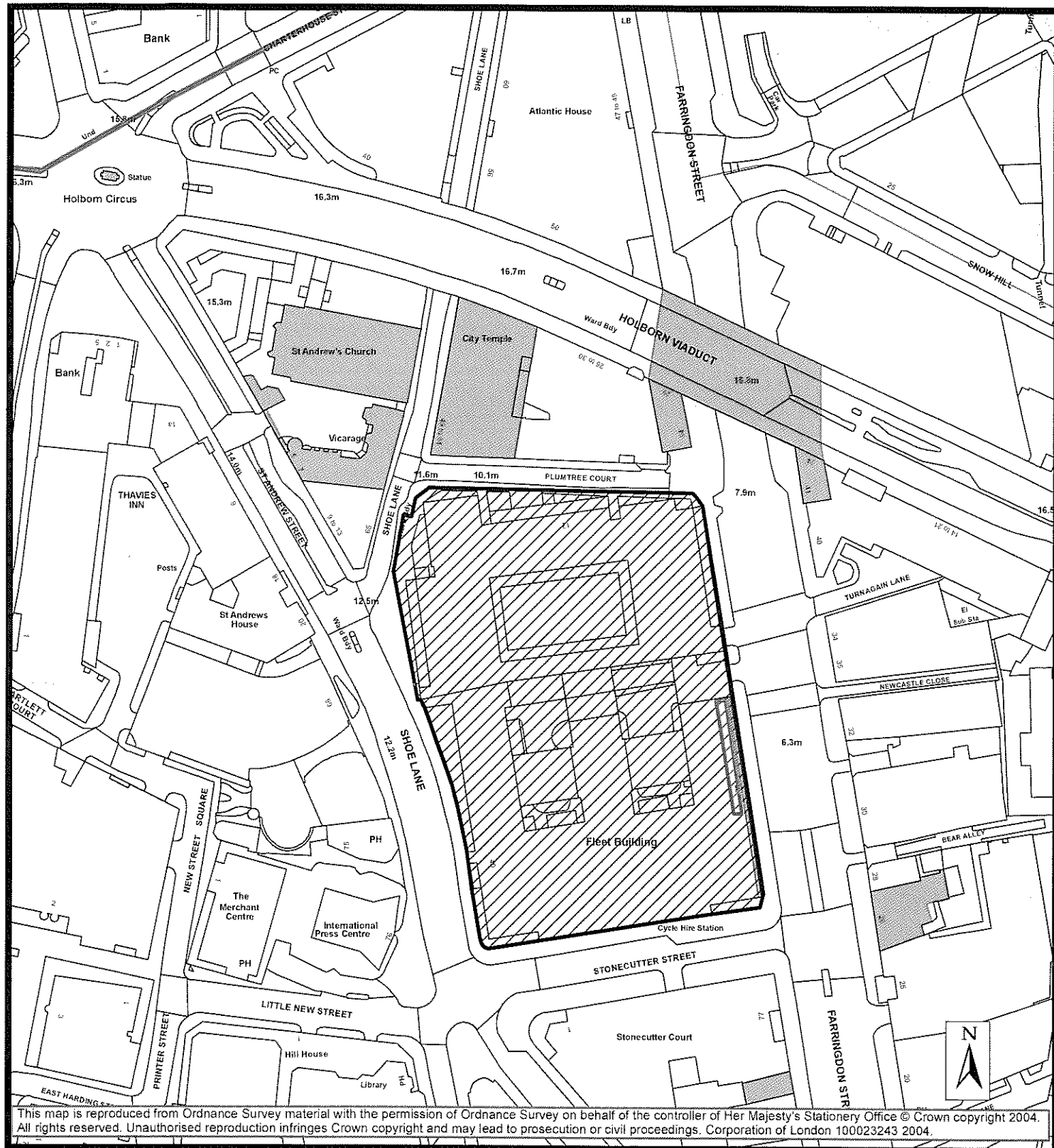







Committee:	Date:	Item no.
Planning and Transportation	18 September 2012	
Subject: Fleet Building 40 Shoe Lane & 70 Farringdon Street London EC4A 4AP The removal and safe storage of the murals attached to the eastern elevation of Fleet Building.		
Ward: Farringdon Within	Public	For Decision
Registered No: 12/00773/LBC	Registered on: 3 August 2012	
Conservation Area: No	Listed Building: No	
<p style="text-align: center;"><u>Summary</u></p> <p>Fleet Building is located on the west side of Farringdon Street, immediately to the north of Stonecutter Street. The building was constructed in 1960 as a telecommunications centre and featured on its eastern elevation are 9 ceramic panels by the artist Dorothy Annan, which are listed Grade 2.</p> <p>The property is now vacant and subject to redevelopment proposals and in order to implement the proposals it is necessary to remove and store the ceramic panels. The arrangements proposed safeguard the removal and temporary storage of the ceramic panels and discussions are on-going in relation to their relocation to a suitable site within the City.</p> <p>Recommendation</p> <p>To grant Listed Building Consent for the removal and safe storage of the ceramic panels attached to the eastern elevation of Fleet Building at 40 Shoe Lane and 70 Farringdon Street, subject to a S106 agreement as set out in the report being entered into.</p>		

Site Location Plan



ADDRESS:
Fleet Building, 40 Shoe Lane & 70 Farrington Street

CASE No.
12/00773/LBC

-  LOCATION OF MURAL
-  SITE BOUNDARY
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY





Farringdon Street murals from the north



Murals viewed from pavement (from north)

Site

1. Fleet Building is located on the west side of Farringdon Street, immediately to the north of Stonecutter Street. The building was constructed in 1960 as a telecommunications centre and featured on its eastern elevation are 9 ceramic panels by the artist Dorothy Annan, which are listed Grade 2.

Relevant Planning History

2. Planning permission was granted for the redevelopment of the site in 2005 and this was renewed in March 2011. Subsequently the nine ceramic panels on the building were listed on 26 September 2011. The list description (attached at Appendix B) makes it clear that it is only the ceramic panels and not the building itself, which are listed and the building to which the ceramic panels are affixed does not have special interest.
3. It is anticipated that an application will be forthcoming for a comprehensive redevelopment of this site and the adjoining site for which a scoping opinion has been received and that an application for the relocation of the ceramic panels in the City will be received shortly.

Proposal

4. The proposal is to remove the ceramic panels from the site prior to the demolition of the building and to their secure safe temporary storage through the terms of a S106 agreement which is also drawn up to ensure that they can be satisfactorily located on an appropriate site elsewhere.

Consultations

5. The proposals were advertised in the press, on the site and the relevant statutory bodies were notified.
6. The views of other City of London departments have been taken into account in the preparation of this redevelopment scheme and some detailed matters remain to be dealt with under conditions and the Section 106 agreement.
