

Highgate Cemetery Landscape Masterplan Competition

March 2021



SUMMARY

Our vision is to create a topographical exploration and discovery of both Cemeteries. An 'experience plan' that introduces visitors to the inexhaustible wealth of stories held within both Cemeteries that can change and be revealed over time.

The walk up Highgate Hill, starting in the East Cemetery, creates a topographical experience that starts with the original grid of paths and echoes the grid of the surrounding city. We wish to emphasise the major north south paths with new avenues of trees, framing meadows of graves, woodland bosques and mosaics of flowering perennials.

As one rises up the hill, the topography becomes steeper and one is introduced to the arabesque paths of the West Cemetery's picturesque landscape. Here we imagine the woodland opening and closing to reveal glades of sunlight that provide unexpected views, revealing hidden graves and drifts of woodland plants.

At the top of the hill within the Circle of Lebanon, and above the catacombs, the planting gets more exotic, representing a paradise on earth, with fantastic views across the Cemetery's planted hillside to the newly restored Chapel entrance, St Paul's and Central London.



Highgate Cemetery, Site Plan

VISION STATEMENT

One of the world's and London's most iconic cemetery, Highgate Cemetery is a powerful historical, cultural, architectural and biodiverse landscape. A place of deep resonance throughout time, not just because of its famous figures but the ideas, influences and diversity of people buried there that represent all aspects of life in the past, present and future. The cemetery demands a holistic and bold 'experience plan' which fully respects its use as a working cemetery, and that also allows the project to realise its huge potential as a place of deep understanding and open dialogue about death. The experience plan will shape how people engage with the site, its significance and assets. It will ensure that the primary audience (the dead and bereaved) have the best experience, and that other audiences (schools, visitors, tourists) are stimulated and enriched by the place, its themes and stories.

It is Highgate Cemetery's landscape that holds these ideas and experiences together as a place. Its landscape is currently in a precarious state, having transformed from a managed landscape (as seen in mid 20th century photos), into a wilderness where nature's disruptive force has created a delightful gothic decline. Where once there were orderly graves and monuments, an oasis of plants, trees and wildlife has flourished in the absence of human intervention. In recent times, keeping nature at bay and preserving the Cemetery's heritage and landscape aesthetic has become a full-time maintenance and management task. However other forces are now at play, through global warming, trade and disease. The arrival of Chalara Ash Dieback in both the East and West Cemeteries requires immediate action if the precarious state of the monuments and graves are to be preserved, and the safety of visitors retained.



Historic aerial view of west cemetery

The removal of the Cemetery's monoculture of Ash trees could be seen as a major set-back, however if carefully managed, it provides new opportunities. Over time a more resilient sequence of landscaped habitats can be nurtured to create a strong landscaped structure of existing and new trees and plants, that increase biodiversity and can be easily managed to preserve the graves and monuments. We see this 'experience plan' being developed as a topography of landscaped layers that create a change in atmosphere and experience from the bottom to the top of the hill, exploiting the natural and historic character of the cemetery. This provides an opportunity to open up a route between the West Cemetery's north entrance on Swains Lane and the East Cemetery's south entrance at Chester Gate. This will create improved links between the communities at the top and bottom of the hill, whilst retaining

the central entrance as the main meeting point, the location for a visitor café, essential interpretation and the functional cemetery operations.



At the bottom of the hill, the East Cemetery's pragmatic grids of major north-south paths, minor east-west connecting tracks and rows of graves, echo the surrounding ordered layout of residential development. We intend to emphasise this structure by planting avenues of tall-canopied trees along the north-south paths. These will frame groves of new woodland trees, open grassy meadows and mosaics of graves, filled with wildflowers and plants, through which new and existing tracks pick their way. The opening and closing to sunlight and shade will highlight the changing materials and hierarchies of gravestones, creating a clearly defined sequence and orientation of space. At the top of the East Cemetery, close to Karl Marx's grave, the tree-lined avenues will give way to the more natural wooded character of the Cemetery's hillside setting, providing the first glimpses of framed views south towards the city.

On arrival at the central entrance to the West Cemetery, a new vista will be opened up above the Colonnade towards Comforts Corner, inviting visitors to take the steep sinuous path into the forest. Here, one's experience of the landscape dramatically changes; the picturesque arabesque paths and carriage drives reveal views into hidden woodland glades, making unexpected connections across the hillside. With the careful replanting of trees, pockets of smaller trees and shrubs can lower the height of the woodland canopy and when aligned with the glades, they can provide permanent views from Comforts Corner, the Circle of Lebanon and the Terrace Catacombs, towards the restored spires of the Cemetery's Chapel entrance, St Paul's Cathedral, the City and West End. With the introduction of dappled sunlight into the woodland glades, particular graves and tombstones currently unseen are highlighted, and drifts of woodland bulbs and perennial plants flourish to provide splashes of seasonal colour.



