



DBR
EST. 1990

Broadwater Farm Estate

Mural mosaic

Condition Survey
September 2023

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Introduction

In July and August 2023, DBR Conservation surveyed the mural mosaic situated on the facade of Broadwater Farm Estate in Tottenham, London.

The following report covers additional information that was not possible to include in the first report, “*Proposal for dismantling, conservation work and re-installation of mural mosaic on facade of the building*”, due to the lack of scaffolding and limited access at the front facade and impossibility to assess, inspect and record.

For the condition survey of the entire mosaic surface, DBR Conservation opted for a method which could allow a systematic photographic documentation and, at the same time, a systematic record of issues and problematics found on the mosaic during a thorough inspection.

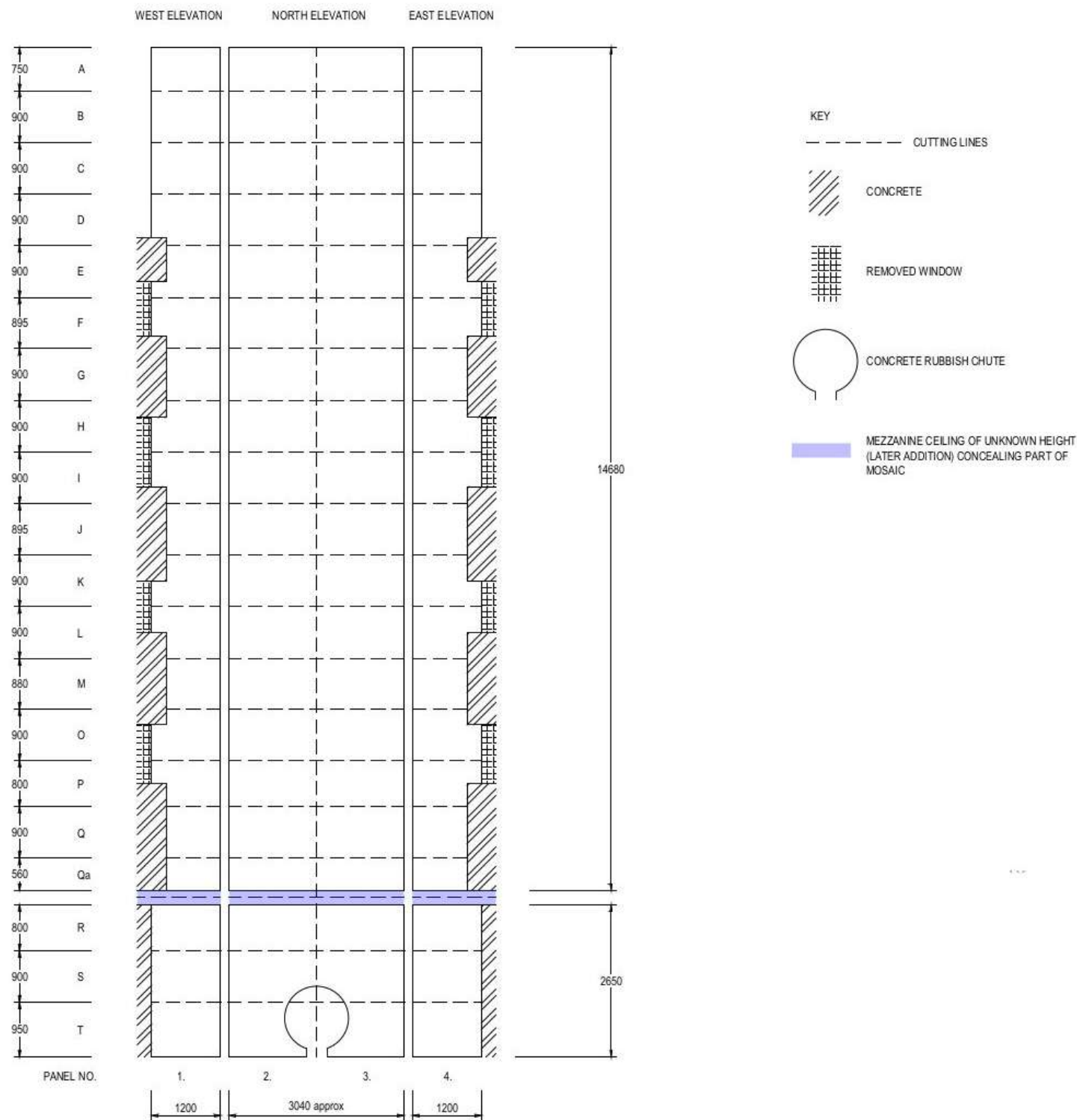
The whole mural was divided into 20 levels according to the original artists installation line joints. Each level was divided into 4 square sections (one for each East and West Left/Right return elevations and two for the North/Front elevation).

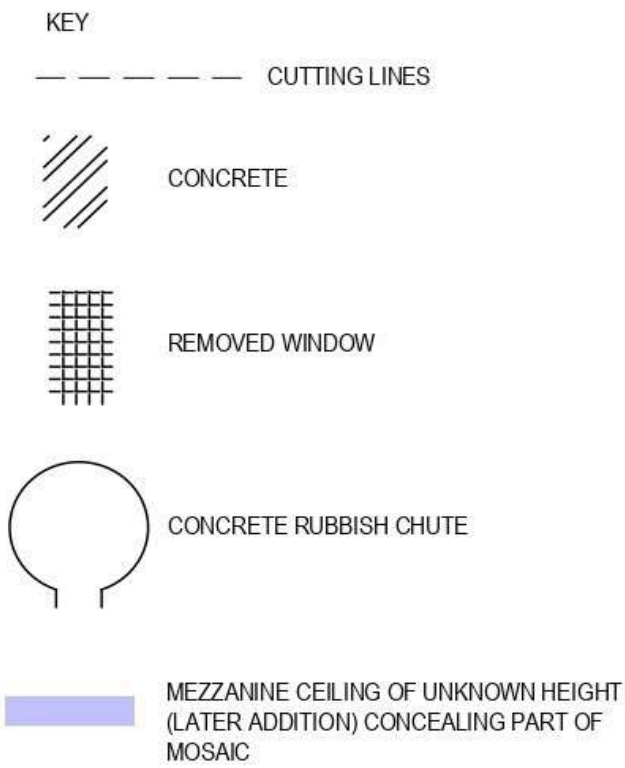
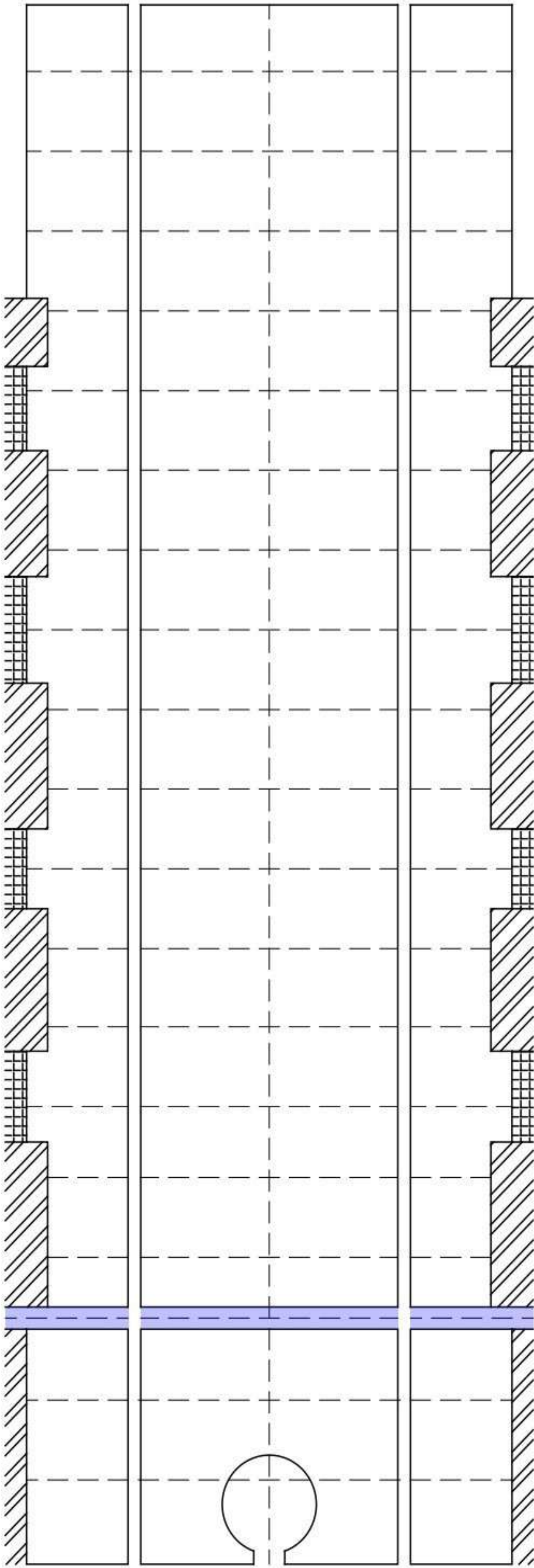
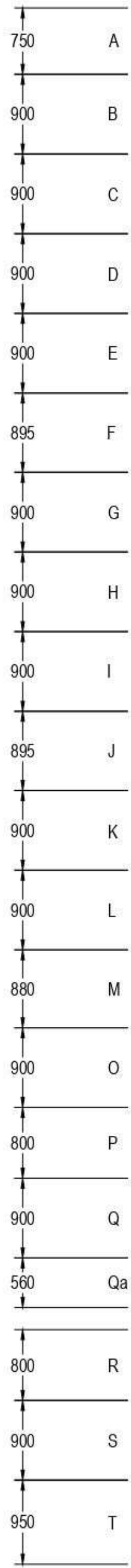
Total 60 squares A1 – T4 inclusive

A laser was used to precisely mark the far edges of the lines, and then a line was marked on the mosaic surface with a chalk line string.



Elevation views
Scale 1:75@A3





A picture was taken of each section.

Every picture was then printed in A3 format and an Acetate transparent sheet was applied on top of each picture so to mark the issues on a grid.

This system allowed a straightforward and clearer image like a “map” of the main issues.

Material description of the mosaic

The mosaic is made of coloured vitreous tesserae.

Basic types:

Square:

Sizes:

20mm x 20mm



as well as much smaller delicately designed shapes

25Mm x 25mm



as well as much smaller delicately designed shapes

50Mm x 50mm



as well as much smaller delicately designed shapes



Tesserae colours chart



BL1



DB2



GR3



LB1



PU1



Y



BL2



DB3



GR4



LB2



PU2



BR



EB1



GR5



LB3



PU3



CR1



EB2



GE1



LB4



PU4



CR2



GR1



GE2



O



R



DB1



GR2



GE3



P



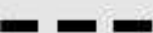
W



Condition summary

A thorough tap test was done on the entire surface of the mosaic. While there are areas with serious losses and areas with imminent loss, the mosaic seemed sound and stable. Any vulnerable areas where there were loose or missing tesserae, or where the mosaic appears to be detaching from the substrate, were identified in the detailed mapping in the Survey Report attached.

See Legend, followed by examples of the issues found during the condition survey:

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	

Missing/Losses



Panel B, section 4



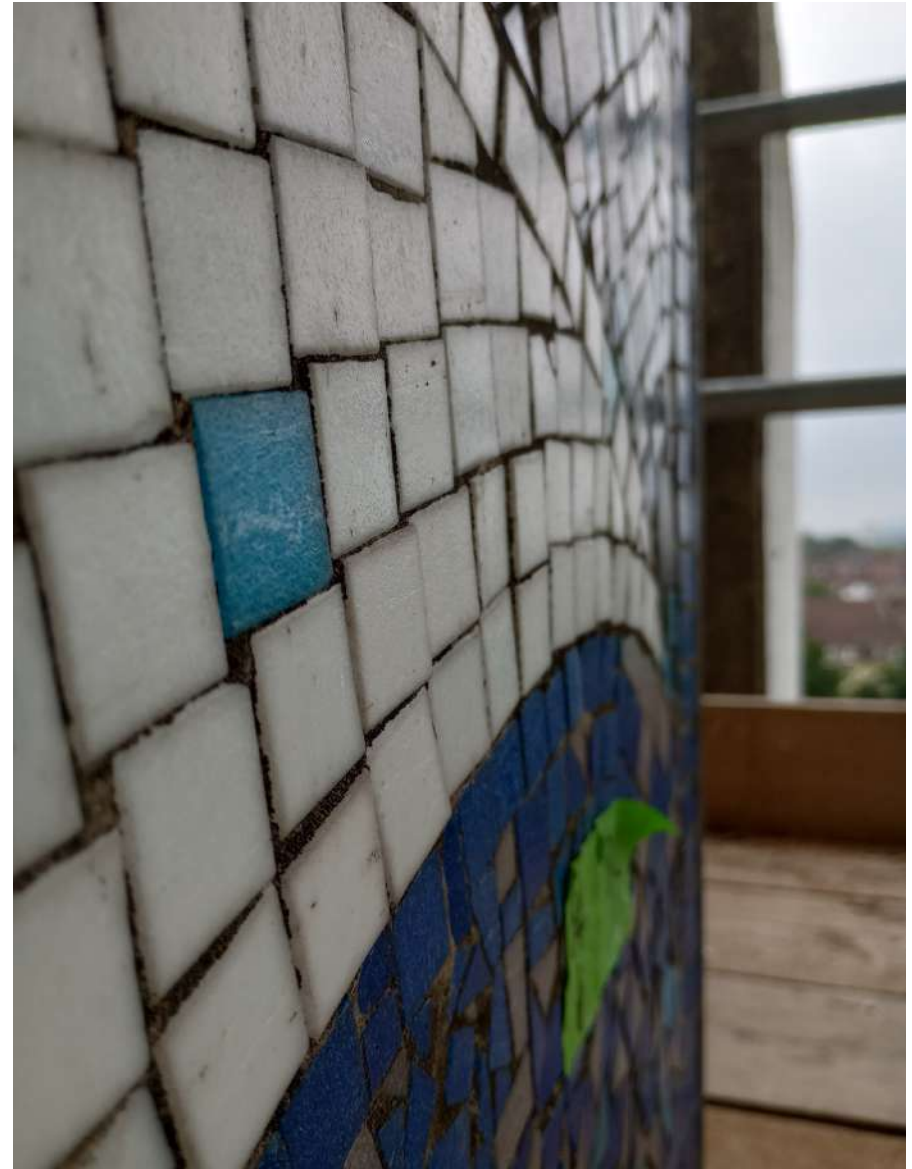
Panel S, section 2



Depressions

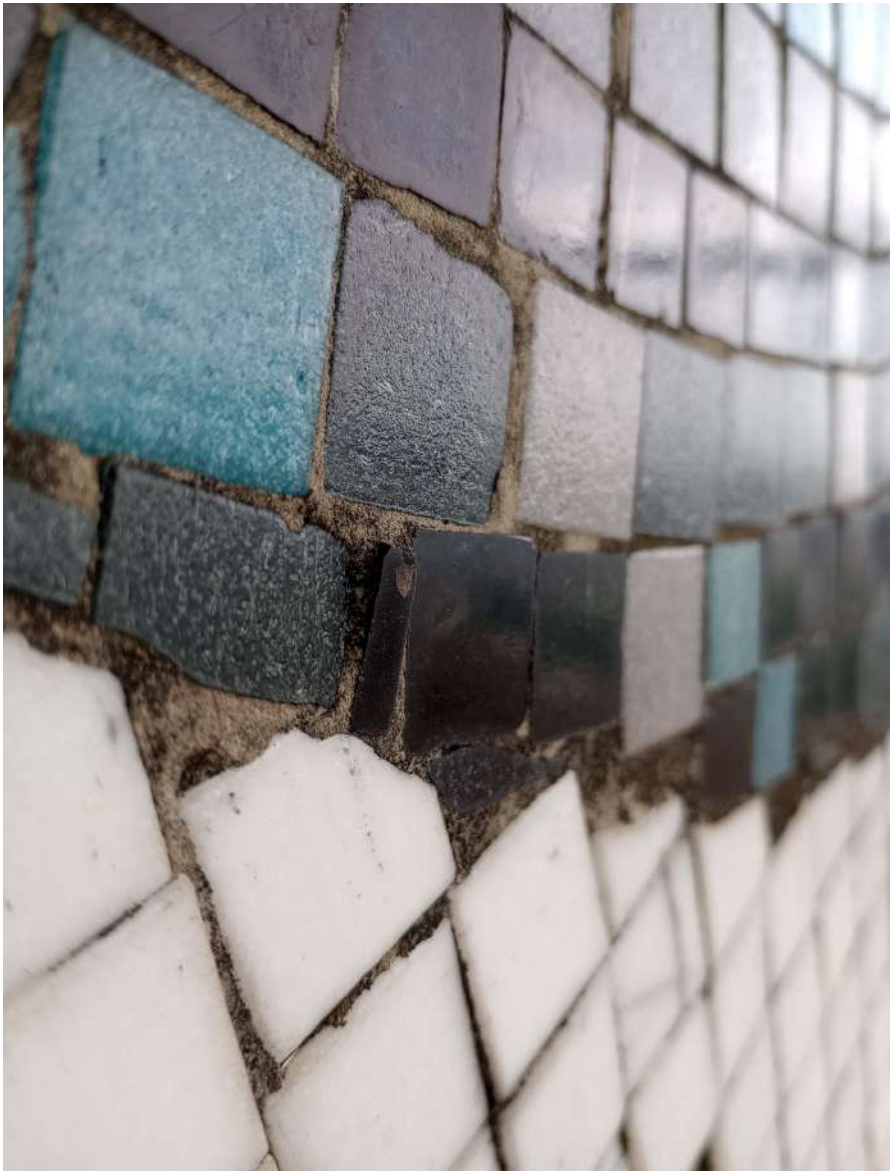


 Panel B, section 3



Panel B, section 4

Bulges



Panel B, section 4

Panel B, section 1



Hollow tesserae



Panel Q, section 4

Cracks



Panel D, section 1

Loose tesserae



Panel F, section 4

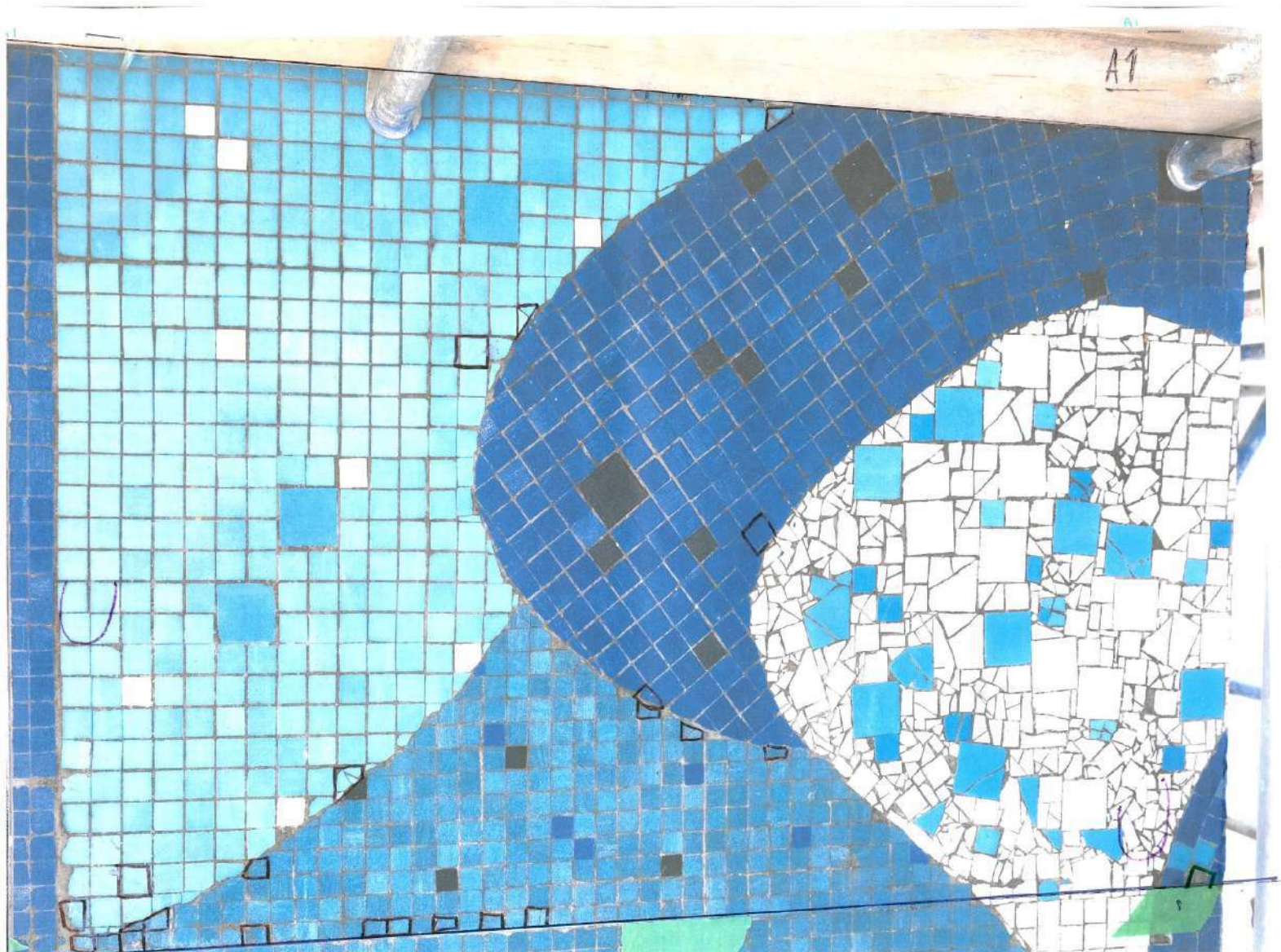
Missing mortar



Panel Q, section 4



Broadwater Farm Estate
Mural mosaic
Condition Survey Mark Ups



Panel A1

1200mm x 750mm
General Fair condition

Superficial dirt: 100%*
Biological growth: 100%*
Guano: 2%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel A2

1530mm x 750mm

General Fair condition

Superficial dirt: 100%*

Biological growth: 100%*

Guano: 2%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	

A3

A3

A3

Panel A3

1510mm x 750mm

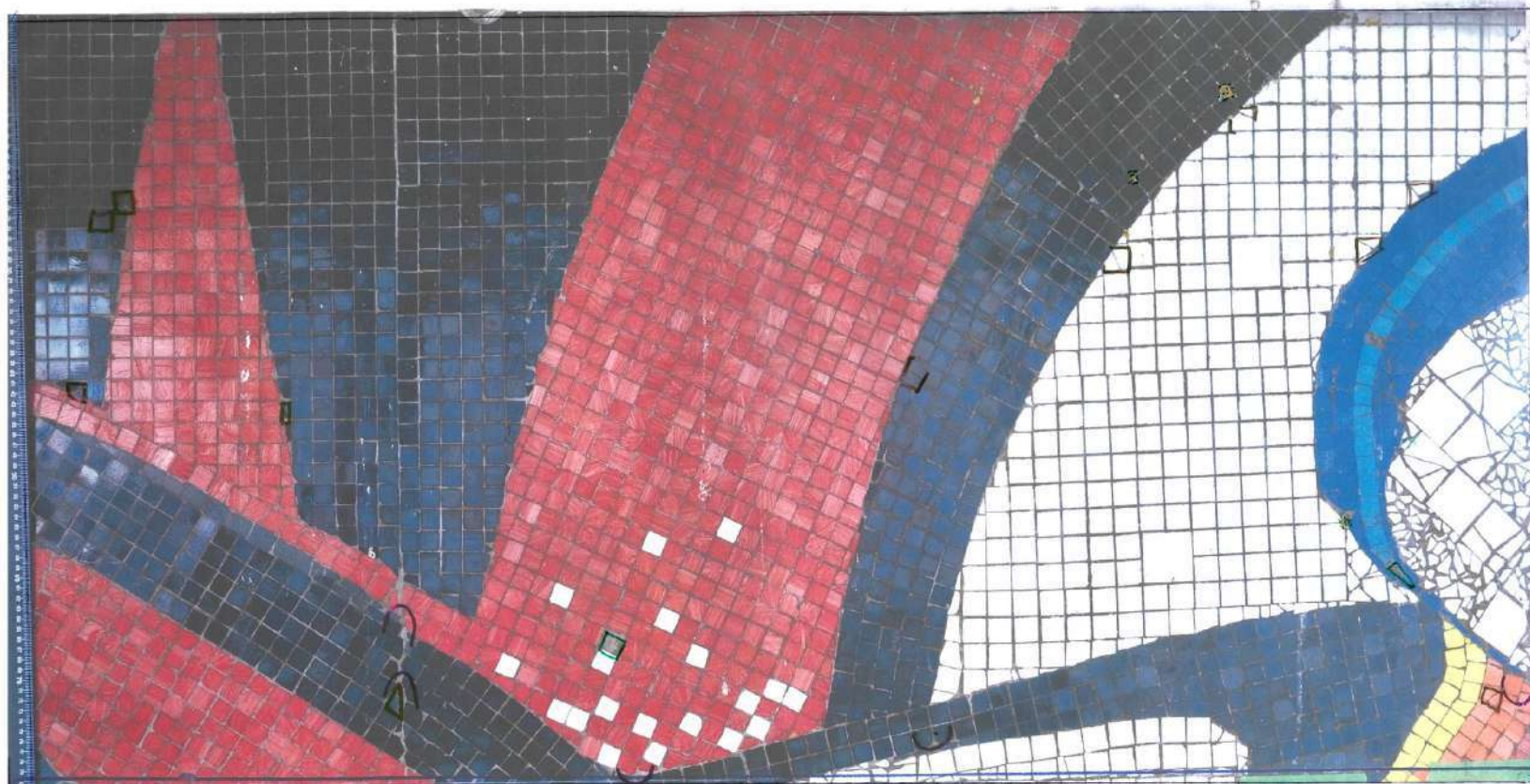
General Fair condition

Superficial dirt: 100%*

Biological growth: 100%*

Guano: 2%*

*Percentage of surface



Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel A4

1200mm x 750mm

General Fair condition

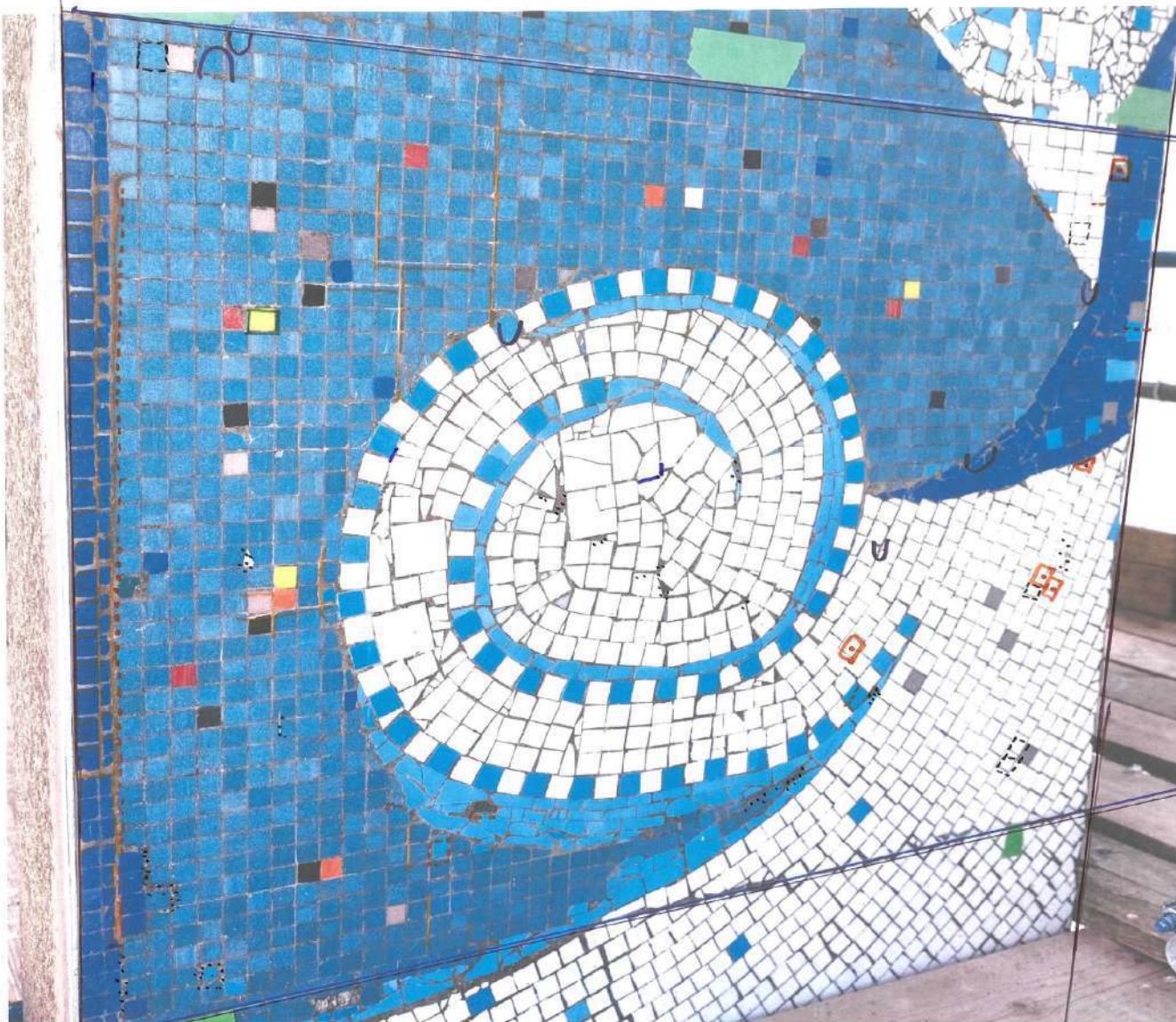
Superficial dirt: 100%*

Biological growth: 100%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel B1

1195mm x 900mm

General Fair condition

Superficial dirt: 100%*

Biological growth: 100%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	

B2

B2

B2

Panel B2

1525mm x 900mm

General Fair condition

Superficial dirt: 100%*

Biological growth: 100%*

Guano: 2%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	

B3 — B3

B3



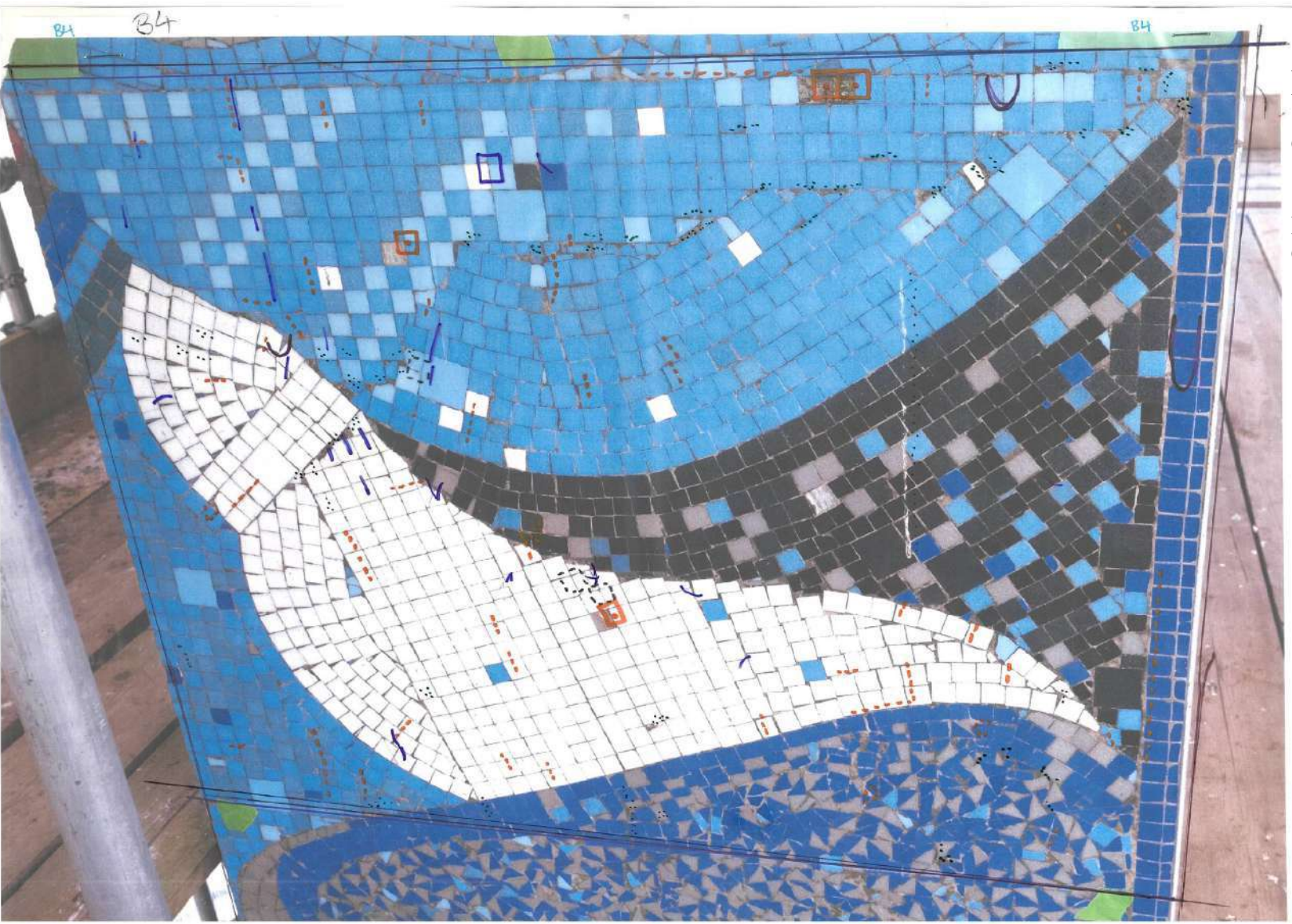
Panel B3

1510mm x 900mm
General Fair condition

Superficial dirt: 100%*
Biological growth: 100%*
Guano: 2%*

*Percentage of surface

Legend	
Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel B4
1200mm x 900mm
General Fair condition