7. English Heritage have been consulted and have raised no objections to the general approach but are concerned about their long term future.

Policies context

8. The development plan consists of the London Plan, the saved policies of the Unitary Development Plan and the Core Strategy. The London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
9. There is relevant City of London and GLA supplementary planning guidance in respect of Planning Obligations.
10. Government Guidance is contained in the National Planning Policy Framework (NPPF), supported by relevant advice from English Heritage.

Considerations

11. In considering whether to grant Listed Building Consent for a works to a listed building or its setting, the City must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses in accordance with (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
12. The principal issue in considering this application is whether the removal and storage of the ceramic panels in the manner proposed safeguards their special architectural and historic interest.
13. Prior to September 2011 this site, which had the benefit of planning permission for redevelopment, was unaffected by listing.
14. In September 2011 the site was listed in recognition of the architectural and historic interest of the nine Dorothy Annan ceramic panels which were affixed to the building and which were recognised as stand-alone objects of special artistic interest.
15. These ceramic panels were commissioned by the Ministry of Works in 1960 for the Farringdon Street elevation of this building and the artist Dorothy Annan was appointed. They are semi-abstract in form and incorporate stylistic images of telecommunications equipment, each are titled and one is signed. They were unveiled by the then Lord Mayor of London in April 1961. Further details are set out in the listing description in Appendix B.
16. Their significance has been recognised in their recent listing. Part of their significance is that they are displayed in a public place available for everyone to see and contribute to the street scene.
17. The building on which they are sited is vacant and is recognised as not being of special interest. The building has planning permission for redevelopment and a further development is being considered for which a scoping opinion has been sought.
18. In order to demolish the building to enable development it is necessary for the ceramic panels to be removed from the site and to be placed in safe storage.
19. A requirement of the Heads of Terms (Appendix D) for the S106 agreement is to be that an agreed conservator is appointed; that the ceramic panels are removed in accordance with an agreed methodology and the method and place of storage is agreed.
20. These measures would safeguard the removal and storage of the ceramic panels.
21. The City and English Heritage are concerned that the future of these important ceramic panels is safeguarded and that they remain on display in a location where the public can readily view them in a setting as appropriate as the current one.
22. If they are not to remain on the site, the first preference is for them to be displayed in a suitable public location nearby in the City. To replicate the