Proposed view of West Cemetery

Gustafson
Porter +
Bowman

TREES AND PLANTS

The re-planting of the cemeteries will create a paradise for people, for grave-inhabitants, grave-visitors, visitors, and a treat for botanists and horticulturalists. Species-rich-communities, parishes of plants within the city: a multiplicity of different miniature and relatively undisturbed habitats, all occupied by their own characteristic plants and animals. The plant life of the cemeteries has profound implications for the species that live there. If ground conditions are right, almost any shrub will grow and provide shelter, food and nesting sites.



Views of East Cemetery



to both adhere to the surface and to obtain nutrients from the minerals within.



View of West Cemetery Entrance

We start our journey at the bottom of the hill in the East Cemetery. Planting here is of a truly native atmosphere, making the most of newly-opened spaces. To sunnier areas, Cornelian cherry, dog rose, spindle and wayfaring trees bring food and habitats through the seasons, with sown plantings including greater knapweed, wild carrot, sheep's fescue, lady's bedstraw, ox-eye daisies, toadflax, cowslips, self-heal, meadow clary, small scabious, crocuses and colchicum. Teasels, carefully introduced, form skeletons of their own in winter. Native bulbs planted on graves escape and naturalise in the meadow around, opportunist resilient species mixing and merging. In damper areas, the meadow mix changes accordingly to include amongst others, cuckooflower, lesser knapweed, hemp agromony, common rush, valerian and ragged robin. There's still a sense of abandon achieved by these pockets of carefully selected meadow mixes: small and large pockets will reappear throughout the two cemeteries in various guises according to soil and light.



Cornelian cherry (*Cornus mas*)



European spindle (*Euonymus europaeus*)

Guiding us through the East Cemetery are gentle suggestions of avenues of trees - mixed species rather than single to avoid decimation by future disease rampaging swiftly through neighbours. This broadleaf mix creates a welcoming and familiar character of the East's own: softness within structure, following the lines leading in from neighbouring streets. In their partial shade, smaller green life is not forgotten: the ancient group of mosses and fragile liverworts and slow-growing lichens will continue to benefit from a lack of disturbance. Tombs with their horizontal moisture-retaining covers offer a perfect platform for these most important colonisers of virgin rock, with their ability

As we move through to the West Cemetery and pass the Colonnade, native species are dominant; moving uphill, areas close and open again, and small areas of meadow sown near or upon graves shift in species accordingly, with greater burnet, devil's-bit scabious and red clover joining the mix. Gradually, there's a hint of a shift in the atmosphere, as areas are managed to create partial shade, giving the opportunity to include non-natives such as daphne, Christmas box, and the snowberry, beloved of the Victorians - and the descendants of which are still present. Repetition of some shrubs forms a cohesiveness as we move further up, including Cornelian cherry and the semi-evergreen honeysuckle *Lonicera standishii*, alongside witchhazel and *Fuchsia magellanica* var. *gracilis*. Partial shade offers opportunities for snowdrops along with bluebells, and primroses, alongside the once-local lily of the valley, found on Hampstead Heath until the middle of the 19th century.

The lily of the valley was also known as the Ladder to Heaven and we take inspiration from the Victorian language of flowers. Near the Rossetti family tomb are bluebells representing constance and truth, violets – modesty; daisies – innocence; and daphnes - a desire to please. Many of the plants we list have a tale to tell, with medicinal uses: the achillea in the partially-shaded grass areas is just one example: in The Grete Herball of 1526 this 'Angel Flower', we are told, 'is good to rejoyn and soudre wounds'. Tracing the history of each of our flowering meadow plants will create a new 'Botannica' for Highgate Cemetery - to inform, to create stories within stories, and tell new tales through plants.

As one approaches Comforts Corner, newly lightened areas lead into darker glades, so ferns become more present. Their architectural fronds are a reminder of Victorian Pteridomania sweeping through Britain at the time of the cemetery's creation. Where the soil is neutral, *Dryopteris affinis* and *Dryopteris filix-mas* lightly touch some memorials, anchoring them to their location, subtly defining new places and atmospheres. In other areas, shrubs from the top of the hill close in over these ferns. Perennials which can withstand the shadier conditions are also here in small quantities in keeping with the woodland's wilder feel, so that an admirer of William Robinson might recognise his influence 150 years later. These would include

VISITOR EXPERIENCE

the existing *Ruscus aculeatus*, and amongst others, foxgloves and woodrush, all extending the season for pollinators.

