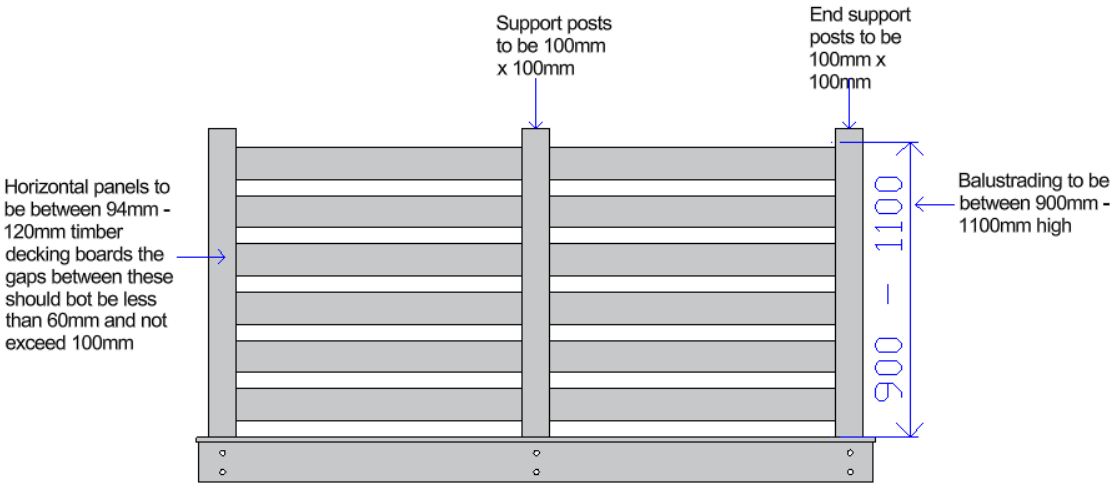
Figure 21 – Alternative option for balustrades