

Highgate Cemetery  
Conservation Plan  
*Consultation Draft*  
Prepared for FOHCT  
August 2018



# How to use the Plan

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- Using the search function (press Ctrl + F on your keyboard to bring up the search box).
- Using buttons at the bottom of each page:
  -  Contents
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# Highgate Cemetery Conservation Plan *Consultation Draft* Prepared for FOHCT August 2018

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Chair's welcome

## Chair's welcome

This is the draft conservation plan for Highgate Cemetery. The plan has been prepared by a leading multi-disciplinary consultancy, Alan Baxter Ltd, and so it benefits from their considerable knowledge and experience. We consulted members, volunteers and the public about what the plan might include in an exhibition at the cemetery and online last year and the draft plan responds to that consultation.

The resulting document sets out the history and significance of this special place, and explains how we propose to look after it in the future.

There are three main strands to the proposals:

### **Trees, monuments and buildings will be better looked after**

Trees of the right species in the right places and in good health will make it easier, and safer, to appreciate the quality of our historic landscape. Furthermore, not only will they be less likely to damage memorials, this will be better for biodiversity too. In addition, we would like to reveal many of the memorials currently hidden by ivy, and to restore the more important of them so that future generations will be able to appreciate them as we do. We would also like to return our mutilated chapel and its setting to its proper appearance, especially by reinstating the chapel's lost cupola, pinnacles and finials.

### **The cemetery will continue to function as an active burial ground**

A closed cemetery is a dead cemetery, so we will investigate how we can continue to provide for the burial needs of current and future generations. This might involve reclaiming grave space which has never been used, or is no longer wanted, or creating additional spaces for cremated remains in columbaria and attractive garden settings. All of this can be knitted in carefully and respectfully to our wonderful historic environment.

### **Visiting will be easier, and more rewarding.**

We are keen to improve the visitor experience, from sharing our acquired knowledge of the Cemetery and who is buried here, to helping people find their way around better on site. We propose to explore the opening of the West Cemetery for free-flow visitors in addition to our excellent guided tours. We would also like to provide better displays and interpretive material, as well as the creature comforts everyone expects nowadays: some food, drink and adequate toilets.

All this can be done while preserving the essential character of the place. We believe that evolution rather than revolution is the way forward. Once the conservation plan has been adopted, the next step will be to develop an implementation plan. This will set out how we intend to prioritise and deliver the actions set out in the conservation plan. This plan will be determined by a number of factors, including our ability to secure the necessary funding. We anticipate that we may also need help from the Heritage Lottery Fund and private donors, as well as a new Act of Parliament if we are to manage our burial space more effectively.

Before we start work on these projects, we would like to hear your thoughts on this draft conservation plan. If you would like to comment, please email [info@highgatecemetery.org](mailto:info@highgatecemetery.org) or write to Conservation Plan, Highgate Cemetery, Swain's Lane, London N6 6PJ. It would help enormously if you could refer to specific pages. Please make sure your comments reach us by 30 September 2018.

We look forward to hearing from you

ADAM COOKE  
Chair

Draft

# Executive Summary

# Executive summary

## What is a conservation plan?

The purpose of a conservation plan is firstly to reach an agreement on what is significant about a historic place, and then to use that understanding to create management policies to protect and, where possible, enhance that significance.

## The significance of Highgate Cemetery

Highgate Cemetery is among the world's finest examples of the picturesque garden cemetery, boasting a spectacular hillside setting and unforgettable funerary architecture. However, its historic planting has been superseded by dense woodland which restricts views to the paths, eroding the subtlety of the designed landscape.

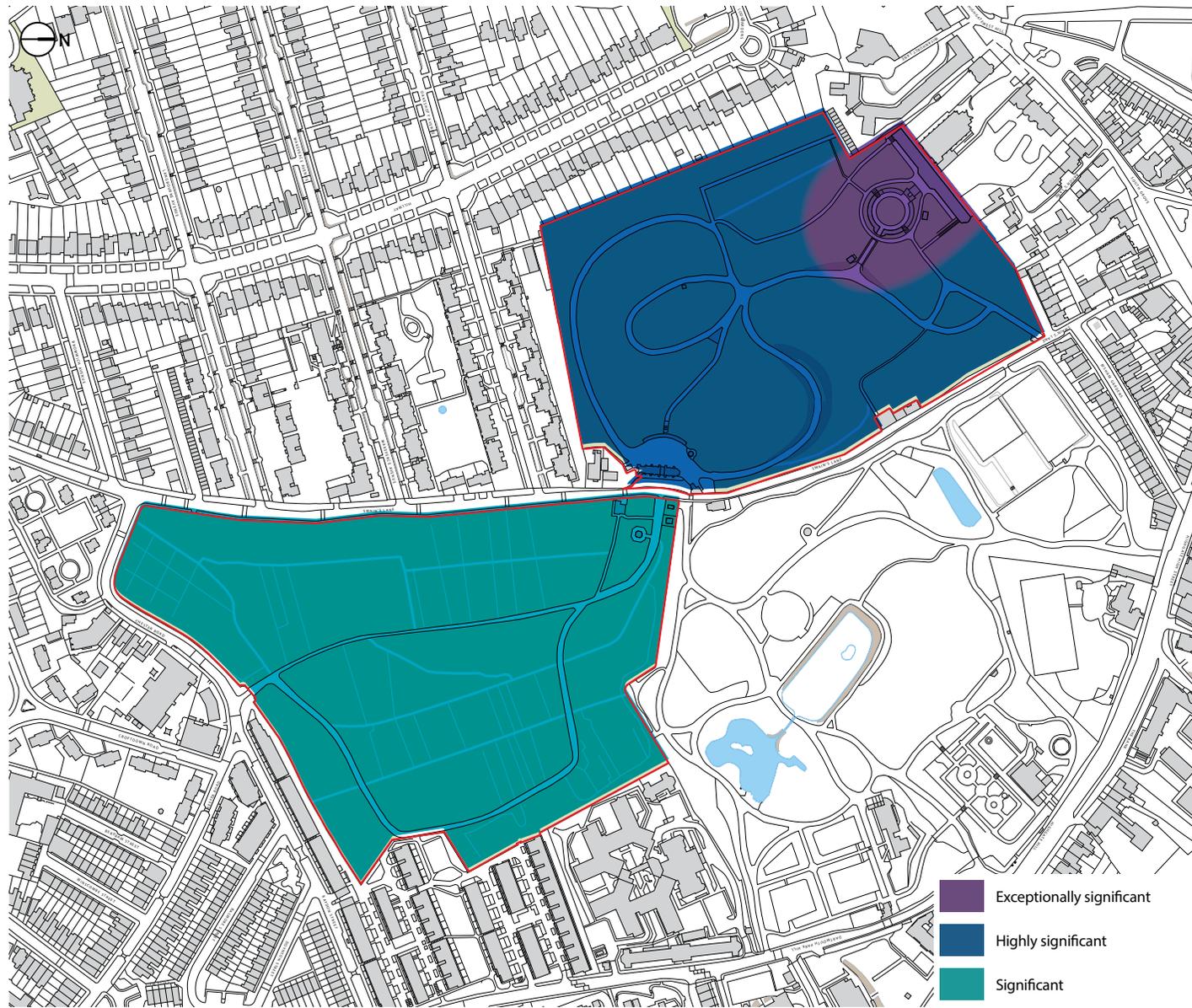
The Cemetery combines historic, aesthetic, evidential, communal and ecological values across a 14.5ha site, divided in two by Swain's Lane. In the older West Cemetery, the historic, evidential and aesthetic values are far stronger, as reflected in a higher number of listed monuments and especially because of the rich aesthetic interest of the monuments and buildings along serpentine paths, superimposed on a sloping landscape. The climax for the visitor is the sequence of Egyptian Avenue, Circle of Lebanon and Terrace Catacombs, which combine in a brilliant piece of three dimensional planning to create an architectural experience that is without parallel in any other cemetery.

Highgate Cemetery holds a deep meaning for those whose relations or friends are buried there. It is also famous as the final resting place of Karl Marx, who is buried in the East Cemetery, giving the site broad communal value. Many who have visited or volunteered at the Cemetery have a strong attachment to the place.

The continuing use of the Cemetery for burials adds to its historic value because it illustrates the historic function, connecting the past to the present. However, there are places in both the East and West Cemeteries where monuments associated with more recent burials detract from the strong aesthetic value of the historic layout and memorials.

The broad-leaved woodland habitat, together with the grassland and stone structures, supports a range of plants, birds, invertebrates, bats and other species that is notable within this urban context, yet the ecological variety is constrained by a lack of variety in the planting.

The overwhelming abundance of poorly formed ash and sycamore trees is now a dominant feature of the Cemetery, in places creating a degree of romantic atmosphere which contributes to its aesthetic interest, but overall detracts from the varied, picturesque qualities of the designed landscape, including near and far views. Uncontrolled tree growth has caused widespread damage to graves. The extent to which these trees detract from significance is greater in the West Cemetery and particularly in the area around the Circle of Lebanon, because those areas have the highest significance to begin with.



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Fig. 1: Summary of overall significance

## Issues, Opportunities and Policies

The heroic rescue of the cemetery by the Friends of Highgate Cemetery Trust in 1975 has been followed in successive decades by the restoration of all of the listed buildings and monuments, an extraordinary accomplishment which puts Highgate in a different category from other British cemeteries. Over the same period, the initially pragmatic policy of ‘managed neglect’ has, gradually and almost imperceptibly, allowed the landscape to degenerate into an overcrowded succession woodland habitat of increasingly modest aesthetic or wildlife interest, with limited potential for future burials. Today, there is also a new threat from chalara die-back of ash trees.

The understanding that has emerged from the conservation plan and consultation process now suggests a new future for Highgate Cemetery. This is based on two important principles.

- The first principle is that you cannot ‘preserve’ it, because there is no ideal state of romantic decay. It is not the same place as when the policy of ‘managed neglect’ was introduced in the 1970s. The Cemetery is changing constantly. This is the starting point for thinking about how to conserve it.
- Secondly, it is not one place, but two quite different cemeteries with their own distinct characters: the drama and theatricality of the West versus the regularity and functional layout of the East. Furthermore, both are divisible into numerous sub-areas with their own sub-characters (see Gazetteer). Not all of this is of equal significance or equal sensitivity to change. The Circle of Lebanon area in the West Cemetery demands respectful treatment, whereas in much of the East Cemetery there is scope to try out new ideas.

These principles lie behind all of the policies given below. These are divided under the following broad headings: Buildings, Landscape Design, Infrastructure, Mausolea and Monuments, Trees, Funeral Activities, Ecology, Visitors, Knowledge, Management. The full list of issues are given in the contents table.

In order to sustain the Cemetery’s significance and role, significant funds are likely to be required, which places more emphasis on the importance of the revenue-generating activities relating to visitors and burials. These two activities are therefore relevant to the broader conservation issues affecting the landscape.

Beyond this plan, further work in terms of design, resourcing and maintenance will be covered by the:

- Landscape Plan
- Implementation Plan
- Maintenance Plan



Fig. 2: West Cemetery, c. 1868-72, magic lantern slide (HC Archive)



Fig. 3: The same view point in 2017

## Summary list of Policies

Trees, monuments and buildings will be better looked after

Landscape design

### **Policy 6.1 Management of designed landscape**

The landscape will be managed so as to sustain its special interest as a designed landscape, having regard to the distinct characters of the West and East Cemeteries.

### **Policy 6.2 Structural planting**

Historic structural planting will be conserved, reinstated or supplemented to sustain the Cemetery's historic and aesthetic interest.

### **Policy 6.3 Restoration of vistas**

Key views within and from the Cemetery will be maintained or where necessary re-opened.

Trees

### **Policy 6.4 Management of historic trees**

The lifespan of historic trees will be extended by careful management.

### **Policy 6.5 New planting**

Secondary woodland will be cleared in phases to make way for a planned replanting programme.

### **Policy 6.6 Increased variety of trees and shrubs**

The variety of forest and ornamental trees and large flowering shrubs will be increased.

### **Policy 6.7 Managing the understorey**

The woodland understorey will be actively managed.

### **Policy 6.8 Plant health and climate change**

The tree population will be managed so that it is less prone to pests, disease and climate change.

### **Policy 6.9 Ash die-back**

The potential impact of ash die-back will be minimised through careful monitoring and planning.

## Ecology

### **Policy 6.10 Biodiversity**

The biodiversity interest of the site is important and will be taken into account when managing the Cemetery.

### **Policy 6.11 Invasive species**

Space will be created for native plant species of higher diversity value.

### **Policy 6.12 Deadwood**

The deadwood habitat will be retained and improved.

### **Policy 6.13 Diversity of planting**

Highgate Cemetery will be managed to encourage a diversity of flora which will benefit wildlife and maintain its ecological interest.

### **Policy 6.14 Protected species**

The habitats of protected and notable species will be maintained.

## Infrastructure

### **Policy 6.15 Paths and drainage**

Historic roads and paths will be repaired or reconstructed.

### **Policy 6.16 Authentic paint colours**

Historically authentic colours will be specified for re-painting ironwork.

## Buildings

### **Policy 6.17 Repair of buildings**

Buildings will be maintained in good repair and, where appropriate, restored.

## Mausolea and monuments

### **Policy 6.18 Repair of monuments**

Repairs to mausolea and monuments will be prioritised based on condition and significance of the monument.

## The cemetery will continue to function as an active burial ground

### Funeral activities

#### **Policy 6.19 Grave owners**

A balance will be achieved between the needs of grave owners, the bereaved and other visitors.

#### **Policy 6.20 New burials**

New burials will take place only in appropriate locations.

#### **Policy 6.21 Other forms of commemoration**

Alternatives to burying cremated remains will be considered.

#### **Policy 6.22 Grave reclamation and re-use**

Legal powers will be sought to enable the reclamation or re-use of abandoned graves.

#### **Policy 6.23 New memorials**

New memorials will be of high quality design and materials and appropriate to their location.

## Visiting will be easier, and more rewarding

### Visitors

#### **Policy 6.24 Visitor opportunities**

The FOHCT will create a wider range of opportunities for visitors to experience Highgate Cemetery.

#### **Policy 6.25 Visitor facilities**

Visitor facilities will be improved to provide a higher-quality experience.

#### **Policy 6.26 Education**

More use will be made of Highgate Cemetery as an educational resource.

### Knowledge

#### **Policy 6.27 Research**

Highgate Cemetery will catalogue, conserve and make accessible their archives to increase knowledge about the history and occupants of Highgate Cemetery, adding to the public benefit.

#### **Policy 6.28 Monuments of interest**

Significant monuments will be identified and information about them reviewed to ensure it is accurate.

## The Cemetery will be better managed

### Management

#### **Policy 6.29 The Conservation Plan**

This Conservation Plan will be used to guide management decisions regarding the future conservation of Highgate Cemetery.

#### **Policy 6.30 The Landscape Plan**

A Landscape Plan will guide a design for the cemetery including the proposed planting, structures or buildings, or changes to the landscape.

#### **Policy 6.31 The Implementation Plan**

An Implementation Plan will set out how the policies in the Conservation Plan and the design in the Landscape Plan will be put into practice.

#### **Policy 6.32 The Maintenance Plan**

A Maintenance Plan will set out a specific schedule of maintenance work required for the continuous care of the landscape and built structures.

#### **Policy 6.33 Environmental impact**

Negative environmental impacts will be reduced in ways that will minimise harm to significance.

#### **Policy 6.34 Recognised standards**

The cemetery will be managed in accordance with local and national planning policy and guidance.

#### **Policy 6.35 Operational facilities**

There will be a presumption against locating new operational facilities in locations which will harm significance.

# 1.0 Introduction

# 1.0 Introduction

## 1.1 How this draft fits into the wider project

Alan Baxter Ltd has been commissioned by Highgate Cemetery Ltd to undertake a Conservation Plan for Highgate Cemetery. The team assembled for this important and complex project is set out in the diagram opposite.

The project commenced in January 2017 and has been conducted in three stages:

1. An **Initial Baseline Study** to understand the key significances and issues confronting the Cemetery, leading to:
2. An **Options Study** and consultation exhibition (22 Jul – 6 Aug 2017). Out of this came a high level **Strategic Framework**, a blueprint for the Cemetery's future agreed by the Trustees, as the basis for:
3. The **Conservation Plan Consultation Draft**, with specific policies to realise the Framework. The consultation is forecast to close on 30 September 2018, following which the Plan will be revised as necessary and adopted by the Trustees:
4. **Review** of consultation responses:
5. **Final Plan** adopted by Trustees (Nov 2018):
6. **Implementation of the Plan**: priorities, feasibility, costings and funding of projects will be investigated and the Trustees will decide which to take forward and at what speed.