Superficial dirt: 100%*
Biological growth: 100%*
Guano 2%*

*Percentage of surface

Legend	
Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel C1

1195mm x 900mm

General Fair condition

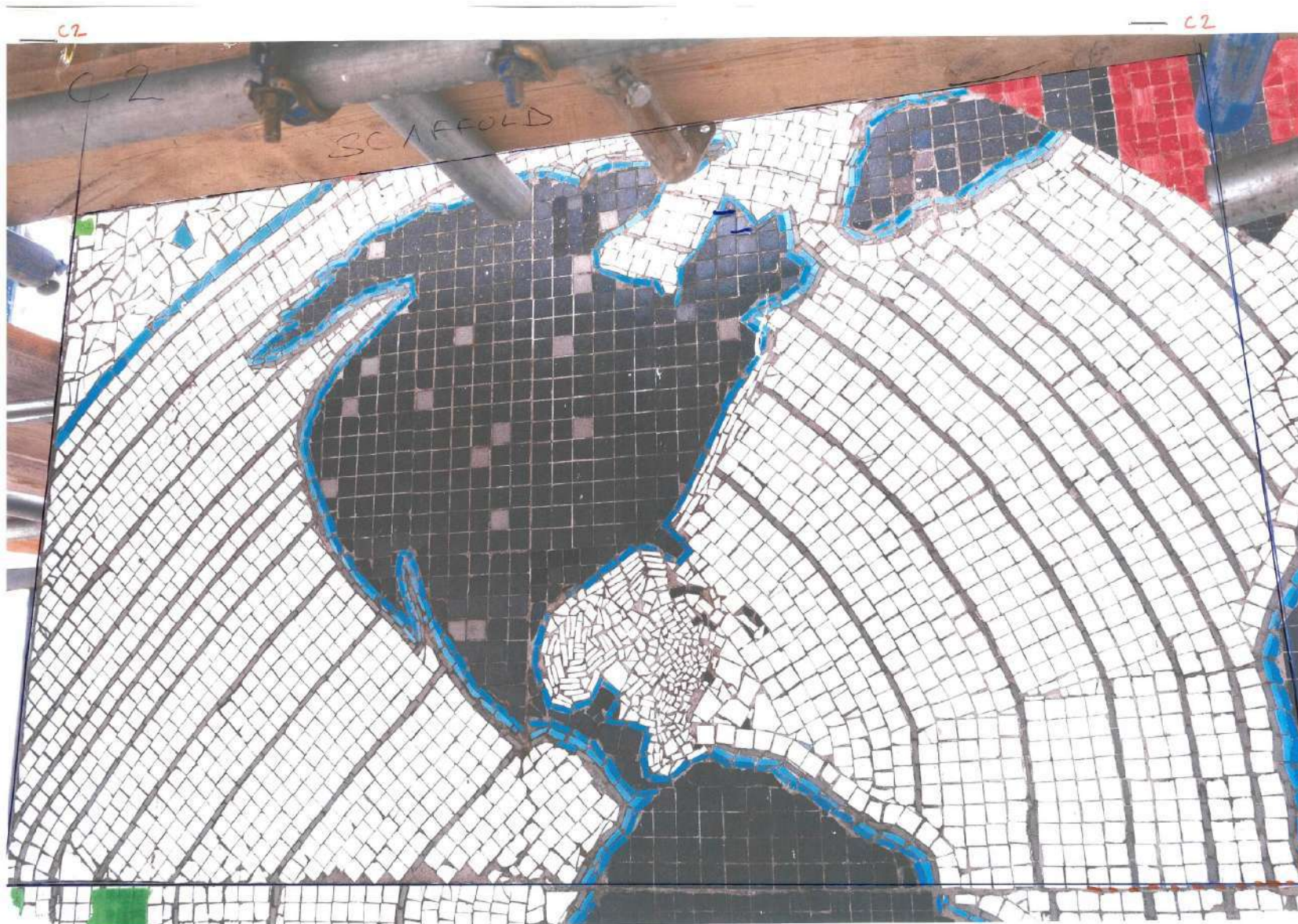
Superficial dirt: 100%*

Biological growth: 100%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel C2

1520mm x 900mm

General Fair condition

Superficial dirt: 100%*

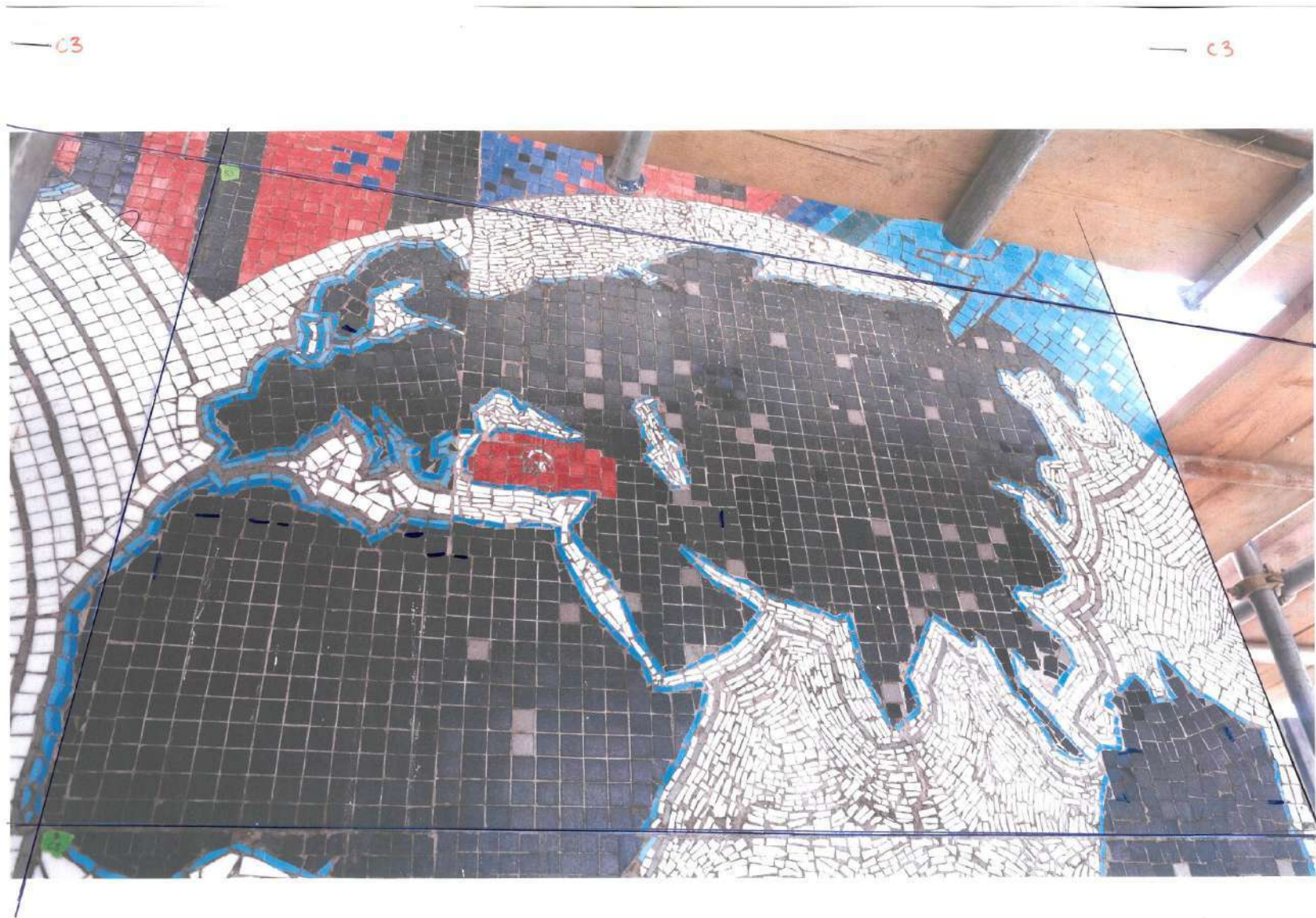
Biological growth: 100%*

Guano: 2%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel C3

1515mm x 900mm
General Fair condition

Superficial dirt: 100%*
Biological growth: 100%*
Guano: 2%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel C4

1200mm x 900mm
General Fair condition

Superficial dirt: 100%*
Biological growth: 100%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel D1

1200mm x 900mm

General Fair condition

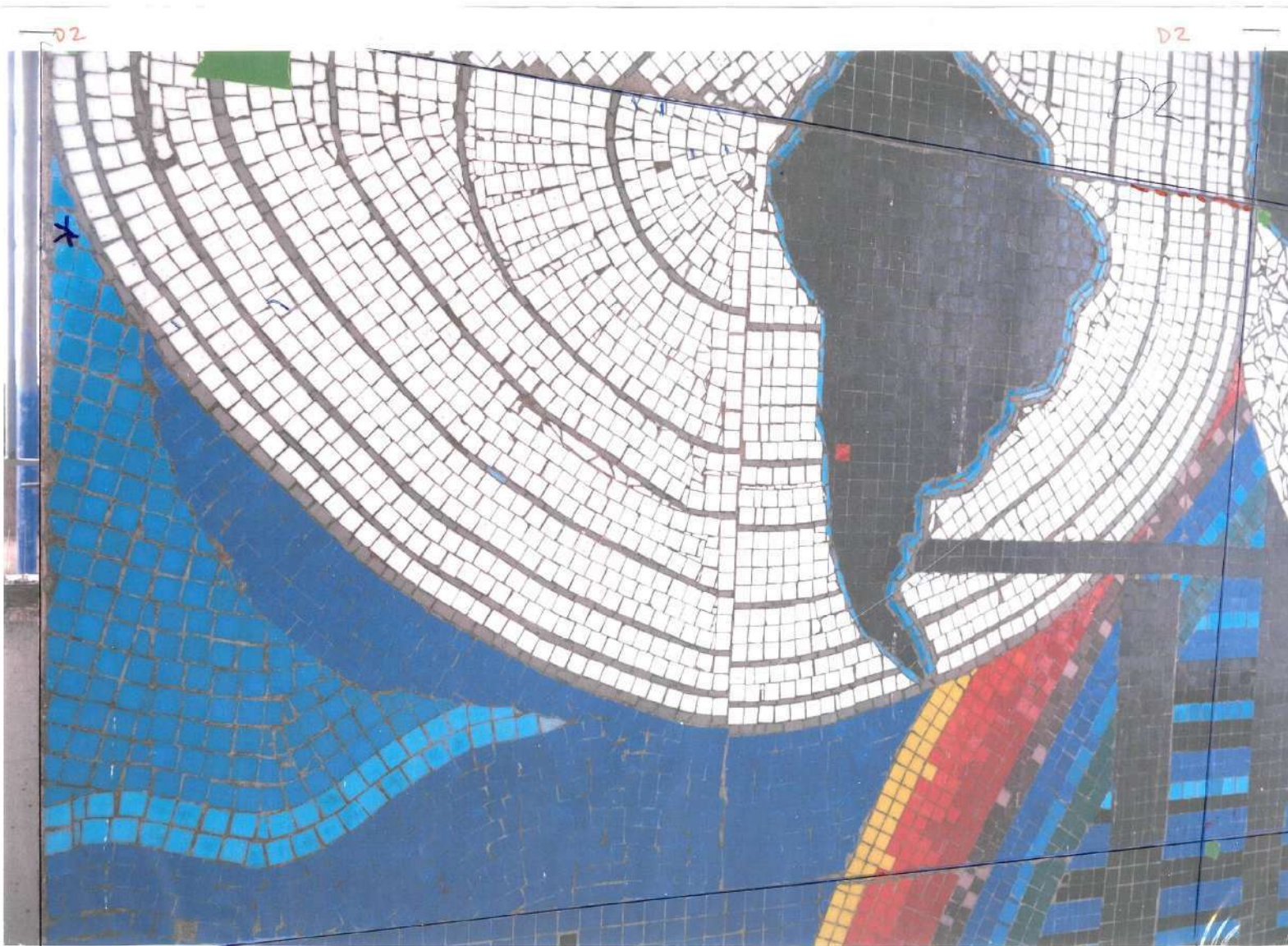
Superficial dirt: 100%*

Biological growth: 100%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel D2