At the top of the West Cemetery, surrounding the Circle of Lebanon, the Ash removal reveals opportunities for planting a selection of trees resilient in the face of climate change, creating a 21st century woodland which frames viewpoints within and beyond. An upper canopy of woodland giants, existing and new, will tower over a new leafy middle canopy, which in turn forms a protective layer to a newly biodiverse woodland floor. As well as enhancing the environment for birds by providing cover, and for pollinators by extending the season, we intend to celebrate the site's heritage and provide a subtle link with the lost world of the Victorians. For any potential locations with acid soil, specimen shrubs will be planted in the shade and partial shade. Natives will be mixed with some exuberant non-natives for example *Camellia 'Robert Fortune'* the first *reticulata* to be brought to Europe in 1820 - one of the bright evergreen shrubs beloved of Charles Dickens, himself a great lover of ferns. Ferns such as *Blechnum spicant* and *Polystichum setiferum* grow nearby. A specimen Chinese fringetree, stands in a newly revealed, sunnier spot, fragrant white flowers enjoyed by people, and berries enjoyed by birds.



Shaded areas of West Cemetery

The trees here are mostly natives, with some non-natives which found their way to the UK either before or during the Victorian era, when British plant collectors scoured the globe. For the past century or more, we have been successfully growing these trees in our botanic gardens and arboreta, so in effect they have already had a 100-year-long UK quarantine and trial period. We know which are non-invasive, we know which will cope with climate change and are resistant to recent diseases, we know how fast they will grow and how big they will become in maturity.



Chinese Fringetree (*Chionanthus retusus*)



Field Maple (*Acer campestre*)

The development of the Cemetery's 'experience plan' is linked to its topography and landscape. Trees, plants, meadows, glades and views naturally provide an interpretative route between the top and bottom of the hill. The occasional opening of the north and south gates at weekends and holiday periods - or offering these entrances to the Friends of the Cemetery - would help support walking routes that connect Highgate Hill and Waterlow Park through to Hampstead Heath. Leisurely days out encourage repeat visits, with use of the café, shop facilities at the central Chapel, and pop-up kiosks at the North Lodge and Clarence Gate.

With increased visitorship comes a greater demand for dwelling spaces where tours and the self-guided can stop, take in views and be introduced to the cemetery's many narratives. The structure of paths, either on grid or in their arabesque form, create natural locations where paths cross and widen, benches for rest and minimal interpretive signage can guide visitors to the cemetery's key destinations.

In order to extend the cemetery's evening use, minimal low-level lighting can occasionally be switched on along the main carriage drives whilst key monuments and graves can be moonlit for special events.

Newly-planted habitats and safe, well-drained paths create space for a choice of burial locations suited to the personalities of those who are buried and those who visit them. The current use of lightweight movable chairs alone, or in informal clusters, in the shade of a tree or sunlit opening, capture an air of past presence and melancholy.

Interpretive Solutions

Guided Tours: Highgate Cemetery's uniquely characterful and popular guided tours should be retained and developed.

Seasonally updated print guide: Highgate has ties to an incredible community of artists, writers, and thinkers. Collaborations can support the production of a quarterly updated printed map and guide. Changing with the seasons, these beautifully produced guides could incorporate short stories, poetry, illustrations and more.

Podcasts: A monthly or quarterly podcast designed for off-site listening will give space to breathe when on site, and in-depth exploration of the figures and stories at Highgate. An annual residency would allow Highgate to nurture young creative talent, and to bring the Cemetery's hidden histories to light.

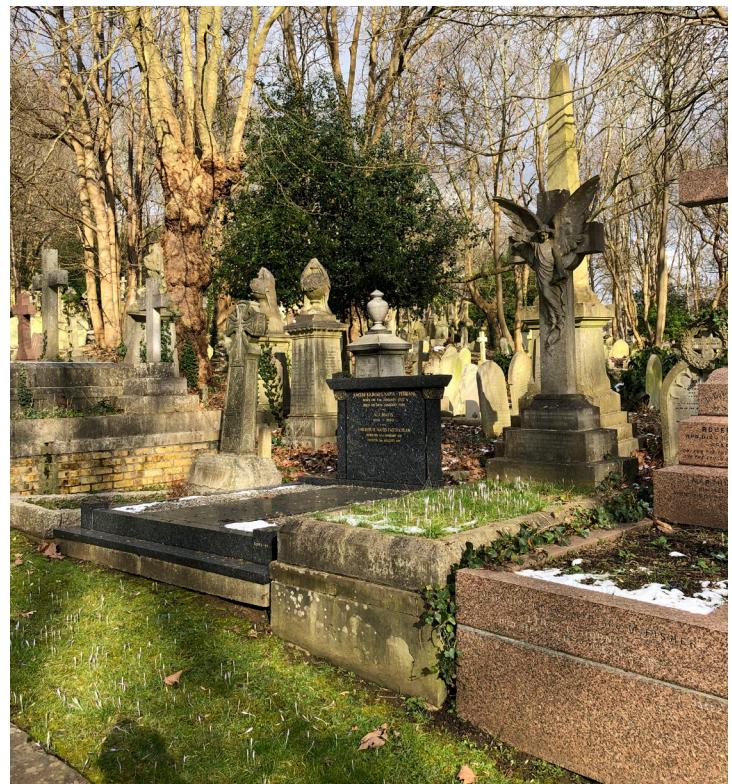
Narratives

Each of the formats described above lend themselves to flexible storytelling across a range of themes. Key narrative strands to develop could include: i) the lives and ideas of those buried at Highgate; ii) the entanglement of nature and culture; iii) landscape, biodiversity, soil and sustainability; iv) death, society and economy; (v) Victorian cemetery expansion and attitudes to death and mourning; vi) the future of death and burial.

