

# Heene Terrace

## Design & Repair Statement

17 Heene Terrace  
Worthing  
BN11 3NR

September 2026

# Executive Summary

This report has been prepared by Meynell Gunton Architects in support of planning and listed building consent applications AWD/0266/26 and AWD/0267/26 at Flat 1, 17 Heene Terrace, Worthing. It responds to the conservation officer's latest comments and should be read alongside the revised application drawings.

The applicant acknowledges that Listed Building Consent should have been obtained before works commenced. The works were initiated in response to genuine condition and safety concerns, particularly the failure of the Portland stone balcony slab, but the retrospective nature of some elements requires a clear and carefully justified response.

The revised proposals provide a proportionate and conservation-led repair strategy. They retain as much historic fabric as reasonably possible, justify the use of reinforced concrete for the balcony slab, reinstate the curved canopy profile and lead finish seen across the wider terrace, and provide a more faithful and better detailed outcome than the pre-works condition.

The loss of historic balcony tiling is acknowledged. The remaining tiling provides a clear basis for reinstatement, with retained and replacement tiles to be used to match the surviving pattern, colour range, borders and decorative motifs.

Overall, the revised proposals respond directly to the conservation officer's concerns and would allow the works to be completed in a manner that preserves the special architectural and historic interest of the listed building and the wider group value of Heene Terrace.



# Project details

**Project Name:** 2273 – Heene Terrace

**Site Location:** 17 Heene Terrace, Worthing, BN11 3NR

**Client:** Howard Estate Agency LLP trading as  
Howard Block Management

**Current Stage:** Stage 3

**First Issue:** 10 September 2026

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comments.

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# Introduction and Application Context

This report has been prepared by Meynell Gunton Architects on behalf of the applicant in support of planning and listed building consent applications AWDM/0266/26 and AWDM/0267/26 at Flat 1, 17 Heene Terrace, Worthing. The applications relate to the repair of the first-floor front balcony and associated works to the balcony canopy and sunroom roof.

The report has been prepared in response to the conservation officer's latest comments dated 15 June 2026. Those comments acknowledge that the amended submission and revised Heritage Statement represented an improvement in general descriptive terms, but conclude that the information submitted remains inadequate in relation to the balcony, sunroom roof, canopy roof, tilework, railings and associated decorative features. The conservation officer maintains the previous objection and considers that, in the absence of further information and assessment, the Local Planning Authority cannot be satisfied that the works would avoid harm to the special architectural and historic interest of the listed building or to the wider group value of Heene Terrace.

The conservation officer's comments identify a number of specific areas where further clarification, detail and justification are required. These include the construction and fixing of the balcony canopy, the relationship between the canopy, balcony slab and ironwork, the form and detailing of the sunroom roof, the proposed treatment of the balcony tilework, and the repair and reinstatement of the railings, balustrade, corbels and associated decorative features.

The applicant acknowledges that Listed Building Consent should have been obtained before works commenced. The purpose of this report is therefore to provide a clearer and more detailed account of the available evidence, the condition of the affected elements before and during the works, the works

already undertaken, and the revised proposals now put forward to regularise and complete the repair works in a sensitive and conservation-led manner.

The background to the works is relevant. Movement to the balcony slab had been noted as early as 2022, and subsequent inspection identified that the slab was stone, had dropped and cracked, and was potentially dangerous. Further opening-up works then indicated that the extent of defective Portland stone was more significant than initially expected. The applicant's chronology records that scaffold was erected in December 2025, the existing felt-covered timber balcony canopy was removed and a replacement softwood structure installed, the cracked balcony stone was removed, and further works to the balcony slab were halted while structural advice was prepared.

The works were therefore initiated in response to genuine safety concerns. However, it is also accepted that the progression of works before consent was secured has made the application context more complex. The revised submission must therefore distinguish clearly between the pre-existing condition, the interim/current condition, and the final proposed condition.

Notwithstanding the safety-led background to the works, elements of the current detailing, particularly elements of the balcony canopy, are not considered to provide an appropriate long-term conservation solution. The revised proposals therefore seek to move beyond the current interim condition and provide a more faithful, carefully detailed and historically appropriate repair strategy for the balcony, canopy, sunroom roof and associated fabric.

This report has also been prepared in recognition of the importance of Heene Terrace as a composed listed terrace, where individual balcony, canopy, sunroom, ironwork and decorative elements contribute not only to the appearance of the individual property, but also to the wider rhythm, symmetry and group value of the terrace.