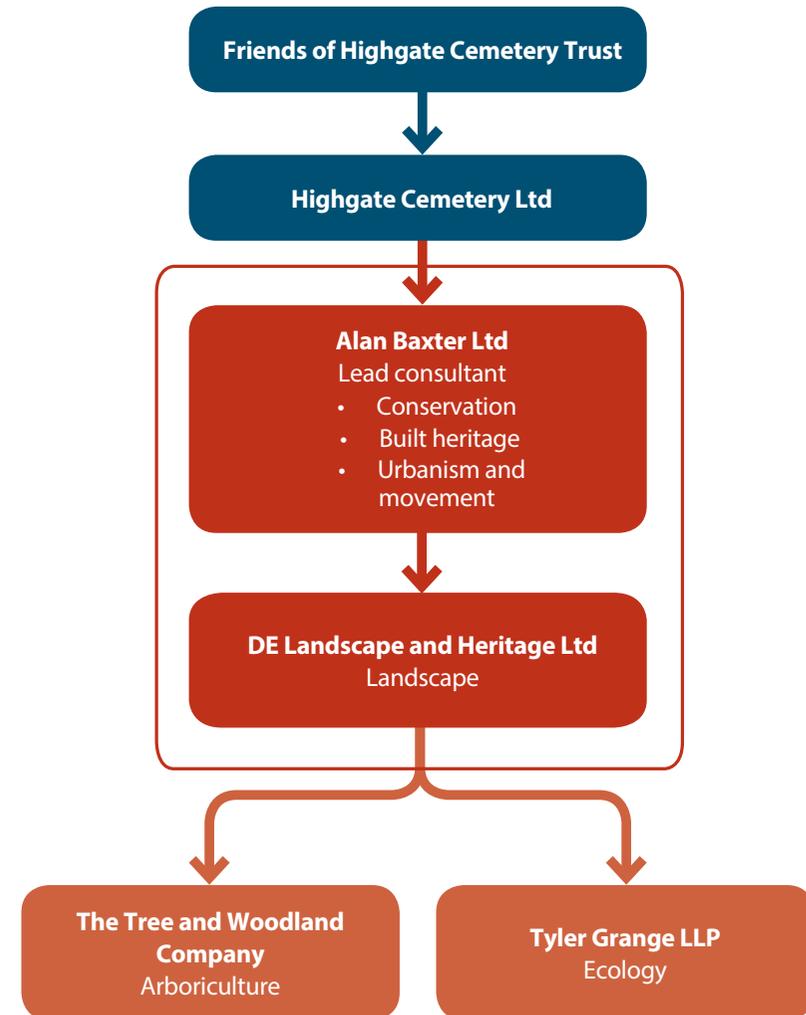


Fig. 4: Organisation of the team responsible for producing the Conservation Plan

## 1.2 Structure of this draft

- Chapter 1 (Introduction) introduces the project team and programme.
- Chapter 2 (Understanding) describes the site and explains its historical development up to the present.
- Chapter 3 (Highgate Cemetery Today) analyses the site in terms of its arboriculture and ecology (supplemented by further detail in [Appendix B](#)) and its burials.
- Chapter 4 (Significance) discusses the heritage significance of the site.
- Chapter 5 (Consultation) sets out the public consultation process to date including the public exhibition held in 2017.
- Chapter 6 (Policies) sets out the key issues and opportunities concerning the site's significance with a series of policies and objectives for the future management of the site.
- NB. A separate Gazetteer providing useful information on the listed buildings, monuments and character areas of the landscape will be published alongside the Conservation Plan.

## 1.3 Methodology

This Conservation Plan follows the Heritage Lottery Fund *Conservation plan guidance* (2012) and is consistent with *The Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013* (The Burra Charter). The scope of the project includes building, monuments, burials, landscape, ecology and trees. Research is based on site visits undertaken in 2017-18, the Cemetery's own archive and on other sources listed in Chapter 7. The authors would like to acknowledge the support of the Cemetery's staff, trustees and volunteers who have contributed their knowledge and expertise to the project.

2.0

# Historic development

## 2.0 Historic development

### 2.1 The site

#### 2.1.1 Location

Highgate Cemetery is located on Swain's Lane within the London Borough of Camden. The site comprises the East and West Cemeteries, located on either side of Swain's Lane.

The site covers c.14.8ha (36 acres) in total and slopes steeply downhill in a north-south direction:

- The East Cemetery covers 7.8ha (19 acres) and is open daily to the public.
- The West Cemetery covers 7ha (17 acres) and has restricted public access via guided tour only.

Highgate stands on rising ground to the north of the centre of London and is a predominantly urban, densely-populated area, with the exception of Waterlow Park to the north-east of the Cemetery and the large expanse of Hampstead Heath located c.400m to the west of the Cemetery (Fig. 6).

The West Cemetery is bordered by Swain's Lane to the east, and residential properties with associated areas of garden and small parcels of greenspace to the north, west and south. The East Cemetery is bordered by Waterlow Park to the north, Swain's Lane to the west, Chester Road and the Whittington Estate to the south, and the Whittington Estate and buildings associated with The Whittington Hospital to the east.



Fig. 5: Swain's Lane, 1958 by John Gay (HC)



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Fig. 6: Location map

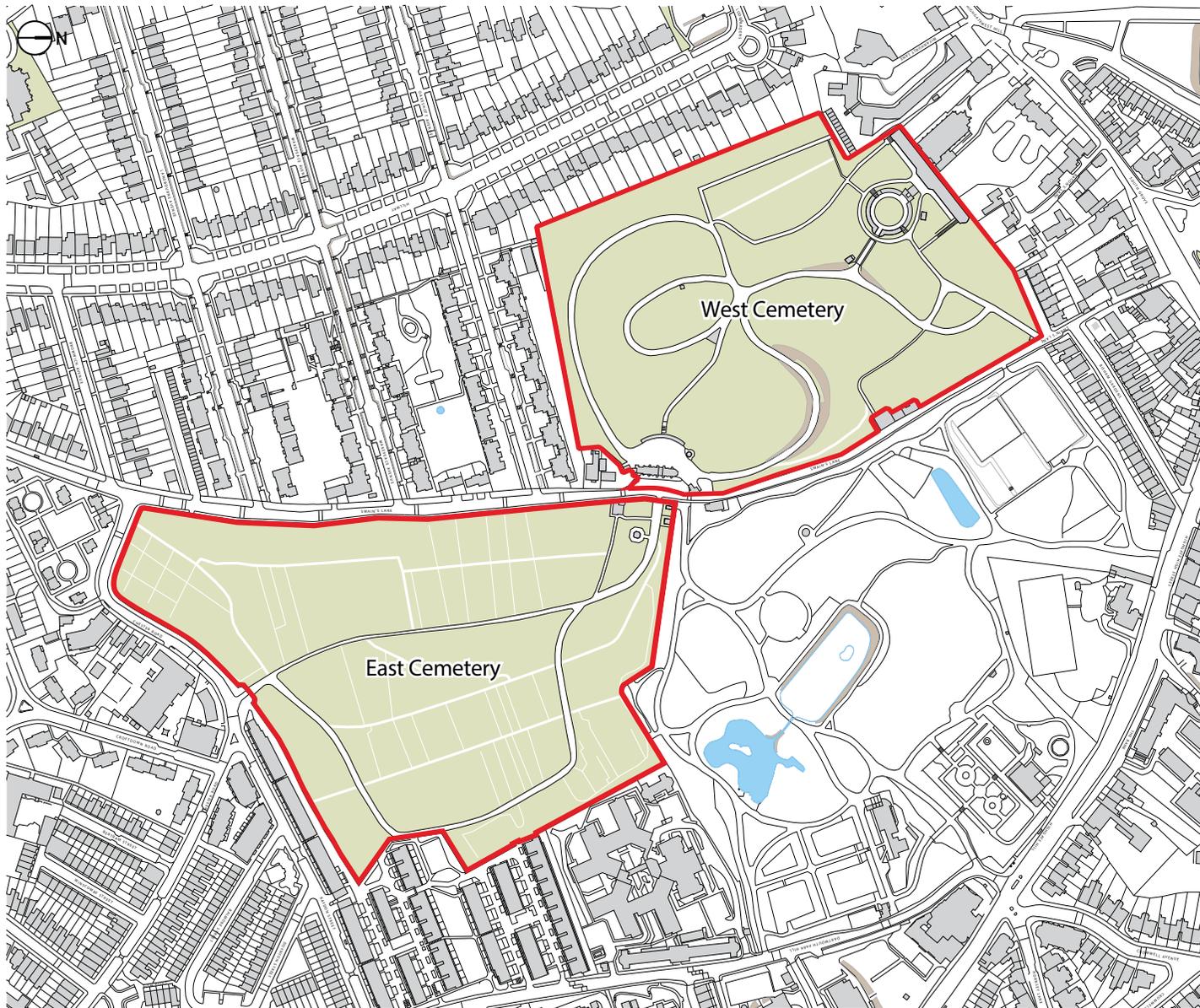


Fig. 7: Highgate Cemetery



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Fig. 8: West Cemetery



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Fig. 9: East Cemetery





Fig. 11: Environment Agency LiDAR survey, showing terrain at 1m resolution (Environment Agency, 2017)



Fig. 12: Environment Agency LiDAR survey, showing surface features at 1m resolution (Environment Agency, 2017)

### 2.1.4 Geology and hydrology

Highgate Cemetery is underlain by three key formations. In the West Cemetery the yellow fine-grained sand of the Bagshot Formation, found on the higher ground in the north-west in the area of the Circle of Lebanon, North Lodge and site of Ashurst House, gives way to the laminated brown sand and silts of the Claygate Member, which lies across the rest of the site. In contrast, the East Cemetery lies exclusively on London Clay, the distinctive blue/grey balling clay marking out recent graves.

The geology permits water to rise at intervals down the slopes of the West Cemetery. In the south-west corner of the site, localised ponding encouraged the Friends to create a wildlife pond, which now supports established populations of aquatic flora and fauna.

The key water feature of Highgate Cemetery is a tributary of the River Fleet which runs underground from Waterlow Park, through a drain running inside the east boundary of the West Cemetery to emerge to the south of the site near Oakshott Avenue.

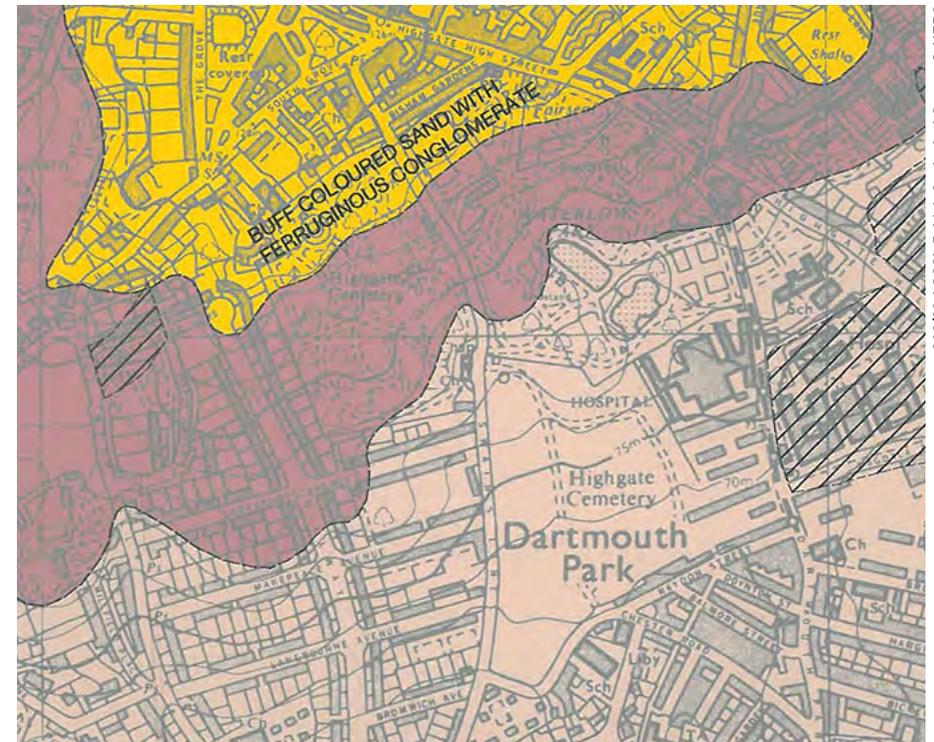


Fig. 13: Geology

- Bagshot Formation  
(yellow fine-grained sand)
- Claygate Member  
(finely laminated brown sand and salt)
- London Clay  
(blue or grey clay)

### 2.1.5 Archaeology

Highgate has a long history of settlement. It grew up around the High Street, which forms a stretch of the Great North Road that connected London with the north of England. The settlement began to grow in the sixteenth century with the establishment of several mansion houses by wealthy Londoners, and the basic road pattern in the village has remained relatively unchanged in four centuries — Swain's Lane, for example, was attested by 1481. The village became particularly popular in the seventeenth and eighteenth centuries as a genteel and healthy location with fine views of the city (Fig. 14).

The area where the Cemetery stands was previously parkland and ornamental gardens belonging to Ashurst House, so there may be traces of this surviving. It should be noted that, because of the Cemetery's function, practically the entire site has been disturbed to a depth of at least 10 ft (3m) to accommodate burials, which may have disrupted any potential archaeological remains.

A search of the Historic Environment Record reveals that no specific archaeological investigations are recorded in Highgate Cemetery. There have been several investigations and desk-based studies in the surrounding vicinity. Some Roman-era pottery kilns were excavated in Highgate Woods, to the north of the Cemetery. There are remains of foundations beneath St Michael's church on the northern perimeter of the Cemetery; these probably relate to Ashurst House (see Section 2.2.1). Several excavations in Waterlow Park have revealed drainage and structures associated with the previous landscaping of the park as grounds of Lauderdale House, although no features earlier than the sixteenth century were uncovered.

## 2.2 Historical development

When Highgate Cemetery was established in 1838 it was situated in open country on the edge of the village of Highgate, several miles from London. As the maps on the following pages illustrate, this relationship has become inverted, so that the Cemetery is now a green space within a built-up suburb of London.