1520mm x 900mm

General Fair condition

Superficial dirt: 100%*

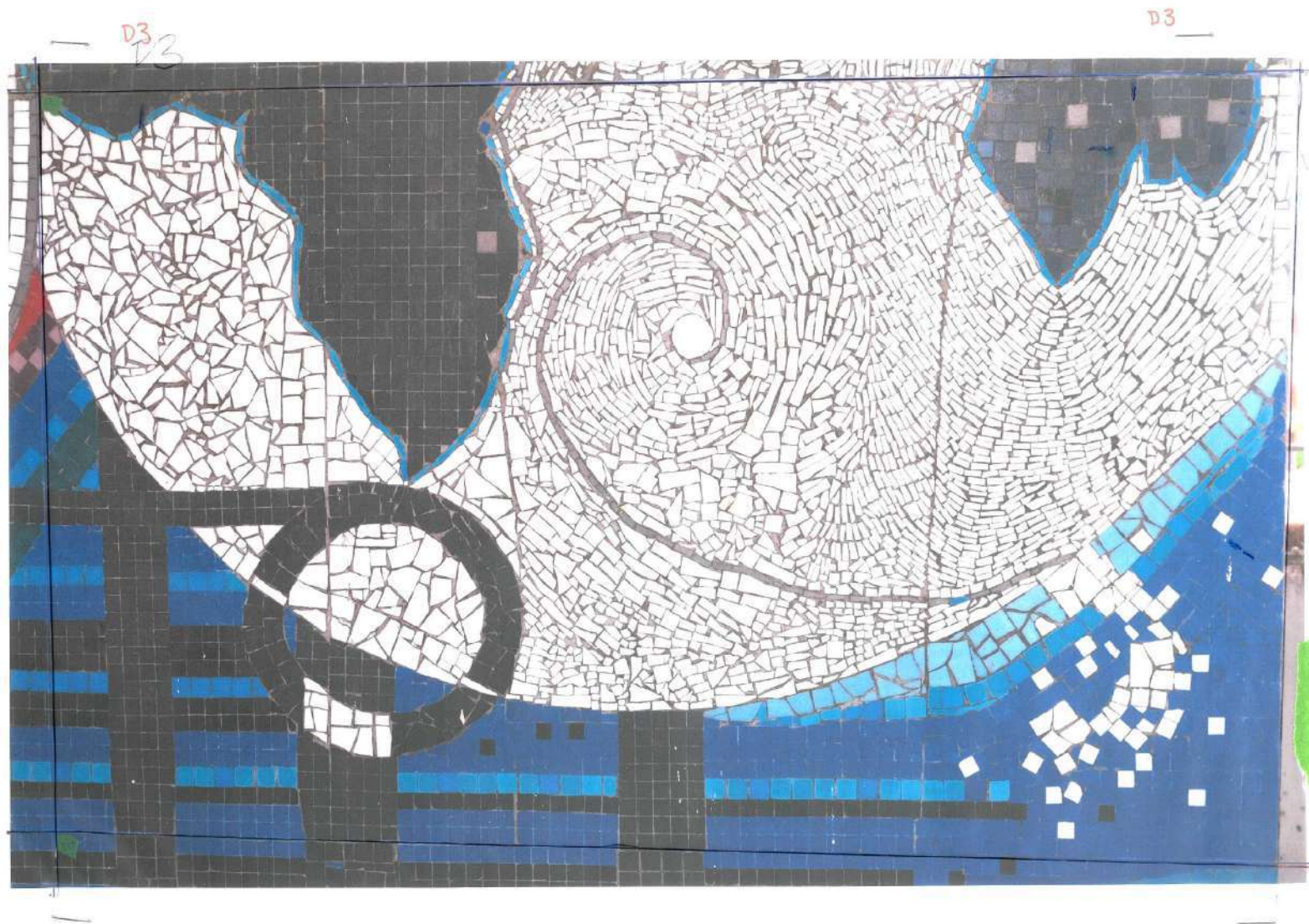
Biological growth: 100%*

Guano: 2%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel D3

1520mm x 900mm

General Fair condition

Superficial dirt: 100%*

Biological growth: 100%*

Guano: 1%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel D4

1205mm x 900mm

General Fair condition

Superficial dirt: 100%*

Biological growth: 100%*

Guano: 1%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel E1

1180mm x 900mm
General Fair condition

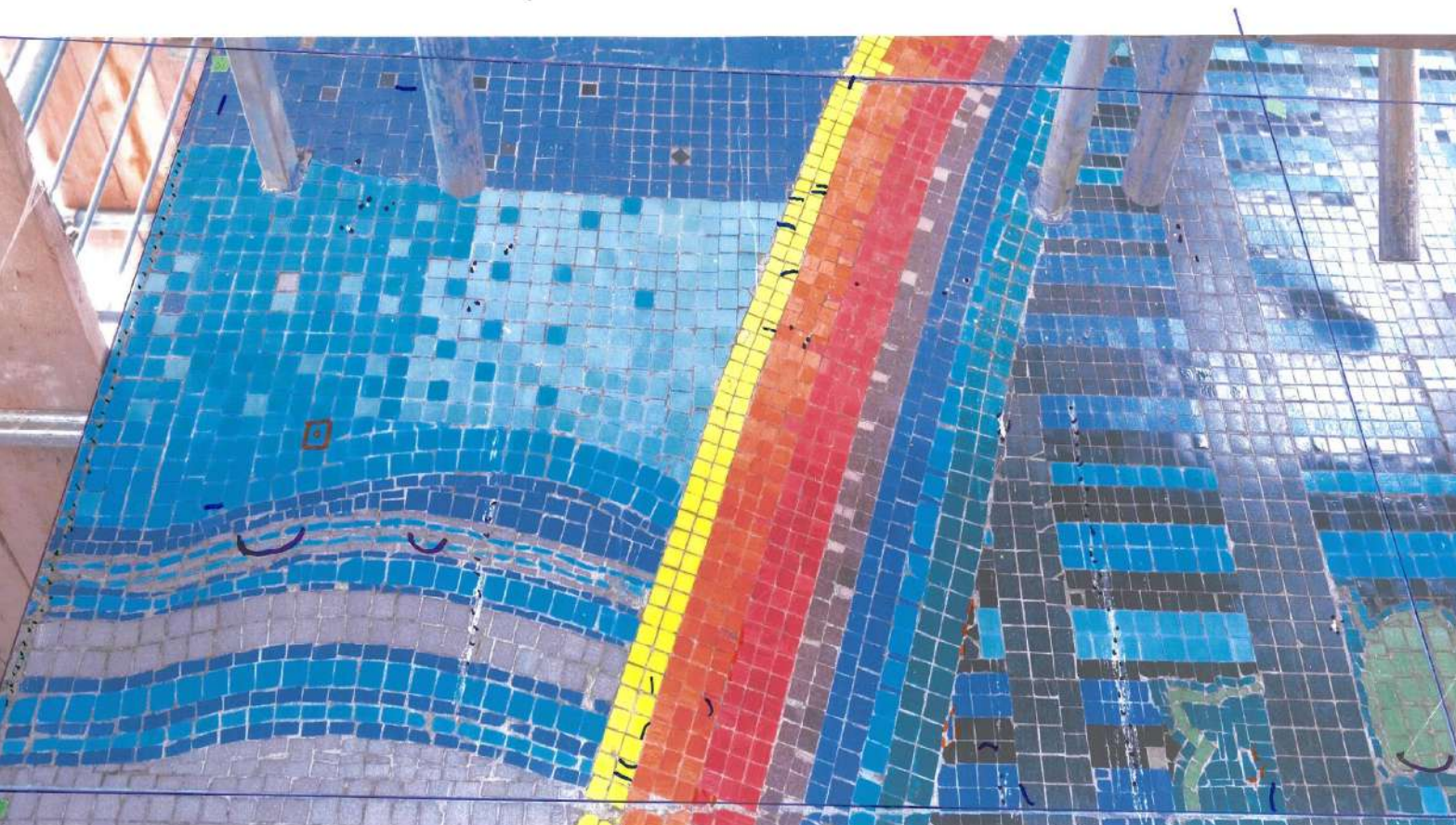
Superficial dirt: 100%*
Biological growth: 90%*
Paint marks: 3%*
Silicon residues: 2%*
Old metal fixings: 2no.

*Percentage of surface



Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel E2

1520mm x 900mm

General Fair condition

Superficial dirt: 100%*

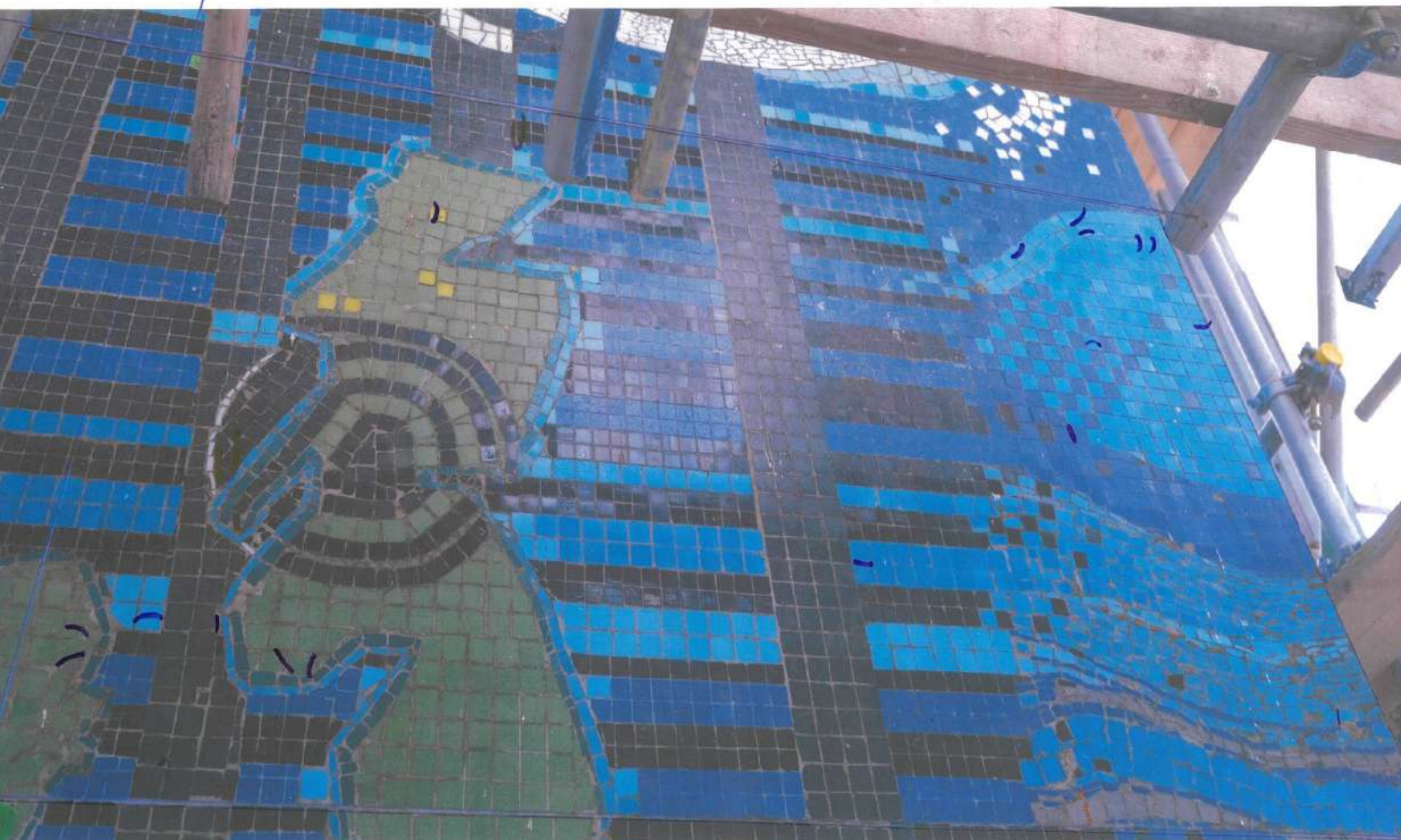
Biological growth: 90%*

Guano: 2%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel E3

1520mm x 900mm

General Fair condition

Superficial dirt: 100%*

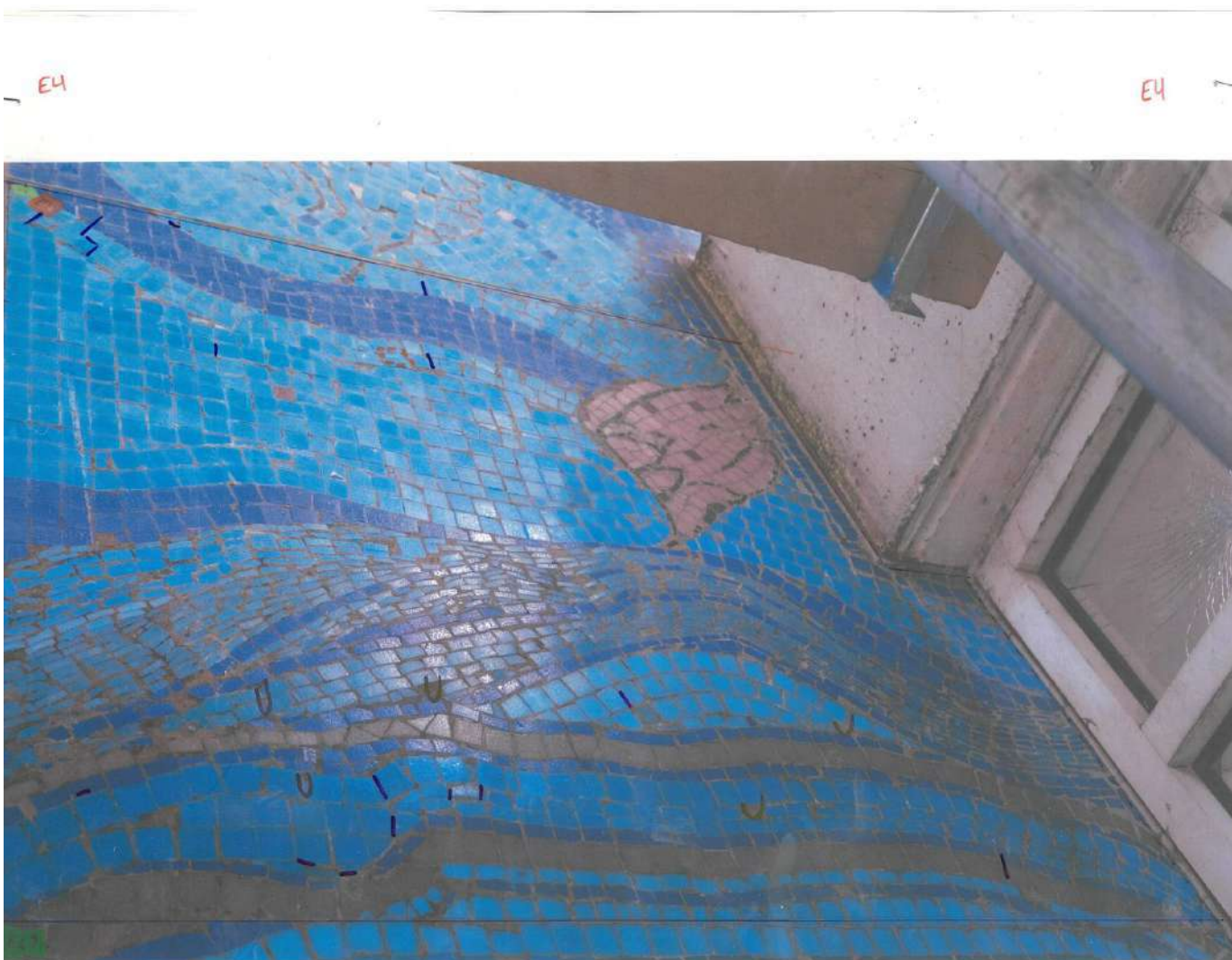
Biological growth: 90%*

Guano: 2%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel E4

1200mm x 900mm
General Fair condition

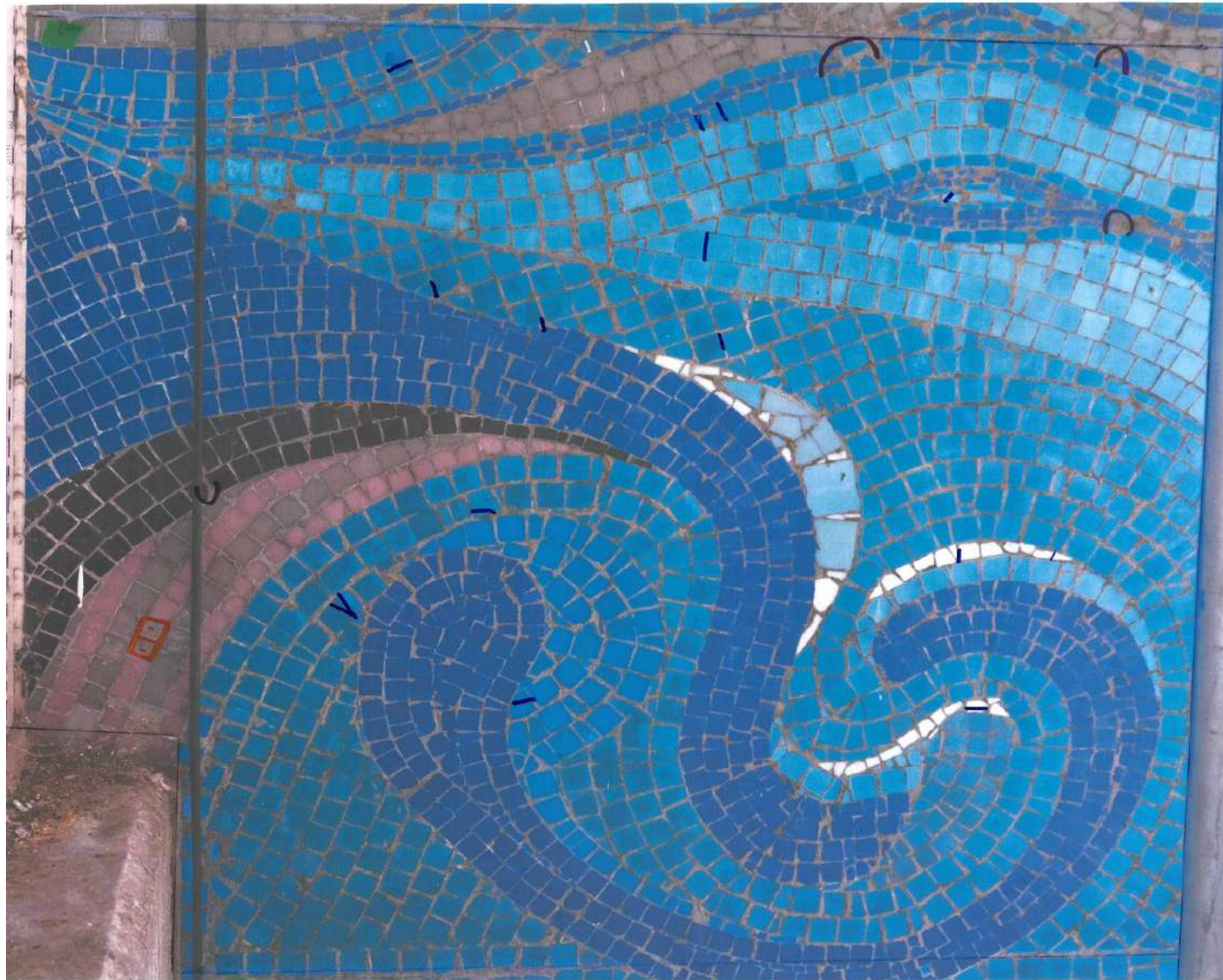
Superficial dirt: 100%*
Biological growth: 90%*
Guano: 1%*
Paint marks: 3%*
Silicon residues: 2%*

*Percentage of surface



Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel F1

1180mm x 895mm

General Fair condition

Superficial dirt: 100%*

Biological growth: 90%*

Paint marks: 3%*

Silicon residues: 2%*

Old metal fixings: 2no.

