

# 12 Cobb Road, Lyme Regis

## Heritage 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

Building Description: Late C18 to early to mid C19 front. 2-storeys. 3 window bays. Slate roof with hip to right hand. Slate cladding. Sash windows with glazing bars intact. On ground floor, from left to right hand end, one sash window; ledged door with flat hood on brackets, sash window; 6-flush panelled door. At left hand end, 1-storey addition with ledged doors.

## Proposed Works

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 high-level summary of the proposed works are as follows:

- Removal and replacement of both timber front doors facing Cobb Road and replace with new hardwood timber doors to match the existing. New doors to have glass panels to match existing, with timberwork to be primed, undercoated and glossed to best match colour of existing doors. New slate or hardwood thresholds to be installed, along with storm seals to improve weatherproofing.
- Removal of water damaged low level external render either side of the front doors and make good with tanking slurry and new external render to match the existing.
- Removal of defective (blown/cracked) internal plasterwork which has been damaged due to water ingress either side of both front door areas, and re-plaster once external works and waterproofing elements are complete.
- Replace internal electrical sockets and backboxes that sit within water damaged plasterwork.
- Removal of both ground floor lower front window cills and replace with new hardwood sections to match existing. Timberwork to be primed, undercoated and glossed to best match colour of existing cills.
- Repair/replace the putty works to all ground floor windows. All ground floor sash windows to be repaired as necessary, then primed, undercoated and glossed to best match colour of existing windows.
- Repair all 3no. first floor windows facing Cobb Road - all rotten wood to be removed and repaired as necessary. Repair/replace the putty works, then primed, undercoated and glossed to best match colour of existing windows. Replace glass panels as necessary to match existing.
- Clean all external stone cills and repair/fill/seal as necessary and apply 2no. coats of stone paint to match existing.
- Generally, repair/make good existing roof slates/ridge tiles where cracked or slipped and replace any defective lead flashings to chimney stacks. Chimneys to be re-pointed as required to match existing mortar.

- Repair/make good skylight in upper bathroom due to water ingress. Review perimeter trims/seals and repair as necessary.
- Generally, repair all defective internal plasterwork caused by water ingress - rake out all cracked areas, apply flexible fillers as necessary, apply sealer and finish with 2no. coats of paint to match existing.

## Heritage Assessment

The proposed works aim to restore this heritage asset to its current/original state, with the intention of protecting it for many more years from the effects of the harsh and unforgiving coastal setting. None of the maintenance works propose to alter, remove or add anything to/from the existing external or internal features, and therefore we would conclude that there is no impact on the heritage status of this property. We feel it's important to act now before the building deteriorates further, not only to allow its safe use by its owners, but to ensure it's protected as a cultural and heritage asset long into the future.