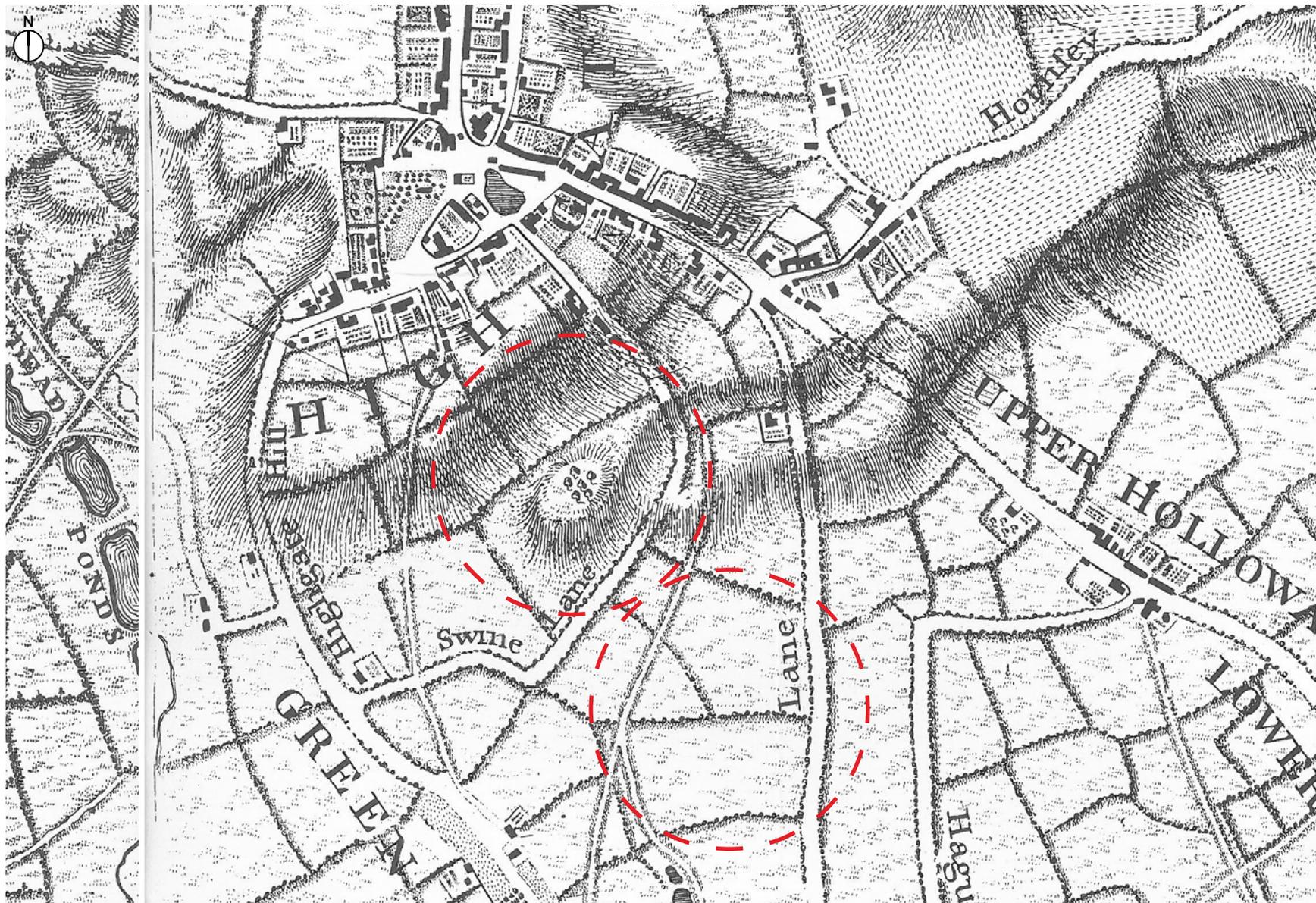
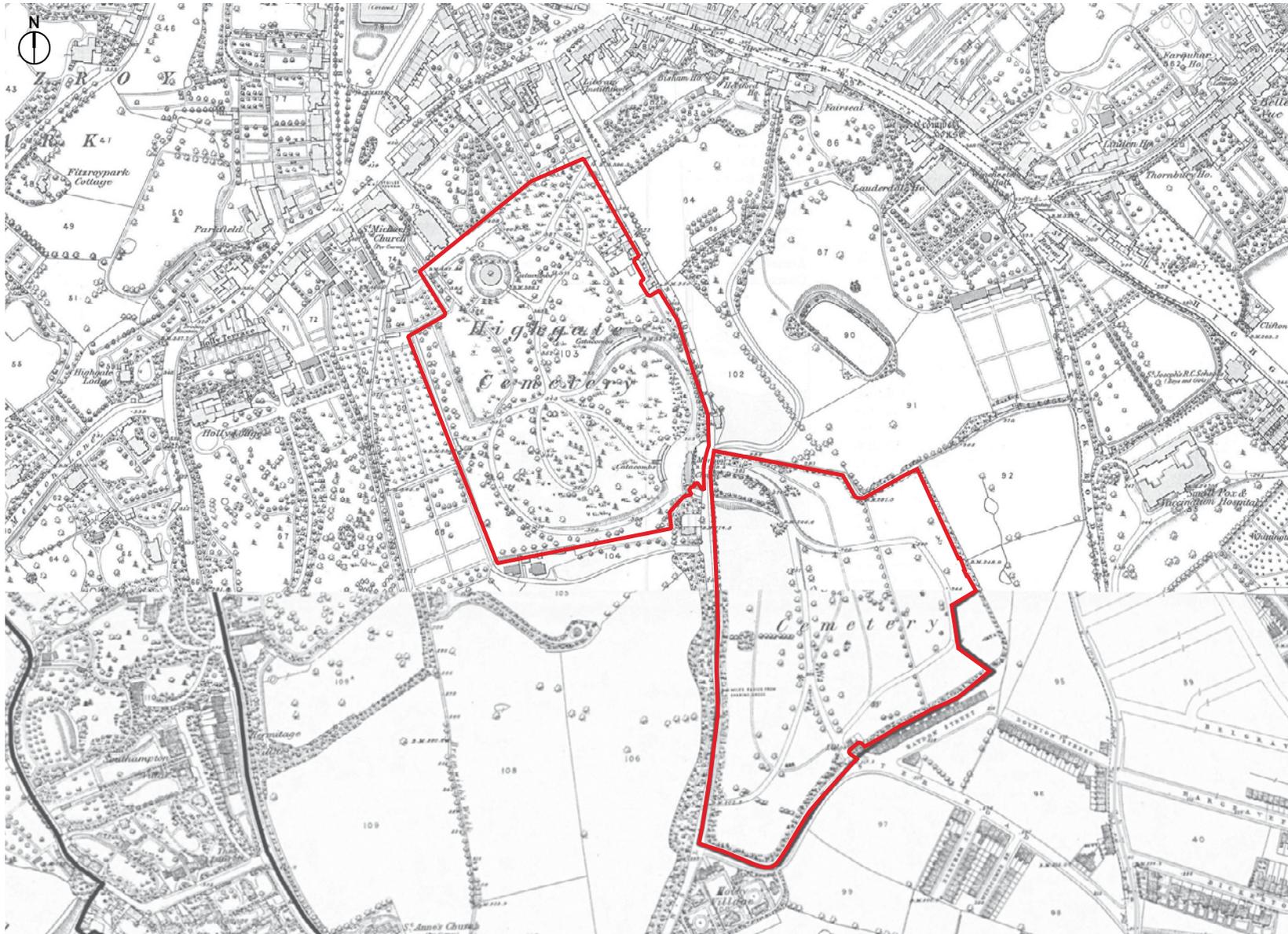


Fig. 14: 1746 Rocque showing approximate location of the West and East Cemeteries



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Fig. 15: OS Map 1869



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Fig. 16: OS Map 1913

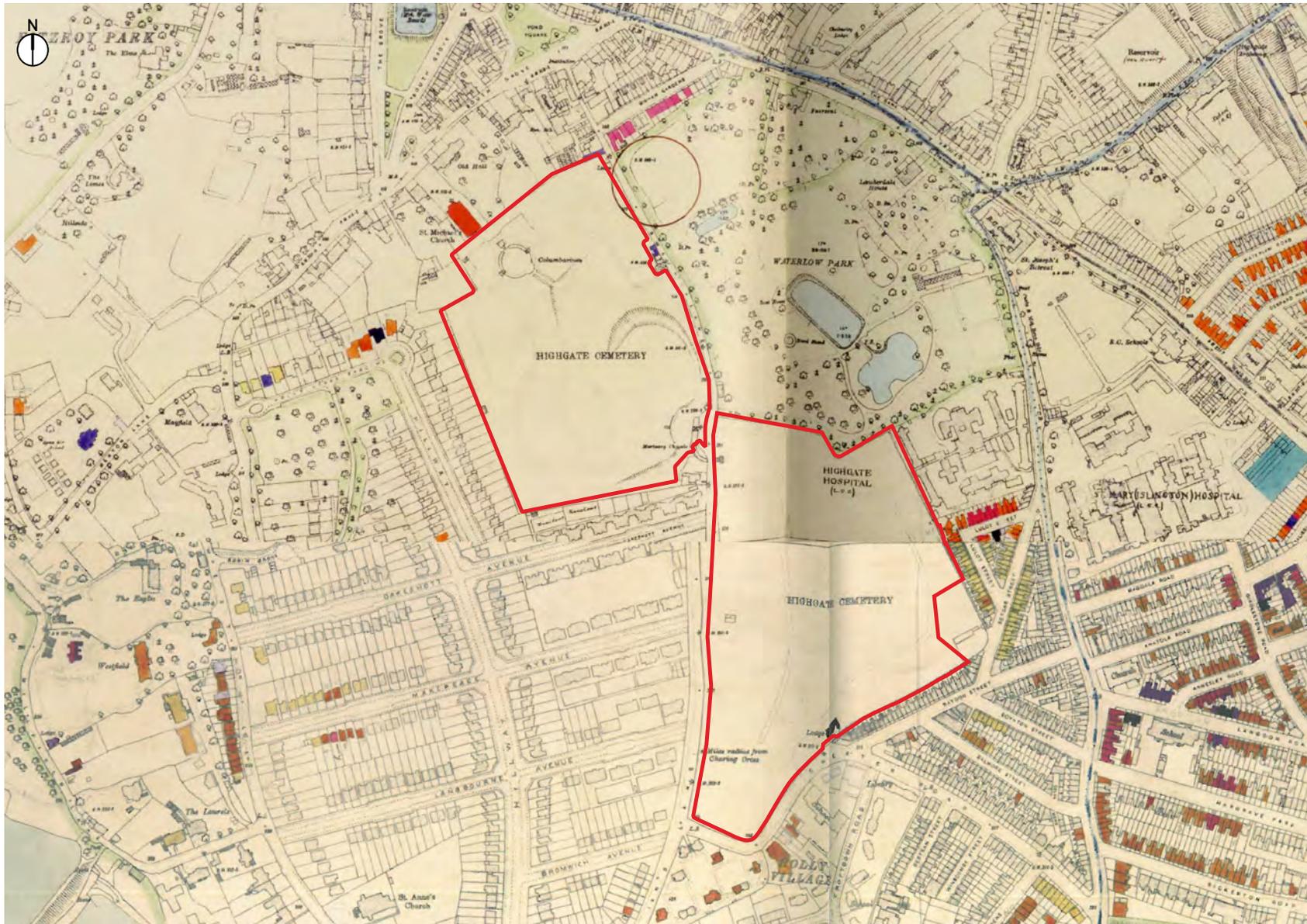
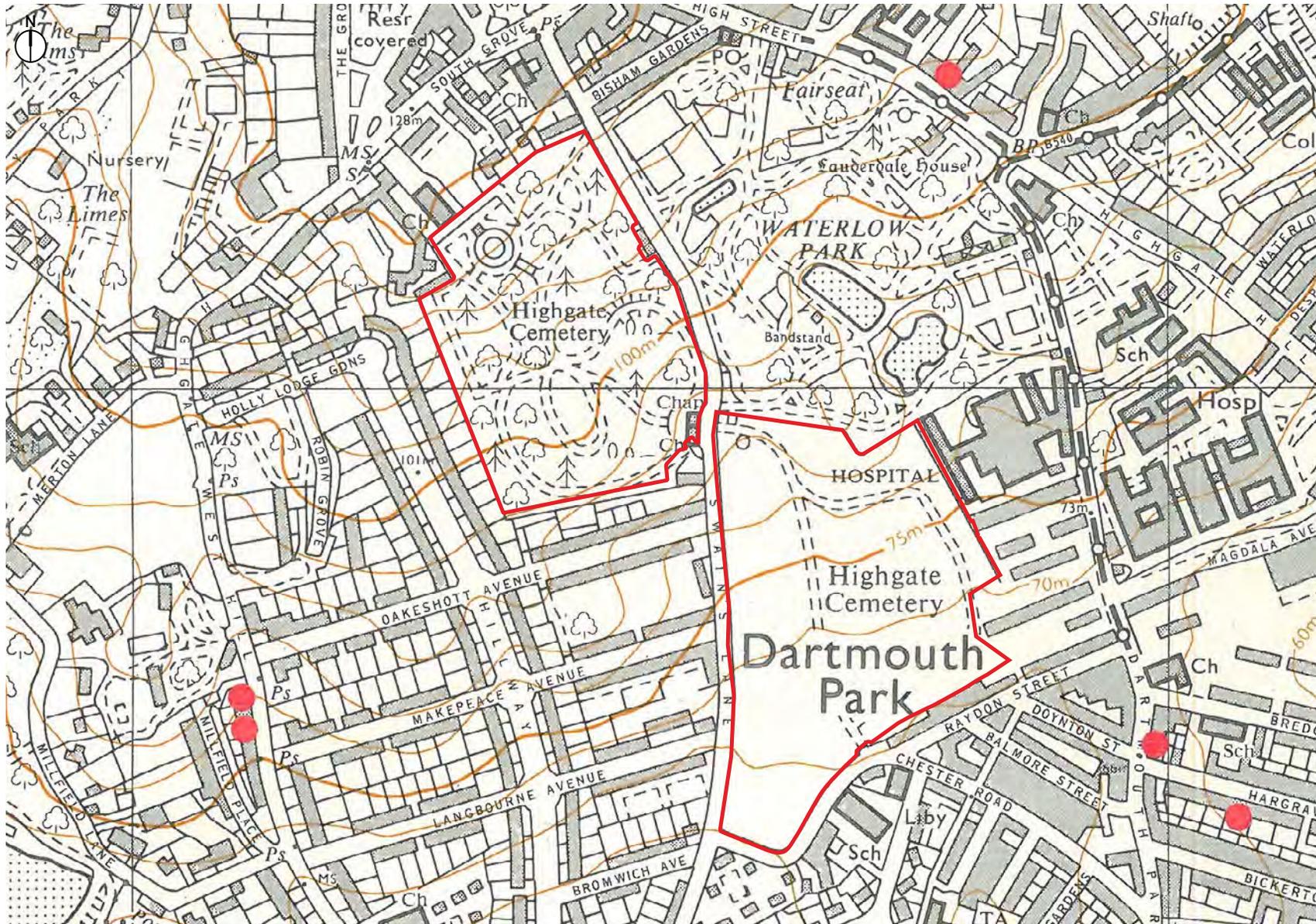


Fig. 17: LCC Bomb Damage Map 1945



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Fig. 18: OS Map 1976

### 2.2.1 Early history

The understanding of the landscape of Highgate Cemetery begins with Ashurst House, built in the late seventeenth century for the Lord Mayor, Sir William Ashurst MP. An early eighteenth-century engraving of a bird's eye view shows a baroque house set above a formal terraced landscape of allées, parterres, orchards and productive gardens, which took advantage of the south-east facing slopes (Fig. 20). Pasture lay beyond the garden walls and fences to the west and east.

Of particular note was a steep-sided theatre of shrubs set above a lower flower garden and long walk found in the west of the garden. The approximate location of these features is evident in the West Cemetery today on account of the general lack of topographical change in the landscape there. The garden of roughly four acres corresponds to the north-west quarter of the present West Cemetery.

The earliest known mapped record of the Cemetery site is Rocque's 1746 map of London. This shows the ground laid out in rectangular fields below Highgate village. These fall to the southeast to meet Swine (Swain's) Lane, which then turns north to cut through the terraces on its approach to the village. Ashurst House is shown just to the south of the village and on the west side of the lane.

By the early nineteenth century Ashurst House and much of the detail of its gardens had been lost; the house was demolished in 1830 and replaced with St Michael's Church in 1832. An engraving celebrating the new church shows the Cemetery site as a relatively uncultivated, naturalised landscape (Fig. 21). The one recognisable feature is a cedar of Lebanon tree, which was to become the centrepiece of the Cemetery.



© British Museum

Fig. 19: Engraving of St Michael's Church, Highgate, c.1840 showing the cemetery still predominantly open ground



© British Museum

Fig. 20: View of Ashurst House, 1708-15 from Kip and Kniff, *Brittania Illustrata*

### 2.2.2 The London Cemetery Company

By 1830 the graveyards of London were in crisis. Overcrowded and unsanitary conditions within them had been exacerbated by a population explosion associated with industrialisation.

Joint-stock companies were formed to open cemeteries to provide new and secure commercial 'gardens of rest'. The first commercial cemetery to open was Kensal Green in 1833, with Norwood following in 1838. The London Cemetery Company was established by an Act of Parliament in 1836, which empowered the company to create cemeteries in the north, south and east of the metropolis. The company purchased 17 acres of land at Highgate, forming what is now the West Cemetery and containing enough space for 30,000 graves, to create its 'Northern Establishment'. The site took in the former grounds of Ashurst House, as well as orchard and meadowland to the south-east, and the first burial took place in May 1839. The Company also founded Nunhead Cemetery in 1840, but they never built the intended cemetery to the east. In all, eight private cemeteries were established around London in the 1830s and 40s to address the burial crisis in the city.

The first plan of what is now the West Cemetery was prepared by the founder of the London Cemetery Company, Stephen Geary (Fig. 22). This showed a principal route (today the Colonnade Path and Main Drive) leading uphill from a grand entrance on Swain's Lane, via a chapel to a raised terrace set before St Michael's Church. The landscape was to be embellished by gently rolling, tree planted lawns, separated by sinuous circuitous walks and orientated by the careful placement of monuments and catacombs. An approach to the church of densely planted conifers alongside the path contributed a suitably sombre and symbolic atmosphere, while a small lake allowed for reflection. Although this plan differed in many details from what was eventually carried out, most of the essential elements of the Cemetery are present.



Fig. 21: View of St Michael, c.1832

The London Cemetery Company appointed David Ramsay, nurseryman and skilled landscape designer, to work with Geary on the landscaping of the Cemetery, and it is likely that it was his advice which led to some of the modifications of Geary's initial design. Ramsay created an elegant composition which took advantage of the views within and without the initially quite open landscape, between the principal buildings and south towards the City, to create the sense of a much larger site. The genteel landscape populated by beautiful monuments was a key attraction of the Cemetery and from its earliest days, Highgate was a popular tourist destination.

However, the relationship between the Cemetery and the surrounding land was one of contrast. By 1840 the approach to the Cemetery from Kentish Town still retained a distinctly rural character with small woodlands, fields and grazing livestock, while within the walls Ramsay had created a picturesque arrangement of 'numerous plantations and flower-beds' between the principal built structures (*The Mirror of Literature, Amusement and Instruction*, 3 Nov 1838, quoted in Bulmer, 2016).

The plan submitted alongside the petition for consecration of the Cemetery (Fig. 25) shows the layout of the West Cemetery in 1839, including the dramatically excavated catacombs that form the centrepiece of the Geary/Ramsay design, 15 ft (4.5m) beneath ground level. The Egyptian Avenue, flanked by 16 stucco-faced brick vaults, leads to the Circle of Lebanon, designed around the fine cedar retained from the Ashurst House site. An inner ring of 20 vaults was supplemented in the 1870s by an outer half-ring of 16 outer vaults, replacing a grassy bank. It was presumably at this time that the roof was removed from the gloomy Egyptian Avenue, helping to sell the remaining vaults there (Dungavell, 2014, 4). It is notable that the 1839 plan does not show the row of Cuttings catacombs, which are generally attributed to Geary. These are depicted on the 1842 Prickett Plan of Highgate, so may have been added not long after the Cemetery opened.

