

Highgate Cemetery Landscape Competition

Design Report

23 March 2021

1. SUMMARY OF DESIGN APPROACH AND PROPOSALS

Highgate Cemetery: 'Historic Cemetery for the 21st Century'.

A complex site serving many audiences, Highgate Cemetery deserves a shared vision of realistic and long-term delivery.

Our masterplan responds with sensitivity and imagination to its myriad interests and users, to reverse the slow erosion of significance and resolve existing conflicts.

Our conceptual masterplans will evolve in consultation with stakeholders strengthening the recognised character of Highgate Cemetery:

- To the west - a contemplative picturesque woodland with dramatic topography, mis-en-scene with evergreen planting: a sequence of contrast along the journey uphill. Robust theatrical landscape with filtered views through thinned woodlands and the grand reveal of St Paul's. The striking architecture safeguarded against encroaching trees and ivy yet allowing opportunity for greater biodiversity and ornamental planting.
- To the east, a pragmatic and structured landscape, a core woodland mosaic enclosed by open areas of ornamental planting to better reveal the original grid layout. Woodland 'rooms' build on existing native plant communities creating pockets of seasonal floristic underplanting, flowering shrubs and accent planting beside the woodland edges and paths.

New burials and the interment of ashes will be accommodated in both cemeteries to continue active burial practices and income.

Our vision can be summarised as:

EVOLUTION NOT REVOLUTION: BOLD AND DELIVERABLE.



EAST CEMETERY



2. DESCRIPTION OF HOW THE DESIGN MEET THE OBJECTIVES OF THE BRIEF:

2.1 Supporting an active burial ground

Our proposals support the active burial ground through

- The reimagining of a beautiful landscape worthy of memorial.
- Creation of areas of contemplation and privacy.
- Improved accessibility along primary, secondary and tertiary paths.

2.2 Enhancing visitor experience

- Exploring opportunities for new burials and memorialisation

Our vision enhances the visitor experience by:

- Working closely with the selected architectural team to integrate much needed improved visitor facilities into this sensitive landscape.
- Improving interpretation, both within the cemetery well as virtually to help visitors access the stories and points of interest.
- Improving physical accessibility using the principle of least restrictive access.
- Opening vistas, both within and beyond the cemeteries - in particular across the London skyline to St Paul's Cathedral.
- Improving the legibility of the historic designed landscape
- Revealing and conserving the built heritage assets.
- Creating richer wildlife communities by diversifying habitats within a woodland mosaic that increases the length of woodland edge

2.3 Actively manage trees and woodland

biotopes to increase the biodiversity value of the site.

We will develop a long term management plan in order to actively manage trees and woodland with the aim of:

- Opening up designed vistas within the cemetery and beyond
- Addressing the physical damage caused by tree growth placing heritage assets at risk
- Increasing the biodiversity of Highgate Cemetery by creating not just more variety of habitats, but symbiotic habitats that support far greater wildlife communities than woodland alone.
- Improve the longevity of historic tree specimens through haloing and pruning for health.
- Manage the impact of Ash die back and build in greater resilience to future diseases.
- Allow Highgate Cemetery to evolve at a manageable pace for users and wildlife

2.4 Protecting and increasing biodiversity

Highgate Cemetery's designation as a Site of Metropolitan Importance for Nature Conservation (SMINC) needs safeguarding with all proposals having due regard for their impact on wildlife and biodiversity.

Our vision is for a memorial landscape of far richer biodiversity than that which the current shady woodland landscape can sustain through:

- Greater variety in the landscape structure from closed canopy woodland to open 'glades' around haloed veterans, or important heritage assets, opening out paths to allow sunlight to penetrate to the woodland floor and sustain ground flora species.
- Maintaining such a combination of habitat features, areas of both shady closed-canopy woodland and more open glades with ground flora, would increase the habitat diversity within the site, while still retaining a woodland character.
- A combination of deep, dappled shade and sunny, open areas is likely to benefit wildlife; it would, for example, provide a greater range of habitats for invertebrates, such as butterflies, and birds.
- Some tree removal is necessary to remove any ash trees succumbing to ash die-back disease. This will create small glades and therefore presents an obvious opportunity to diversify woodland habitats within the
- Halo-thinning to maintain light open conditions around some of the more interesting mature trees within the site.
- Zones of different habitat areas will allow for a clearer maintenance regime with clear priorities for the different areas providing a simple management tool for those tasked with managing the cemetery.
- Enhancement will also include installation of nest boxes and bat boxes, to complement those already present, the creation of habitat piles from tree management operations, in both sunny and shady and sheltered areas.
- The resulting mosaic will also create opportunities to manage, sow and promote the establishment of patches of woodland ground flora, herbaceous vegetation, and species-rich grassland on verges along paths to increase the variety of habitats present and provide nectar sources for invertebrates.