AN ACTIVE BURIAL GROUND

The removal of the Ash trees offers an opportunity to safeguard and protect the existing graves as part of the re-planting strategy. The re-paving and introduction of sustainable drainage routes below the existing carriageways will support the re-opening of lost and found routes and tracks between the existing graves. This will allow for greater accessibility into the Cemetery's currently inaccessible and unsafe burial grounds.

With the phased creation of meadows and glades, better orientation will be provided across the site with a provision for a more bespoke choice of burial habitats. The lost and unmarked graves that dwell in the least accessible parts of both cemeteries will be found, surveyed and made available over the period of the phased works. Existing graves can be assessed for their viability as locations for new burials, based on their age, unmarked status and ability to receive additional names. The spaces between graves can be assessed for the location, density and scale of new trees and shrubs, their root systems and the protective measures such as root barriers required to preserve them.



Existing layout and placement of graves

Decay to the monuments has primarily been caused by vegetation and tree growth, alongside natural weathering processes and ground subsidence. Together with these natural processes of decay, the success of the West and East Cemeteries as recreational spaces has also contributed to patterns of decay and harm. All causes of decay need to be fully understood in order to inform the nature and extent of future intervention.

The project should include a phased programme of condition surveys to the West and East Cemeteries, addressing individual

memorials that align with the replanting zones prepared by GP+B. This will allow us to develop an annotated condition survey report, tabulating the required repairs. The overall approach to these activities would comprise the following stages:

Research

Our approach will be based on a thorough understanding of the site, informed by research and site surveys to establish significant elements and outline a clear strategy for the repair, security and maintenance of each zone. During this stage, we will consult pre-existing surveys, historical information and review the current Conservation Management Plan. We would look to discuss each zone with the full design team, stakeholders, and those involved with the maintenance and management of the site. Such discussions are an invaluable source of information regarding the present issues and causes of decay.

Condition Surveys

We will carry out the zonal condition surveys to establish the condition and record the repairs required. Prior to undertaking the surveys, we will agree the survey format with stakeholders. The surveys will be undertaken by conservation accredited architects. Alongside a summary of the monument condition, the surveys will note any urgent health and safety concerns.

The surveys will be recorded in a detailed condition report, which will include images. The report will include repair recommendations, itemised and scheduled against a Red-Amber-Green priority system with time recommendations to execute the work. The significance of each monument will also be assessed as part of the overall conservation strategy, against a pre-agreed priority list.

Recommendations for additional surveys will be specified if needed and may include research into burial records, a measured survey, or a Ground Penetrating Radar survey for example.

We will prepare a repairs approach based on sound conservation principles, in discussion and agreement with the Friends of the Highgate Cemetery Trust. The resulting recommendations will form the basis of a set of repair specifications and methodologies 'typologies', which can be priced individually and used to undertake the work.

Philosophy of Repair

Our approach to the philosophy of condition surveys and conservation is grounded in the principles of the Society for the Protection of Ancient Buildings (SPAB), Historic England, as well as the International Council on Monuments and Sites (ICOMOS). The aim is to achieve a balance between preservation with necessary interventions needed to ensure vitality and protect heritage in the long term. This is typically an approach of minimal intervention, seeking to preserve as much original fabric as possible (although occasionally achieving this requires a more substantial intervention).

We anticipate adopting the following repair approaches:

Stabilisation

Where monuments are affected by structural collapse, water ingress and vegetation jacking, an approach of conservative consolidation will be carried out (rather than speculative rebuilding). Where external factors, not related to the built fabric of the monument, are affecting its condition suitable solutions will be considered as part of the proposed works. The purpose of stabilisation is to prevent further deterioration.



Nature's impact on the status of graves

Conservation

Where decay mechanisms can be prevented by sensitive inventions and repairs, these will be considered on a case-by-case basis. The purpose of conversation is to, where necessary, proactively intervene to prevent the future loss of fabric.

Partial Reinstatement / Restoration

Reinstatement of missing material will be carefully considered on a case-by-case basis, justified by structural consolidation and conservation repair rather than aesthetic. Where required and feasible, the monuments will be dismantled the minimum amount possible, or re-erected to ensure the longevity of the monument. Modern inappropriate repairs will be removed where they are damaging to the original historic fabric, or failed. Generally we don't believe restoration (such as reinstatement of missing elements for purely aesthetic reasons) is likely to be an appropriate approach for the monuments.