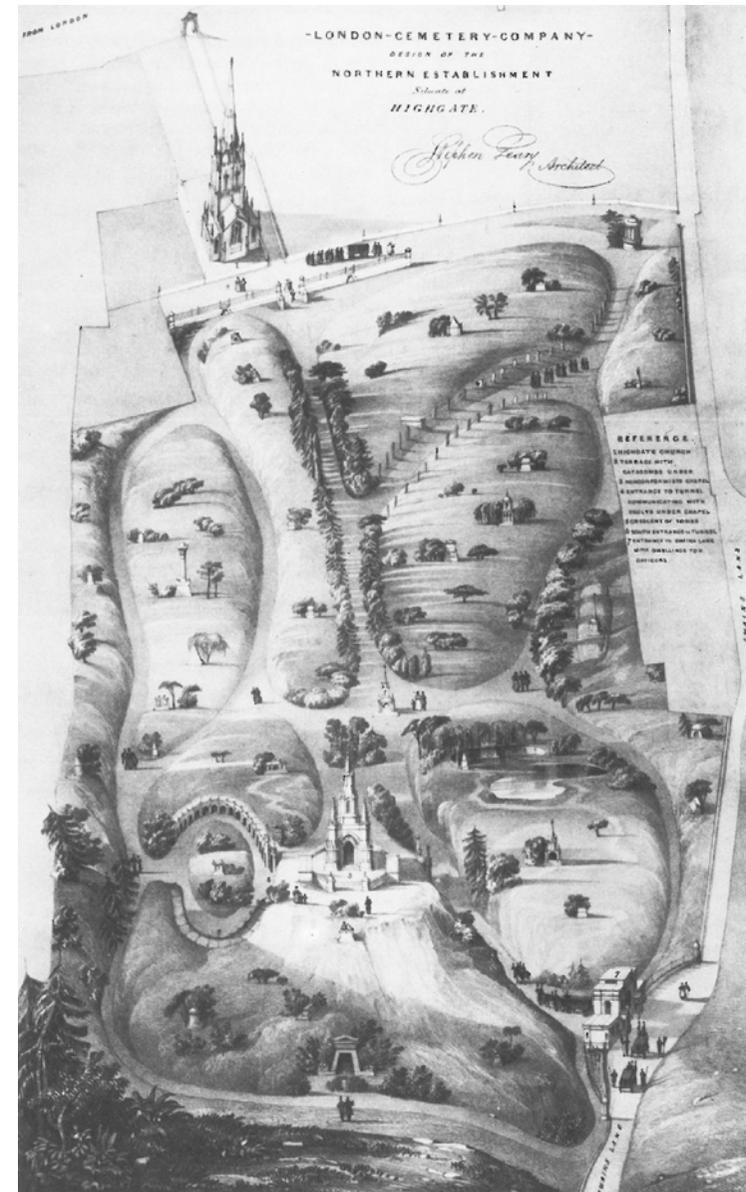


Fig. 22: Geary's original design for Highgate Cemetery, 1837

### 'The view over the Metropolis is remarkably fine'

The great advantage of the site was its topography. The designers of the Cemetery took full advantage of this to create many fine views, both near and far, throughout the West Cemetery. The view from the Terrace Catacombs was commented upon most frequently.

- Early advertisements by the London Cemetery Company boasted: 'The Egyptian catacombs and Gothic terrace view for thirty miles are most curious, interesting and beautiful objects so near town.' (quoted in Dungavell, 2017, p.9)
- As remarked by a visitor in 1859: 'From here the view of London is magnificent: churches so numerous, that one fails to count them; prisons, hospitals, and crowds of public buildings, rise above the mass; but above all, and grander than any, is the dome of St Paul's. Here in the foreground rest peacefully the dead' (quoted in Dungavell, 2017, p.9).
- The description given by the historian John Lloyd in 1888 presents the view from the Terrace as the climax of the visitor experience: 'On entering the grounds, the eye is struck by the taste with which nature is combined with art, all the beauties of situation being improved by cultivation and taken the fullest advantage of. Broad gravel paths wind up either side of the steep slope to the Church of St Michael, which is seen to great advantage from every part of the grounds, and seems to appertain to the cemetery itself... Above the Catacombs the path continues to ascend till it reaches a broad level terrace, with a handsome balustrade, a point from which the view over the Metropolis is remarkably fine.' (Lloyd, 1888, p. 494)

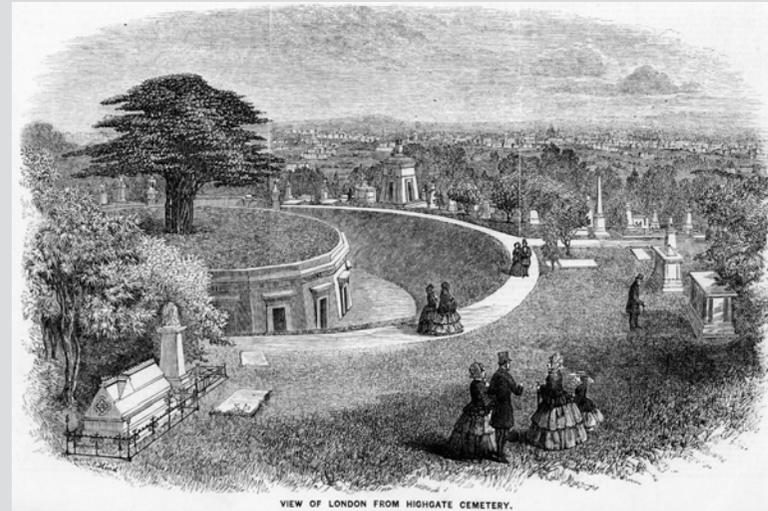


Fig. 23: The view from the Terrace as depicted in *The Illustrated News of the World*, 15 Jan 1859



Fig. 24: The view from the Upper Circle, 1942

© Historic England

Geary intended the main paths to be accessible by carriage, as indicated on the 1839 plan by several turning circles and a long ramp up to the Terrace. However, the central path proved too steep for horse-drawn carriages to ascend in wet weather. Geary was superseded by the architect J. B. Bunning, who rearranged the entrance sequence, creating a Colonnade with steps up to the central path, and carriage gates for the two side paths. The multifunctional Colonnade provides shelter in wet weather and incorporates a range of vaults (Dungavell, 2014, 5).

### 2.2.3 The East Cemetery

By 1854 demand for burial plots in the West Cemetery had increased following further restrictions on burials in central London. In response, the London Cemetery Company purchased 19 acres on the east side of Swain's Lane. This area was originally known as 'New Ground' before assuming the title East Cemetery. A tunnel was created leading from the Anglican chapel under Swain's Lane, connecting the West to the East Cemetery.

In the original Act of 1836, there was a provision that, if the cemetery was divided in two by a road, the two separate areas could be linked by a tunnel. By building a tunnel in 1854, the Company effectively circumvented the need to obtain any additional permission to expand their site, which would otherwise have certainly been opposed (Dungavell, 2017, p. 5-7).

The East Cemetery, laid out by the architects Frederick Wehnert and John Ashdown, is designed to maximise burial space using a grid system (Fig. 28). This arrangement, with its dominant straight paths and serried ranks of graves, contributed to a more open landscape character that contrasts with the dense informality of the West Cemetery. Similarly, this area also became associated with more modest memorials than those found in the West Cemetery, laid out on the broad terraces which descended the ground slope. By the late nineteenth century simple arrangements of paired London plane or lime (and later cherry) trees enclosed the principal north/south routes within the East Cemetery while a few oaks became established in the central areas.

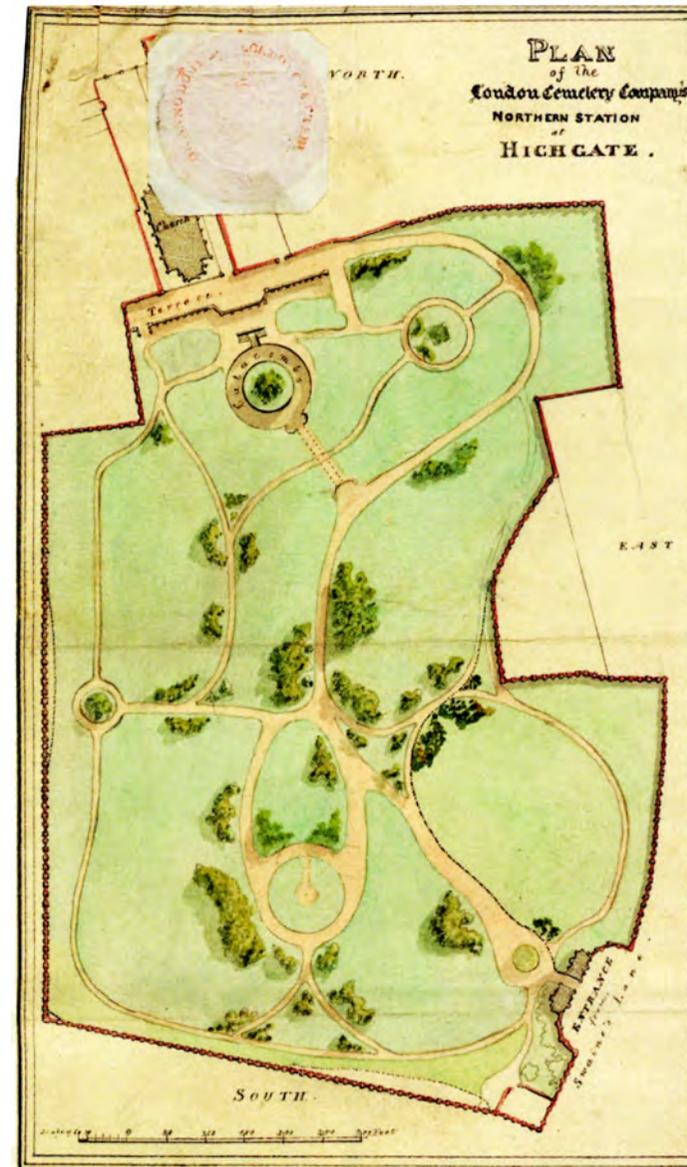


Fig. 25: 1839 plan of the Cemetery

### Gothic versus Egyptian

The original buildings of the West Cemetery are in a bold Gothic style, more playful than scholarly. These include the splendidly theatrical Chapels, Terrace Catacombs and the Superintendent's House (this last is no longer part of the Cemetery), all of which were designed by Stephen Geary c.1838. In 1839, the London Cemetery Company appointed a new surveyor to the Company, J. B. Bunning, who designed the Colonnade in a more restrained Gothic idiom.

The exceptions are the Egyptian Avenue and Circle of Lebanon, designed by Geary in an extrovert Egyptian style. The reasons for this difference of style are firstly that the principles of picturesque design include the introduction of variety, and secondly because the Egyptian style was associated with death and was therefore particularly fitting for catacombs. Geary's memorable design compares favourably with the more scholarly, yet less remarkable, Egyptian entrance at Abney Park Cemetery of 1840 (Dungavell, 2014, p.3). The Cuttings Catacombs were added by 1842 in a restrained Greek Revival style and the 1870s additions to the Circle of Lebanon are in a classical style, creating further incident and variety.



Fig. 26: The Chapels, from *The Mirror of Literature, Amusement and Instruction*, 1838 (HC Archive)



Fig. 27: The Egyptian Avenue, from *The Mirror of Literature, Amusement and Instruction*, 1838 (HC Archive)

### 2.2.4 Later additions to the cemeteries

The OS map of 1869 (Fig. 15) shows the West Cemetery with scattered trees, particularly in the north-east corner and around the paths, and a tree-lined boundary around the perimeter of the site. The East Cemetery has a dense tree-lined boundary and scattered trees, mostly bordering the paths. The lime avenue is shown clearly.

The neighbouring Waterlow Park was converted into a public park in 1889, effectively creating three large and interrelated areas of ornamental public space in this part of the Capital.

In 1872 greenhouses (unmarked) were established in the West Cemetery to grow flowers to sell to ornament the graves. The west side remained the more prestigious: to maintain profitability the outer ring of vaults was added to the Circle of Lebanon in the 1870s, and in the 1880s extra land along Swain's Lane was purchased.

### 2.2.5 Twentieth-century developments

In the early twentieth century, the large Strathcona mausoleum was constructed in 1914 near the north-west entrance of the East Cemetery, with the imposing Pocklington and Dalziel mausoleums following in 1930. Following the Great War, the War Memorial was erected to the north of the Colonnade in the West Cemetery in 1926. In terms of day-to-day management, the glasshouses within the cemeteries were removed to a new site at Townsend Yard in Highgate Village in 1905, in order to make way for more burials. This nursery area was sold in 1956 as part of an effort to reduce the growing commercial losses of the Company.

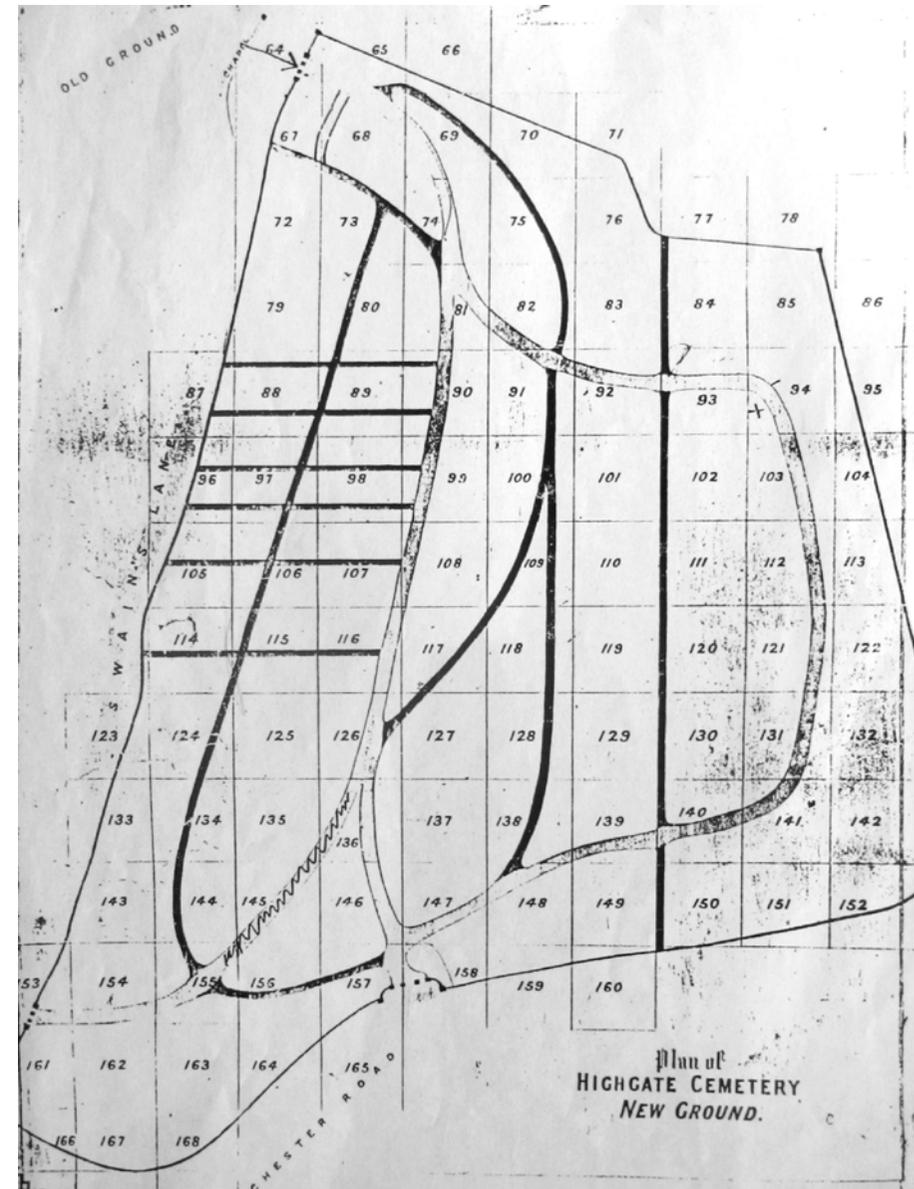


Fig. 28: Early plan of the East Cemetery from the 1865 Guidebook to Highgate Cemetery

### Burials in the nineteenth century

The Cemetery was consecrated by the Bishop of London on 20 May 1839, and the first interment was that of Elizabeth Jackson in May 1839. Her grave, on the main path, measured 6ft 6in by 2ft 6in and was dug 10ft deep, allowing space above her coffin for the burial of three of her relatives in later years (Barker, 24).

The scale of prices was set out in an advertisement in *The Times* on 6 March 1840:

- Private catacomb £15. 15s
- Single interment £6. 6s
- Private family grave £5. 5s
- Single interment in a grave £1. 5s

At the other end of the scale were the private mausoleums, only 16 of which were built before the First World War. In 1876, four years before his death, the banker and newspaper proprietor Julius Beer paid £800 for a space on the Upper Circle; he would go on to spend £5,000 on his family mausoleum.

In the year of opening, 204 people were interred; their average age was 36. As the Cemetery became established, the numbers rose and there were on average 2,000 burials a year for the rest of the nineteenth century. This brought enormous profits to the London Cemetery Company.

