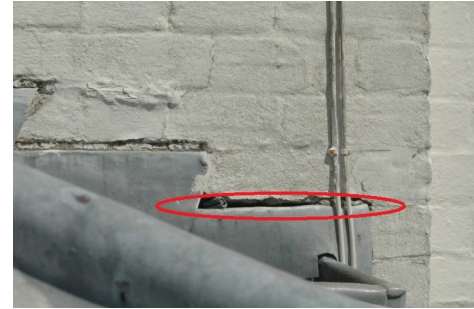


**Justification & Impact Statement -
The Balcony at Royal Apartments, Sea Front, Hayling Island.**

Proposal	Justification	Impact of works on the significance of the asset & any specific mitigation requirements	Image
Lead work Secure lead flashings at wall junctions & make good repairs	Prevent further water ingress & deterioration of building fabric. Maintain integrity of asset	No loss of significance. Improve visual appearance, no loss of historic fabric (lime base mortar proposed)	
Roof covering Local repairs to lead/weld fractures & splits on roof covering	Prevent further water ingress & deterioration of building fabric. Maintain integrity of asset	No loss of significance. Improve visual appearance, no loss of historic fabric (lime base mortar proposed)	

Proposal	Justification	Impact of works on the significance of the asset & any specific mitigation requirements	Image
Roof structure Strengthen roof structure from beneath	Heavy lead covering causing structural failure at rafter head/wall junction	Additional timbers being secured at level inside roof canopy, not affecting main visual appearance when viewed from road. Minimal impact when looking up from balcony level. Works to be reversible, no loss of historic fabric	
Upper entablature Replace decayed/missing timber detailing/moulding	Long term weather damage causing loss of section & decay. Previous intervention with inappropriate detailing has allowed further water ingress to structural members Prevent further water ingress & deterioration	No loss of significance, replacing previous modern work. No loss historic fabric. Keeping visual appearance	

Proposal	Justification	Impact of works on the significance of the asset & any specific mitigation requirements	Image
Upper entablature Replace decayed structural timbers	Health & safety issue as some main timbers have major loss of section, other replacement timbers are of inappropriate size.	Major impact on asset if NOT undertaken. Minimal loss of historic fabric. Temporary support work required.	
Rainwater goods Clear out hoppers, downpipes and gullies	Part of good maintenance practice	No loss of fabric or significance	

Proposal	Justification	Impact of works on the significance of the asset & any specific mitigation requirements	Image
Stanchions Local repairs & decoration to cast iron stanchions	Prevent further water ingress causing corrosion. Localized metal work repairs	No loss of fabric or significance. Test for lead based paint	
Balustrade Local repairs & decoration to balustrades and handrails	Restore structural integrity to fractures. Structural integrity compromised without intervention. Replace only the decayed sections of handrail	Minimal intervention with only minor loss of historic fabric. Test for lead based paint.	

Proposal	Justification	Impact of works on the significance of the asset & any specific mitigation requirements	Image
Balcony deck Resin & bar repair to structural cracks	To return the structural integrity back to the deck. Prevent further water ingress & frost damage	Work will not be viable. No loss of historic fabric. Minimal amount of cutting to be undertaken	
Lower entablature Replace decayed/missing timber detailing/moulding	Long term weather damage causing loss of section & decay. Previous intervention with inappropriate detailing has allowed further water ingress to structural members Prevent further water ingress & deterioration	No loss of significance, replacing previous modern work. No loss historic fabric. Keeping visual appearance. No works required to hidden structural timbers	

Proposal	Justification	Impact of works on the significance of the asset & any specific mitigation requirements	Image
Soffit to first floor deck Thorough preparation & decoration, allow for minor local timber repairs	To maintain integrity of the asset	No loss of fabric or significance. Test for lead based paint	
Ground Level Colonnade Isolated metal repairs & decoration	Prevent further water ingress, arrest present corrosion. Localized metal work repairs	No loss of fabric or significance. Test for lead based paint	

Proposal	Justification	Impact of works on the significance of the asset & any specific mitigation requirements	Image
Terrace Fill missing floor tile grout	To keep water out of slab & colonnade bases	No loss of historic fabric or significance	
End			