Requirement for conservation and stabalisation

Each monument is unique and therefore a repairs approach must be informed by a case-by-case assessment of the particular context and fabric issues. The monuments will be assessed individually, carefully balancing a monument's significances against the repairs necessary to protect the built fabric. The repair approach taken in each case may mean in

some instances that a monument is consolidated with missing details, whilst in others missing details are reinstated for conservation reasons.

If there are any suspect areas to be investigated, we will advise on a range of non-destructive techniques that can be useful in gaining information on hidden spaces or structure, avoiding expensive and invasive site work. This may include the removal of vegetation, based on each site's potential ecological importance.

Through consolidating the monuments current condition, through stabilisation and conservation works, it will benefit the monuments individually and the site collectively. This will preserve not only the individual fabric, but also the sites holistic significance and architectural integrity.



Improved provisions for grave visitors

SUSTAINABILITY

While the masterplan has a life of 25 years, the legacy of the work that arises from it will have a 100+ year impact. Our approach to environmental sustainability steps back, takes that long view and acknowledges that which is shaping our future.

The government estimates that UK average temperatures are likely to rise between 1.5 and 4 degrees celsius over the next 100 years, driven by anthropogenic carbon emissions and amplified by consequential factors including thawing, reduction in planetary albedo and changing oceanic currents. The increased temperatures result in long term climatic changes and more extreme weather events. In essence, the margins of the equatorial deserts will move north and south, and the climate in London is likely to become akin to that of Southern France. Hotter, drier summers are predicted with more frequent and intense rain storms in winter. In addition, human activity is creating a rapid decline in biodiversity primarily through reduction of habitats and pollution.

Sustainable Design Principles

Our design approach incorporates:

A carbon management plan that sets out a route to net zero carbon including embodied carbon and operational energy. Embodied carbon arising from the interventions in the landscape is likely to be a significant component of the total carbon footprint of the project over the life of the masterplan. We will carry out a formal carbon assessment of the landscaping work and use the insights gained to guide the design choices.

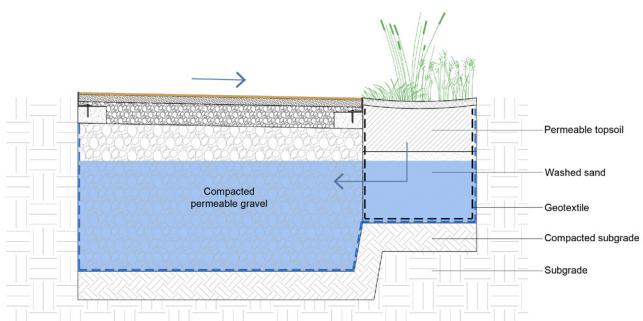
The rapid decarbonisation of the electricity supply grid provides the only real opportunity to wean ourselves off the use of fossil fuels (and their consequential carbon emissions and air pollution) in London. We will work with you to establish ways that the operation and maintenance of the cemetery landscape can become electrically powered. It will be crucial to work in collaboration with the buildings project team to maximise synergies between the buildings, management and landscape.

A materials procurement strategy which minimises environmental impact will prioritise:

- Re-use and recycling over virgin production
- Local supply over long distance imports
- Low environmental impact of extraction & manufacture

A water management plan which protects the cemetery, reduces runoff and minimises the need for mains water for irrigation will require:

- Re-designing the paths to provide a stable long-term base, incorporating rainwater attenuation
- Selective planting of surface drainage channels beside the major paths and marshes created by the topography to stabilise the soil and improve evaporation rates through increased access to sunlight
- Selection of drought tolerant plant species in the landscape management plan timeline.



Drainage Strategy - rainwater attenuation (main footpaths)

A planting and management strategy that evolves and thrives as conditions change, to protect and increase a rich and biodiverse ecology, will include:

Woodland

- Native broad-leaved trees, such as birch, holly, oak, wild cherry and field maple and where appropriate a dense understorey to provide refuge and nesting sites for birds.
- Other formally wooded areas will be retained as open glades. Here native ferns, bulbs, perennials and grasses such as bluebell, wood avens and wood meadow grass will be introduced.
- Unless diseased, deadwood will be used to create log piles to support stag beetles and other invertebrates.

Acid Grassland

- In areas of light, free-draining, nutrient poor soil, lowland acid grassland can be created. This is a London BAP habitat and will attract butterflies, such as the common blue as well as bees and other pollinating insects.
- The sward will comprise a range of fine grasses and herbs, based on the soil conditions. The following species are considered appropriate to the area: common bent, red fescue, sheep's sorrel, tormentil, harebell, common stork's-bill, and bird's-foot trefoil.