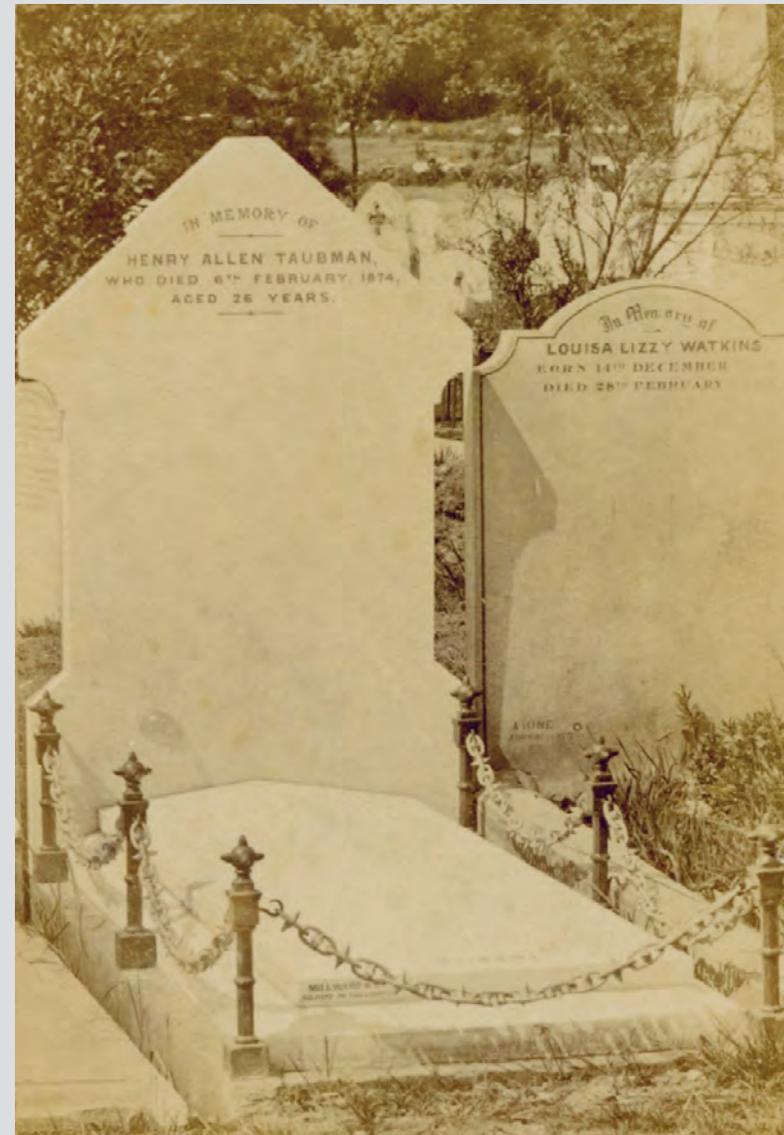


Fig. 29: Grave of Henry Taubman, a chemist who died in 1874 at the age of 26, from a *carte de visite* by Millward and Co.

Highgate has been famous as the resting place of Karl Marx since 1883, when he was interred in a plot set back from what is now known as the Lime Path. In 1956, the Communist Party of Great Britain raised money to relocate the grave to a more prominent site around 100 ft (30m) further north and erect a large imposing monument with bust by sculptor Laurence Bradshaw. The Marx grave (Fig. 32) has increased the public profile of the Cemetery but has also attracted vandals over the years.

The profitability of the London Cemetery Company reduced markedly in the post war years. In 1960 the London Cemetery Company spun Highgate Cemetery off to its subsidiary company, United Cemeteries Ltd. The LCC later became the Raybourne Group which went into liquidation in 1978 with an estimated deficiency of over £4 million, and it was finally dissolved in 1985. By the 1970s Highgate Cemetery was running at a commercial loss, which led to the closure of the West Cemetery at Easter 1975. At the time a local public petition collected over 1,000 names in protest at the closure of this much loved and valued place. This protest led to the inauguration of the Friends of Highgate Cemetery in October 1975.



Fig. 30: Preparing flowers in the East Cemetery, 1902 (from *Living London*)

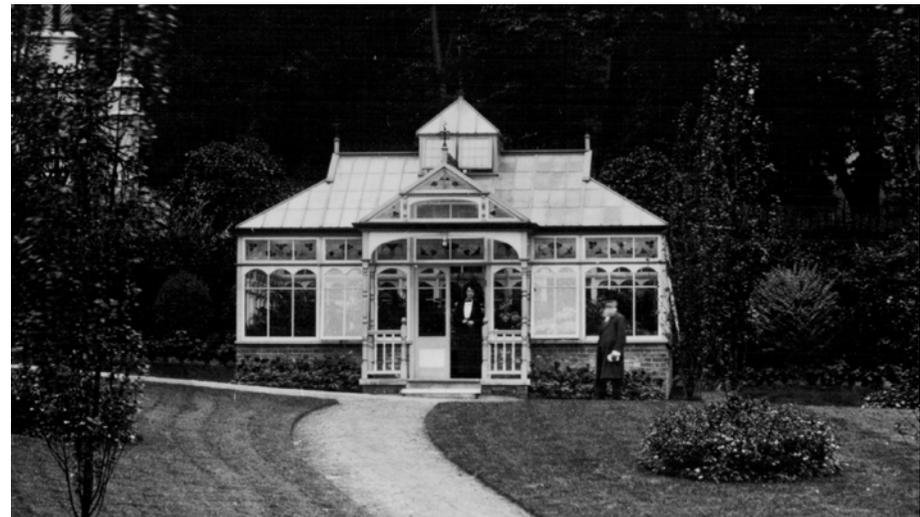


Fig. 31: Conservatory in the East Cemetery, c.1915 (demolished)

From the 1950s standards of maintenance in the Cemetery had fallen: fewer repairs were made to the landscape or to the structures within it, and the trees were less diligently maintained. This was accompanied by an increase in vandalism, including some incidents of a disturbing nature. As maintenance reduced, the vegetation began to encroach upon the Cemetery, creating an increasingly overgrown and romantic wilderness. As described by the critic Ian Nairn in 1966:

*At first the landscape is ordinary. But as you wind up the hill it becomes more and more overgrown, choked in winter by dead fronds with an unnerving resemblance to Spanish moss ... Then, with a shock like a blood-curdling scream, the Egyptian entrance shows up. Beyond it, the Catacombs ... gently deliquescent, crumbling away. (Nairn, 1966, p.212)*

This increasing atmosphere of romantic decay contributed significantly to the Cemetery's appeal. It became a mysterious landscape, inviting exploration and yielding unexpected discoveries as crumbling tombstones were uncovered under creeping tendrils of ivy. It exercised a potent effect on the imagination, providing a connection with the lost world of the Victorians, now quietly disintegrating under the encroaching vegetation.



Fig. 32: Karl Marx tomb unveiling, 14 March 1956 (NEA Service Inc)



Fig. 33: Circle of Lebanon, c.1980s (HC)

This was a powerful motivating factor in the formation of the Friends of Highgate Cemetery, who wanted to preserve the Cemetery's unique atmosphere. Although the London Borough of Camden was offered the option of taking over the Cemetery in 1976, they were hesitant to assume the physical and financial burden of maintaining the neglected and decaying site. The Friends of Highgate Cemetery took on the challenge of managing the landscape and maintaining the monuments.

The Friends inherited a landscape that was increasingly overgrown and buildings and monuments which had been neglected for a number of years. They were keen to preserve the atmospheric character of the Cemetery and also lacked the resources, professional staff and time to achieve the high levels of maintenance practised historically. They took an approach to landscape management which was described as 'managed neglect', attempting to contain the uncontrolled growth of trees and undergrowth whilst preserving the romantic atmosphere of the Cemetery.



Fig. 34: Overgrown Egyptian Avenue with tour group, c.1980 (John Gay)

This was a reasonable response to the management difficulties the Friends inherited, but has created its own set of problems. The atmosphere of the Cemetery has changed as the woodland has matured. 'Managed neglect' has itself proved resource hungry and its reliance on volunteer-led ground works has contributed to the present poor condition of the landscape. This is manifested in uneven and unstable ground, a dominant young broadleaf woodland (ash and sycamore), the loss of historic planting as it is overwhelmed by uncontrolled vegetation and the erosion of much of the subtlety of the landscape design in terms of views, spatial relationships and character. It has also allowed ongoing damage to hard landscaping and monuments from the vegetation.

The Friends' approach to the buildings has been one of proactive conservation and restoration. Since the mid 1980s, all of the principal buildings and monuments have been conserved, supported by grant aid from English Heritage (now Historic England). Projects include the Terrace Catacombs, Chapel, North Lodge, Colonnade, Forecourt, Egyptian Avenue, Circle of Lebanon, Beer Mausoleum, South Boundary Wall and North Boundary Wall.

In recent years, as space has diminished, the Cemetery has accepted the smaller monuments associated with cremation burials, sometimes at the expense of the historic layout. The East Cemetery has become known for graves of unconventional or irreverent design, such as Patrick Caulfield's Pop Art sculpture (2005; Fig. 37), Sir Colin St John Wilson's architectural work in miniature (installed 2016) and Malcolm MacLaren's film prop shield made into stone (2010; Fig. 38).



Fig. 35: Chapel, c.1983 (HC)



Fig. 36: Chapel, 2017 (ABA)



Fig. 37: East Cemetery, grave of the artist Patrick Caulfield, 2005



Fig. 39: West Cemetery Terrace Catacombs, c.1984

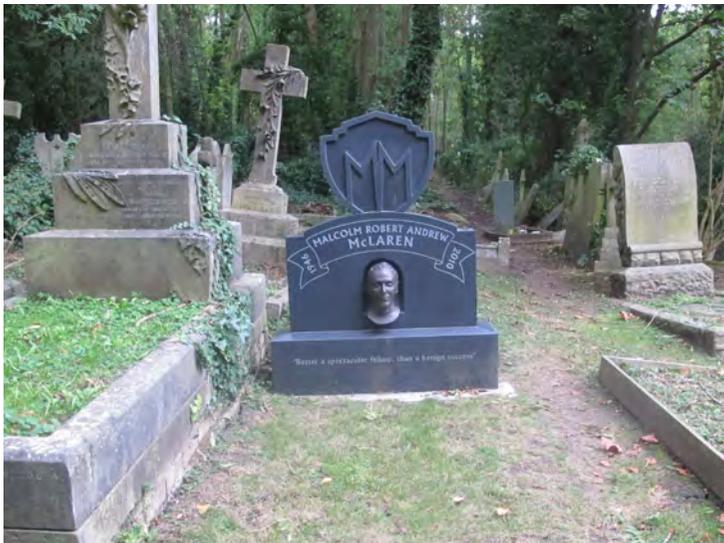


Fig. 38: East Cemetery, memorial to Malcolm McLaren, 2010



Fig. 40: West Cemetery Terrace Catacombs, 2017

2.2.6 Historic photo comparison

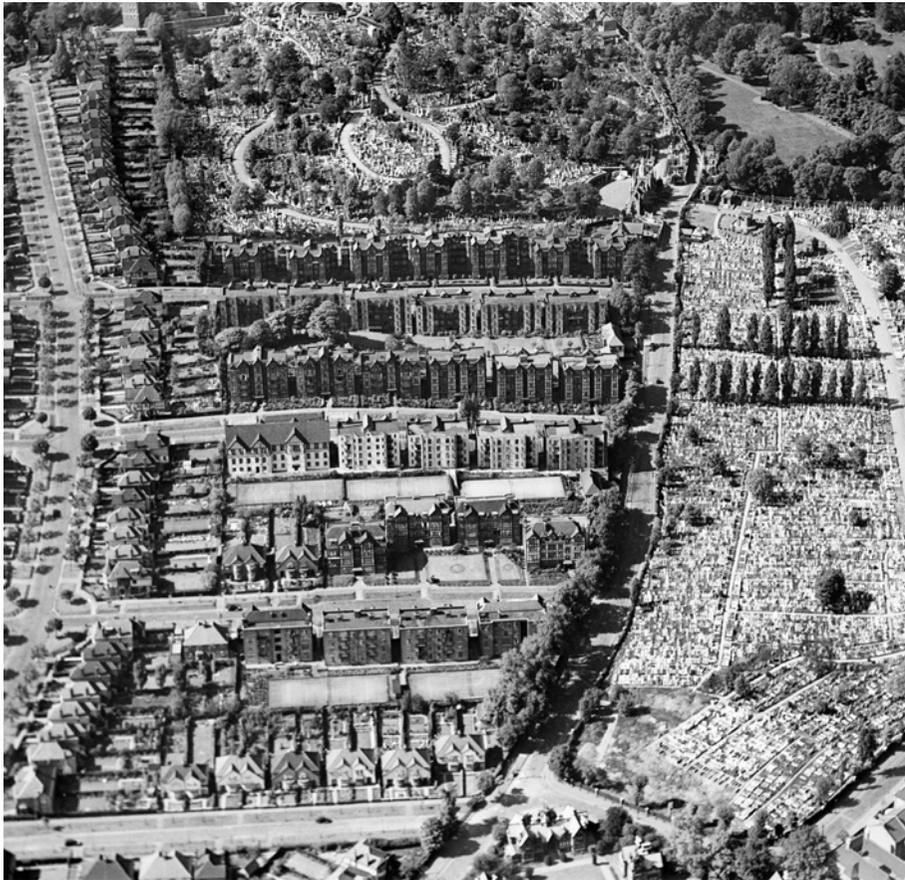


Fig. 41: Aerial view from the south, 1939 (Historic England, Britain from Above EPW061147)

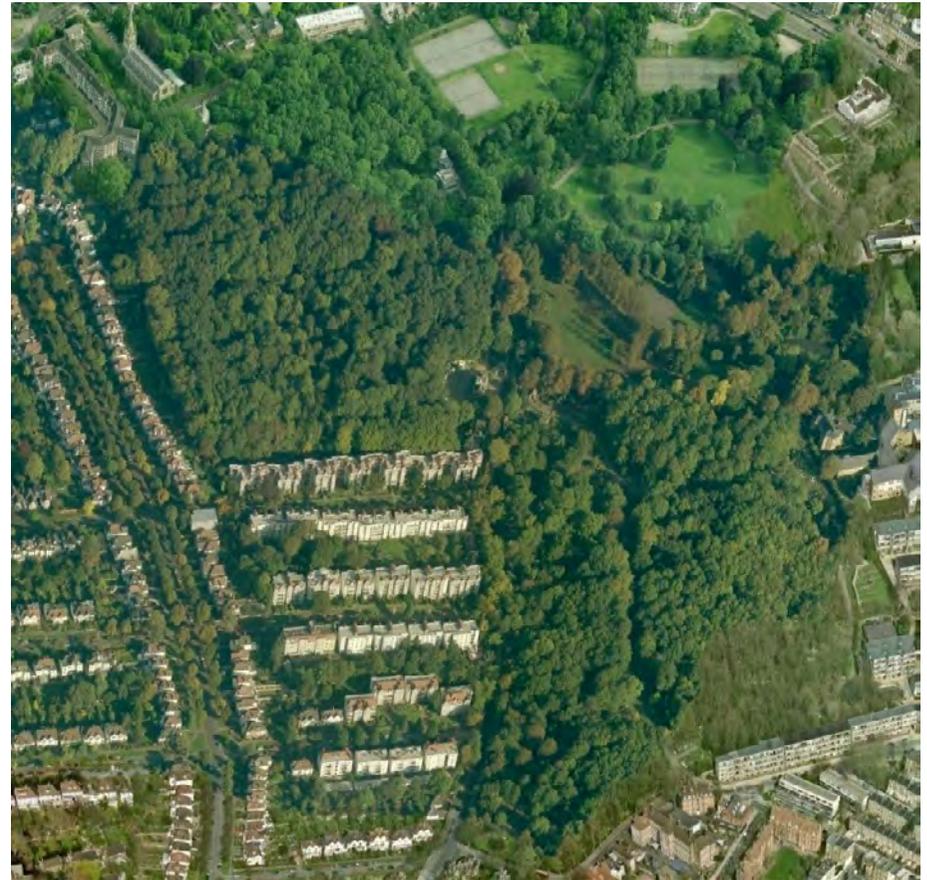


Fig. 42: Aerial view from the south, 2017 (Bing)