The approach to refining the management and enhancing biodiversity will be based on a thorough audit of the existing value (including a review of pre-existing survey data), mapping important features and taking into account the needs of any key species that occur, including the ground flora, a variety of ferns, the bird assemblage, bats (including any roosts in trees and buildings), invertebrates, such as butterflies, stag beetles, and the orb weaver spider *Meta bourneti* which was recently recorded on the site.

2.5 Responding to climate change

2.5 Responding to the climate change emergency

We will respond to the climate emergency and improving sustainability by

- Exploring porous materials with high recycled content to improve accessibility around the cemetery.
- Combining the porous paving with a strategy of micro attenuation across the cemetery to keep water dispersed, maximising opportunities for infiltration and reducing eventual discharge into drains.
- Promoting a more diverse habitat mosaic to strengthen resilience to climate change and emerging pests
- Using a palette of low water demanding plant species
- Explore options for re-cycling and re-use including if feasible composting facilities within cemetery or in partnership with local composters.
- Monitoring and regular review of the woodland and trees management plan in order to adjust to changes in climate as well as emerging pests
- Potential future significance of East Cemetery to provide a local 'green space' for surrounding residents (Whittington Estate, Mental Health Centre) using Chester Road Gates for access to the South and connecting to Waterlow Park to the North.

3. PRELIMINARY PHASING PLAN AND KEY AREAS OF INVESTMENT

3.1 West Cemetery

Phasing

Phase A - years 0-5

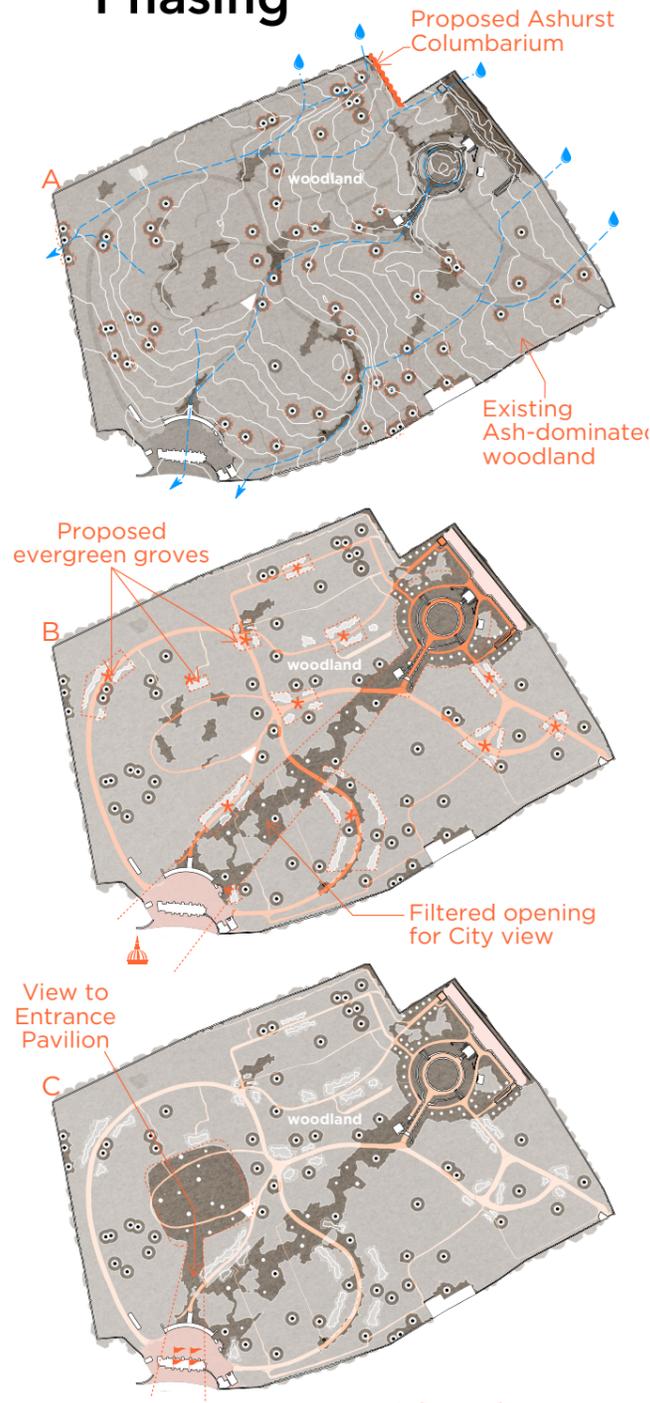
- Drainage: surveying opportunities to delay water travelling through the catchment.
- Ancient trees: haloing and specific pruning for longevity (pruning depending on species).
- Habitat: targeted removal of dead or dying ash trees; linked to identification of glade areas, grassland and ground flora. Initial enhanced management of existing features.
- Memorials: conservation repair of prioritised monuments at risk.
- Arch. projects: Cafe/Courtyard. Pinnacles. Gardeners' Compound. Ashurst Columbarium to sustain purpose and income streams.
- Traffic improvements on Swain's Lane.
- Circulations: establish a hierarchy of use including targeted removal and addition of paths. Re-edging & re-surfacing.