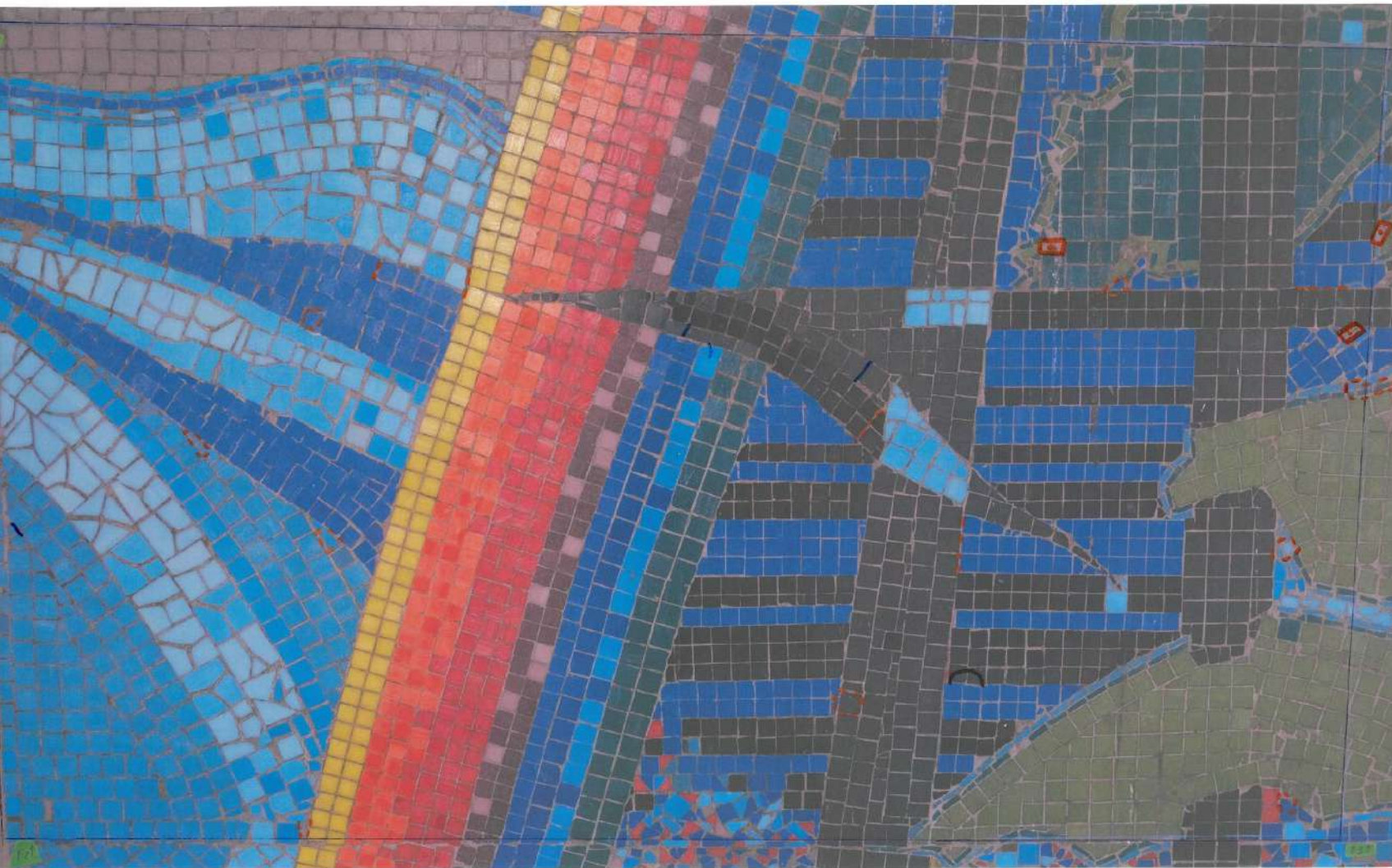
*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	

F2

F2



Panel F2

1515mm x 895mm

General Fair condition

Superficial dirt: 100%*

Biological growth: 90%*

Guano: 1%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	

F3

F3



Panel F3

1520mm x 895mm

General Fair condition

Superficial dirt: 100%*

Biological growth: 90%*

Guano: 1%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel F4

1200mm x 895mm

General Fair condition

Superficial dirt: 100%*

Biological growth: 90%*

Paint marks: 3%*

Silicon residues: 2%*

Old metal fixings: 2no.

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel G1
950mm x 900mm
General Fair condition

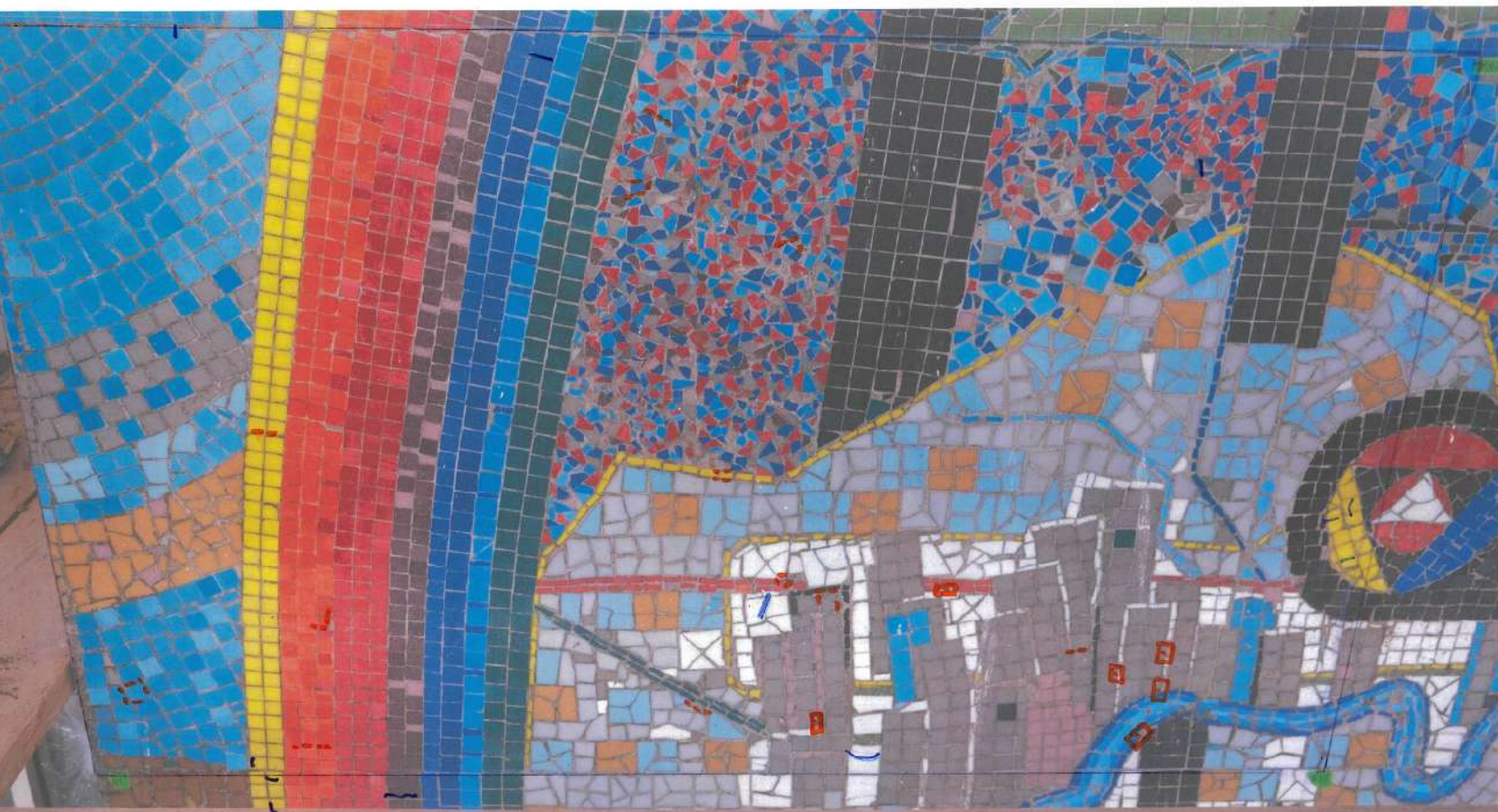
Superficial dirt: 100%*
Biological growth: 90%*

*Percentage of surface



Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel G2

1520mm x 900mm

General Fair condition

Superficial dirt: 100%*

Biological growth: 90%*

Guano: 1%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel G3

1520mm x 900mm

General Fair condition

Superficial dirt: 100%*

Biological growth: 90%*

Guano: 1%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel G4

970mm x 900mm

General Fair condition

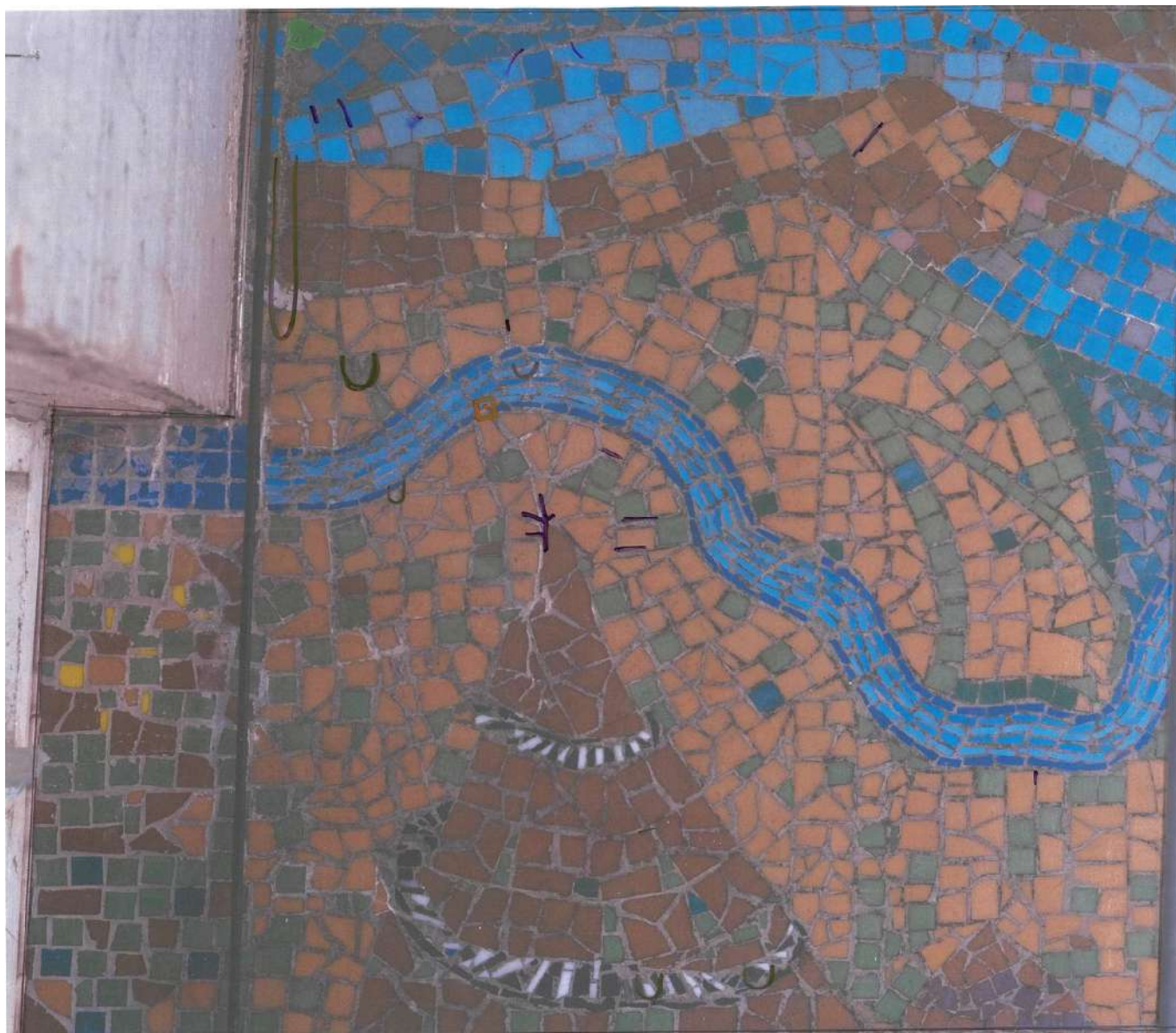
Superficial dirt: 100%*

Biological growth: 90%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel H1

1190mm x 900mm

General Good condition

Superficial dirt: 100%*

Biological growth: 50%*

Paint marks: 3%*

Silicon residues: 2%*

Old metal fixings: 2no.