present arrangement it is necessary for all the ceramic panels to be displayed as a piece and for them to be permanently displayed.

23. The applicant is working with the City to find a suitable location for them. A potential permanent relocation site has been identified, on the Barbican Highwalk adjacent to the Guildhall School of Music and Drama. This proposal would require planning permission and Listed Building Consent. An application would be submitted as soon as possible. Any application would require details to be submitted of conservation, framing, fixing, lighting, maintenance and signage describing the ceramic panels and their significance.
24. In the interim, clauses in the S106 Heads of Terms attached at Appendix D require the owner to use reasonable endeavours to secure an alternative site for the ceramic panels within three years of their removal and the City to be able to exercise step-in rights at no cost to the City should they fail. There would also be a requirement for funding so that the costs of conserving, removal, storage, relocation, lighting, maintenance would be borne by the applicant and not by other parties.

Conclusion

25. The measures outlined in the S106 Heads of Terms will ensure the safe removal and storage of these listed ceramic panels.
26. Whilst it would be preferable for the consent to be linked to a secure site for their relocation the future display of these ceramic panels is secured through the terms of the draft S106 provided that a suitable site can be found for them and the necessary permissions and consents being obtained.
27. In these circumstances it is recommended that the Listed Building Consent is granted subject to entering into a S106 agreement on the terms outlined.

Background Papers

Internal

Nil

External

Letter dated 31.08.12 English Heritage

Email Rodney Woods City Temple 20 August 2012

Heritage statement by Heritage Collective LLP on behalf of English Limited Partnership June 2012

Appendix A

The London Plan Policies which are most relevant to this application are set out below:

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Unitary Development Plan and Core Strategy Policies

CS11 Encourage art, heritage and culture

To maintain and enhance the City's contribution to London's world-class cultural status and to enable the City's communities to access a range of arts, heritage and cultural experiences, in accordance with the City Corporation's Destination Strategy.

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

ENV10 Protect and encourage public art

To protect existing works of art and to seek the provision of additional works of art which enhance the City townscape.

SCHEDULE

APPLICATION: 12/00773/LBC

Fleet Building 40 Shoe Lane & 70 Farringdon Street London

The removal and safe storage of the murals attached to the eastern elevation of Fleet Building.

CONDITIONS

- 1 The works hereby permitted must be begun before the expiration of three years from the date of this consent.
REASON: To ensure compliance with the terms of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 Unless otherwise agreed in writing with the Local Planning Authority, all new work and work in making good shall match the existing adjacent work with regard to the methods used and to materials.
REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, CS10.

INFORMATIVES

- 1 The Plans and Particulars accompanying this application are: SK-172 Rev. 01; Heritage Statement Ref. 11/0393 dated June 2012.
- 2 Reason for Grant of Listed Building Consent - The decision to grant this listed building consent has been taken having regard to the policies the London Plan, Unitary Development Plan and Core Strategies set out below, relevant government guidance and supplementary planning guidance, representations received and all other relevant material considerations. There were no objections raised by third parties to this application.

The property is now vacant and subject to redevelopment proposals and in order to implement the proposals it is necessary to remove and store the ceramic panels. The arrangements proposed safeguard the removal and temporary storage of the ceramic panels and discussions are on-going in relation to their relocation to a suitable site within the City.

