

12 Cobb Road, Lyme Regis

Photographic Condition Survey

Nov 2020
Rev *



Building Details

Address: 12 Cobb Road, Lyme Regis, Dorset

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

National Grid Reference: SY 33778 91698

Introduction

This Photographic Condition Survey 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.

Photographic Survey

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.

The photos of the on the following pages aim to highlight the areas that require maintenance works by showing the condition of the existing building. We do not deem it necessary to provide any drawings for the proposed works, because we aren't proposing to change anything, but simply to make good/repair to match existing.



Photo of northern external door; deteriorating door and frame along with cracked adjacent render.



Photo of southern external door; deteriorating door and frame along with cracked adjacent render.



Photo of southern external door; deteriorating door and frame along with cracked adjacent render.



Photo of ground floor window cill; deteriorating window and frame along with cracked adjacent render.



Photo of internal dining room wall with cracked plasterwork.



Photo of first floor bedroom window; deteriorating window, cill and frame, along with a cracked pane of glass.



Photo of first floor bathroom rooflight; cracked plasterwork along with water damage to external wall.



Photo of first floor bedroom window; deteriorating window, cill and frame.



Photo of first floor bedroom window; deteriorating window, cill and frame.



Photo of first floor bedroom window cill; deteriorating window and frame along with cracked adjacent render.



Photo of first floor bedroom window; deteriorating window, cill and frame.



Photo of ground floor window cill; deteriorating window and frame along with cracked adjacent render.



Photo of ground floor southern external door; water ingress damage to plasterwork.



Photo of ground floor window cill; deteriorating window and frame, along with flaking paintwork.



Photo of first floor bedroom window; deteriorating window, cill and frame.



Photo of ground floor southern external door; water ingress damage to plasterwork.



Photo of ground floor external wall; water ingress damage to plasterwork and electrics.



Photo of ground floor southern external door; water ingress damage to plasterwork.



Photo of ground floor northern external door; water ingress damage to plasterwork, heavily cracked.



Photo of ground floor southern external door; water ingress damage to plasterwork.



Photo of ground floor southern external door; water ingress damage to plasterwork.