Phase B - years 5-10

- Drainage: improvements following survey.
- Habitat: management of glade areas, establishment of new species-rich grassland, flower-rich herbaceous vegetation, and woodland ground flora. Installation of bird nest boxes and bat boxes. Coppicing or pollarding of some existing shrubs and trees.
- Planting Evergreen Groves.
- Widening Circle glade at the top + formal planting.
- Opening filtered Long glade for City view + planting specimen trees.
- Transitioning to a durable woodland: managing ash, sycamore and ivy. Infill planting (birch, oak) + creation of hazel coppice.
- Arch. project: Catacombe restoration.

Phase C - years 10-15

- Opening Oval + planting specimen trees.
- Opening local view to Entrance Pavilion.
- Habitat: ongoing management of glades, grassland and other new habitat features. Monitoring and review.
- Durable woodland: refinement of regenerated woodland following ash removal, management of diversified woodland species. Refinement of path-side glades and view corridors.
- Arch. project: North Lodge.

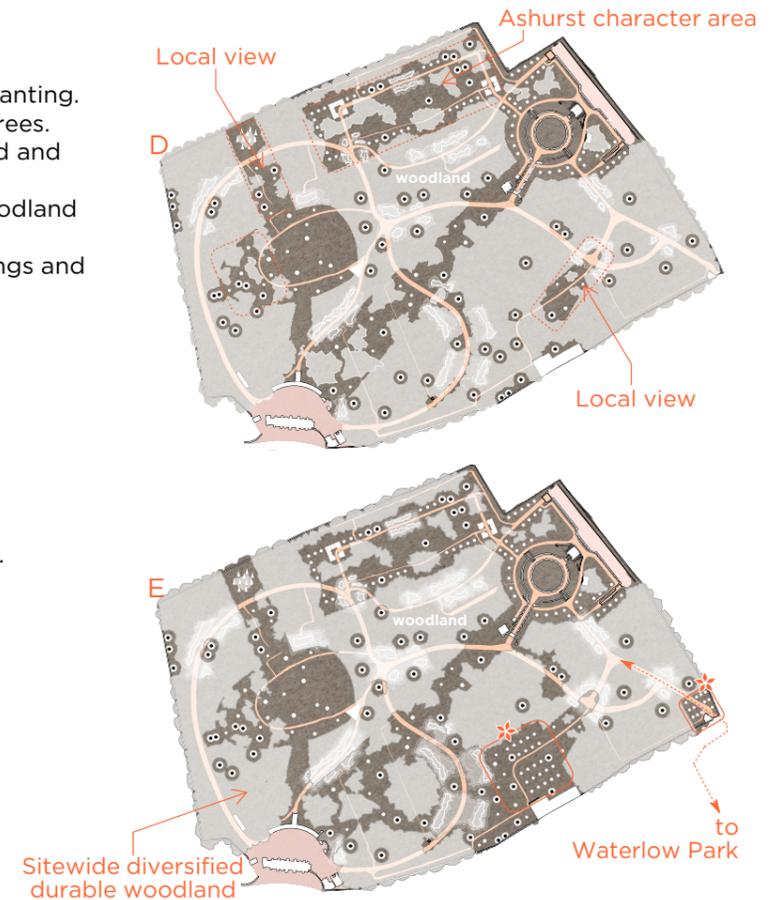


Phase D - years 15-20

- Thinning Ashurst area to reveal terrace + formal planting.
- Opening further local views + planting specimen trees.
- Habitat: ongoing management of glades, grassland and other new habitat features. Monitoring and review.
- Durable woodland: management of diversified woodland continues.
- Arch. project: first cycle of cyclical repair of buildings and monuments.

Phase E - years 20-25

- Planting ornamental orchards.
- North-east gate: potential link with Waterlow Park.



3. PRELIMINARY PHASING PLAN AND KEY AREAS OF INVESTMENT

3.2 East Cemetery

Phase A - years 0-5

- Drainage: surveying opportunities to delay water travelling through the catchment.
- Ancient trees: haloing and specific pruning for longevity (pruning depending on species).
- Habitat: targeted removal of dead or dying ash trees; linked to identification of glade areas, grassland and ground flora. Initial enhanced management of existing features.