The London Plan Policy

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Unitary Development Plan and Core Strategy Policies

CS11 Encourage art, heritage and culture
CS12 Conserve or enhance heritage assets
ENV10 Protect and encourage public art

APPENDIX B

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Nine ceramic panels at the Fleet Building

List Entry Number: 1402022

Location

Fleet Building, 70 Farringdon Street, London, London, EC4A 4AP

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: City and County of the City of London

District Type: London Borough

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 21-Nov-2011

Date of most recent amendment: Not applicable to this List entry.

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

A ceramic mural of nine panels, c1960, by Dorothy Annan. The building to which the murals are affixed does not have special interest.

Reasons for Designation

* rarity: these signed and specially-commissioned panels, on a major thoroughfare in the capital, are unusual survivals from the period when ceramic mural-making was at its

zenith

- * artistic quality: each panel has a striking and highly distinctive design which shows the influence of various mid-C20 artists including Ben Nicholson, John Piper and Joan Miro;
- * craftsmanship and materials: each panel is a bespoke and beautifully-made object, individually textured, painted and fired by the artist in her studio
- * historic interest: the murals a testament to the atmosphere of optimism and excitement about the new technology and communications that was transforming Britain in the 1950s and 1960s.

History

The Fleet Building was built by the General Post Office and, when it opened in 1961, was London's largest telephone exchange, known as the Central Telegraph Office. It was designed by WS Frost of the Ministry of Works, under the supervision of Chief Architect Eric Bedford (the architect of the Post Office Tower, built 1961-5, listed Grade II).

In 1960, the Ministry commissioned artist Dorothy Annan to design a ceramic mural for the Farringdon Street elevation of the Fleet Building, offering £300 per panel, plus the cost of materials and firing. When preparing designs, Annan collected photographs of radio and television aerials, wiring systems, and tele-printer keyboards, and visited GPO buildings for inspiration. The biscuit-ware tiles were manufactured by Hathernware Ltd, and Annan visited the company's Loughborough studio and hand-scored each wet clay tile to her design. After first firing, the tiles were then decorated, glazed and fired by Annan in her studio kiln, before installation at Farringdon Street by Hathernware. The murals are signed and dated 'DAnnan, 1960' and were unveiled by the Lord Mayor of London, Sir Bernard N Waley-Cohen on 11 April 1961.

Dorothy Annan (1900 – 1983) was active from the 1940s, when her work featured in an Artists International Association exhibition in a London air-raid shelter, alongside that of Augustus John. Annan was a prominent member of the AIA, a left-of-centre political organisation which embraced all styles of art both modernist and traditional, and promoted wider access to art through travelling exhibitions and public mural paintings; other members included Ben Nicholson, Frank Auerbach and Eric Ravilious. Annan was a painter (her Still Life with Flowers of 1943 may be seen at The Potteries Museum in Stoke) and, from around 1945, began working with ceramics. Many of her commissions for murals were for schools (including the renowned Hertfordshire County Council schools built in the 1950s), banks (she was commissioned by Lloyds and the Bank of England) and public buildings (such as Durham University's King's College in Newcastle). She was married to the artist Trevor Tennant. The murals in the Hertfordshire schools have since been lost. Only three public murals by Annan survive: the Fleet Building, the three-panel work at King's College in Newcastle, and a panel at Caley Primary School in Tower Hamlets, the latter probably commissioned by the London County Council. Her largest single mural 'The Expanding Universe', at the Bank of England, was demolished in 1997.

Details

The Fleet Building has a long frontage to Farringdon Street, mostly blind at ground floor level, nine bays of which contain the ceramic panels. The bays are divided by stone-faced piers, with brown mosaic tiled reveals, and the mural tiles (which cover the entire width and about half the height of each bay) are set in a chrome surround about a foot from the ground, and are flush with the piers. Along the top of each panel is a chrome fascia and then a glass window, the latter mostly now boarded up. As the listing address clearly shows, it is only the panels, and not the building itself, which are listed.