This report should be read alongside the revised application drawings.

# General background to Heene Terrace

## Original terrace composition

Heene Terrace was designed as a formal and highly composed seafront terrace, with a strong principal elevation facing the coast. Its architectural character is derived not only from the individual buildings, but from the repeated and balanced use of projecting and recessed elements, balconies, canopies, ironwork, decorative brackets and façade detailing across the terrace as a whole.

The original composition appears to have been substantially symmetrical, with the projecting end or “bookend” elements forming important termination points at either end of the terrace. Historic photographic evidence indicates that the bookend element adjacent to No. 17 originally included a canopy which formed part of this wider composition. A corresponding canopy remains present at the opposite bookend of the terrace and provides useful evidence of the intended architectural relationship.

Within this original arrangement, the sunroom roof at No. 17 appears to have acted as a transitional element between the canopy serving No. 17 and the larger canopy associated with the adjacent bookend element. Its form is therefore relevant to the legibility of the terrace composition and the relationship between the recessed and projecting parts of the principal elevation.

## Current altered condition

The current condition of the terrace differs from this original symmetrical arrangement. The canopy to the adjacent bookend element has been removed at some point, although the date and circumstances of its removal are not known. This alteration falls outside the application site and does not form part of the

current proposals, but it has changed the immediate architectural context within which the works to No. 17 are now being assessed.

As a result, the existing relationship between No. 17, the sunroom roof and the adjacent bookend is no longer the fully intact historic arrangement. The missing bookend canopy has already altered the visual balance and continuity of the terrace at this location. This is relevant when assessing the current and proposed works, because the sunroom roof can no longer be understood solely in relation to an adjacent canopy that no longer exists.

## Relevance to No. 17

The revised proposals have therefore been considered in relation to both the likely original terrace composition and the current altered condition. The historic photograph and the surviving opposite bookend canopy provide important evidence of the terrace’s intended architectural arrangement, while the present-day condition confirms that the immediate context to No. 17 has already been changed by the loss of the adjacent bookend canopy.

The objective of the revised proposals is not to alter the wider terrace composition further, but to repair and regularise the affected elements at No. 17 in a manner that is coherent with the historic character of the terrace and appropriate to the current physical context.



Figure 1: Historic photograph of Heene Terrace c.1893, showing the original canopy to the bookend element adjacent to No. 17. (Reproduced with permission of West Sussex Record Office, Catalogue No: PP/WSL/WGP000913). A larger copy of this image is provided as Appendix A.



Figure 2: Contemporary image of Heene Terrace showing the missing canopy to the western bookend.

# Balcony Slab

## Pre-Works Condition

The balcony slab was formed in Portland stone and was built into the main front façade of the building. Given the way the slab is integrated into the masonry of the principal elevation, must have been installed as the building was originally erected.

The slab was further supported by decorative console brackets projecting from the front façade. These brackets do not extend to the full depth of the balcony, meaning that the outer portion of the slab cantilevers beyond the face of the brackets.

Prior to the current works, the Portland stone slab was not directly exposed or visible. The underside and front face of the slab were painted, while the top surface was covered by tiling. It is not known whether the paint coating to the underside and front face was original or a later alteration. The paint is delaminating in a number of areas. The front edge of the balcony slab features a mortar fillet to conceal the edge of the tiling.

The slab appears to have been formed from a number of stone segments rather than a single continuous piece of stone. Where part of the slab has now been removed, a tongue-and-groove junction running front to back is visible between the stone elements. Due to the paint and tile finishes, it is not currently possible to determine the overall size of each individual stone unit.

Before the current works commenced, the slab had visibly cracked and had become unsafe.



# Balcony Slab

## Current Condition

Following the initial identification of cracking, the condition of the balcony slab became progressively worse. The slab is located directly above the main entrance to the basement flat, adjacent to windows serving living accommodation, and close to the public footway. Given this location, the building owner had no practical option but to urgently remove the stone elements that were at risk of collapse.

The removal of the worst affected stone exposed additional cracking beyond the areas that had initially appeared most compromised. As a result, part of the retained slab is also now understood to be structurally compromised and no longer viable as a permanent structural element.

The remaining areas of slab have been temporarily supported with props to prevent further movement or collapse of the stone while the permanent repair strategy is developed and agreed.

As the worst affected area cracked and deteriorated, it also caused damage to one of the console brackets directly below.