- Memorials: conservation repair of prioritised monuments at risk.
- Circulations: establish a hierarchy of use including targeted removal and addition of paths. Re-edging & re-surfacing.
- Arch. projects: Gardeners' Compound and proposed Columbarium.
- Traffic improvements on Swain's Lane.

Phase B - years 5-10

- Drainage: improvements following survey.
- Habitat: management of glade areas, expansion of boundary hedgerows and native scrub species, establishment of new species-rich grassland, flower-rich herbaceous vegetation, and woodland ground flora. Installation of bird nest boxes and bat boxes. Coppicing or pollarding of some existing shrubs and trees.
- Lulot: creating an enhanced soft garden experience with high-quality ornamental planting and detailing.
- Transitioning to a durable woodland: managing ash, sycamore and ivy. Infill planting with birch, oak, and creation of hazel coppice.
- Planting narrow woodland avenues, use of compact species and pollards to differentiate locations.
- Opening individual glades within the mosaic woodland to create rooms with different characters.
- Swain's Ground: selective thinning for enhanced intervisibility. Planting new West-facing woodland edge with seasonal interest and overall sweeping shape. Ornamented filtered views from Swain's Lane.
- Arch. projects: Chester gates as potential new entrance.

Phase C - years 10-15

- Swain's Ground: ornamental planting to accentuate original grid layout, with flowering shrubs and small specimen trees.
- Stoneleigh: selective thinning + planting new South-facing woodland edge with seasonal interest. Ornamental planting in layout relating to modernist Stoneleigh Terrace.
- Habitat: ongoing management of glades, grassland and other new habitat features. Monitoring and review.
- Glades: planting diversified edges.
- Durable woodland: refinement of regenerated woodland following ash removal, management of diversified tree species. Refinement of path-side glades.
- Arch. projects: potential trial of link to Waterlow Park.

