

Lyme Regis Historic Urban Character Area 3 Marine Parade and Cobb Hamlet

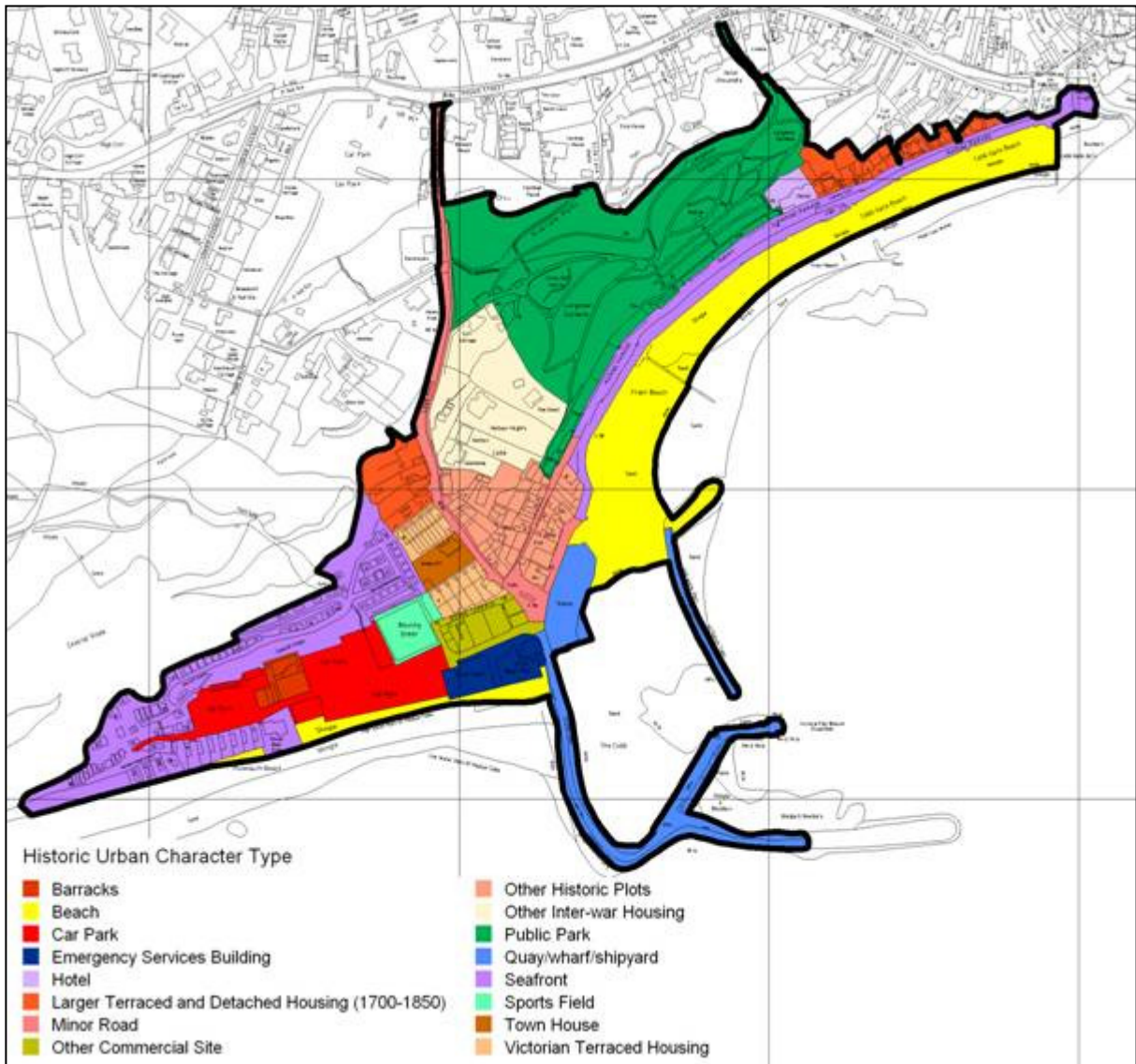


Figure 60: Map of Historic Urban Character Area 3, showing current historic urban character type



Figure 61: Houses along Marine Parade.



Figure 62: Cobb Square.