# Balcony Slab

## Proposed Works

A direct like-for-like replacement of the Portland stone balcony slab has been considered but dismissed as disproportionate and not viable in this instance.

The existing Portland stone slab is built directly into the main front façade of the building, immediately below the original window openings of the first floor. Replacing the slab like-for-like would therefore require substantial intervention into the principal elevation, including the removal of a significant extent of masonry around the embedded stone and direct disturbance to the original windows positioned above the slab.

The elements of the building above the slab, including the masonry and original windows, would need to be temporarily supported or temporarily removed while the existing stone was removed and new stone slabs were manoeuvred into position.

Due to the size, weight and fixing arrangement of the stone elements, this could not realistically be achieved by localised propping alone. It would require a much more substantial temporary works intervention, likely including load-bearing propping both externally and internally, with loads transferred through the existing internal floor structure down to ground level.

The level of intervention required to achieve a direct like-for-like replacement would therefore cause substantial disturbance to original building fabric well beyond the area of the failed balcony slab. This would include unavoidable disturbance to the original windows directly above the slab, as well as the surrounding masonry and internal structure required to support the temporary works.

To undertake this safely, the whole building would also need to be vacated, displacing five households while the works were carried out.

For these reasons, a direct like-for-like replacement of the balcony slab is not considered to be a proportionate or appropriate conservation response. Although replacement in Portland stone would replicate the original material, the extent of opening-up, temporary works, disturbance and wider disruption required to achieve this would be likely to cause significantly greater harm to retained historic fabric than the more targeted repair strategy now proposed.

The revised proposal is therefore to replace the damaged sections of the balcony slab in reinforced concrete. This approach allows the failed and structurally compromised areas to be replaced while retaining the vast majority of the Portland stone slab that is embedded within the main façade.

The new reinforced concrete slab will be secured to the building in two ways. First, the remaining stone slab will be cut back in line with the main façade, and 12mm stainless steel dowel bars will be fixed into this retained stone and cast into the new slab. Secondly, as the dowels alone would not provide sufficient restraint to tie the new slab back into the building, three 300mm wide by 100mm high pockets will be formed in the main façade, into which tongues from the new concrete slab will be cast. The overall width of the concrete slab is dictated by the need for this pockets to be located either side of the existing window openings.

These pockets can be formed locally, avoiding the need for wholesale removal of masonry, extensive propping of the façade, disturbance to the original windows, or significant intervention into the internal structure of the building. This substantially reduces the risk to the surrounding historic fabric when compared with direct replacement of the full Portland stone slab.

The finished appearance of the new slab will also match the pre-existing condition. The existing Portland stone slab was not externally exposed, with the underside and front face painted to match the surrounding façade. The proposed reinforced concrete replacement will be treated in the same way, with the underside and exposed front face painted to match the existing finish.

As a result, once complete, there will be no external visible difference between the proposed reinforced concrete slab and a direct like-for-like Portland stone replacement. The principal difference is therefore the method of structural repair and the extent of intervention required, rather than the finished external appearance of the balcony.

The proposal therefore retains as much of the original Portland stone slab as reasonably possible, limits intervention to the defective and structurally compromised areas, and allows the repair to be undertaken from the exterior of the building. This provides a safer and more proportionate repair strategy, while also substantially minimising disruption to the existing residents.

The damaged console bracket will receive a plastic repair in an appropriate lime mortar with the existing profiles and features recreated prior to repainting.