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel H2

1520mm x 900mm

General Good condition

Superficial dirt: 100%*

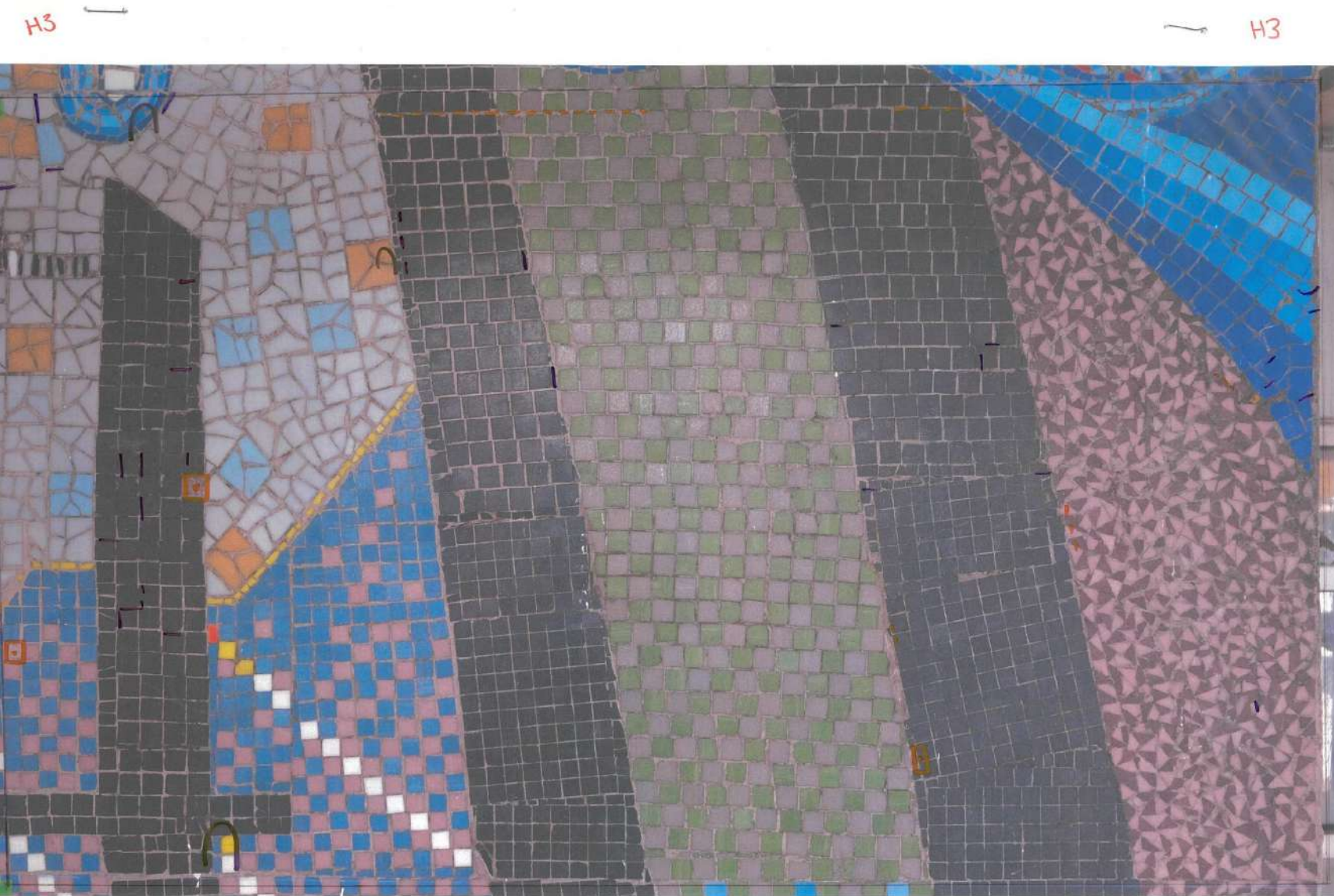
Biological growth: 50%*

Guano 1%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



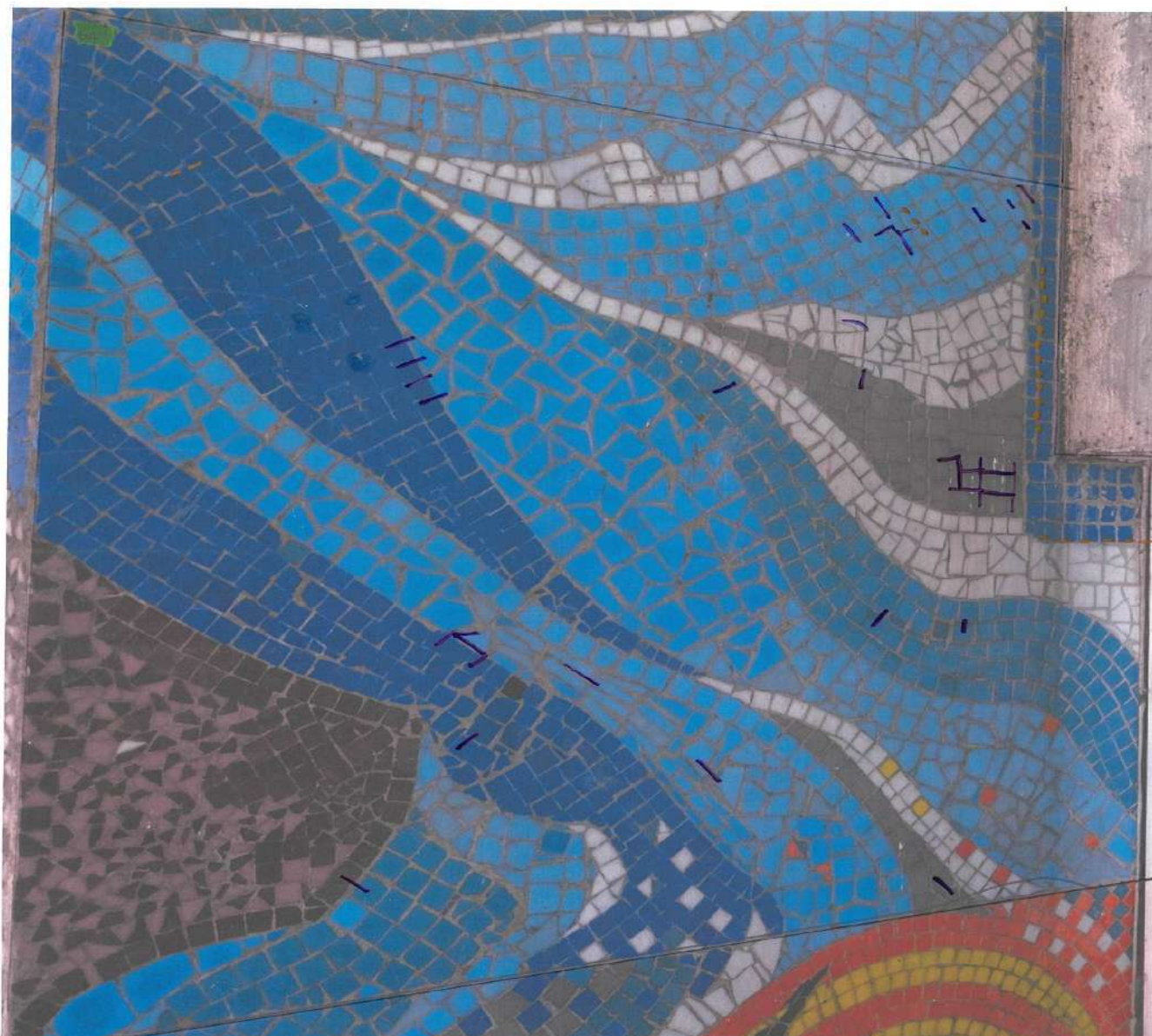
Panel H3
1520mm x 900mm
General Good condition

Superficial dirt: 100%*
Biological growth: 50%*
Guano 1%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel H4

1200mm x 900mm

General Good condition

Superficial dirt: 100%*

Biological growth: 50%*

Paint marks: 3%*

Silicon residues: 2%*

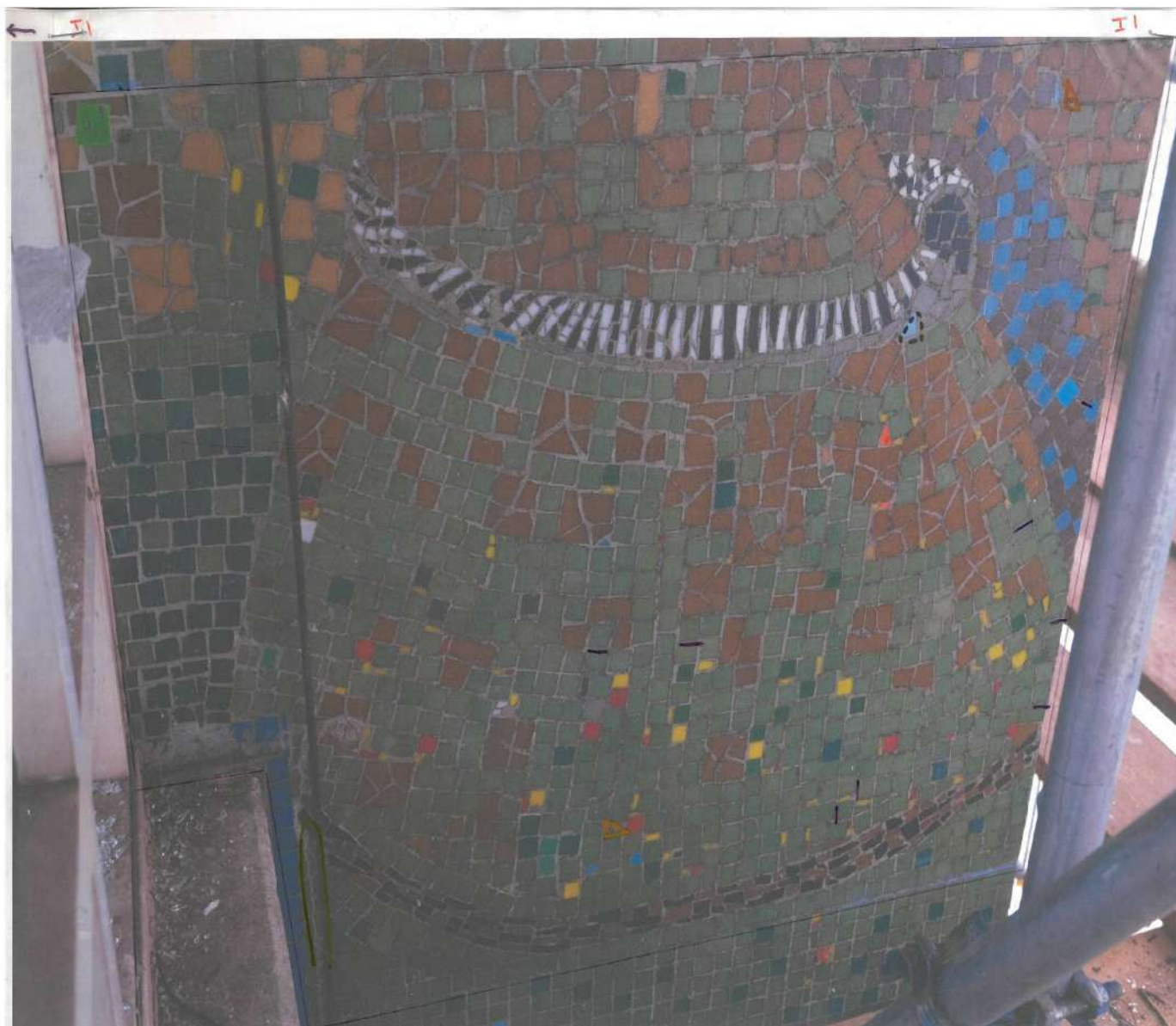
Old metal fixings: 2no.

*Percentage of surface



Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel I1

1190mm x 900mm

General Good condition

Superficial dirt: 100%*

Biological growth: 50%*

Paint marks: 3%*

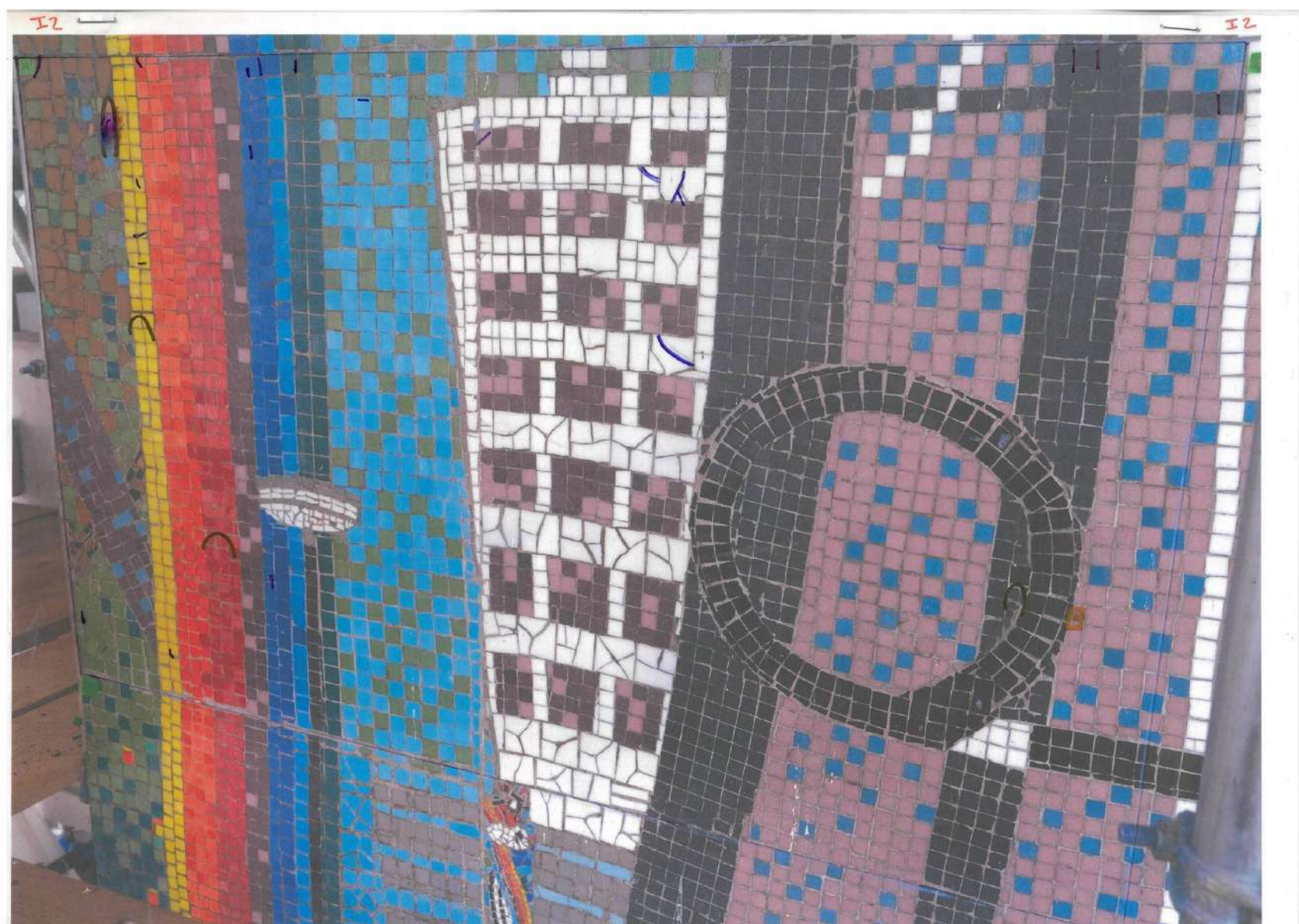
Silicon residues: 2%*

Old metal fixings: 3no.

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel I2

1520mm x 900mm

General Good condition

Superficial dirt: 100%*

Biological growth: 50%*

Guano: 1%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	

I3

I3

Panel I3

1520mm x 900mm

General Good condition

Superficial dirt: 100%*

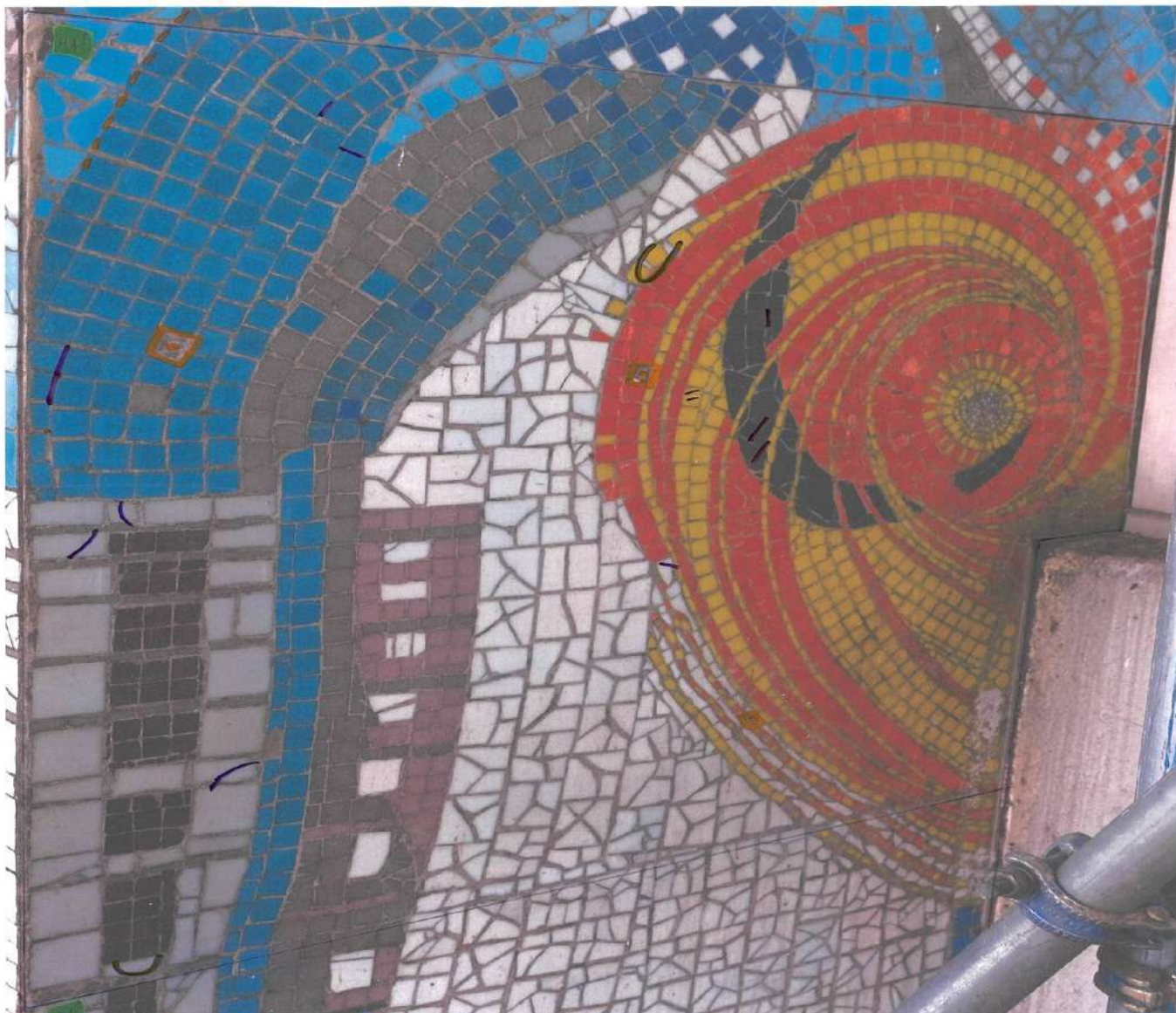
Biological growth: 50%*

Guano: 1%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel I4

1200mm x 900mm

General Good condition

Superficial dirt: 100%*
 Biological growth: 50%*
 Paint marks: 3%*
 Silicon residues: 2%*
 Old metal fixings: 3no.