Lyme Regis Historic Urban Character Area 3 Structure of Character Area

Overview

This comprises the length the seafront from Cobb Gate in the east to The Cobb and Monmouth Beach in the west. It includes the whole of Cobb Road and Cobb hamlet, the buildings along Marine Parade and the Langmoor and Lister Gardens. The boundaries to the area are relatively modern and the area is defined mainly by its relationship to the main beaches and harbour of Lyme.

Topography and Geology

The curving main beach is divided from Monmouth Beach by The Cobb. The ground slopes relatively steeply up behind the beach. The area of Monmouth Beach is relatively flat, a result of extensive quarrying in the 19th century. The whole of the area is on Lower Lias clays overlying Blue Lias limestones and shales.

Urban Structure

The structure of the area consists of several elements, all of which have a common relationship to the sea. The main settlement focus is Cobb hamlet, separated from the town by the Langmoor and Lister Gardens. The gardens lie behind the seafront and Marine Parade. To the west is Monmouth Beach with its beach huts, caravans, boat and car parks,

There are two main routes in the area, Marine Parade and the Cart Road from Cobb Gate to Cobb hamlet along the beach and Cobb Road, which links Cobb hamlet with Pound Street. At the east end of the area are houses fronting Marine Parade and the seafront.

Present Character

Figure 60 shows the present day historic urban character types. The greater part of the area comprises public park, sea front and beach. A hotel and town houses lie along the sea front.



Figure 63: Marine Parade with Langmoor Gardens behind, looking towards the town.

Cobb hamlet is composed of historic plots together with some larger historic housing, Victorian terraced housing and a commercial site. On the north side is an area of inter-war houses. Another significant element is the quay/wharf/shipyard area of the Cobb and adjacent Emergency Services Building (RNLI building). On Monmouth Beach is a car park, former barracks and sports field (Bowling Green).

Time Depth

The earliest element is The Cobb, which dates from at least the 13th century. The route from the Cobb to the town along the beach to Cobb Gate (the 'Cart Road') is probably of a similar antiquity. Cobb Road was constructed in the beginning of the 19th century and Cobb hamlet developed largely from the 18th century onwards. The seafront was developed from the 18th century onwards, though most of the elements of Marine Parade now date from the 20th and 21st centuries. The shape of the beach and the line of the coast is of recent date, a result of coastal erosion, landslips and coast protection works.

Settlement Pattern and Streetscape

The settlement pattern is varied across the area. In Cobb hamlet the houses are of high density, set directly on the street frontage or in terraces set transversely with the gable end on to the street. The streets are narrow and steep, with a small square immediately behind the Cobb with the Cobb Arms set prominently on one side. The inter-war houses to the north of Cobb hamlet are all set well back from the road in generous gardens with views over Lyme Bay. The other prominent settlement element is the seafront housing along Marine Parade. Open recreational space in the form of the public gardens and seafront are a major component of this area. The view of the sea and beach is one of the main visual aspects of this area.



Figure 64: The Cobb and buildings on the Cobb.

Lyme Regis Historic Urban Character Area 3

Built Character

Building types

The buildings in Cobb hamlet are mainly late 18th to mid 19th century in date and include a mixture of large houses, short terraces, warehouses and some more specialised buildings such as the old coastguard watch house and the lifeboat houses. Some of the houses have been converted to commercial uses. These buildings are primarily of two storeys, with a small number of three storeyed buildings and Cobb House is of four storeys. The buildings are of different sizes, roof pitch and window arrangement and a number have been heavily altered, for example, the Customs House has lost its projecting porch and balcony and Cobb House has had some major changes to its frontage.

Along Marine Parade there are a number of houses, all different, some with interesting detailing, dating to the early 19th century, several of which are conversions of earlier cottages (4-6 Marine Parade, Library Cottage). No 11 Marine Parade was formerly a bath house. Sundial was built in 1903 and Little Madeira added to Madeira Cottage in 1934-5.

There are a few inter-war buildings, some of which occupy prominent positions, notably Bay Hotel, built 1924, the Cobb Arms of 1937 and the 1937 RAF barracks on Monmouth Beach. There are relatively few modern buildings. These include the shops on Cobb Square, the current lifeboat station and the shelters and upper walkway along Marine Parade.

