

Brighton Dome, Church Street

BH2025/01527

3rd September 2025



Brighton & Hove
City Council

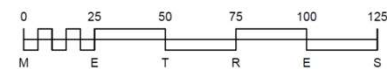
Application Description

► External repairs including:

masonry repairs, repointing, paint removal, render repairs, repairs to stonework including merlons, pinnacles and cornices, application of limewash coating to stonework and renders, low pressure jet washing, window repair and redecoration.

Location Plan

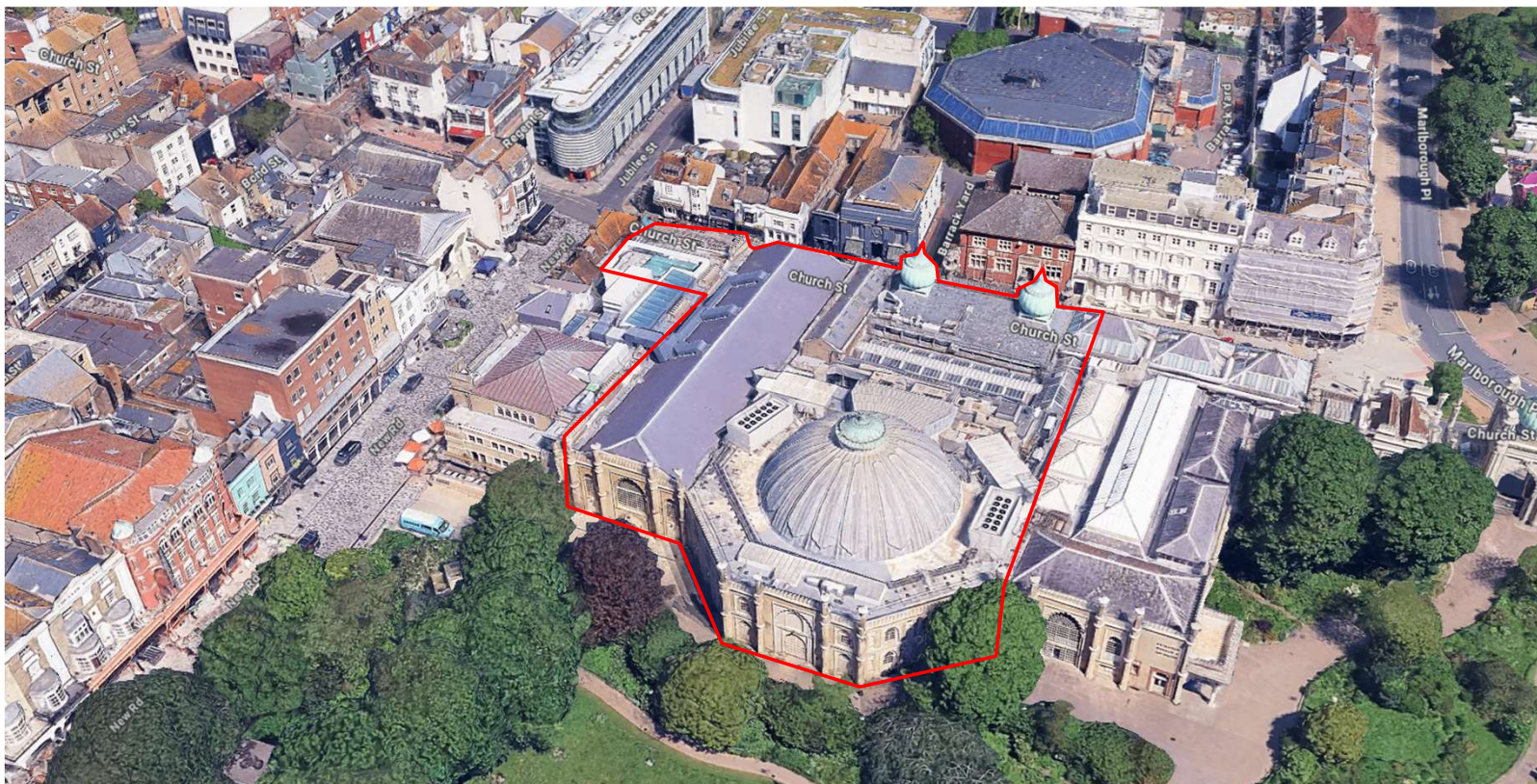
PROPOSED LOCATION & BLOCK PLAN SCALE 1:1250