# Balcony Tiling

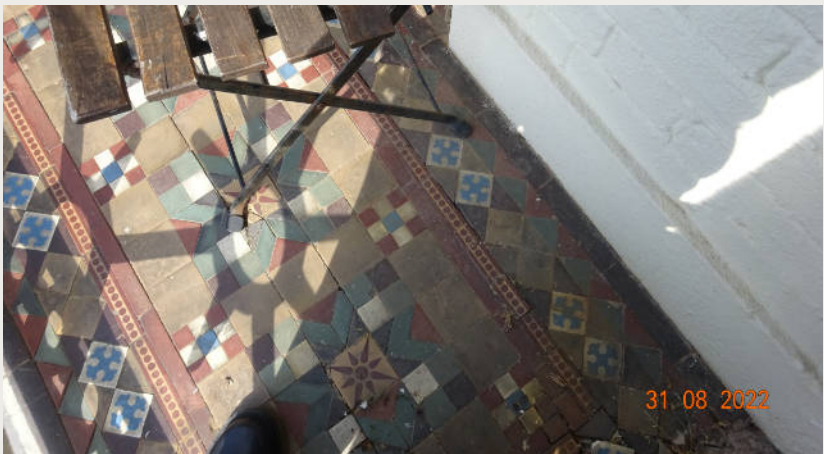
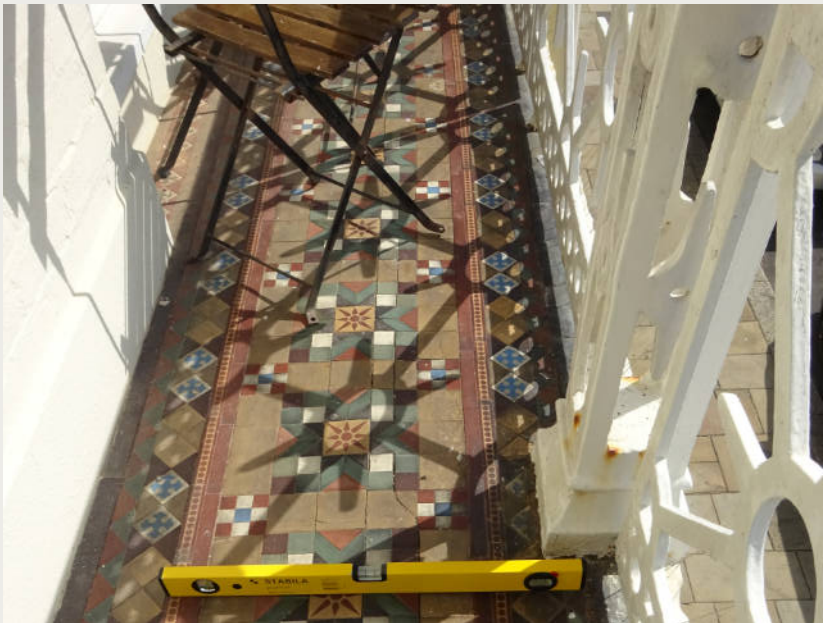
## Pre-Works Condition

The balcony is finished with a decorative geometric tiled surface, formed from small clay floor tiles in muted red, buff, brown, green, blue and black tones.

The design comprised a central rectangular field of square tiles with repeated decorative star / floral motifs, set within a series of perimeter borders. These borders included diagonal diamond-pattern bands, small dot / bead courses, darker edge tiles and repeated blue decorative motif tiles set on the diagonal.

The overall effect was a formal geometric tile pavement with plain geometric field tiles and decorative patterned tiles forming borders and repeated motifs.

The tiles appear to be Victorian geometric encaustic or encaustic-style clay floor tiles. Some of the decorative inserts appear to have inlaid or impressed coloured patterns rather than applied surface decoration



# Balcony Tiling

## Current Condition

The majority of the historic balcony tiling remains in situ across the balcony surface.

Some tiles are cracked and damaged, particularly where this damage corresponds with cracking and movement in the Portland stone slab below. In these locations, the condition of the tiling appears to be directly related to the failure of the underlying slab rather than isolated failure of the tile surface.

Where the most severely affected portion of the stone slab was removed for safety reasons, the tiles above this area were also substantially damaged. It is understood that these damaged tiles were removed and disposed of at the same time as the defective stone from this area.

While the loss of these tiles is unfortunate, the surviving tiling across the wider balcony provides a clear basis for understanding the original pattern, setting-out, colour range, borders and decorative motifs. The retained tiles will therefore be used to inform the proposed repair and reinstatement strategy.



# Balcony Tiling

## Proposed Works

The proposed works seek to retain as much of the existing historic balcony tiling as possible. Removal will be limited to those areas where the underlying stone slab must be cut back or removed to allow installation of the new reinforced concrete slab.

Prior to any further removal, the existing tile pattern will be photographed, recorded and shown on the revised drawings. Particular care will be taken to record the central field pattern, decorative motif tiles, borders, edge conditions, grout lines and relationship with the balustrade fixings.

Tiles within the affected areas will then be carefully lifted where this can reasonably be achieved without avoidable damage. The removal methodology will follow a cautious conservation approach, with tiles released by hand wherever practicable and particular care taken to avoid damage to adjacent retained tiles. Where individual tiles are already cracked, firmly bonded or otherwise incapable of being lifted intact, this will be recorded.