The other major built element is the Cobb and the sea defences.

Building Materials

Most of the historic buildings are constructed from the local Blue Lias limestones, but because of its poor weathering properties, the majority have been rendered or stuccoed. Ozone Terrace is of brick. A number of prominent houses have been slate-hung. The roofs are mainly slate, but some of the houses along Marine Parade, including Library Cottage, Madeira Cottage, Little Madeira, etc are thatched. The Cobb is constructed from a mixture of local Upper Greensand 'cow stones' and Portland limestone.

Key Buildings

Seafront buildings: 4-6 Marine Parade, Madeira Cottage and Little Madeira, Harville Cottage,

Benwick Cottage, Argyle, Library Cottage, Sundial.

Houses in Cobb Hamlet: Ozone Terrace, Cobb Terrace, Cobb House, 19 & 20 Marine Parade, 25 & 26 Marine Parade, 27 & 28 Marine Parade, Bay Cottage, Westfield, Undercliff, Theos Cottage, 6 & 7 Cobb Road, Harbour View, Hillside

Harbour and Sea Defences: The Cobb, Old Sea Wall at Cobb Hamlet

Other Buildings: Old Bonded Warehouse, the Old Watch House, RAF Barracks, the Cobb Arms.



Figure 65: Former bonded warehouse and Cobb House.



Figure 66: Cobb Terrace.



Figure 67: Former Customs House, Cobb Road.

**Lyme Regis Historic Urban Character Area 3
Archaeology**

Archaeological Investigations

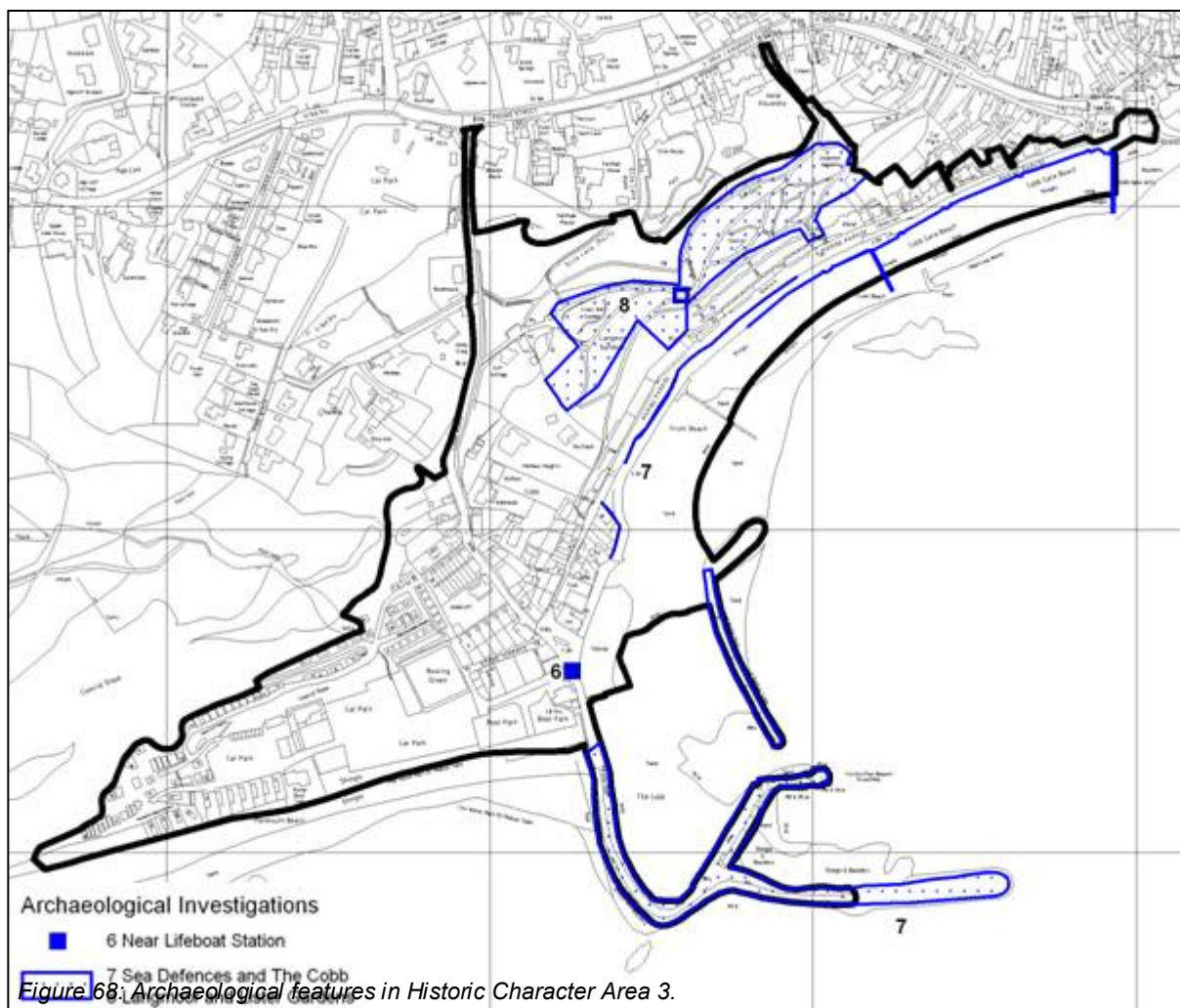
The majority of the archaeological investigations in this area were undertaken in conjunction with the coastal defence works of 2005-6 (Appendix 3, Nos 7-8). This included the recording of the sea wall, the Cobb, at Lucy's Jetty and Cobb Gate Jetty, which revealed details of the structural history of these elements and also revealed the remains of a former stone jetty beneath Beacon Rocks (Wilson *et al.* 2007). Observations were also undertaken in the Lister and Langmoor gardens, where the remains of Cliff House were revealed (Gifford 2006).