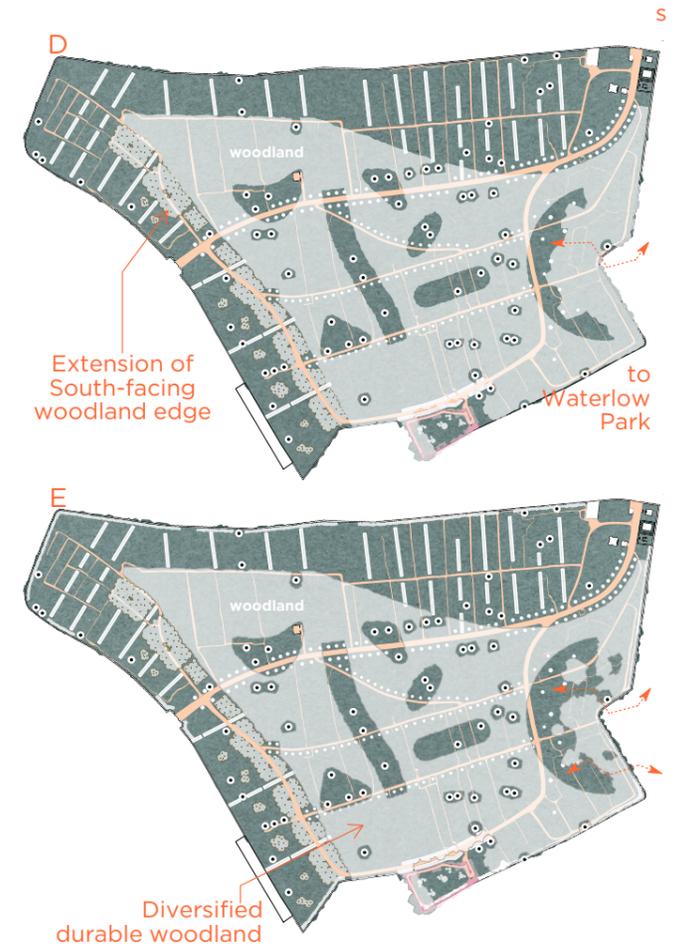


Phase D - years 15-20

- Habitat: ongoing management of glades, grassland and other new habitat features. Monitoring and review.
- Arch. project: first cycle of cyclical repair of buildings and monuments. Confirmation of pedestrian link to Waterlow Park.

Phase E - years 20-25

- Durable woodland: management of diversified woodland continues.



4. APPROACH TO PREPARING A NATIONAL LOTTERY GRANT APPLICATION

For successful bids for funding at stages 1 & 2 the NHLF has specific objectives that need to be achieved, some of which the Friends of Highgate already have in train: free and open competition for the engagement of consultants, business planning and production of conservation plans, sustainability etc. Others are equally if not more important though not directly linked to specific works; and the NHLF will want to see measurable benefits over 25 years for their investment. Our team can assist with these as the project develops through the Lottery Fund's design and development stages.

Outcomes include:

- The development of skills and jobs on and around the project, we can assist in identifying additional roles needed and working with organisations such as Wood Works;
- Inclusion; this includes accessibility as well as reaching out to communities that may be underrepresented amongst current visitors and volunteers. We will work with JH Associates to see how opportunities for diversification can be incorporated in our proposals and interpretation, and Highgate's Business planning.
- Organisational resilience: During the development of the proposals we will look at cost in use of the proposals, and work with the architectural team to produce conservation and management and maintenance plans that feed into the business planning to produce robust submissions for the NHLF.
- Better Places, our designs of the landscape and work with the monuments along with the new interventions by the architectural team will create these within the cemetery, they will be easier to maintain, respect the historical interest and provide improved visitor and staff facilities.
- Improvements in the economy of both the local area cascaded down from the project and income for Highgate Cemetery generated by the proposal and would need to be estimated and measured for inclusion in the business plan.
- Wellbeing benefits are inherent in the cemetery already we will highlight how our landscape designs will improve these and the external rooms help contemplation, reflection and connection with nature.
- We will identify how the benefits of our design enhance the ecology of the site and provide for a sustainable future for the cemetery



Mosaic woodland - improved resilience through introduction of durable species and areas of coppice. Compact avenues.



Stoneleigh landscape - semi-open character with groups of specimen trees and planting features relating to modernist Stoneleigh Terrace.



Small glades - ancient trees, ground flora, diversified edges.



Lulot landscape - upgraded ornamental planting with own floristic character and own furniture.



Swain's Ground - semi-open character with increased ornamented filtered views from Swai Lane.