The removed tiles will be inspected for maker's marks, dimensions, clay body, colour, thickness and other identifying features. This information will be used to identify and procure suitable replacement tiles for areas where tiles have previously been lost or are too damaged to be reused.

Prior to reinstatement, a cold-applied liquid waterproofing system will be applied to the top surface of the balcony to reduce the long-term risk of corrosion to the reinforcement within the new concrete slab.

The retained tiled areas will remain undisturbed. Lifted original tiles will be reinstated, with replacement tiles introduced only where existing tiles have been lost or cannot be reused. The repaired areas will be set out to follow the surviving tiled surface, including its border arrangement, decorative motifs, grout widths, edge conditions and falls.

As listed building consent is required before any further removal of the balcony tiles, the final replacement specification cannot be fully informed by inspection of maker's marks and other identifying features at this time.

The information now submitted therefore represents the fullest detail that can reasonably be provided at this stage. Should the Local Planning Authority require further details of the final tile repair and reinstatement scheme, these could reasonably be secured by condition.

Any such condition should require approval before reinstatement of the tiles, allowing the necessary recording and removal of the tiles, along with the wider application works to proceed while ensuring that the final scheme is informed by the physical evidence revealed following careful lifting.

# Balcony Canopy

## Pre-Works Condition

Prior to the current works, the balcony canopy was formed with straight pitched timber rafters. These were connected back to the main façade at the head by a timber wall plate and were supported at the eaves by a timber beam spanning between the cast iron columns.

Square-section timber noggins were fixed between the rafters. The rafters were covered with timber sarking boards, which supported a built-up felt roof finish.

This pre-works arrangement was a clear departure from the original canopy construction seen across much of the wider terrace. The original arrangement appears to have comprised curved rafters, which remains visible on the majority of surviving balcony canopies elsewhere on Heene Terrace. The original roof finish was likely lead, although many other properties currently have a felt finish.

The pre-works canopy at No. 17 therefore did not represent an intact original condition. It appears to have been a later simplified alteration, both in terms of its straight rafter profile and its felt roof covering.



# Balcony Canopy

## Current Condition

The pre-existing canopy roof structure has been removed and a replacement timber canopy structure has been installed.

The replacement structure is formed with curved timber rafters with chamfered edges. These are understood to have been templated from the surviving canopy structure at No. 16 Heene Terrace and are intended to match the original rafter profile found elsewhere along the terrace.

New timber sarking boards have been installed over the rafters. The timber canopy structure has been painted white, which matches the finish to many of the other canopy structures along the terrace, although it is not known whether this was the original finish.

A new timber wall plate has been fixed to the main façade to receive the rafters. This has been bolted into the masonry and the fixings currently remain exposed. While the revised curved rafter profile is more consistent with the historic canopy form than the previous straight pitched arrangement, the current exposed wall plate fixing detail is not considered appropriate as a final long-term conservation detail.

At eaves level, a new timber beam has been installed and is supported from the cast iron columns below. Curved timber brackets have also been installed to reflect the bracket detail found on other canopy structures along the wider terrace.

A metal angle section has been installed to the inner face of the eaves beam. Metal ties have also been installed between the eaves beam and the main façade, fixed to the eaves beam with a second layer of curved timber brackets rebated around the metal angle section. These elements were installed as a temporary measure to provide additional support until the replacement balcony slab works are complete.



# Balcony Canopy

## Proposed Works

The proposed works retain the replacement curved timber canopy form, which more closely reflects the historic canopy form found elsewhere on Heene Terrace than the pre-works straight pitched felt roof arrangement.

The timber wall plate at the head of the canopy is proposed to be retained. However, the current exposed fixings will be rebated into the wall plate and concealed so that they are not visible in the completed works.

The metal angle section, metal ties and inner curved bracket arrangement currently installed at the eaves will be removed once the balcony slab works are complete and the original load paths via the cast iron columns are reinstated. All visible fixings to the canopy structure will be rebated and filled prior to final decoration.

Where the eaves beam does not currently bear centrally on the cast iron columns below, this will be corrected when the columns are removed and reinstated. The removal and reinstatement of the columns is required in any event to allow the balcony slab replacement works to be undertaken.

The canopy roof will be completed with a Code 5 lead sheet roof finish. This is consistent with several the roof finish of several other properties in the terrace.