Fig. 43: East Cemetery, c.1960

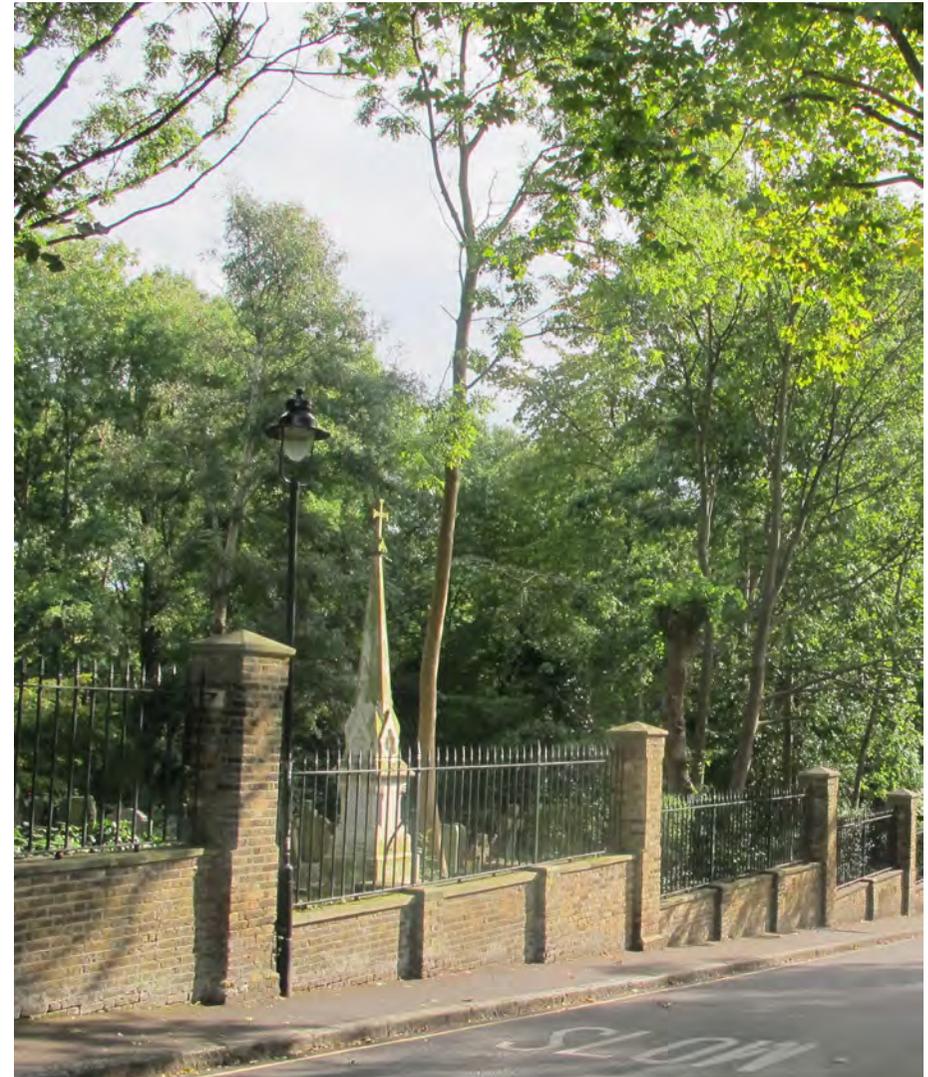


Fig. 44: East Cemetery, 2017



Fig. 45: Otway Mausoleum, c.1960 (HC Archive)



Fig. 46: Otway Mausoleum, 2017



Fig. 47: Morgan Mausoleum view, 1965 (from 'Emma' film)



Fig. 48: Morgan Mausoleum view, 2017



Fig. 49: Circle of Lebanon, early 1980s

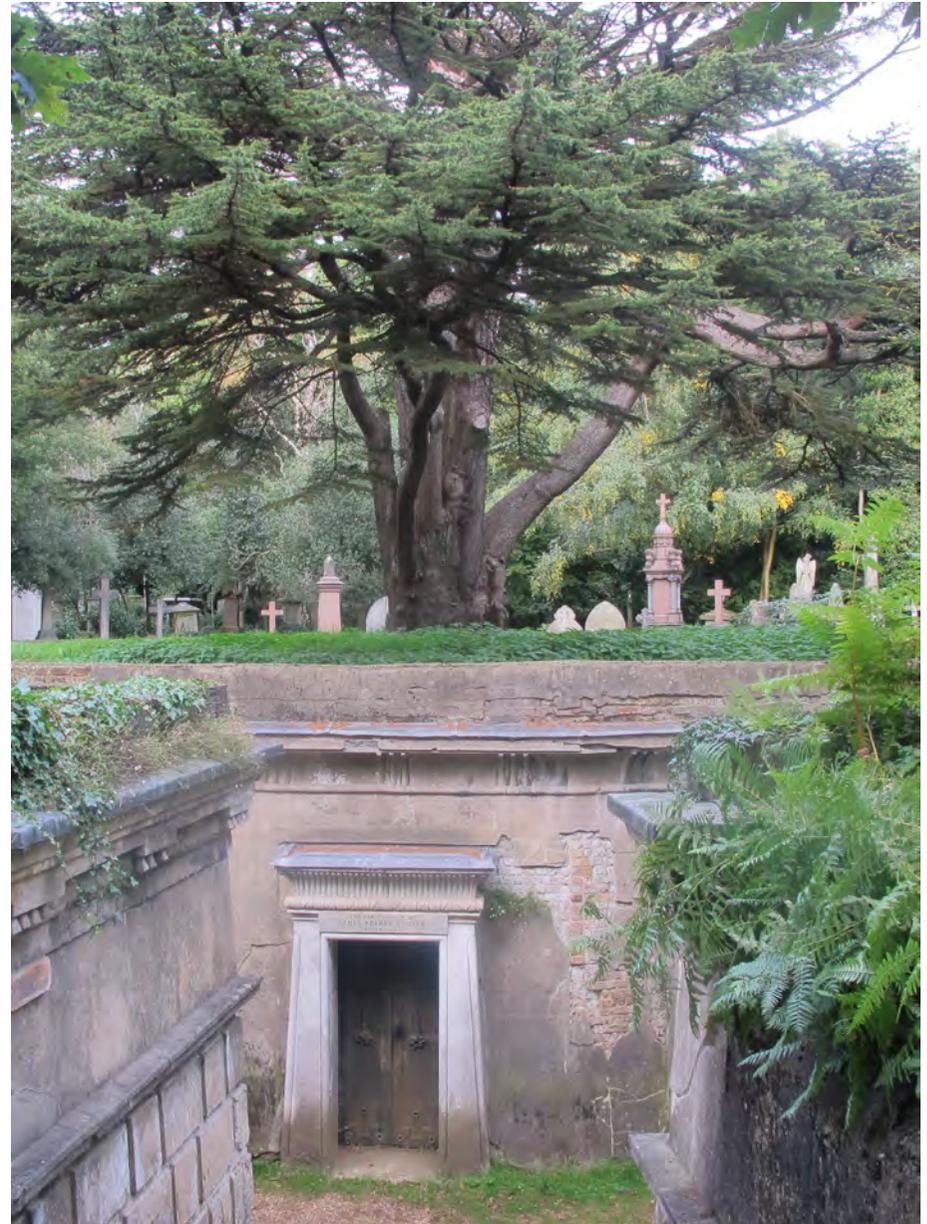


Fig. 50: Circle of Lebanon, 2017



Fig. 51: Comfort's Corner in the late 1850s, stereocard (HC Archive)



Fig. 52: Comfort's Corner in 2017



Fig. 53: Marx memorial in East Cemetery c.1960 (HC Archive)

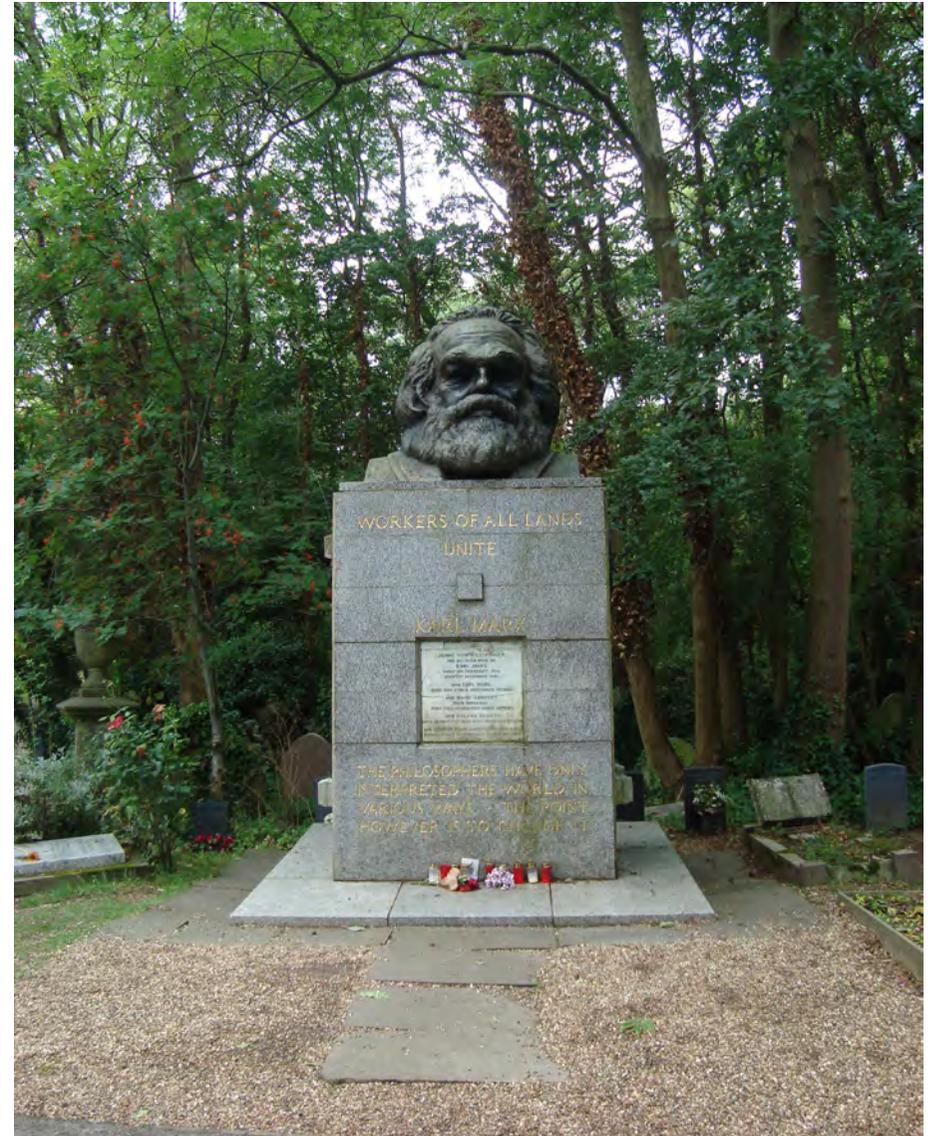


Fig. 54: Marx memorial in 2017

3.0

Highgate Cemetery today

## 3.0 Highgate Cemetery today

### 3.1 Management

#### 3.1.1 Management structure

The site is managed by The Friends of Highgate Cemetery Trust (FOHCT). The Trust is a registered charity, established in 1975, which manages Highgate Cemetery through its trading arm, Highgate Cemetery Limited (HCL). The charitable objectives of FOHCT are:

- To promote the public benefit in relation to Highgate Cemetery by any means appropriate and likely to preserve it as a place of historic, and other interest, and beauty;
- To permit the Cemetery to be used as a public burial ground; and
- To secure the repair, restoration and preservation of the Cemetery, its monuments and buildings and other artefacts and their setting for the public benefit.

The management structure of the Cemetery is set out in the chart on the following page.

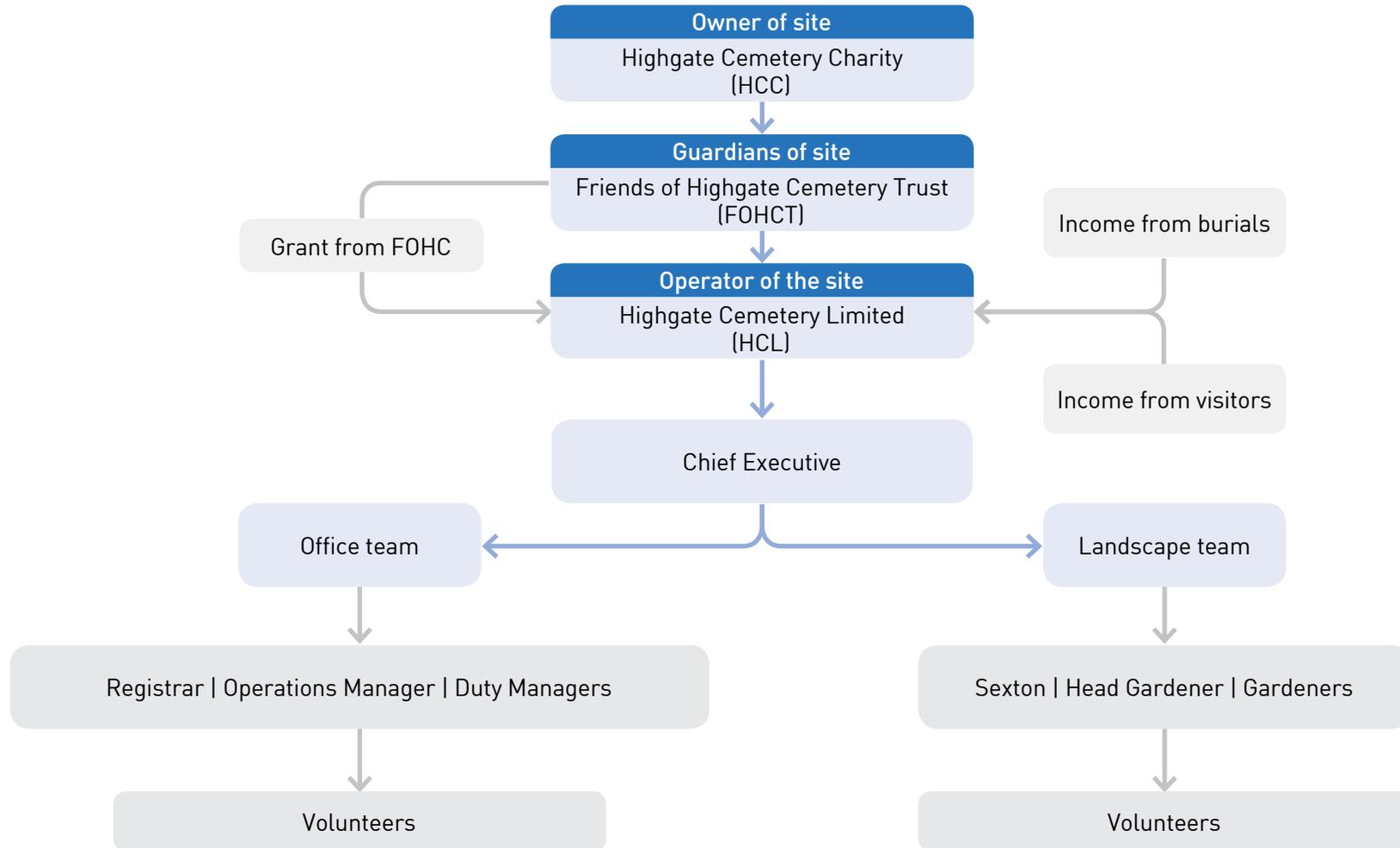
#### 3.1.2 Financial and legal position

Highgate Cemetery is owned by a charity and run for the public benefit, not for profit. It receives no direct funding from Government, and relies on income from charging for admission to the Cemetery and from the sale of burial plots and memorials.

Income is derived primarily from the following sources (based on the latest available accounts for the year ended 31 August 2017):

- Burial and memorial sales (49%)
- Visitors, tours and publications (37%)
- Subscriptions, donations and legacies (4%)
- Income from investments (11%)

Management Structure



### 3.1.3 Roles

#### **Office team**

The office team manages the administration of burials and the welcome of visitors. The Registrar handles the administration of grave purchases, ownership transfers and burials. The Operations Manager takes charge of the day-to-day running of the site, including health and safety and maintenance. Two Duty Managers oversee the welcome of visitors 363 days a year and are responsible for recruiting, training and managing volunteers and organising events.

#### **Landscape team**

The Cemetery landscape is maintained by a full-time staff including the Sexton, Head Gardener, Deputy Head Gardener and five gardeners. The Sexton and Head Gardener report to the Chief Executive and work closely with the Operations Manager. The Head Gardener and his staff are primarily responsible for the general upkeep of the grounds, steering a considered line between the policy of 'managed neglect' and the needs of a public burial site.

The garden staff are responsible for opening and closing the site and its public facilities each day (a dedicated cleaner is employed to clean the office and toilets). They also support the Registrar by locating and cleaning graves ahead of a family visit.

All aspects of landscape management such as grass and shrub management, small tree works, turf repairs, limited repair to hard surfaced paths, grave maintenance, the maintenance and repair of seats and emptying of litter bins, are undertaken by the staff and volunteers.

#### **Volunteers**

Volunteers play an important role in maintaining Highgate Cemetery and keeping it open to the public. It is volunteers who welcome visitors 363 days of the year and lead the popular guided tours of the West Cemetery, contributing many hours to the Cemetery's successful operation.

The gardeners benefit from the work of volunteers at Wednesday and Sunday work parties and the occasional corporate work party. The Head Gardener has also been able to offer limited eight-week training placements to one or two trainees under the Harington Scheme (a local special needs training initiative).

#### **Burials and funerals**

The Sexton is responsible for grave sales and digging and the practical aspects of funerals. The Head Gardener and other gardening staff also help prepare graves. The garden team, together with office staff, might assist with car parking (in the courtyard by agreement) and gate duties on funeral days. The volunteers are generally not involved with the Sexton's work.

The presentation of graves within the Cemetery is regulated by the Highgate Cemetery Rules to discourage the addition of features such as fragile items, trinkets and artificial flowers. However, such items do appear despite the efforts of the Sexton and other staff, who can be placed in a difficult situation when they are perceived by a grieving family to be interfering with the family's wishes.

#### **Contractors**

More complex management and repair such as high level tree work or large tree felling, drainage works, the treatment of notifiable weeds (such as Japanese knotweed) and the wider repair or resurfacing of paths are undertaken by specialist contractors. The Cemetery has an established relationship with several arboriculturalists who are familiar with the different interests and challenges of the site.

### 3.1.4 Management practice

#### **Ecological practices**

The landscape of Highgate Cemetery is managed with due consideration of its designation as a Site of Metropolitan Importance for Nature Conservation. Bird and bat nesting boxes, deadwood piles and informal ponds contribute to its ecological value. The practice of on-site burning stopped in 2015. However, the garden team (Head Gardener + one) are qualified to use herbicides and do use glyphosate-based products with discretion to help reduce pernicious weeds and control weed growth on paths.

