

# 12 Cobb Road, Lyme Regis

## Design & Access Statement

Nov 2020  
Rev \*



# Building Details

Address: 12 Cobb Road, Lyme Regis, Dorset

Heritage Category: Grade II Listed (entry no. 1229527, first listed on 31<sup>st</sup> Jan 1974)

National Grid Reference: SY 33778 91698

## Introduction

This Design and Access Statement has been prepared in support of the proposed building maintenance/repair works to the Grade II listed property 12 Cobb Road in Lyme Regis, Dorset.

## Proposals

The proposals to carry out essential repairs and maintenance works to this heritage asset aims to restore parts of the building back to its original state. There are no plans to alter the appearance of any of the existing features, nor are there any proposals to alter, add to or demolish any part of the existing property.

A full summary of the proposed works can be found on the application form and within the Heritage Statement.

## Setting and Context

12 Cobb Road sits within the Lyme Regis Conservation Area, situated to the south-west of Lyme Regis town centre. It sits adjacent to The Cobb marina, close to the seafront and sandy beach on the coast. Vehicular and pedestrian access to the building is provided from Cobb Road located along the western boundary.

## Use

The cottage will remain as a privately owned residential accommodation property – i.e. there is no proposed change in use.

# Appearance

The appearance of the cottage will remain as per the existing. All proposed maintenance works will ensure the external appearance remains unchanged, while the replacement front doors & frames facing Cobb Road will be installed to match the existing weathered elements in terms of both details and finish/colour.

# Access Statement

Access to the building from Cobb Road and inside the property itself remains unchanged by the proposed works.

# Summary and Conclusion

In conclusion, the proposed maintenance works do not change anything regarding this listed building's setting, use, appearance or access. The works aim simply to make good and repair age/weather related damage that has occurred over several years in order to restore it to its former glory. By completing this programme of works, we will be able to protect it for many more years to come.