

James Argles

From: Planning Support
Subject: FW: Finalised obs_HGY/2022/2816_Tangmere, Willan Road, Tottenham, London, N17 6NA

Sent: 24 November 2022 17:35

Subject: Finalised obs_HGY/2022/2816_Tangmere, Willan Road, Tottenham, London, N17 6NA

Dear Chris,
please find here below finalised conservation comments.

The application for the proposed removal of the grade II listed mural from Tangmere House and its proposed re-erection nearby, within the Broadwater Farm development, is very clear and comprehensive and is underpinned by a dedicated programme of works aimed at ensuring that the mural is sensitively removed, restored, and reinstated in a timely manner.

The proposed works, despite negatively affecting the fabric of the mural and detaching it from its original location and host building, are necessary due to the imminent demolition of Tangmere House, this was consented far before the mural was identified and listed as heritage asset of national importance, although the council had already considered the salvaging of the artefact from demolition.

The relocation works will offset most of the negative impact caused to the listed artefact by its removal works and relocation to a new host building, by embracing the opportunity to restore the mural, whose fabric has been deteriorated by weathering and vandalism, and by enhancing its figurative unity and legibility by carefully reassembling it and fully exposing it along its entire height in the new location.

These works will not only help to salvage the mural, but also to conserve most of its heritage significance by preserving and repairing its fabric and its figurative unity within the built setting of the Broadwater Farm estate, whose recent history inspired this artistic creation.

The application constitutes a timely, well-thought-through, multi-disciplinary proposal to ensure maximum preservation from harm and continued enjoyment of the mural, and the proposed works are very welcome. These works have been thoroughly informed by assessments of significance, structural conditions, and fabric conditions of the mural and multi-disciplinary, heritage conservation, structural and design expertise have been involved in assessing the listed artefact and have been designing its safe relocation. This combined, multi-disciplinary expertise contributes to all stages of this relocation project, and this is extremely encouraging in terms of the expected quality of works and expected benefits for the listed asset, especially when considering that this ad-hoc relocation project has been swiftly developed, despite the challenges and the few remaining interdependencies posed by the wider Broad Water Farm refurbishment programme.

The proposed works include removal from the host building to be led by the structural engineers, specialist heritage contractor with the support of the experienced demolition contractor for the Tangmere building.

the careful off-site storage of the artefact in a dedicated storage unit, to be suitably designed as per heritage contractors' requirements; restoration of the mural by the heritage contractor while the artefact is in storage.

The preferred new location of the mural has been identified on the east elevation of Hawkinge and a new support structure for the mural is required. In this respect, the engineers' report advises that the reinstatement of the mural is certainly feasible, not only in relation to Hawkinge but also in relation to other buildings on the estate, which provides great reassurance about the prospects to bring the mural back into beneficial fruition.

The reinstatement on the east elevation of the Hawkinge building, or on any more appropriate location will be designed in detail by the architects and engineers with the advice from the heritage contractor and a suitably skilled contractor will be appointed to carry out the re-instatement works.

Each stage of this relocation and restoration project is clearly and comprehensively identified, described, and detailed to a good level of detail in the submitted application, the level of information provided is proportionate to the importance of the building and it is sufficient to assess the impact of the proposed works which will lead to a low level of less than substantial harm to the significance of the listed mural.

The beneficial impact of the restoration works on the fabric of the mural, the retention and enjoyment of the mural, whose significance would be largely retained with its reinstatement within the Broad water Farm estate, and the expected enhancement of its figurative unity and legibility in the new location, should be considered as part of a balanced planning judgement. Accordingly, the proposed works are fully supported from the conservation standpoint and the following details should be submitted to the planning authority at various project stages, as far as works progress.

1. The planning authority should be notified about the commencement of each stage of work and be informed about any variation to the consented works and programme.
2. Before the mural is detached from the host building, the following information should be submitted to the planning authority :
 - The report of detailed condition survey of the mosaic to be carried out further to erection of suitable scaffolding
 - Photographic survey of existing mosaic
 - Details of tests trials for removal of strips of tesserae
 - Details and photographic record of preventative works
 - Records of actual cutting lines
3. Before the mural is stored in the dedicated storage compound,
 - a) the following information should be submitted to the planning authority :
 - Photographic records of cutting operations and lifting of mural panels
 - Details of securing and reinforcement of mural panels post-cutting operations
 - b) The following should be approved by the planning authority:
 - Detailed design and material specification of storage compound
4. Before the restoration works are carried out to the mural panels, the following details should be approved :
 - Repair samples to mosaic panels to be inspected by conservation officers and Historic England officers
5. Before the restoration works are completed, the following details should be submitted :
 - Photo records of restoration works
 - Method statements and material specification for mosaic restoration
6. Before the reinstatement of the mural in its final location, the planning authority should approve:
 - the exact final location of the mural.
 - details of structural conditions and fabric conditions of the new host building.
 - details of localised trial pits to confirm the location and depth of the existing foundations to avoid any conflict the foundations of the new supporting structure of the mural
 - detailed design of the proposed structure supporting the mural, including details of fixings on to the host building and any weatherproof solution
7. Before the conclusion of works in the approved final location, the following details should be approved:
 - Final sample repairs to be inspected by conservation officers and Historic England officers
 - Maintenance Plan for the future care and maintenance of the mural in its new location
 - Photo records of reinstatement works in final location

Kind Regards,
Elisabetta

Elisabetta Tonazzi ARB RIBA Conservation Architect
Principal Conservation Officer
Placemaking and Housing | Haringey Council
225 River Park House, Wood Green, N22 8HQ40