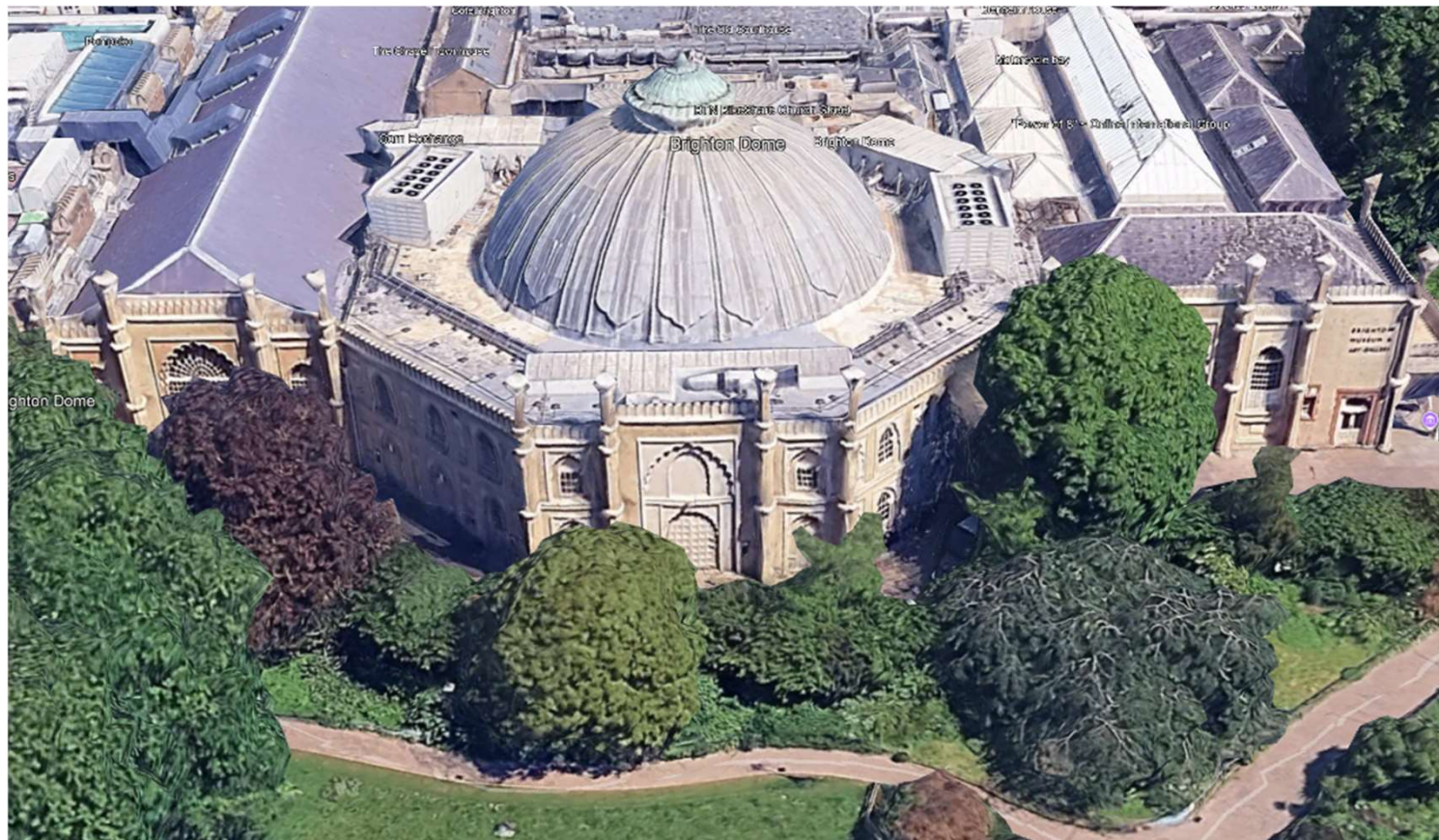


Aerial Photo of Site

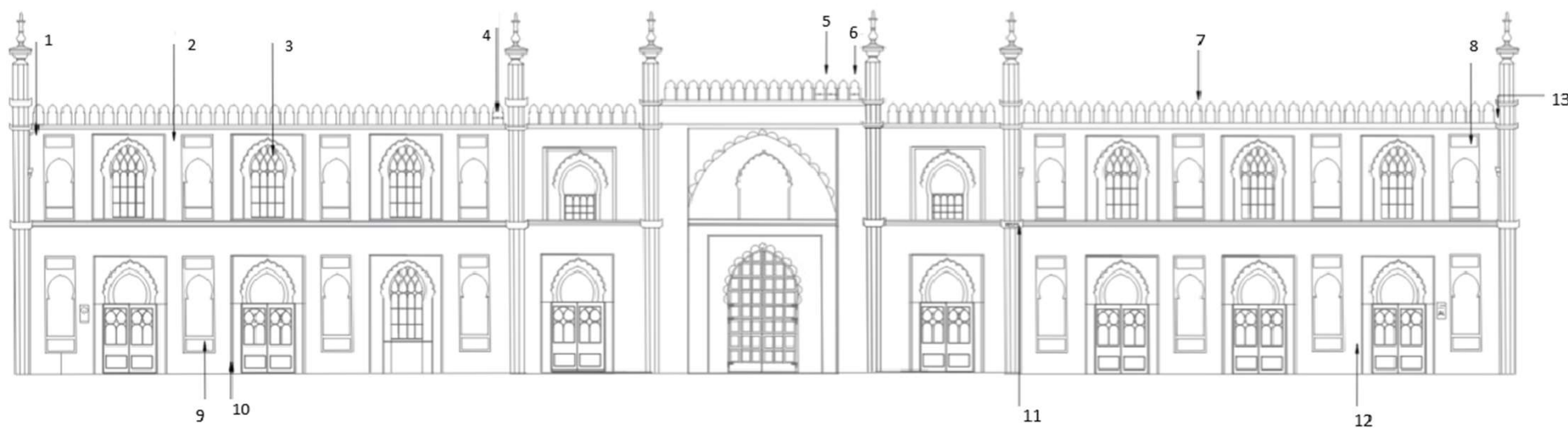


3D Aerial Photo of Site





Elevation



Proposed repairs and redecoration

Proposed repairs and redecoration:

1. Rainwater goods- redecorate with metal paint
2. Low pressure jet washing to masonry and pinnacles. Where masonry/mortar are heavily weathered localised repointing to be carried out prior to washing.
3. Windows- remove paintwork from metal casement windows and timber cills and frames. Repair, apply linseed putty and repaint. Replace broken panes where necessary.
4. Repair isolated defect to reconstituted stone merlon- crack repair with resin injection and stainless steel pin repair.
5. Repair isolated defect to spalling cast reconstituted stone facing to match existing. Fix to stone parapet with stainless steel dowels.
6. Repair isolated defect to crown of merlon where it is breaking up. Partial replacement with reconstituted stone to match existing with stainless steel dowels to attach to parapet.

Proposed repairs and redecoration

Proposed repairs and redecoration:

7. High-level stonework repairs, including:

- a. Repair of merlon hoods where they are cracked and delaminated with material to match
- b. Removal of vegetation (also to area annotated 13)
- c. Repair of hairline cracks to merlons and cornices (repointing)
- d. Repair of cracks to parapet with injected resin
- e. Repair of spalling to stone parapet with lime-based mortar
- f. Repair cracked joints between stone facings and parapet to south elevation with lime-based mortar.

Proposed repairs and redecoration

Proposed repairs and redecoration:

8. Paint removal to aedicules, string courses and decorative cornices and merlons. Replace with limewashing to rendered section. Pigment added to be applied to a test area initially.
9. Repair/replace stone cill to this window.
10. Render repair- missing mortar between door frame and stonework frame.
11. Repair cornice to match- section mould taken and recast off-site.
12. Masonry repairs with brick/render to match.

Representations

- ▶ No public representations received
- ▶ Heritage: - No objection subject to conditions requiring:
 - i. matching materials unless explicitly stated otherwise in the approved plans and supporting documents. For any new materials found to be required, full details to be submitted for approval by the LPA.
 - ii. Jet-washing should not be carried out until it has been tested on a sample section to the satisfaction of the LPA.
 - iii. Lime washing should be undertaken on a test area. Full details, including of any pigmentation, shall be subject to approval by the LPA.

Key Considerations

- Impact on the special historic and architectural character and significance of the listed building.

Conclusion and Planning Balance

- ▶ The proposals largely deal with repairs required to preserve the listed building.
- ▶ The repair works are considered to be appropriate, with a suitable methodology, and would not amount to any unnecessary loss of historic fabric.
- ▶ The works of redecoration are considered to be appropriate to the character of the listed building.
- ▶ Subject to the proposed conditions, the proposals would preserve the special historic and architectural character and significance of the listed building.
- ▶ The application for Listed Building Consent is recommended for Approval.