#### **Facilities**

The garden staff have a mess room and basement store for hand tools and small power tools; the public toilet block in the East Cemetery is attached to this. In the West Cemetery, the North Lodge is used as a volunteer base and a store for hand tools, but it has limited facilities. Composting facilities were reinstated following a reduction in the use of skips to move waste off site and are located within the Cemetery on the centre south boundary. The location of this necessary composting site, which services both sides of the Cemetery, is less than ideal.

The machinery to support the burial operation includes a small digger, a dumper-truck and two all-terrain vehicles, which are kept in the West Cemetery in two secure but visually prominent lock-ups. Loose materials, together with salvaged pieces of broken memorials, are neatly stored along the south side of the main path on White Eagle Hill close to the south site boundary.

#### **Public access**

Public access to the Cemetery is controlled and differs for the West and the East Cemetery. The public pay a small entrance fee to gain access to the East Cemetery. The West Cemetery is only accessible via a guided tour. Grave owners, however, are provided with a pass, which allows them to visit without charge.

The main entrance on Swain's Lane continues to provide access to the West Cemetery with the Carriage Road entrance providing access to the East. Other historic points of entry to the Cemetery, such as the North Lodge, the Chester Road Gate and a service gate on Swain's Lane are now closed to prevent uncontrolled access.

#### **Education**

At present, Highgate Cemetery lacks the resources or facilities to provide structured education for schools or visitors interested to learn more about the Cemetery.

The popular tours of the West Cemetery that run daily provide an introduction to the Cemetery's history and the people buried there. They are supplemented by a programme of evening talks.

A small permanent display has been set up in the Strathcona Mausoleum near the entrance to the East Cemetery to provide some information about the Cemetery. The Chapel hosts temporary exhibitions, for example about the recent monument repair programme, but there is a lack of space to provide any more in-depth exhibitions or displays.

The Highgate Cemetery archive has collected many images and information relating to the work which the FOHCT have carried out since the late 1970s. Work is underway to catalogue the collection and make it more accessible to researchers.

## 3.2 Character and condition

### 3.2.1 The designed landscape today

The landscape is today characterised by dominant and dense broadleaf woodland, which generally restricts views within the Cemeteries to the paths and has eroded the visual relationship between the Cemeteries and the surrounding land and townscapes. Despite this, many aspects of the designed landscape remain, including:

- The evident hierarchy of vertical structures in the West Cemetery (St Michael's Church, the Beer Mausoleum, predominance of obelisks and crosses on higher ground and near the main entrance);
- The use of evergreen planting to create distinct landscape experiences (Egyptian Avenue, Cuttings Catacombs);
- The location of historic evergreen trees near junctions in the West Cemetery to provide orientation and a sense of progression through the landscape;
- The use of amenity planting in the form of loose avenues of broadleaf trees in the East Cemetery;
- The axial placement of monuments on sight lines within the Cemeteries;
- The general arrangement of at least one row of high-status graves lining the principal paths with other graves set back at around 90° to them;
- The use of perforated boundaries to create visual relationships with neighbouring land.

To inform the conservation plan, surveys have been undertaken of the ecology and arboriculture of the West and East Cemeteries, the results of which are summarised below.

### 3.2.2 Survey drawings

The drawings on the following pages show the extent of woodland cover versus amenity grassland and indicate the position of elements identified in the text.



Fig. 55: West Cemetery woodland



Fig. 56: East Cemetery woodland



Ordnance Survey, © Crown Copyright 2017. All rights reserved. Licence number 10002432

Fig. 57: West Cemetery trees identified



Ordnance Survey, © Crown Copyright 2017. All rights reserved. Licence number 100022432

Fig. 58: East Cemetery trees identified

### 3.2.3 Arboriculture

#### Overview of the tree cover

The tree cover at Highgate Cemetery will be considered for the West and East Cemeteries in turn, as there are some significant differences in character between the two. In both, the trees, shrubs and ground layer have become an integral part of the landscape, and they bring character, setting and ecological value, particularly in the West Cemetery with its superior designed landscape.

The West Cemetery contains a network of historic trees dating from the early twentieth century and mid-to-late nineteenth century, interspersed with younger naturally regenerated trees — almost exclusively ash — dating from the 1960s. The tree cover has thus effectively become a woodland with two age classes in the upper canopy, an intermittent understorey comprised of shrubs and young trees, and a ground layer dominated by ivy (Fig. 59 & Fig. 60).



Fig. 59: West Cemetery tree cover; overstorey ash and historic trees with intermittent understorey layer



Fig. 60: West Cemetery tree cover; overstorey ash and historic trees with intermittent understorey layer

There are gaps in the canopy along parts of the West Cemetery boundary where the tree canopy has been removed — in the north and west corners, and on both sides of the Faraday Path adjacent to Swain’s Lane on the east edge. There has also been felling in the triangular borders each side of the catacombs creating a more open setting for these and revealing views of St Michael’s Church to the north-west (Fig. 62).

The initial landscape design created by David Ramsay was based on a flowing path network complemented by clusters of trees and shrubs. The location of the current scattering of mid nineteenth century trees will therefore be based on this layout, namely several mature yew, cedar, false acacia, horse chestnut and sycamore. The large Cedar of Lebanon in the Circle (T.116) predates the creation of the Cemetery, and was incorporated into the design, and the same may be true of some of the yew (Fig. 61). There are also mature laurel and holly in the understorey which may be original or offspring from the original plants (Fig. 63).



Fig. 61: Mature eighteenth/nineteenth century Yew alongside the Neurath Path in the north-west corner of West Cemetery

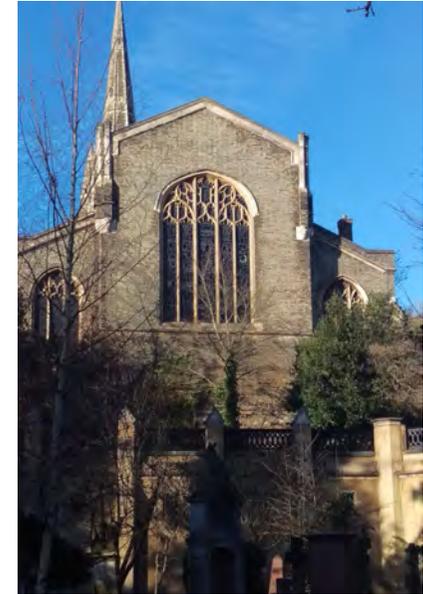


Fig. 62: Tree clearance has opened up views of St Michael’s Church and the setting of the catacombs



Fig. 63: Laurel veiling the entrance to the catacombs in the West Cemetery may date from the nineteenth century

The East Cemetery's tree cover is even more dominated by the late twentieth century ash woodland, and has an even less noticeable network of historic trees; the latter are mainly London plane and Lime pollards in formal rows dating from the late nineteenth century, and several mature English oak (Fig. 64 & Fig. 65). The layout of this cemetery is much more formal and gridlike than its western counterpart and was based on a more functional design by Frederick Wehnert and John Ashdown in 1854 to maximize burial space with less emphasis on amenity — hence its more prosaic historic tree cover.

There are several well defined open spaces in the East Cemetery — along the eastern boundary where there is still virgin ground for future burials, in the south-eastern and southern corners where the woodland cover has been cleared, and at the northern end directly below the entrance buildings (Fig. 66). There are also cleared edges along each side of the central Carriage Road, and occasional canopy gaps throughout the ash woodland.



Fig. 64: A mature oak in the East Cemetery using gravestones for support



Fig. 65: A London plane pollard in the East Cemetery



Fig. 66: Open canopy where trees have been cleared in the north-west corner of the East Cemetery

The shrub layer is generally sporadic and less defined than in the West Cemetery, with patches of holly, hawthorn, laurel, privet, box and mexican orange. There are examples of later amenity planting too such as the flowering cherries in the southwest of the East Cemetery. The East Cemetery is evidently more floristically diverse than the West which contributes to its landscape character.

The ground layer in both cemeteries is heavily ivy-dominated, and many trees are also covered in ivy (Fig. 67). Ivy severance on trees and ground clearance has been carried out intermittently over the site, but particularly recently in the East Cemetery a work programme has been instigated which will help to bring this issue under control. Bramble has smothered the ground in places, especially in the central compartments of the East Cemetery between oak path and Mound Road (Fig. 68).



Fig. 67: Ivy smothering trees and the ground in several areas of both cemeteries



Fig. 68: Bramble in woodland cpt 3a of the East Cemetery between Lime Path and Mound Road

### Historic trees

The West Cemetery has the more significant historic tree cover due largely to the way in which its designer, David Ramsay, used trees to create a pleasing setting to complement the functionality of the Cemetery. Some features relate to the earlier landscape of Ashurst House, in particular the large Cedar of Lebanon (T116; [Fig. 69](#)) and the yews along Neurath Path (see below). Ramsay's serpentine path network allowed for clumps of trees and shrubs to be planted strategically in corners and gaps over the site. Thus, woodland compartment 10b (Sayer's Glade) is a small pocket nested between paths ([Fig. 55](#)), creating an ideal location for tree and shrub planting, which would have complemented and softened the open ground and more formal gravescape.

Several mature trees dominate the upper canopy of woodland compartment 6a (White Eagle Hill), notably ash, sycamore, beech and yew (T83-90). The larger yew (e. g. T89) were probably planted as part of the original design or incorporated into it, while the mature ash (e. g. T88) date from the late nineteenth century; the latter may have been planted, or were self-sets retained in appropriate locations to grow on as specimen trees. In the nineteenth century and early twentieth century it is likely that species which self-seed freely, such as ash and sycamore, were managed so that only appropriate trees were allowed to grow on to maturity.

In this context there is a significant network of 'parent' ash spread over the Cemetery, and 24 of the 65 notable individual trees recorded in the West Cemetery are ash; T73 standing on the Bonfire Bank above the Colonnade is a good example ([Fig. 70](#)). These trees will have been the main seed source for the secondary ash woodland which has emerged since the 1970s.



Fig. 69: The Cedar of Lebanon was already a significant tree when the cemetery was created in 1839



Fig. 70: 'Parent' ash T72-73 on the Bonfire Bank behind the Colonnade

Historically significant Yew (T100, 101, 102, 105) line the Neurath Path next to compartment 16 (known appropriately as 'The Yews'), forming an overhanging canopy; they may be a mix of pre-existing trees incorporated into the original design and specimens planted as part of this design. Some Irish yew survive by the North Lodge. The Laurel cluster (G5) overhanging the Main Avenue, obscuring the Egyptian Avenue is probably the offspring of nineteenth century planting.

Other historic individuals are horse chestnut T123, a fine multi-stemmed pollard in The Wild Wood (cpt.10a), Cedar of Lebanon T74 on Faraday Bank (woodland cpt.8), Cedar of Lebanon T131 overhanging the Faraday grave (Fig. 71), and a characterful weeping ash T79 at the top end of Colonnade Path (woodland cpt.8). There is a scattering of notable false acacia, e. g. T112 and 113 next to the Main Avenue in the edge of High Trees (woodland cpt.9b) and The Sanctuary (woodland cpt.14); these specimens have formed knarly twisted stems, and their strong visual presence is a characterful asset.

The historic tree cover in the East Cemetery is more formal in its layout with rows of trees bordering paths, and perimeter trees along the Cemetery boundary, being the most significant. Many of these trees are pollards, and they were probably last cut about 50 years ago. Pollarding was and still is a favoured management regime for urban trees, to lessen their size and impact in an environment constricted by competing demands for space and light.

Good examples are rows of London plane pollards bordering each side of the Carriage Road (T52-62) and of late nineteenth century origin; these may be remnants of an avenue. Six common lime pollards (T28-30, 35-37; Fig. 72) bordering the west side of The Lime Path are probably also avenue remnants.



Fig. 71: A wonderful crooked stunted cedar overhanging the Faraday Grave (T131)



Fig. 72: Common lime pollards alongside The Lime Path (T28-30)

Perimeter trees are predominantly Lime with some horse chestnut, and T43-47 are a mix of these species on the southern perimeter with the Chester Road (woodland compartment 5b / Area 10). The edges of paths and of the site as a whole were obvious places to plant trees in a cemetery where space for burials was at a premium.

There are some historic trees which are not immediately adjacent to such features. A few English oak, of late nineteenth century and early twentieth century origin, are scattered over the East Cemetery, randomly located in the middle of woodland compartments (e.g. T11, 12, 14, 27 – see Fig. 73); these may have been planted, or selected self-sets left to grow on in appropriate locations. There are 16 'parent' ash spread over this cemetery, likely also to have been selected self-sets (e.g. T16-18 in cpt.3a east of The Lime Path).

Overall, 136 significant historic trees have been recorded between both cemeteries, and these form an important framework to the current tree cover. They have the potential to become a significant part of the future tree cover, and the appropriateness for retention of each will need to be assessed in light of many factors including their species, condition, and location in relation to the desired future landscape design.



Fig. 73: An English oak away from the path edge in the East Cemetery

### Key Threats to the tree population

Several factors need to be considered as threats to and / or constraints on the tree population. The first of these is lack of management. As has become apparent over the last 50 years of non-intervention, unmanaged ground will revert to woodland, in this case predominantly an ash monoculture (Fig. 74). This can be a positive outcome in a rural context, but in a cemetery where the primary use of the ground is for graves, a complete woodland cover with trees growing in random locations where they seed, rather than being planted in specific positions, leads to conflict.

A lack of thinning of the ash trees as they have grown has led to tall, thin specimens which are inherently unstable and often of poor form (Fig. 75). They are therefore more prone to windthrow or stem failure, posing a risk of harm to people working in or visiting the Cemetery as well as the grave structures.



Fig. 74: Ash dominates large areas of the cemetery's tree cover, and this needs to be addressed



Fig. 75: The secondary woodland ash specimens are underthinned and often of poor form

Lack of thinning and selective felling of the upper canopy also means minimal light reaching the lower canopy, and restricts the development of younger trees which will become the upper canopy specimens of the future (Fig. 76). Creating light gaps in suitable locations by felling upper canopy trees is therefore essential for establishing the next generation of trees.

Secondly, the threat of pests and diseases is a major issue in single-species stands. In this context, ash dieback — *Chalara fraxinea* — is becoming established in the UK and could potentially kill a large percentage of ash trees over the next 10–15 years. If this does happen, and non-intervention continues as the management status quo at Highgate, its tree population would become a sea of dead trees.

Thirdly, the unmanaged development of the secondary ash woodland impacts on the historic trees which were planted as part of the designed landscape layout. The younger trees restrict light to the lower and side branches of the older trees (Fig. 77), causing death of these branches and hence undermining the latter's health and vitality. Furthermore, the younger trees develop into a wind shield to the old ones lessening their need for adaptive growth to wind stresses; this is a disadvantage when desirable historic trees are re-exposed to wind forces by removal of surrounding tree cover. The foliage of the historic trees could also be less tolerant of increased light levels when re-exposed as they have become used to shading from adjacent younger ash. All these factors affect the ability of the historic trees to cope as stand-alone specimens in the future.

Historic trees would benefit from 'haloing' i.e. the clearance of younger tree stock from around a mature tree to reduce competition for resources and prolong its life.



Fig. 76: The ash overstorey is generally underthinned and there is a lack of younger trees beneath



Fig. 77: A mature London plane pollard with younger ash overshadowing it from the sides

Fourthly, the trees and the built structures over graves are not compatible. As is evidenced over the site, roots and trunks expand in girth as they grow and can lift stone slabs by direct force, undermining the stability of gravestones (Fig. 78 & Fig. 79).

Many of the tree species found in the Cemetery, including ash, can grow to significant trunk diameters and therefore their potential to destabilize grave structures as they mature is increased.

Since the graves take up almost all the ground space that lies between the path network, the scope for trees to grow on in harmony with the gravescape is significantly restricted.



Fig. 78: Sometimes trees and gravestones reach a mutually-beneficial agreement, but in time the tree will topple the gravestones (East Cemetery)

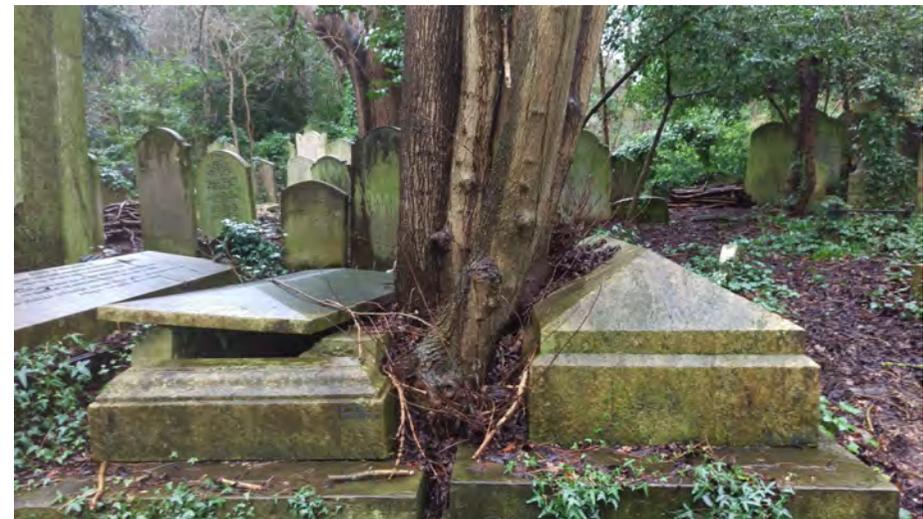


Fig. 79: A multi-stemmed elm growing between two tombs and causing damage in West Cemetery

### 3.2.4 Ecology

Highgate Cemetery has been recognised by Camden and the Mayor of London as a Site of Metropolitan Importance for Nature Conservation within the borough (site reference M088).