5. SUMMARY OF TEAM MEMBERS (ORGANOGRAM)

COLVIN AND MOGGRIDGE - LEAD CONSULTANTS

Colvin and Moggridge are historic environment landscape design specialists. We have worked on sites that range from internationally significant landscapes such as Blenheim Palace and the central Royal Parks, through nationally important heritage landscapes, including several National Trust properties, that rely on visitors for their income or which are public parks. Current examples include:

Sheffield General Cemetery - Martin Bhatia is Lead Consultant for this Grade II* picturesque memorial landscape and public park which predates Highgate by three years. We are delivering access improvements, safeguarding the heritage and enhancing its ecological value. Our sub-consultant team consists of Conservation Architects, Engineers, Archaeologists and Ecologists, Historic Landscape Specialist as well as Accessibility Consultants. Sheffield General Cemetery was laid out to exploit the drama of its spectacular hillside setting, enhanced by a collection of striking buildings, monuments and memorials connected by meandering network of paths that set up key vistas. The cemetery is experiencing similar conflicts, challenges and opportunities to those described in the brief for Highgate Cemetery and we can apply 'lessons-learnt'. Our task has been to develop proposals to arrest the decay and damage caused to the built heritage assets while increasing the biodiversity of the site and, through a long term vegetation management plan, reveal the designed landscape vistas and viewpoints. The project is currently at tender stage with works programmed to start on the ground in August 2021. Due to the sensitivity of the landscape, we have worked closely with an Ecologist to develop a Vegetation Management Plan covering both the implementation phase and the operational phase to ensure design work was carried out while safeguarding the valued ecological and landscape features.

Ightham Mote, National Trust- Appointed as Lead Consultant, Martin Bhatia prepare a new masterplan for this highly designated site and lead the design team. We are developing visitor infrastructure improvements such as addressing visitor arrival, circulation and revealing heritage significance more coherently than at present. The site lies within The Weald AONB, it is designated Green Belt, the house is Grade I Listed, there is a Scheduled Ancient Monument and the site is within a Conservation Area. Further constraints included Ancient Woodlands as well as SSSI's in the immediate context of the project site. Simon Robertshaw, the NT's National Buildings and Landscape Design Adviser, described Ightham Mote as one of the most challenging sites the Trust has dealt with in terms of the complexity of its landscape heritage. We consulted closely with Historic England and other statutory consultees throughout the project, building strong relationships, responding to concerns and clarifying where we thought the historic landscape was being misinterpreted. This enabled Historic England to support and actively champion our proposals during the formal pre-application process. Martin was working on similar projects for other National Trust Properties including Knightshayes and Ashridge until Covid-19 caused these projects to be temporarily halted.

Our thorough knowledge of the sites, from which we could robustly explain the proposals and our assessment of their impact, has proved successful in steering these projects through challenging times.

The challenges at Highgate Cemetery are many faceted and we recognise we need the support of an expert team to help us deliver our fresh vision - a team that will help us get to know the cemetery quickly and to understand its historical, ecological and economic challenges, as well as the diverse interests of users.

CORE CREATIVE TEAM

Deborah Evans Historic Landscape Consultant/Landscape Architect
In order to help us to quickly gain an understanding and thorough knowledge of the site and stakeholder interests, we are delighted that Deborah Evans have joined our team. A Landscape Architect who is a specialist in historic landscapes, Deborah helped prepare the 2019 CMP for Highgate Cemetery as a sub-consultant to Alan Baxter. Involved in all stages of the plan process, Deborah lead on the landscape elements including undertaking the site survey, identifying issues and opportunities for the landscape by character area, participating in client meetings and public consultation and managing the arboricultural and ecological sub consultants. Deborah drafted the statements of significance for the landscape and the landscape policies, prepared outline planting lists for restoration and reviewed all of the CMP text and is therefore very familiar with the site and its design history, its present operational organisation and challenges and offers us the benefit of having direct access and continuity with the CMP process.

TECHNICAL SUPPORT TEAM:

The team we believe are required to deliver this project are:

Guy Miller - BSG Ecology

Guy is on our Sheffield General Cemetery team and will work closely with us in evolving the biodiversity enhancement proposals

Dannatt Johnson Architects

Conservation Architects with a strong track record of lottery applications. Note DJA have been brought in to replace A&RME due to their greater experience of similar lottery projects, long working relationship with C&M and works on the monuments and memorials in Chiswick House and grounds, with the commonwealth war graves commission on scheduling sites across France and the UK and for the London Borough of Camden in conservation work on the Highgate Library and graves and war memorial at Hampstead Parish Church.