Each panel comprises forty tiles, these measuring approximately 30cm by 46cm, arranged ten across by four down. The subjects are semi-abstract, some depicting particular items of technological equipment (including television and radio aerials, a cable, a telegraph pole, and a pair of buoys). Others panels are more impressionistic representations of communication technology (the seventh, for example, is inspired by the patterns produced in cathode ray oscilographs). The basic palette of colours is muted in tone, but rich and textured, and includes whites, greens, blues, yellows, browns and greys. The artist's brushwork is visible and the work has a painterly quality. Patterns are created through a combination of applied colour and incisions or texturing to the surface of the tile. Representations of objects - aerials, generators, and pylon cables - are picked out in dense black. In their colours and style, the murals are resonant of the paintings of Ben Nicholson, who was a member of the AIA with Annan.

The nine panels were titled by Annan as follows (moving from left-right, or south-north): Radio Communications and Television; Cables and Communications in Buildings; Test Frame for Linking Circuits; Cable Chamber with Cables entering from the Street; Cross Connection Frame; Power and Generators; Impressions Derived from the Patterns Produced in Cathode Ray Oscilographs used in Testing; Lines over the Countryside; Overseas Communication showing Cable Buoys.

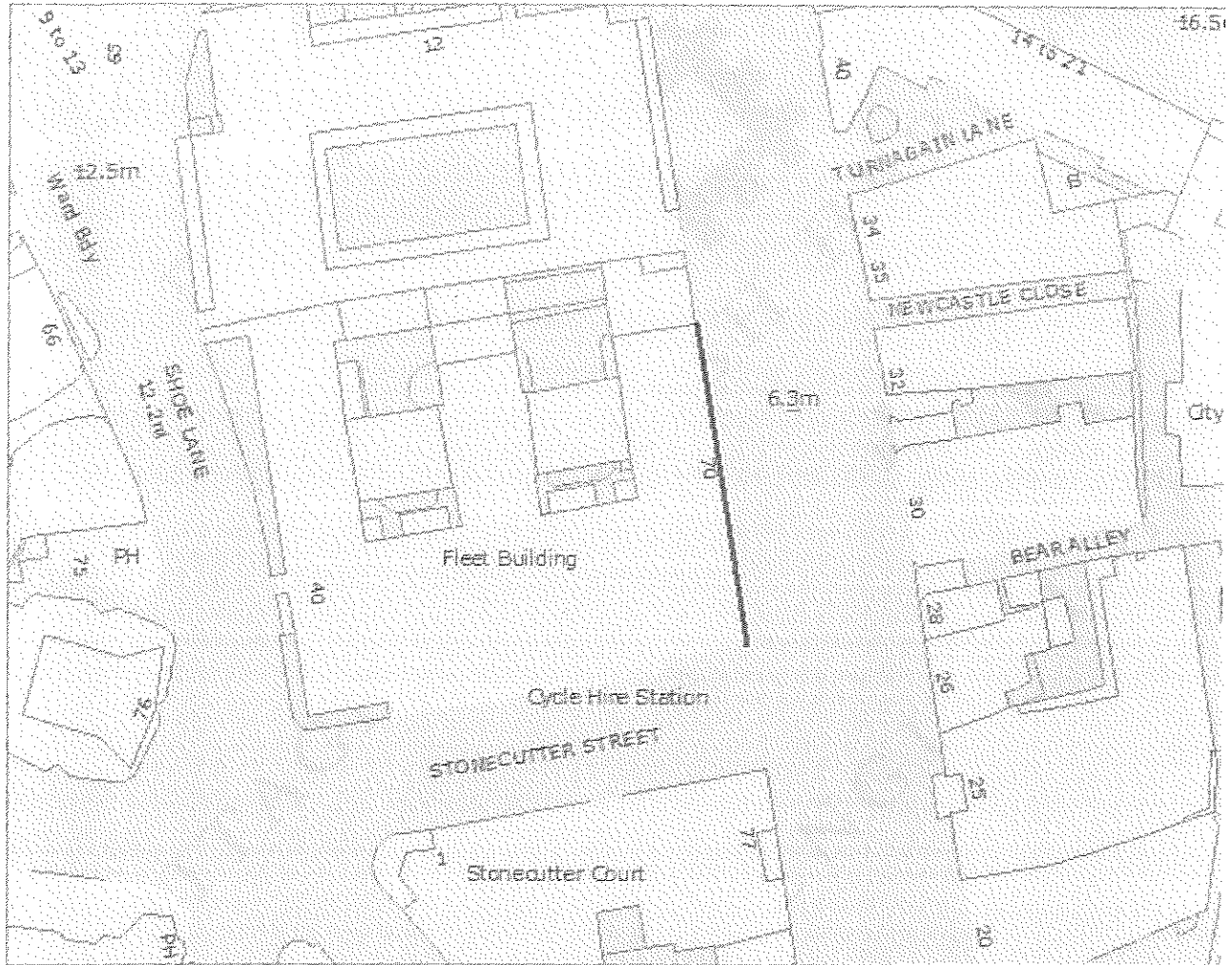
Selected Sources

1. **Book Reference** - *Author:* Pevsner, N and Bradley, S - *Title:* The Buildings of England: London 1: The City of London - *Date:* 1997 - *Page References:* 146, 342
 2. **Other Reference** - *Description:* Newspaper clipping from The Times, March 1961, showing Dorothy Annan laying out the mural tiles on the floor of her North London studio
 3. **Other Reference** - *Description:* Photograph from BT Archives of the London Mayor, Sir Bernard N Waley Cohen, unveiling the mural at the Opening of Fleet Building on 11 April 1961.
 4. **Other Reference** - *Description:* Plans for the Farringdon Street facade of the Fleet Building, including mural positioning, signed by Senior Ministry of Works Architect W S Frost and dated 22 February 1959
