

Broadwater Farm Estate

Listed Mural, Tangmere House

Design Statement

October 2022



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PURPOSE OF THIS REPORT

This report provides an overview of proposals for relocating the listed mosaic mural on Tangmere House, Broadwater Farm Estate.

It can be read alongside the full Design & Access Statement for the detailed planning application for new homes at Broadwater Farm [HGY/2022/0823].

This document gives further background information and context to the proposals.

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1.1 EXISTING LOCATION

The listed mosaic mural is located centrally on the northern facade of Tangmere House, facing onto Willan Road.



Photograph of top of the mural, wrapping around 3 sides of the original refuse chute



Existing location of mural on Broadwater Farm Estate

1.2 BACKGROUND & RELOCATION

TANGMERE MURAL

The Mosaic Mural, Equality-Harmony, was listed on 5th October 2022. It should be noted that the List Description makes it clear that the element of special interest is the mural and not the Tangmere building. Its significance is identified as follows:

Architectural Interest

As a striking and technically accomplished work of public art; richly coloured and detailed, it combines figurative, abstract and symbolic motifs in a lively composition;

For its celebration of universal values of peace, equality and harmony, alongside depictions of the diverse cultural life of the Broadwater Farm estate, and aspects of youth culture more broadly in 1980s Britain;

As a work of community art, exemplary in its degree of survival, scale and artistic quality; commissioned, designed and executed within the Broadwater Farm community.

Historic interest

Commissioned in the wake of the Broadwater Farm riot, an event of national significance in the history of race relations in the UK, the mural stands as a tangible marker of community resilience in the face of violence and disadvantage.

In light of the fundamental structural issues relating to Tangmere House, it is clear that the listed mural will need to be relocated.

Deconstruction

Accompanying the application is a report prepared by DBR Conservation that provides details of how the mural could be carefully removed from the exterior of the building and stored in advance of its relocation.

Document reference: *PROPOSAL FOR DISMANTLING, CONSERVATION WORK AND RE-INSTALLATION OF BIG MURAL MOSAIC OF THE FACADE OF THE BUILDING*



Aerial view from north east indicating current and proposed positions of mural

Relocation

The proposed position for relocation has been considered in detail by the design team and the Council to ensure that its significance is retained, preserved and ideally enhanced. It is recognised that the location needs to enable the original aspirations that the mural represents relating to community, equality and harmony to be fully appreciated in a place where the community will come together both now and in the future – to ensure that its significance can be preserved.

The proposed position is the nearest existing building gable to its current location on the east facing facade of the Hawkinge block.

Whilst this elevation is currently obscured by the Enterprise Centre building, once this building has been demolished there will be a generous civic space with mix ground floor uses.

Rotating the mural through 90 degrees and positioning it with an open space in front, will improve its visibility compared with its current location parallel to Willan Road.

This east facade of Hawkinge addresses a new civic space framed by the relocated enterprise uses, well-being hub and bus stop.

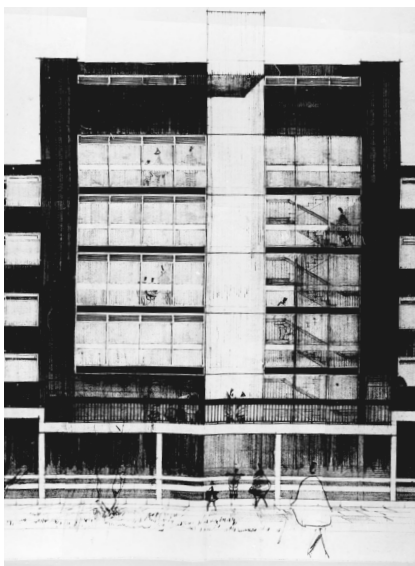
By placing the mural on an existing building the connection to period of its completion is maintained.

The gable ends of the seven-storey blocks across the Estate have a unique architectural quality however these façades have gone through a series of notable changes as shown in the images below.

The proportion of the bin chute on Tangmere is similar to the vertical section of blank gable panels, meaning the mural can be integrated effectively on the Hawkinge elevation.

The relocation of the mural offers the opportunity to reinstate the original architect's intended vertical emphasis, and to add depth and articulation to the facade.

7-storey Broadwater Farm blocks - evolution of the typical gable facade:



1966 - Planning Application
The original planning application varies from what was built, showing a clear recognition of the lift core with defined top to the building.



1988 - Before Re-Cladding
The steel frames sit up against the blank areas of the facade. The blank areas appear to be painted separating them from the core.



Current
The 1990s uPVC windows now sail past the blank areas of the facade covering the areas in coloured spandrel panels.

1.3 ILLUSTRATIVE PROPOSAL

The sketch view below illustrates the mural in its new position on the east facing Hawkinge gable. This location is considered appropriate for the following reasons:

- It is close to the mural's original location.
- It is a prominent position on Willan Road, one of the main routes through the Estate
- A new civic space is proposed in this location, leading to the new community park.
- The ground floors of the surrounding buildings accommodate community and commercial uses such as the Well-being Hub and Enterprise Units.
- It is visible above neighbouring buildings from Adams Road, terminating the new diagonal link through the proposed community park (see view on next page).
- It will protrude above the rooftops of the original buildings improving wayfinding, differentiating Hawkinge and signalling the civic space from a distance.



Relocation plan within context of new building proposals



Sketch view of new civic space and relocated mural

The strategy to relocate the mural, preserves its prominent position at the heart of the Broadwater Farm Estate and thus its significance.

The physical qualities of the mural will still be appreciable and the ability to re-connect the two parts currently divided by the corridor and obscured by the entrance lobby, will allow a better appreciation of the complete mural.

The values that it represents and displays will still be seen at the heart of the Estate close to community facilities and open space where it is intended that residents will pass and congregate. The mural will remain a tangible marker of community resilience in the face of violence and disadvantage.



View of mural in distance from Adams Road civic space