The proposed canopy structure will therefore improve the relationship with the historic setting by reinstating the curved canopy profile and more accurately reflecting the established character of the wider terrace. The proposed lead roof finish will also provide a more faithful and historically appropriate roof finish than the pre-works felt covering.

# Sunroom Roof

## Pre-Works Condition

The area now enclosed as the sunroom originally formed part of the extended balcony canopy over the covered porch entrance below. Similar extended balcony/canopy arrangements are present above the entrances to each of the properties within the terrace.

These extended canopy areas appear to have originally been open. However, many have since been enclosed, and while the sunroom enclosure at No. 17 is not understood to be original, it is likely to be historic.

No. 17 is located immediately adjacent to the western projecting wing of the terrace. Its arrangement is therefore not directly comparable with the typical repeated balcony/canopy arrangement elsewhere along the central recessed body of the terrace. The closest direct comparison is the equivalent extended canopy condition at the eastern end of the terrace.

At both ends of the terrace, the extended canopy roof acts as a transitional element between the inset body of the terrace and the projecting end wing. This means that the roof form in this location differs from the standard canopy arrangement elsewhere along Heene Terrace.

Importantly, the canopy to the adjoining western wing property has been removed at some point in the past. The date and circumstances of that removal are not known, but its loss has removed the original transition between the sunroom roof at No. 17 and the canopy to the projecting western wing. This has left a vertical exposed face where the adjoining canopy would previously have continued the wider terrace composition.

Prior to the current works, the sunroom roof had the same built-up felt roof finish as the adjacent balcony canopy. This finish is not considered to reflect the original canopy roof finish, which is understood to have been leadwork to match the surviving canopy roofs elsewhere on the terrace.

The sunroom also has a plastered ceiling supported on expanded metal lath fixed to the rafters. Comparison with the wider terrace suggests that this ceiling was not original. The original arrangement is likely to have been open to the underside of the sarking boards above, consistent with the surviving open canopy structures elsewhere on Heene Terrace.



# Sunroom Roof

## Current Condition

The built-up felt roof finish and timber sarking boards to the sunroom roof have been removed as part of the current works, exposing the timber rafters below.

This opening-up has revealed that many of the existing rafters are rotten and have deteriorated to the point that they are not salvageable. Substantial areas of the eaves timberwork are also rotten and require wholesale replacement.

The walls, external cladding and windows to the sunroom appear to remain in reasonable condition and are not understood to require wholesale replacement as part of the current works.

The current condition therefore confirms that, while the sunroom enclosure itself can largely be retained, the pre-existing roof structure is in poor condition and is not suitable to be retained as a sound basis for the proposed roof repair works.

The plaster ceiling remains in place. It is possible that the enclosure of the roof structure by this ceiling may have led to the deterioration of the roof as no ventilation was provided to the void above, something that would have been unnecessary with the original open roof structure.



# Sunroom Roof

## Proposed Works

The existing rotten sunroom roof rafters will be removed.

New timber rafters will be formed to match the existing curved roof profile. The existing rafters will be used as templates for the new rafters where their condition allows, so that the replacement structure follows the established form of the existing sunroom roof.

Rotten areas of the eaves timber beams will be replaced on a like-for-like basis to match the existing arrangement.

The existing plaster ceiling and expanded metal lath will be removed. This will allow the repaired roof structure to be expressed internally as a timber canopy structure, consistent with the likely original open canopy arrangement elsewhere on the terrace.

New timber sarking boards will be installed over the rafters. The sarking boards and rafters will be painted white to match the adjacent balcony canopy and the finish to other similar canopy structures along the wider terrace.

The Code 5 lead roof finish proposed to the balcony canopy will be extended across the sunroom roof. This will replace the pre-works felt covering with a more faithful and historically appropriate roof finish, consistent with the lead-covered canopy roofs elsewhere on Heene Terrace.

The proposed works therefore retain the established curved roof form of the sunroom while replacing rotten and defective fabric where this is no longer capable of repair. The works also remove later ceiling fabric, reinstate the timber-boarded canopy character, and provide a continuous lead roof finish across the balcony canopy and sunroom roof.

# Ironwork

## Pre-Works / Current Condition

The ironwork balustrades and canopy supporting posts form part of a consistent decorative treatment used across Heene Terrace.

The balcony balustrade is formed from white-painted ornamental ironwork, apparently cast iron, comprising framed panels of geometric openwork. The principal motif consists of circular rings with radiating vertical and diagonal spokes, beneath a narrow frieze of repeating pierced circles.