The initial works to stages 1-3 would consist of a number of site visits to look at works in key areas identified by the landscape plans, general advice and reporting and attendance at meetings.

Following the notes for a quinquennial inspection we have included an allowance in stage 4 in the lottery funded project which will require a maintenance and management plan with the round 2 bid and in stage 4 & 5 for the non-lottery funded project which gives us more time to complete the surveys. A provisional allowance of 33 days for 2 people would allow 1 day in each of the main zones in the East and west cemeteries. With over 25,000 monuments in each of the cemeteries this would not extend to listing of each individual monument but taking the existing scoping surveys further and production of outline plans and the strategy for repairs carried out by experienced monument conservators in discussion with the Cemetery management and Trustees as identified in the scoping documents.

Alan Baxter Associates

Structural Engineers (Monuments)
Civil Engineers (SUDS and drainage and paving build-ups).

Quaife Woodlands

Arboricultural advice and woodland management.

Stockdale Quantity Surveyors

Stage 1
Review budgets
Align budgets with agreed strategies and establish a master budget
Provide cost advice on option testing (materials / strategies)
Produce a cost plan based on the available information for client approval
Attendance at project related meetings (1 per month)
Cost plan alignment for NHLF - EOI, R1 (Only for lottery funded scenario)

Stage 2
Provide cost advice on option testing (materials / strategies)
Attendance at project related meetings (1 per month)

Stage 3
Provide cost advice on option testing (materials / strategies)
Attendance at project related meetings (1 per month)
Update cost plan based on concept design & developed strategies

Stage 4
Provide cost advice on option testing (materials / strategies)
Attendance at project related meetings (1 per month)
Update cost plan based on technical design & developed strategies
Provide a cash flow for funding purposes
Funder liaison
Cost plan alignment for R2 (Only for lottery funded scenario)
Assist with the preparation of contract documents
Prepare tender pack and identify suitable contractors in conjunction with the project team
Send out the tender, return and analysis and send out report.
Assist in the agreement of any required consultant, contractor, sub-contractor and 3rd party warranties.
Finalise contract documents, circulate and signing of.

Stage 5
 Contract Administration
 Quantity Surveying,
 Attend monthly site meeting with the contractor
 Prepare monthly valuations of the works and issue monthly interim payment certificates.
 Prepare periodic assessments of anticipated final cost and report thereon.
 Measure work and adjust variations in accordance with the terms of the contracts
 Engage with the funders monitoring surveyor (Only on the lottery funded scenario)

Stage 6
 Post practical completion valuations
 Receive final account from the contractor and prepare the adjusted contract sum
 Administer the close down procedures required under the contract and issue certificates as required.