Tussocky Grassland

- In poorly drained areas, tussocky grassland and temporary pools will be created to attenuate surface water and provide suitable habitats for invertebrates, reptiles, and amphibians. The final planting palette may include: meadow foxtail, false-oat grass, yarrow, black knapweed, field scabious, ragged robin, meadow buttercup, red campion, tufted vetch, wild carrot, meadowsweet, soft rush and pendulous sedge.



LANDSCAPE MANAGEMENT PRINCIPLES

Our aim for this project is to develop a detailed but flexible strategy which incorporates a robust and resilient landscape management and maintenance plan.

This work will be dependent on a greater understanding of the site. In some areas, the true detail of what can be achieved within the depths of the woodland cannot take place until the phased felling of Ash Trees and further clearance of ivy and bramble takes place. This will be achieved by undertaking further surveys - such as the soil and drainage surveys - to better define and establish solutions for the existing site conditions.

The new management and maintenance plan will additionally need to take account of current practices in consultation with the existing on-site teams. This will allow us to develop plans that provide realistic proposals for change, and provide the guiding principles for the Heritage Lottery Fund bid.

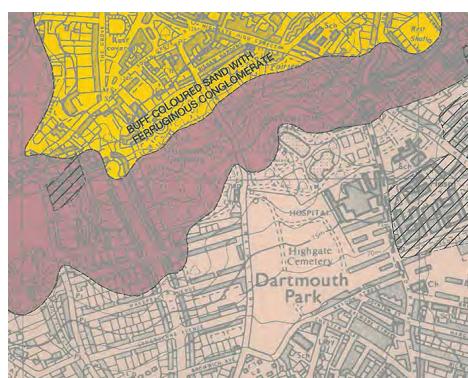
During this period, we will begin to develop our approach to sustainable practices and the technical impacts of climate change and biodiversity. Likewise, detailed strategies for improving the visitors functional and interpretive experience - and improving the drainage conditions - can be established and integrated. We will also work to intergrate our approach with the ongoing architectural plans for the building and monuments.

Baseline Soil Survey

A Baseline Soil Survey would provide information on soil types, soil depths, distribution, opportunities & limitations, fertility, drainage capability, soil organic carbon levels, and soil microbiology.

This information will support the landscape design (including species selection, tree planting strategy); advise ecological improvements/biodiversity net-gain; provide options for a sustainable drainage strategy; and assist with the landscape management plans. Additionally it will inform programming, phasing and cost analysis.

The information gathered from the Baseline Soil Survey can then be used to develop a soil management strategy. This will ensure the safe and efficient use of the existing soil resources across the cemetery and optimise their qualities and functions to deliver the various services they influence.



Geology of Highgate

Tree Management Strategy

Due to the complexities and numerous identified targets throughout the Highgate Cemetery site, the majority of tree removal will be undertaken employing 'soft felling techniques' - this is a controlled method of dismantling trees using modern rigging techniques. By adopting this method we can limit the possibility of causing physical damage to any neighbouring graves and monuments.

The eradication of invasive and diseased trees is always regarded as best practice, however due to the location of the self-sewn specimens, grinding out of stumps will not always be possible, as in most cases the risk of damaging graves and monuments is very high. It may be possible in some instances to grind out stumps, but this will be reserved for trees which are of sufficient distance away from identified structures, and close to main path verges. As a result, in most circumstances the retention of tree stumps should occur. Each tree will be carefully felled as close to ground level or to a safe distance away from a structure as physically possible.



Presence of Ash trees across the site

In a bid to reduce the spread of Ash Dieback throughout the site, all arisings resulting from the felled Ash trees shall be treated as 'contaminated waste' and whilst they shall be chipped on site, they will need to be transported in a controlled manner off-site. Where identified on the agreed Landscape Masterplan, the felling of all diseased self-sewn Ash trees will occur within the designated compartments of the phased works programme throughout Highgate Cemetery.

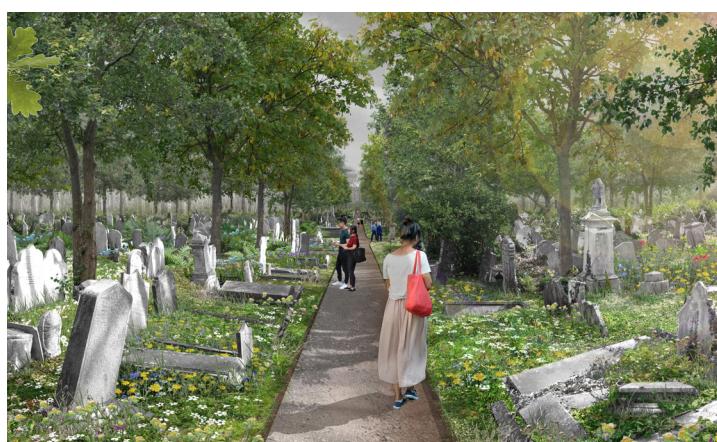
In order to future-proof the new and retained Highgate Cemetery tree population, it will be necessary to replant with appropriate tree species, abiding by the principle of 'the right tree, in the right place, for the right reason'. Species selection will be determined by several crucial factors, inclusive of local soil types, identified physical constraints, accounting for both above and below ground hydrology, as well as fitting into the Highgate Cemetery Landscape Vision.