In addition, the remains of a massive stone wall were found beneath the road close to the Lifeboat Station, probably part of an earlier sea wall (Appendix 3, No 6).

Archaeological Character

The archaeological resource for most of this area is likely to be very limited as a result of

successive landslips, coastal erosion and historic quarrying activity. The archaeology is likely to comprise limited industrial and quarrying remains in the area of Monmouth Beach, sea walls and perhaps elements of earlier activity around Cobb hamlet.



**Lyme Regis Historic Urban Character Area 3
Designations**

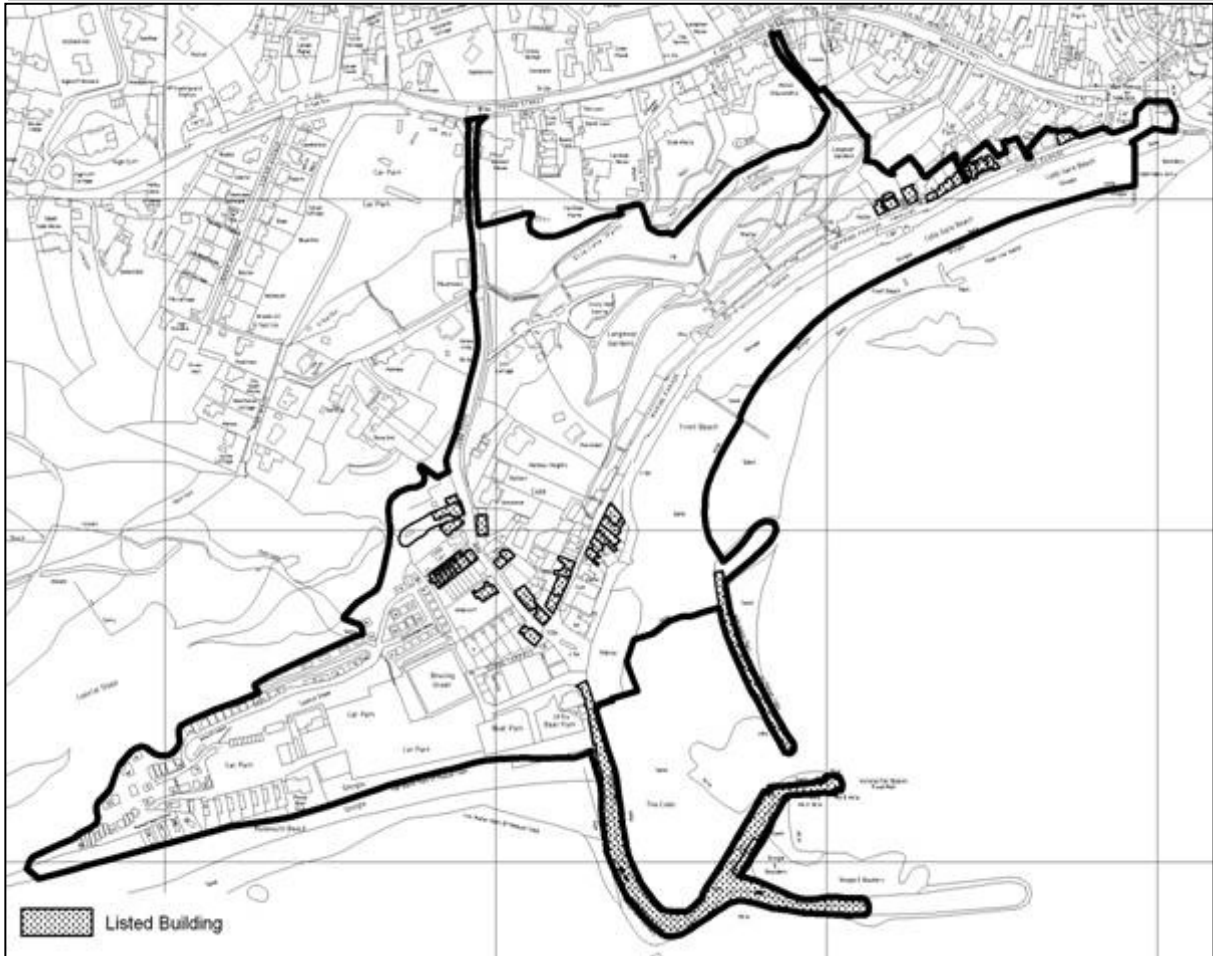


Figure 69: Listed Buildings and other designations in Historic Urban Character Area 3.

Listed Buildings

There are 24 Listed Buildings and structures in the Character Area. All are Grade II.

Conservation Areas

Most of this area, excluding Monmouth Beach, lies within the Lyme Regis Conservation Area (Figure 36).

Registered Historic Parks and Gardens

There are no Registered Parks and Gardens within the Character Area.

Scheduled Monuments

No Scheduled Monuments lie within this character area.



Figure 70: Library Cottage and Sundial, Marine Parade.

Lyme Regis Historic Urban Character Area 3 Evaluation

Strength of Historic Character

The character of this area is judged to be **strong**. The seafront retains a modest restrained historic aspect reflecting its history as a genteel Georgian and Victorian resort. Cobb Hamlet with its narrow streets and mix of houses, warehouses and maritime buildings retains most of the elements of its former function as a harbourside settlement behind the Cobb. The Cobb itself is unique and the most famous and recognisable part of Lyme Regis. The Langmoor and Lister Gardens perpetuate the historic separation between the town and the Cobb.

Sensitivity to Large Scale Development

The area has a **high** sensitivity to major change. The scale and relationship of Cobb hamlet to the Cobb and surrounding landscape and the large proportion of historic buildings means that most of this area is sensitive to anything other than small scale change (except perhaps around Cobb Square).

Archaeological Potential

The archaeological potential of this area is judged to be **low**. This is largely because of the potentially poor survival of archaeological

remains as a result of landslips and quarrying activity. There is a greater potential for the historic buildings in Cobb hamlet to provide information on the development of the settlement here and it has been demonstrated by earlier archaeological discoveries that some earlier structures do survive (Fowles 1984). There is also some potential for the survival of some traces of the former industrial activities on Monmouth Beach.

This area has the potential to provide information which would contribute to Research Questions 1, 2, 4, 5, 6, 7, 11, 12, 13, 14, 19, 20, 22, 23, 24 (Part 7).

Key Characteristics

- The Cobb.
- Marine Parade, the seafront and beach
- Langmoor and Lister Gardens
- History of major landslips
- Cobb hamlet houses and warehouses
- Monmouth Beach with its beach huts and chalets in the area of former quarrying
- Villas, houses and cottages along seafront