 5. **Other Reference** - *Description:* A letter dated 12 August 1960 addressed to Dorothy Annan from the Ministry of Works' W S Frost, detailing the financial arrangements of the mural commission
 6. **Other Reference** - *Description:* A letter dated 16 May 1960 to Dorothy Annan from London Telecommunications Region General Post Office
 7. **Other Reference** - *Description:* A letter dated 24 January 1961 to Dorothy Annan from tile manufacturer Hathernware
-

Map

National Grid Reference: TQ3158281394

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1402022.pdf](#)

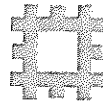


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APPENDIX C



ENGLISH HERITAGE LONDON OFFICE

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	05 SEP 2012	LTP
OM		SSE
Nb	115707	PP
FILE		DD

Mr Ted Rayment
Corporation of London
Department of Planning & Transportation
PO Box 270
Guildhall
LONDON
EC2P 2EJ

Direct Dial: 020 7973 3774

Direct Fax: 020 7973 3792

Our ref: L00174250

31 August 2012

Dear Mr Rayment

**FLEET BUILDING, 40 SHOE LANE AND 70 FARRINGDON STREET, LONDON,
EC4A 4AP**

Thank you for consulting us on the methodology of removing and storing the grade II listed murals currently attached to the Fleet Building. We have no objections to the general approach, but look forward to more detail about the removal of the murals once an on-site survey is carried out.

As you know, English Heritage is concerned about a future long term home for the murals and believe that, if they are not going to be integrated into the new building on the site, they should ideally be sited somewhere within the City of London in a public place where they can be seen and admired.

We would be grateful if the City could confirm where the murals will be re-sited as soon as this becomes clear.

Yours sincerely

Michael Dunn

Team Leader, City and North London Team
E-mail: michael.dunn@english-heritage.org.uk

cc: DP9



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

Handwritten note: *YDW 05/09*

**Goldman Sachs London Property Limited ("GS")
Fleet Building, 40 Shoe Lane and 70 Farringdon Street,
London EC4A 4AP**

Draft Heads of Terms for proposed s106 Deed of Planning

These Heads of Terms are submitted in support of an application for listed building consent for the removal and storage of the Murals at the Fleet Building (Ref No. PT_EVR/12/00773/LBC).