The ever-changing climatic extremes which we are now experiencing as part of global warming will also be considered, ensuring - where necessary - trees are drought resistant and tolerant to waterlogging where drainage issues are encountered seasonally. Pest and disease resistant tree species will also be a significant factor in species selection. In a bid to limit the transmission of known pests and diseases, several tree species shall be excluded for any future planting program, these include Common Ash, English & Turkey Oak, London Plane, English Elm and Sweet Chestnut to name but a

few. By adopting this strategy, we will ensure that each planted tree has the potential to reach maturity.

The sourcing of chosen tree specimens is also a key factor in limiting infectious disease. Ideally trees should be purchased from UK based nurseries, with a known national provenance. If however the selected tree species are only available from a European tree nursery, all trees must be purchased with a valid 'Plant Passport' conforming to the UK Government lead initiative. Quarantining of European sourced trees off-site will also assist in reducing the spread of new pests and diseases, providing a further line of defence.

In order to minimise the damage to newly surfaced paths, any building work should be complete before each tree felling phase takes place. The tree felling works secure the future of monuments and graves, and the detailed precautions needed to conserve them, and place new trees and plants between them. Like works on an archaeological site, the final location and choice of trees and plants - and the creation of new paths, glades and meadows - cannot fully respond to the position of important monuments, groups of graves and vistas until the site is fully surveyed and understood.



Phasing

The phasing plans for both the East and West Cemeteries are guided by the recommendations of the October 2020 health review. The locations of worst Ash dieback in both Cemeteries defines the first phase of work in each.

Phase 1

In the West Cemetery, the area to the east of the Egyptian Avenue is badly infected and in order to create a symmetrical growth of new trees and plants, we suggest the area to the west is also cleared, allowing the entire Avenue and Circle of Lebanon and vistas from the Terrace Catacombs area to become the first area of investment. Within the East Cemetery, the Ash dieback is worst towards the east side, allowing for the meadow creation and woodland replanting strategy to start at its centre. In both cases, the removal of Ash is protected from the prevailing westerly winds by the existing trees, helping to

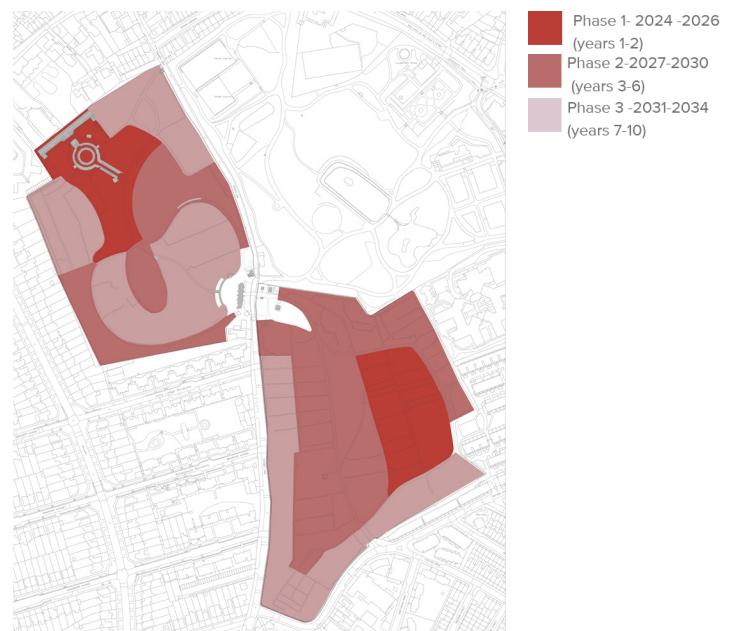
protect retained trees within the felled areas.

Phase 2

In both the West and East Cemeteries, the continued removal of Ash will occur in a further ring around the Phase 1 areas, where the Ash dieback will have progressed over the Phase 1 period. In each case, the drainage and re-surfacing of existing paths can progress, alongside the securing of the graves and replanting of each area without the risk of disturbance from future phased works. Within the southern half of the West Cemetery, the Ash to the west and south boundaries will require urgent removal, enabling the adjacent carriage drive to be rebuilt as the main conduit for the sustainable drainage system.

Phase 3

The final phase of the Ash removal works will be located to the perimeter of the north half of the West Cemetery, the central area around the oval and the entire boundary of the East Cemetery. This will allow for the same sequence of grave stabilisation, replanting and path works to start and be completed. Once these works are underway, the replanting of trees and plants in the Phase 1 areas will have begun to fill out and reach an acceptable level of maturity.