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel J1

950mm x 895mm

General Good condition

Superficial dirt: 100%*

Biological growth: 30%*

Paint marks: 3%*

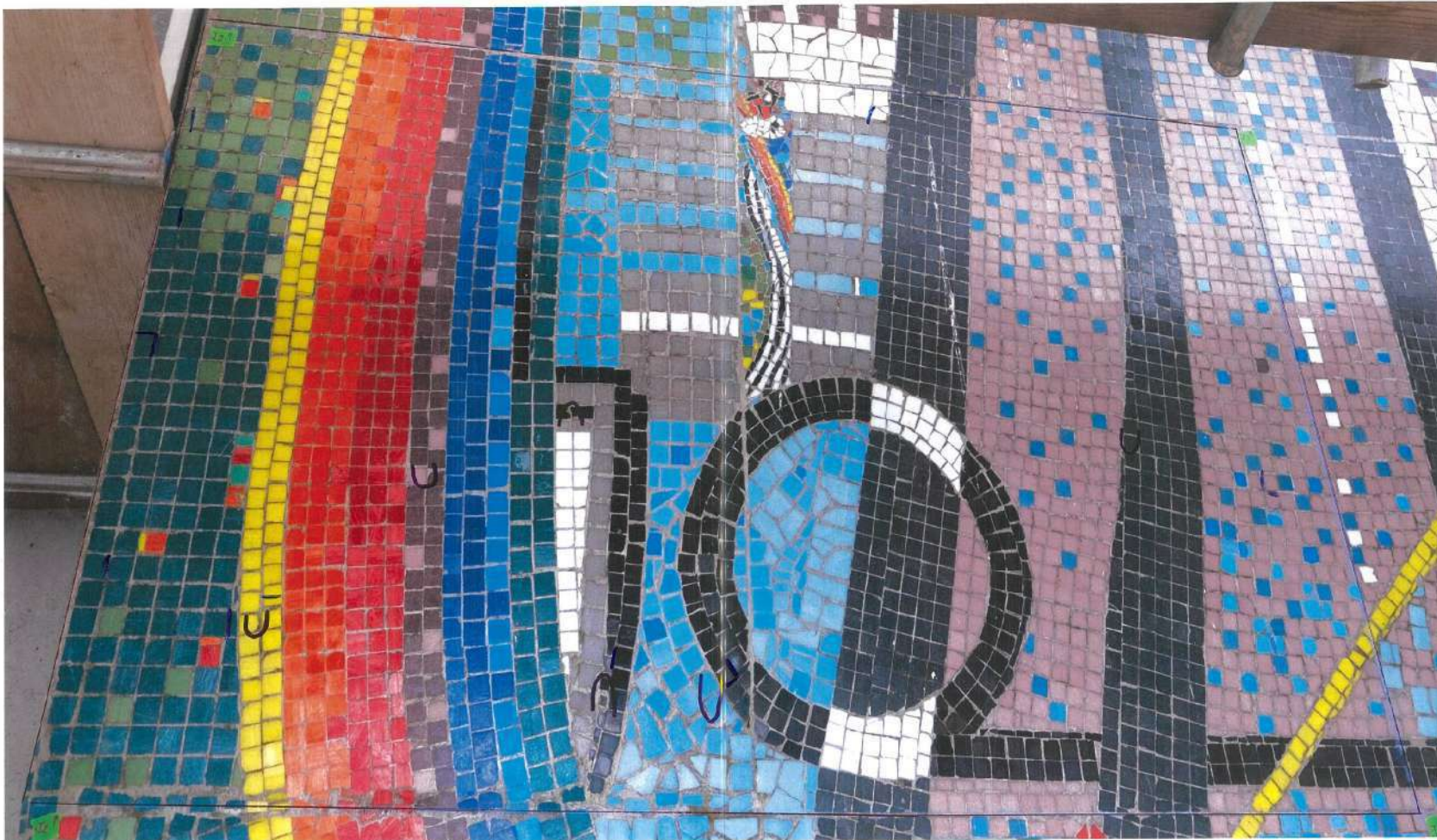
Silicon residues: 2%*

*Percentage of surface



Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel J2

1520mm x 895mm

General Good condition

Superficial dirt: 100%*

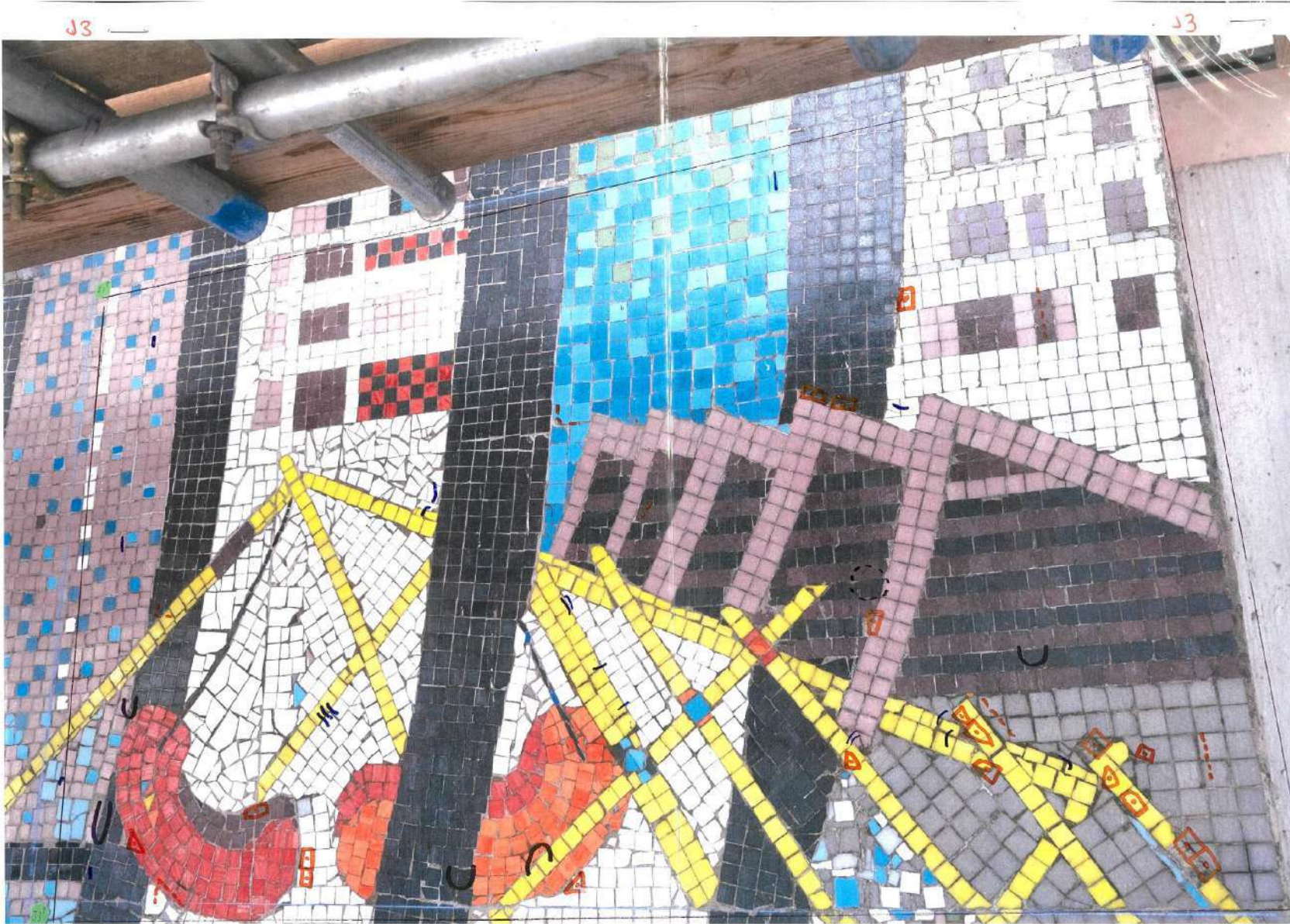
Biological growth: 30%*

Guano: 1%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel J3

1520mm x 895mm

General Good condition

Superficial dirt: 100%*

Biological growth: 30%*

Guano: 1%*

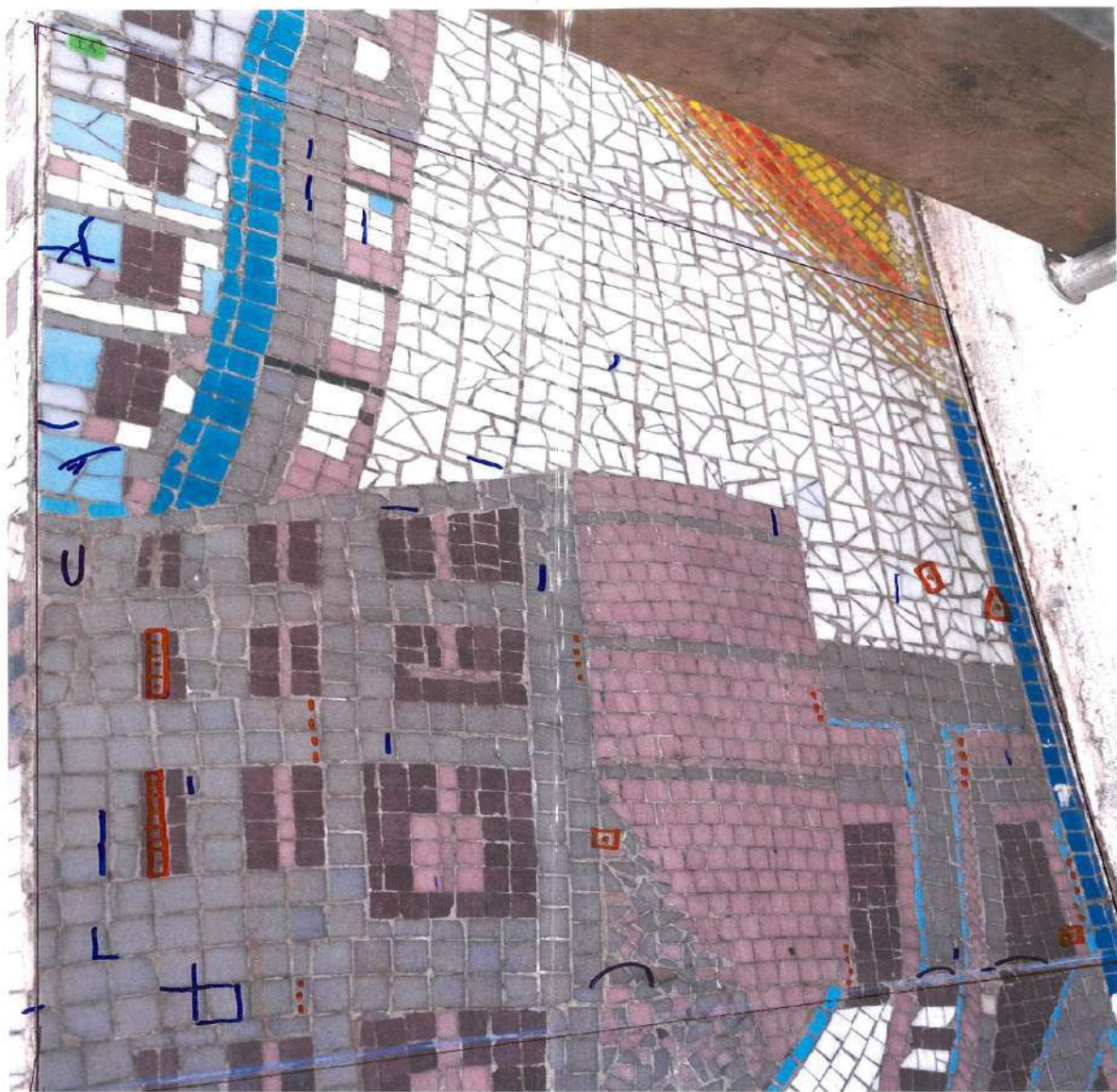
*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	

J4

J4



Panel J4

970mm x 895mm

General Good condition

Superficial dirt: 100%*

Biological growth: 30%*

Paint marks: 3%*

Silicon residues: 2%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel K1

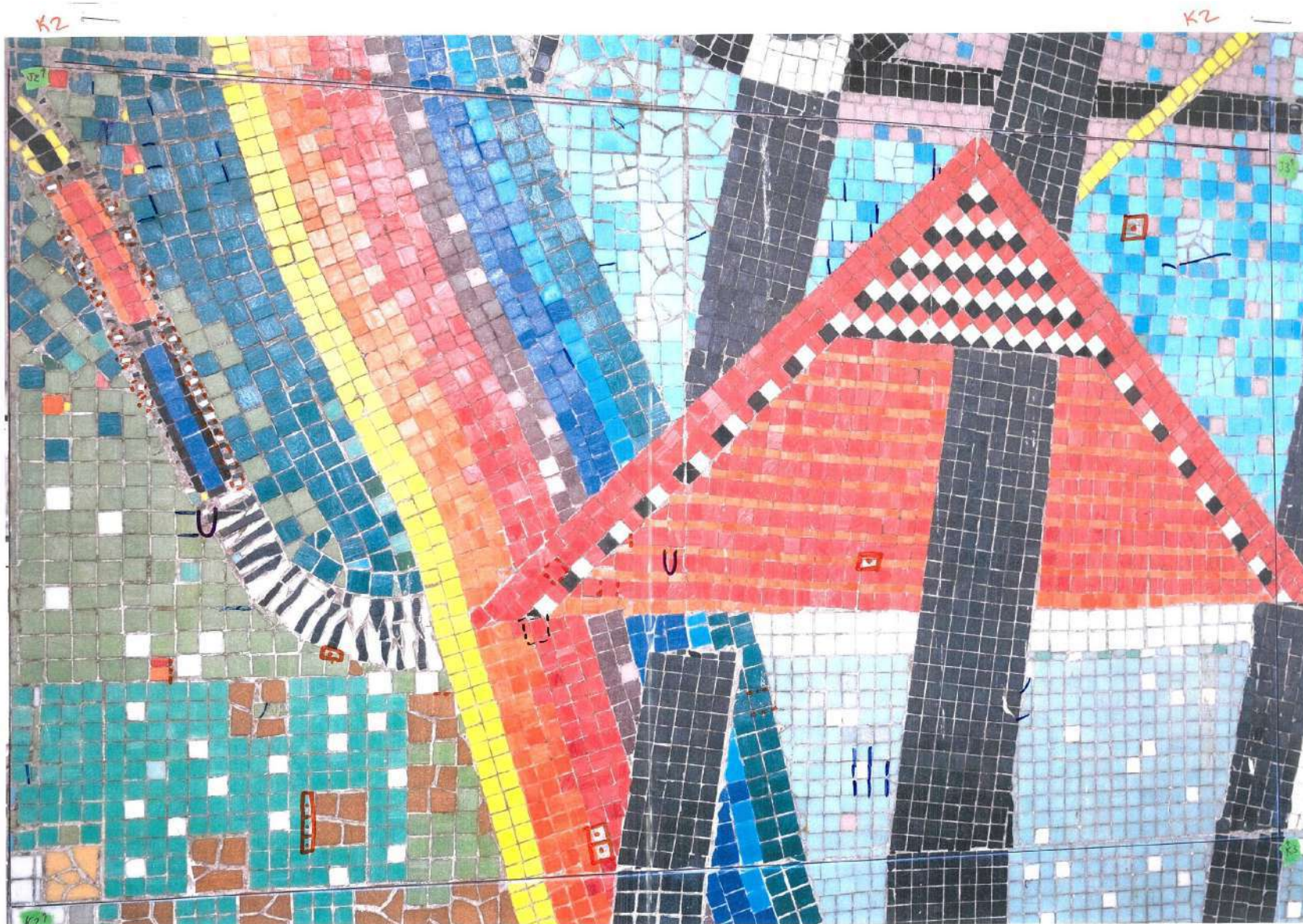
1190mm x 900mm
General Good condition

Superficial dirt: 100%*
Biological growth: 30%*
Paint marks: 3%*
Silicon residues: 2%*
Old metal fixings: 3no.