Landowners' and Developer's Planning Obligations

- 1 Not less than 2 months prior to the proposed removal of the Murals from the elevation of the Fleet Building, GS shall submit for the approval of the City Corporation a detailed methodology setting out the steps to be taken for the careful removal of the Murals and to safeguard, conserve and preserve the Murals in storage until they have been dealt with in accordance with the provisions of this Deed of Planning Obligations. Following approval of such methodology, GS shall comply with its provisions in the removal and storage of the Murals to the reasonable satisfaction of the City Corporation. The removal, conservation and storage specialists shall be first approved by the City Corporation. The requirement for the Murals to be conserved and stored shall continue until such time as they have been relocated.
- 2 GS shall covenant with the City Corporation that GS shall, as soon as the Murals are removed from the elevation of the Fleet Building, keep the Murals safe and insured at GS's cost in a storage facility in accordance with the approved methodology.
- 3 GS shall permit a duly approved representative of both the City Corporation and English Heritage to inspect the Murals at all reasonable times and upon reasonable notice being given to GS.
- 4 GS shall covenant with the City Corporation that it shall use All Reasonable Endeavours to secure that as soon as reasonably practicable following the removal of the Murals from the Fleet Building, they shall secure the placement of the Murals on, or adjacent to (i.e. on a stand or frame), the highwalk wall between the Barbican Arts Centre and Guildhall School of Music and Drama or in another suitable location within the City or elsewhere where they will be available to the public and which is first approved by the City Corporation.
- 5 "All Reasonable Endeavours" means that GS shall be bound to fulfil its obligations by the expenditure of such effort and/or sums of money and the engagement of such professional or other advisers as in all the circumstances may be reasonable, including seeking all necessary consents and shall not be required to take proceedings (including any appeal) in any Court public inquiry or other hearing or to make a payment in excess of £[] pursuant to paragraph 7 below unless approved by GS (such approval not to be unreasonably withheld or delayed).
- 6 GS shall keep the City Corporation fully and regularly apprised of progress with the discussions and negotiations referred to in paragraph 4 and shall provide a written report to the City Corporation at not less than six monthly intervals on the efforts that have been made by GS to find and secure a location for the Murals.

- 7 From the date of placement of the Murals in accordance with the obligations in the proposed Deed, GS shall secure that the legal title in the Murals shall transfer to the owner of the structure on which the Murals have been placed (or other appropriate recipient approved by the City Corporation) at no cost to the person in whom legal title vests and GS shall provide to the person in whom legal title so vests a payment of £ [figure to be agreed] for the specialist conservation, future upkeep, maintenance, repair and proper display of the Murals. Thereafter GS shall be deemed to have discharged all its obligations in respect of the recipient and shall have no further liability in respect of the Murals whatsoever.
- 8 If the City Corporation reasonably considers that GS is not exercising All Reasonable Endeavours to secure the relocation of the Murals, or if such relocation has not been secured within 3 years of their removal from Fleet Building, or if the City Corporation and GS agree, the City Corporation may require the Murals to be relocated in a location first approved by the City Corporation, and/or may require GS to transfer legal title in the Murals to the City Corporation. The covenants concerning transfer of title and payment of a financial sum shall apply in the event of the City requiring relocation or requiring transfer of legal title under this provision.
- 9 GS shall indemnify the City Corporation's reasonable costs incurred in either relocating the Murals or making the Murals available to a third party and securing their relocation by such third party, provided that the costs payable by GS if the Murals are relocated by a third party shall be no greater than if the Murals had been relocated by the City Corporation (employing All Reasonable Endeavours to do so).
- 10 In the event that relocation of the murals on the Barbican Highwalk is not achieved and prior to removal or any interference with the Murals GS shall deposit with the City Corporation the sum of £(figure to be agreed) to be used by the City Corporation towards any reasonable costs incurred in connection with relocating the Murals themselves or through a third party. Upon completion of the placement of the Murals the City Corporation shall return to GS any remaining deposit.
- 11 The City Corporation covenants:
- not to unreasonably withhold or delay the giving of its approval where such approval is required pursuant to the above obligations; and
 - to co-operate with GS in identifying a suitable site for the re-location of the Murals by the City or a third party to whom the Murals are to be transferred.