Key Areas of Investment

The key areas of investment for the initial phase of works includes addressing the Ash Dieback and drainage management across the site. The proposed phasing and management strategy allows for these issues to be tackled whilst opening up currently unreachable parts of the cemetery to assess the condition of structures, monuments and graves.

BUSINESS STRATEGY + LOTTERY FUNDING

Our project would help to solidly underpin the future **business sustainability** of the cemetery. There are a number of key elements that the future master plan could address:

Enhanced user facilities: The Architectural Opportunities Masterplan explores the potential to add a café and a shop. There are currently several cafés and restaurants near the cemetery, especially to the north-east on Highgate Hill, to the south-west on Swaines Lane and a café in neighbouring Lauderdale House. However, a new dedicated cafe would enhance the visitor experience of the cemetery - a place to wait, orientate, talk, be silent, or decompress. It also creates opportunities for additional income streams beyond cafe spend such as rentals for wakes and memorials and a flexible space to support activities. It could also incorporate a retail function.

Additional income generation: Beyond the burial related income, the project would have a significant effect on the number of users coming to the site. Our research indicates that Heritage Fund development projects have had a positive impact on use. The multiplication factor between pre- and post-project figures varies but an average is c.1.5 times. Increased visitor numbers and a review of ticket offers / prices would all have a positive impact on business sustainability.

Managing costs: The scheme will also help to manage landscape and asset maintenance costs in the long term, achieved as a result of planning for sustainability, and ensuring maintenance is part of the thinking in terms of planting, materials, and approaches to landscape design.

Long range planning: Whilst the Act will facilitate a ‘rolling’ capacity for traditional burials at Highgate the number of people who choose cremation over traditional burials increases every year, the proportion choosing cremation has increased from 70.71% in 2001 to 78.10% in 2019 and is likely to increase further. The shortage of burial space has increased prices for traditional burials and growing environmental awareness is expected to lead to an increase in demand for natural and alternative burials. As an example, ‘resomation’ - known as water cremation - is a new environmentally friendly alternative to flame cremation

and burial. The architectural and masterplans could consider the inclusion of space for alternative, environmentally friendly burials as part of a very long term strategy.

Heritage Lottery Fund

The team has excellent experience of both making and delivering **Heritage Fund applications**, for a wide range of landscapes, listed sites, and places of significance, in London, and across the UK. This experience covers not only the design and technical elements, but also the business, operational and interpretive planning aspects of the project.

The team also includes members that are part of the Heritage Fund Register of Experts, which is helpful in ensuring full alignment with Heritage Fund priorities.

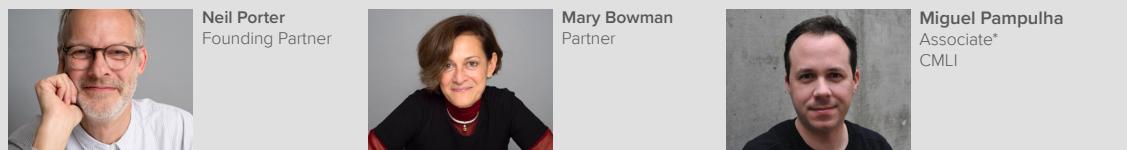
There is no doubt that the project is very much in line with the newly announced Heritage Fund priorities for people and organisations, in particular around inclusion (through activities and better access), economy (creating new jobs, skills and increased income), and wellbeing (through an enhanced experience of the heritage and environment). It is also clear that the project will have a positive impact on the local area and create real opportunities for the resilience of the organisation. In terms of priorities for heritage, there is no doubt the project would deliver on the landscapes and nature priority- it encompasses community heritage and addresses heritage ‘at risk’.

What the masterplan process will need to ensure is that it presents a very clear message about the value of the project and its need - the next few years will be highly competitive, given the pent-up demand created in 2020 due to Covid 19. Our work will be to help shape that compelling narrative and create an exemplary approach to the future of what is one of the world’s most significant cemeteries.

Value for money would also be a core consideration - and testing this rigorously for the Heritage Fund is essential (particularly given stress on resources, and the potential for high cost elements such as below ground construction etc).

OUR TEAM

Gustafson
Porter +
Bowman



Sub-Consultants



James Percy-Lancaster
Barlett Tree Experts
Arboriculture



Tim O Hare
Tim O Hare Associates
Soil Specialist



Rachel Holmes
Ashgrove Ecology
Ecology



Jo Thompson
Jo Thompson Landscape & Garden
Design
Horticulture



Jeremy Trotter
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Architectural Conservation



Phil Armitage
Max Fordham
Sustainability, Hydrology, Drainage



Darren Barker
Barker Langham
Interpretation and Activity Planning



Mark Sullivan
iM2*
CDM / Principal Designer



Ben Warren
Regency Grove
Cost Consultant

* New team members to join during the Second Stage of the competition