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel K2

1520mm x 900mm

General Good condition

Superficial dirt: 100%*

Biological growth: 30%*

Guano: 2%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	

K3

K3

Panel K3

1515mm x 900mm

General Good condition

Superficial dirt: 100%*

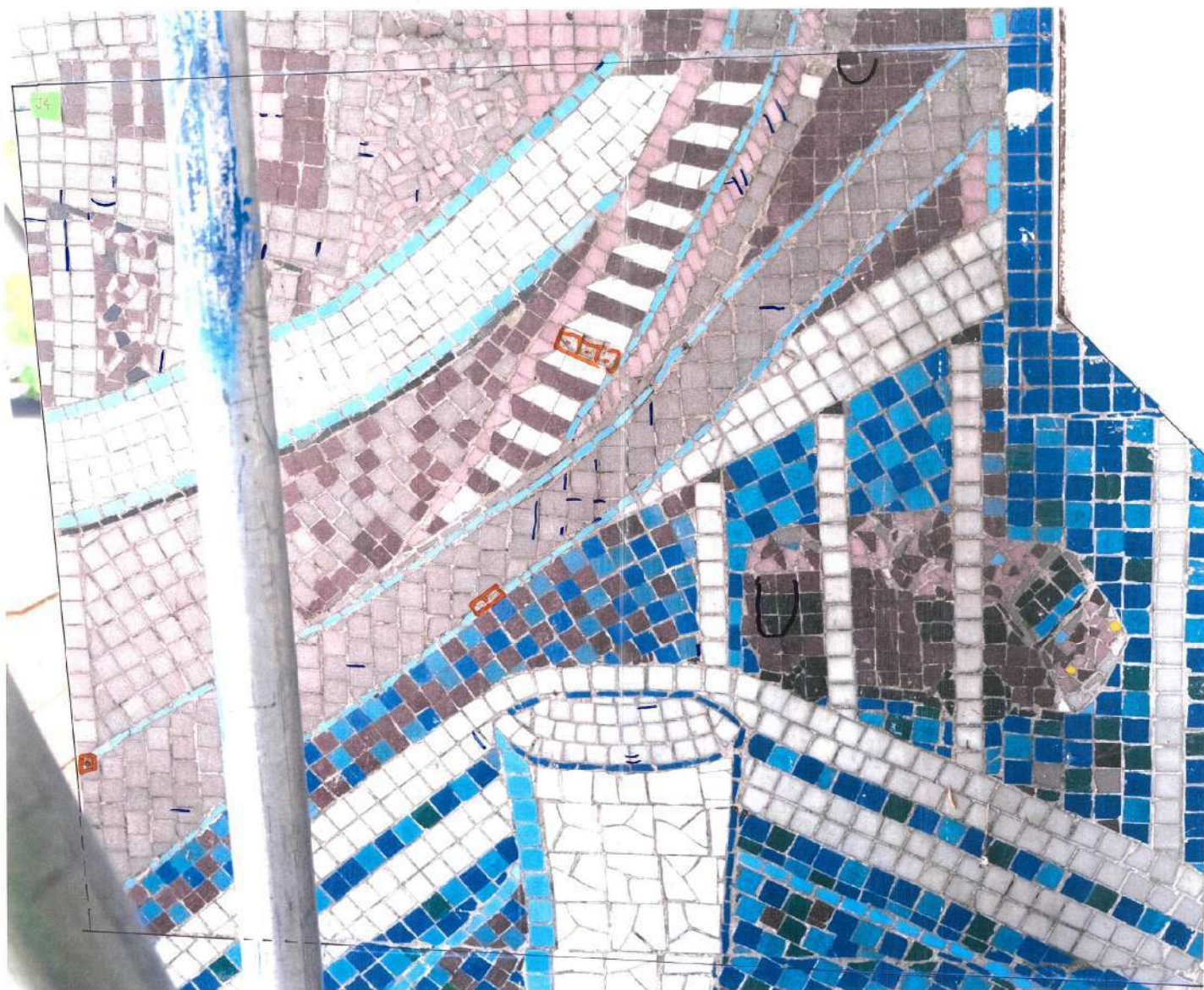
Biological growth: 30%*

Guano 1%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



K

Panel K4

1200mm x 900mm

General Good condition

Superficial dirt: 100%*

Biological growth: 30%*

Paint marks: 3%*

Silicon residues: 2%*

Old metal fixings: 3no.

*Percentage of surface



Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel L1

1190mm x 900mm

General Good condition

Superficial dirt: 100%*
 Biological growth: 60%*
 Paint marks: 3%*
 Silicon residues: 2%*
 Old metal fixings: 3no.

*Percentage of surface



Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	

Panel L2

1520mm x 900mm

General Good condition

Superficial dirt: 100%*

Biological growth: 60%*

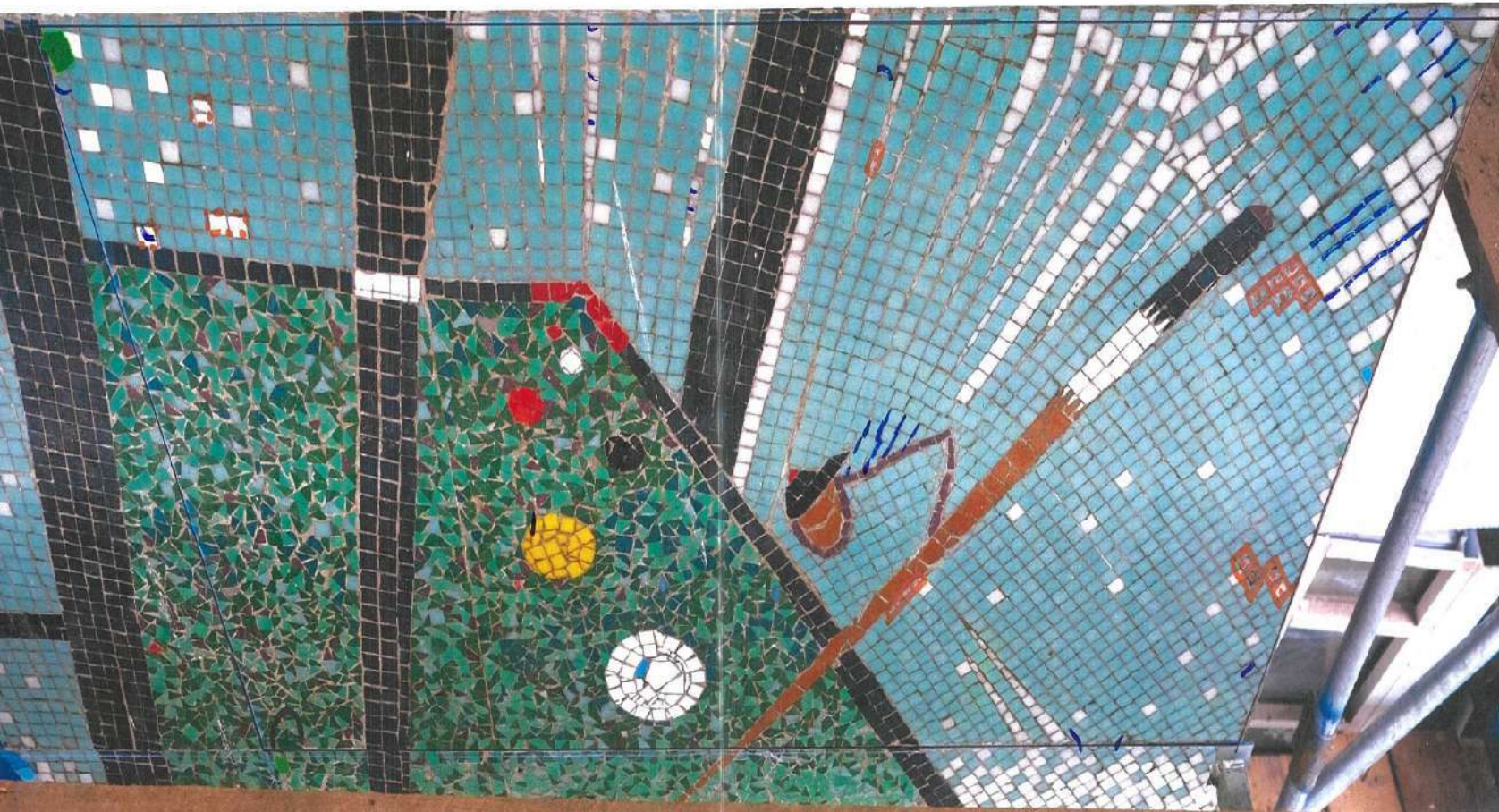
Guano 1%*

*Percentage of surface



Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel L3

1515mm x 900mm

General Good condition

Superficial dirt: 100%*

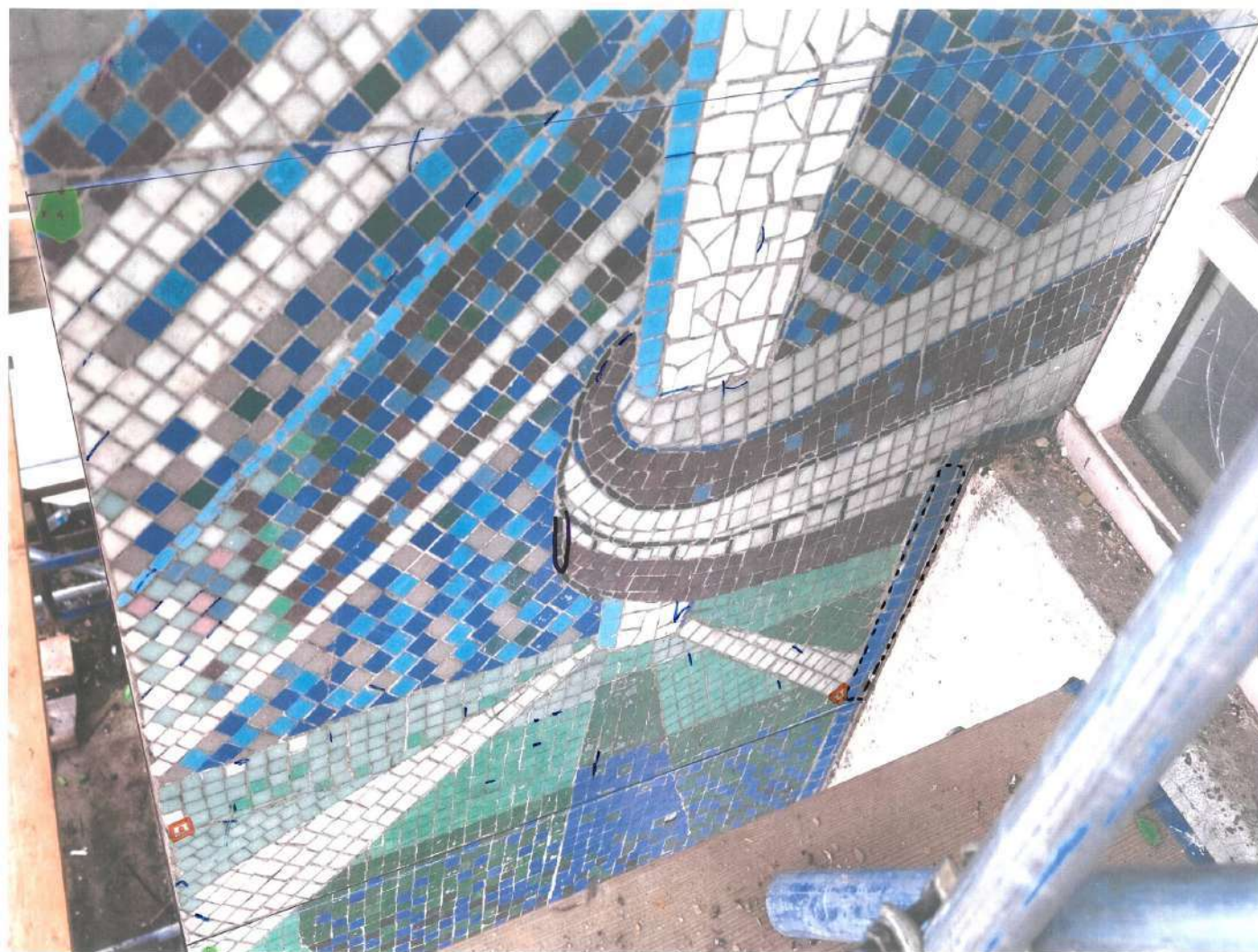
Biological growth: 60%*

Guano: 2%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel L4
1200mm x 900mm
General Good condition

Superficial dirt: 100%*
Biological growth: 60%*
Paint marks: 3%*
Silicon residues: 2%*
Old metal fixings: 3no.

*Percentage of surface

Legend	
Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



M1

Panel M1

955mm x 880mm

General Good condition

Superficial dirt: 100%*

Biological growth: 60%*

Guano: 1%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	

M2



M2

Panel M2

1520mm x 880mm

General Good condition

Superficial dirt: 100%*

Biological growth: 60%*

Guano: 2%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	

M3

M3

Panel M3

1515mm x 880mm

General Good condition

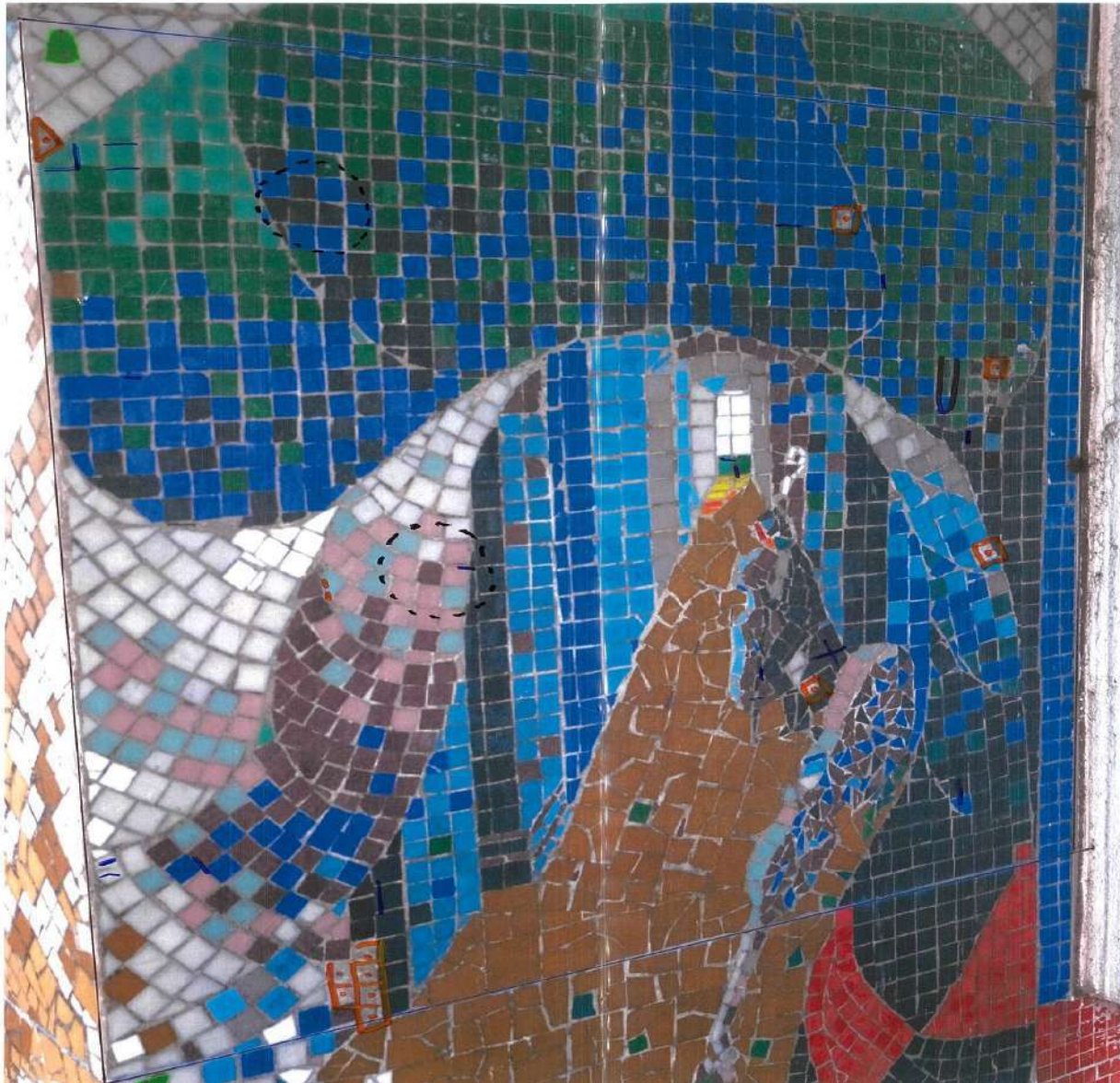
Superficial dirt: 100%*

Biological growth: 60%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel M4

965mm x 880mm

General Good condition

Superficial dirt: 100%*

Biological growth: 60%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	



Panel O1

1200mm x 900mm

General Good condition

Superficial dirt: 100%*

Biological growth: 60%*

Paint marks: 3%*

Silicon residues: 2%*

Old metal fixings: 2no.

Guano: 2%*

*Percentage of surface

Legend

Missing / losses	
Depressions	
Bulges	
Hollow	
Cracks	
Loose tesserae	
Missing mortar	
Stepped / lip	