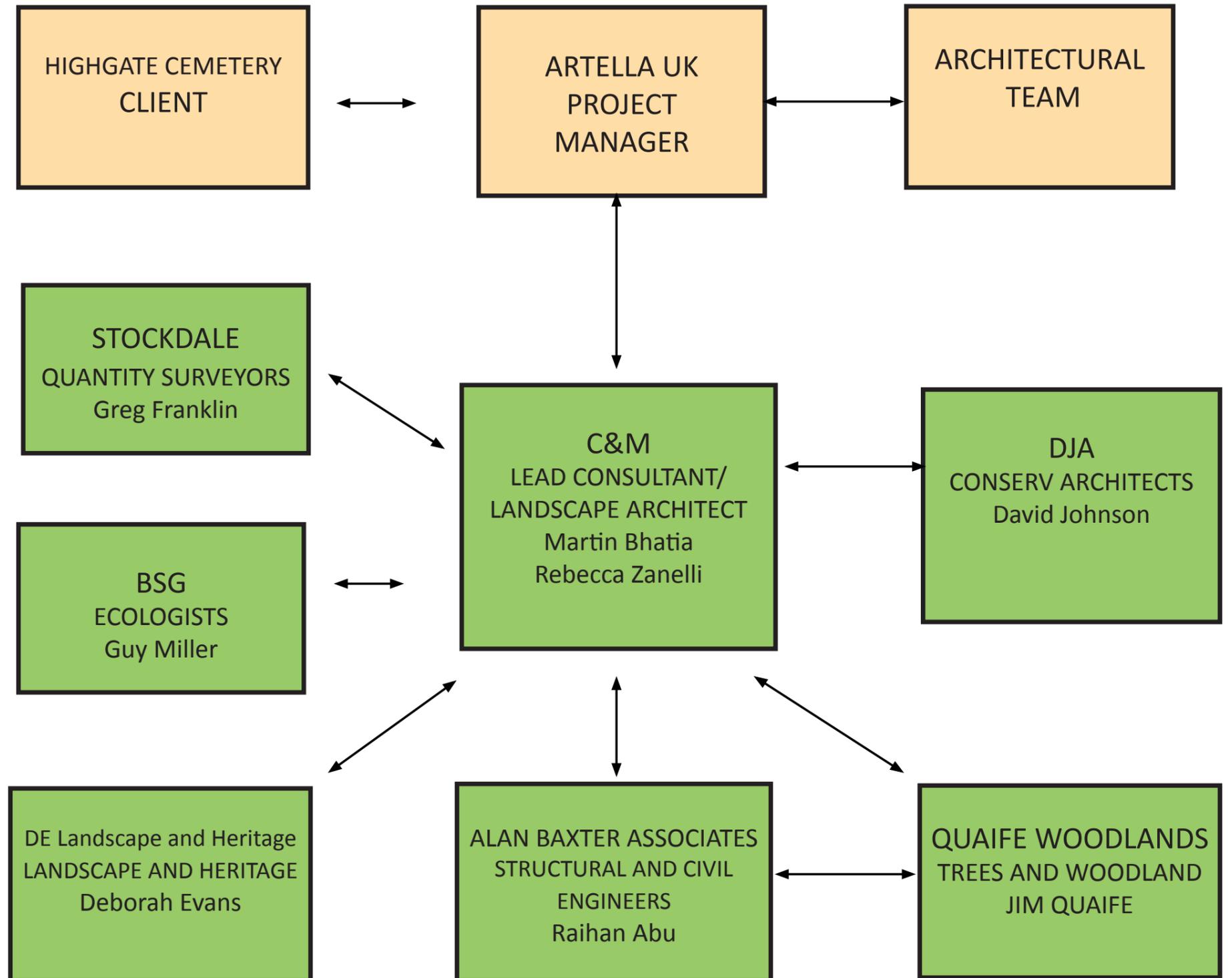
OPTIONAL ADDITIONAL SERVICES NOT INCLUDED IN OUR FEES:

Interpretation - Checkpoint Media
 Building on their successful delivery of the Vienna Funeral Museum at the Central Cemetery in Vienna, Checkpoint Media are excited by the prospect interweaving digital content with the real/analogue world across the whole Highgate Cemetery landscape.

Finding a narrative, a storyline that guides visitors through their experience of a sight, a museum, an exhibition is essential to checkpointmedia's approach. The narrative creates the bracket for design and content elements, and serves as a link to existing means of communication like website, visitor maps, guidebook. It emphasises the context in which the landscape, monuments, exhibits and information in the museum are to be understood. For visitors, this creates an experience in which emotion and information are embedded. You remember what you feel. You appreciate what you understand.

Archaeology
 Not possible to scope the archaeological input required at this stage but is likely to include obtaining relevant licences and watching briefs during any ground disturbance. Archaeological input to be provided by architectural team's archaeologist.

Services Engineer
 We have assumed any service engineering input will be provided by the Service Engineers on the architectural team as the scope will be minimal within the landscape proposals - no lighting or irrigation is proposed as part of our sustainability strategy.



6. SUFFICIENCY OF SERVICES

We confirm that the services set out in this document cover all activities and services we consider will be required in order that this project can be properly and professionally completed within time, cost and quality parameters and to ensure the Employer's interests are fully protected throughout.

7. DESIGN DURATION

We anticipate the following design durations:

- Stage 1: 5 months
- Stage 2: 5 Months
- Stage 3: 4 Months