The balustrade panels are set between substantial square moulded posts. These also support slender white-painted cast iron columns, with spiral or rope-twist shafts, moulded bases and ornate foliated capitals supporting the canopy structure above.

The decorative railings that would originally have enclosed the sides of the sunroom have been removed at some point in the past. This may have occurred when the sunroom was enclosed, as the installation of the low-level external boarding would have required the removal of the railings in these locations.

The square corner posts and spiral columns around the sunroom remain in place and continue to support the roof above.

No works have been undertaken to the ironwork as part of the current repair works. The condition of the ironwork is therefore unchanged from the pre-works condition.



# Ironwork

## Proposed Works

The existing ironwork to the balcony and canopy is to be retained, protected and repaired where required. The balcony balustrade and canopy supporting posts will need to be temporarily removed where necessary to allow the balcony slab repair and replacement works to be undertaken safely.

Following completion of the balcony slab works, the retained ironwork will be reinstated in its existing arrangement.

A specification for the repair and redecoration of the ironwork is included on the application drawings.

# Conclusion

The applicant acknowledges that Listed Building Consent should have been obtained before works commenced. However, the works were initiated in response to genuine condition and safety concerns, particularly the failure of the Portland stone balcony slab, which was located above an entrance, adjacent to living accommodation and close to the public footway.

This report has sought to set out the position clearly and constructively. It identifies the pre-works condition of each affected element, explains the current interim condition, and sets out the revised proposals now put forward to regularise and complete the works.

The revised proposals have been developed in response to the conservation officer's comments and the additional information now available. They retain as much historic fabric as reasonably possible, limit further intervention into the retained building fabric, and refine elements of the current works where the detailing is not considered appropriate as a final conservation solution.

Particular weight should be given to the reinstated balcony canopy profile. The pre-works straight-pitched felt canopy was a clear departure from the curved canopy form seen across the wider terrace. The revised proposals reinstate that curved profile and complete it with a Code 5 lead roof finish, thereby improving both the application building and the wider group value of Heene Terrace by restoring a more historically appropriate canopy form.

The sunroom roof is also proposed to be repaired in a manner that maintains its established curved form while replacing rotten and defective fabric that is no longer capable of repair. The proposed removal of the later plaster and expanded metal

lath ceiling, together with the reinstatement of painted timber sarking boards and a continuous lead roof finish, will provide a more coherent relationship with the adjoining canopy and the wider terrace character.

In relation to the balcony slab, a direct like-for-like Portland stone replacement has been considered but dismissed as disproportionate due to the level of intervention that would be required to the principal façade, original windows, internal structure, occupied flats and the risk that wider damaged would be caused to historic building fabric given the extent of structural intervention required.

The proposed reinforced concrete repair allows the defective and structurally compromised areas to be replaced while retaining the majority of the Portland stone that is embedded within the façade.

As the finished slab will be painted to match the pre-existing condition, and covered by reinstated balcony tiling above, there will be no external visible difference between the proposed concrete repair and a direct stone replacement. The difference is therefore principally one of repair methodology and extent of intervention, rather than external appearance.

The loss of historic balcony tiling is acknowledged. This loss has already occurred in the area where the failed stone was removed for safety reasons. The remaining tiling provides a clear basis for reinstatement, and the applicant intends to retain and reuse existing tiles where possible, with replacement tiles selected to match the surviving pattern, colour range, border arrangement and decorative motifs.

Further tile removal is only proposed where necessary to facilitate the balcony slab repair. This removal is also required

to allow the existing tiles to be inspected for maker's marks, dimensions, clay body, thickness and other identifying features, so that appropriate replacement tiles can be identified and procured. If the Local Planning Authority requires further detailed information on the final tile reinstatement, this could reasonably be secured by condition.

The applicant considers that the revised proposals provide a proportionate and conservation-led response to the issues raised. They would allow the repair works to be completed in a manner that is more coherent, more carefully detailed and more historically appropriate than both the current interim condition and the pre-works arrangement, while avoiding the significantly greater disturbance that would arise from full like-for-like replacement of the balcony slab.

The applicant remains willing to engage constructively with the Local Planning Authority and the conservation officer. Where any further clarification or refinement is considered necessary, the applicant would welcome meaningful dialogue in order to secure an appropriate resolution and allow the works to be completed in a manner that preserves the special architectural and historic interest of the listed building.

# Appendix A



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