Sites of Metropolitan Importance for Nature Conservation (SMINC) are those sites which contain the best examples of London's habitats; sites which contain particularly rare species, rare assemblages of species or important populations of species; or sites which are of particular significance within the otherwise heavily built-up areas of London. They are of the highest priority for protection.

Highgate Cemetery supports a rich array of plants and animals, including some which are rare in this urban location. Examples include great horsetail, butcher's broom and the nationally scarce liverwort, Luisier's tufa-moss. The vaults in the Egyptian Avenue support a population of the nationally rare orb-weaving cave spider *Meta bourneti*.

#### West Cemetery flora

The West Cemetery habitat is primarily self-seeded woodland of ash and sycamore with a limited understorey dominated by ivy and bramble. It retains some examples of exotic plants such as spotted laurel, rhododendron and snowberry, which may be survivors or descendants of David Ramsay's original planting palette. There are relatively few plants associated with established woodland, such as bluebells or wild garlic, reflecting the fairly recent origin of the woodland. Limited areas of grassland, such as by the Terrace Catacombs support a wider variety of flowering plants such as primrose, ribwort plantain, lesser celandine, wild strawberry and mallow.



Fig. 80: Young ash-sycamore woodland with ground flora dominated by common ivy



Fig. 81: Example of fallen dead wood left in situ with fungi growth visible

### East Cemetery flora

The East Cemetery contains more open areas of grassland than the West, with scattered common flowering plants such as daisy, dandelion and white clover. It contains a slightly different variety of trees to the West Cemetery, including species such as London Plane and lime. The Mound supports a diversity of flowering meadow species such as yarrow, knapweed, tufted vetch, and oxeye daisy. Elsewhere the East Cemetery is dominated by self-seeded ash and sycamore with an understorey of dense ivy and bramble, with some holly and elder.

### Fauna

The Cemetery provides a habitat for a range of birds, bats, mammals, amphibians and invertebrates. Eight species of bat have been recorded, the most numerous being pipistrelles. The Cemetery contains 50 bat boxes and provides a good habitat for bats to roost and forage. There are 89 bird boxes around the Cemetery and a wide range of opportunities for nesting birds. Species recorded include 13 red-listed species which have experienced significant declines in recent years, including skylark, cuckoo and linnet, and species unusual in an urban setting, such as spotted flycatcher and willow warbler.

85 species of spider and 123 species of beetle have been recorded at the Cemetery, including several which are uncommon across London. The Cemetery provides a habitat for toads, newts and frogs, as well as numerous common species of small mammals and urban foxes. It also has the potential to support other animals including reptiles (lizard and slow worm) and hedgehogs.

Please see [Appendix B](#) for a full survey of the ecology of Highgate Cemetery.

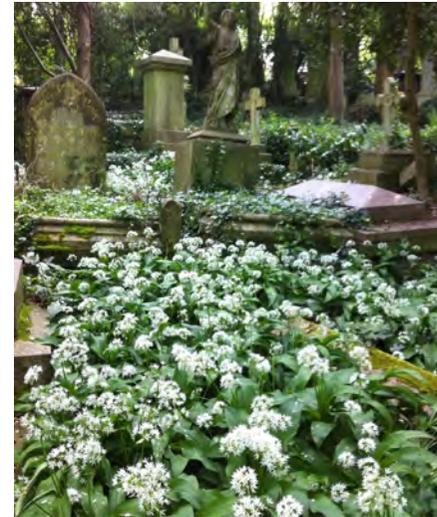


Fig. 82: Wild garlic (*Allium ursinum*) growing on a grave



Fig. 83: Crested Dogtail grass (*Cynosurus cristatus*)



Fig. 84: Urban fox at Highgate Cemetery

### 3.2.5 Burials

Highgate is a working cemetery and carries out around 65 burials a year. In the year ending August 2017, this consisted of 26 full burials and 39 of cremated remains.

Most of the burial plots in the Cemetery were sold in perpetuity. Consequently the Trust does not have the power to disturb previously buried remains to create additional burial space without obtaining a private Act of Parliament enabling the reuse of graves and memorials. At present, the Trust can only provide additional burials in available depth within un-purchased graves and in any remaining unused land.

The principal new burial space that has been created since 1975 is the Mound in the East Cemetery, which is now almost at capacity. In the West Cemetery, burial space has been created on Cuttings Road, which has not proved popular, and also near the Meadow where a principal path has been narrowed. New burial space is extremely limited and the Trust estimates that the current provision will be entirely exhausted in around six years.

#### Older monuments

Highgate Cemetery contains over 50,000 monuments and memorials, primarily dating from the nineteenth and early twentieth centuries.

Throughout most of the West Cemetery and on the avenues of the East Cemetery there is a hierarchy to the layout of the monuments. The principal paths are flanked with larger, grander monuments, which generally have substantial brick-lined vaults beneath. Behind these burials is typically a second rank of monuments, some including vaults. Beyond are a series of simpler and more modest headstones, with occasional taller monuments to provide accent points.



Fig. 85: East Cemetery, Lime Avenue



Fig. 86: West Cemetery, Cuttings Path

A scoping survey on the condition of monuments in the West Cemetery has indicated that a large number of the monuments are in a poor condition. This is primarily caused by tree growth and vegetation, which has caused major damage throughout the West Cemetery and in parts of the East Cemetery. Other causes of damage include earth movement and uneven settlement, which is exacerbated by the sloping site; general decay caused by weathering; and some cases of vandalism.

There has been a programme of restoration and repair to the key architectural set-pieces and many of the listed monuments, including the Circle of Lebanon and the Beer Mausoleum. These structures are generally in good or stable condition.

In the East Cemetery, the most significant monuments are arranged in double ranks on either side of the main pathways, in particular the Carriage Road and Marx Road. There is also a cluster of set-piece tombs and mausolea around the main entrance leading down to Cundy's Corner. Behind these are a dense array of headstones and lesser monuments.

The scoping survey revealed that, although tree growth is a less severe problem than in the West Cemetery, it is still placing many monuments at risk. Monuments on sloping ground are suffering from subsidence as the ground sinks away from under them. This is often exacerbated by tree growth making monuments unstable. Uncontrolled ivy growth has also swamped memorials in some parts of the Cemetery.



Fig. 87: East Cemetery, overgrown graves



Fig. 88: East Cemetery, trees uprooting graves

### Recent memorials

Additional burial space has been provided by infilling spaces amongst existing graves or creating areas for new burials within the historic cemetery landscape. New memorials interact with the historic character of the Cemetery as they are scattered throughout the existing older monuments.

In the West Cemetery, a space near the Glade has been created for cremation burials. This is discreetly tucked away from the main path and screened from view by larger historic monuments (Fig. 89). The loosely informal arrangement of memorials that has evolved here differs from the prevailing character of the West Cemetery. Along the Cuttings Path, space created by clearing vegetation has been only partially taken up for burials. Here, the modern memorials are more prominent and contrast in terms of form and materials with the older monuments nearby.

In the East Cemetery, a series of recent monuments have been added along Carriage Road. These are sometimes quirky in design and often stand out against the nineteenth-century monuments. The memorial to Malcolm McLaren, for example, contrasts in form and materials with the Portland stone and granite memorials adjacent (Fig. 38).



Fig. 89: West Cemetery, new cremation graves near the Glade



Fig. 90: West Cemetery, path narrowed to create burial space

The smaller memorials associated with cremation burials have altered the character of the East Cemetery, particularly between the main gate and Cundy's Corner. Their loosely informal arrangement, coupled with their smaller scale, contrasts with the formal and monumental groupings. These contrasts are especially acute around the Cundy Memorial. By the Dalziel Mausoleum (Fig. 91), the original green setting of the memorial has been cluttered by later additional memorials. In both cases the historic, landscaped boundaries have been infilled with smaller memorials, so that these monuments have lost the intended formality of their setting.

Recently, the Goldhammer Sepulchre, erected in the Courtyard 2016–17, has shown that it is possible to add new structures to sensitive areas in a way that complements and reinforces the historic character of the West Cemetery.



Fig. 91: Recent graves around the Dalziel Mausoleum



Fig. 92: The Goldhammer Sepulchre from Waterlow Park, 2017

# 4.0 Significance

## 4.0 Significance

### 4.1 What is significance?

Assessing significance is the means by which the cultural importance of a place and its component parts is identified and compared. The purpose of this is not just academic; it is essential to effective conservation and management. The identification of elements of higher and lower significance, based on a thorough understanding of the site, enables owners and designers to develop proposals that preserve and where possible enhance the site's cultural values. This helps to identify areas where no change, or only minimal change should be considered, as well as those areas where more intrusive change might be acceptable and could enrich understanding and appreciation of significance.

In England 'significance' is a key concept within the National Planning Policy Framework (NPPF; 2012), where significance is defined as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.' However, the government's advisor on heritage, Historic England, recommends that in addition to these particular heritage values, other values should also be taken into account whether or not they are subject to planning controls:

*People may value a place for many reasons beyond utility or personal association; for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community. These are examples of cultural and natural heritage values in the historic environment that people want to enjoy and sustain for the benefit of present and future generations, at every level from the 'familiar and cherished local scene' to the nationally or internationally significant place.*  
(Conservation Principles Para. 30).

The Australia chapter of the International Council on Monuments and Sites (ICOMOS) has published the Burra Charter (2013), now internationally recognised for its definition of 'cultural significance':

*Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.*

## 4.2 Summary of designations

A number of formal designations apply to Highgate Cemetery.

The site as a whole is listed at Grade I in Historic England's Register of Historic Parks and Gardens. This places it amongst the top 10% of registered sites and one of only ten Grade I cemeteries and memorial gardens on the register.

Within the site there are a number of listed monuments and structures. The majority of these are located in the West Cemetery.

### West Cemetery:

- Grade I: The Egyptian Avenue and Lebanon Circle
- Grade II\*: Mausoleum of Julius Beer; the Terrace Catacombs
- Grade II: 68 listed monuments and structures including the Chapels, Colonnade and boundary walls; plus monuments to the Dickens family, Faraday, Christina Rossetti and Thomas Sayers amongst numerous others

### East Cemetery:

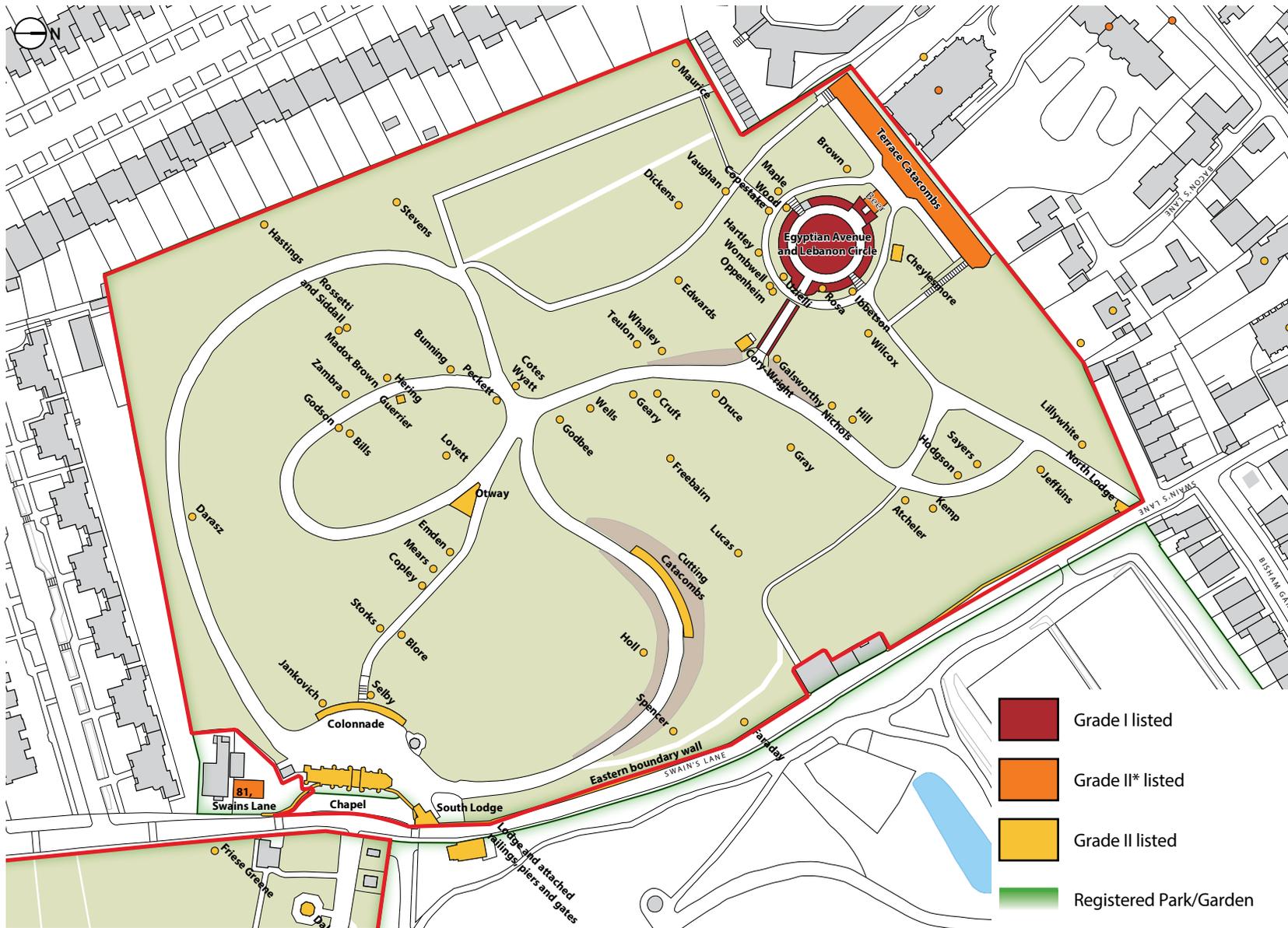
- Grade I: Tomb of Karl Marx and family
- Grade II: Ten monuments including those to George Eliot, Harry Thornton and William Friese Green

The Cemetery stands within the Highgate Conservation Area, which was designated by the London Borough of Camden in 1968 and extended in 1978 and 1992. A Conservation Area Appraisal and Management Strategy, which sets out the Council's approach to the preservation and enhancement of Highgate Conservation Area, was produced by Camden in 2007 and is used in the assessment of all development proposals in the Conservation Area. All of the Cemetery's pre-1925 graves are protected by conservation area legislation.

The area to the north of the Cemetery is an Archaeological Priority Area.

Highgate Cemetery has also been recognised by Camden and the Mayor of London as a Site of Metropolitan Importance for Nature Conservation within the borough (site reference M088), a category of the highest priority for protection. This is because of its historical and cultural interest and richness of plants, invertebrates and birds, including some species which are rare within London.

The greater part of both the East and the West cemeteries is consecrated by the Church of England under the Diocese of London.



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Fig. 93: West Cemetery designations plan



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Fig. 94: East Cemetery designations plan

### 4.3 Comparing significance values

At Highgate Cemetery it is important to compare and contrast cultural and natural values, e.g. to consider the significance of the monuments in relation to the significance of the trees. There is no simple formula for this comparison, but what matters is that the different values have been taken into account, as set out in guidance from Historic England:

*It is normally desirable to sustain all the identified heritage values of a place, both cultural and natural; but on occasion, what is necessary to sustain some values will conflict with what is necessary to sustain others. If so, understanding the relative contribution of each identified heritage value to the overall value of the place – its significance – will be essential to objective decision-making. A balanced view is best arrived at through enabling all interested parties to appreciate their differing perspectives and priorities.  
(Conservation Principles, Para. 72).*

Historic England defines four groups of values that contribute to significance:

**Evidential values:** ‘the potential of a place to yield evidence about past human activity.’

**Historic values:** ‘the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.’

**Aesthetic values:** ‘the ways in which people draw sensory and intellectual stimulation from a place.’

**Communal values:** ‘the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.’

To these can be added:

**Ecological values:** the quality and extent of habitats and the rarity of species supported.

#### 4.4 Summary statement of significance

Highgate Cemetery is among the world's finest examples of the picturesque garden cemetery, boasting a spectacular hillside setting and unforgettable funerary architecture. However, its historic planting has been superseded by dense woodland which restricts views to the paths, eroding the subtlety of the designed landscape and detracting from significance.

The Cemetery combines historic, aesthetic, evidential, communal and ecological values across the whole site. In the older West Cemetery, the historic, evidential and aesthetic values are far stronger, as reflected in the higher number of listed monuments and especially because of the rich aesthetic interest of the monuments and buildings along serpentine paths, superimposed on a rolling landscape. The climax for the visitor is the sequence of Egyptian Avenue, Circle of Lebanon and Terrace Catacombs, which combine in a brilliant piece of three dimensional planning to create an experience that is without parallel in any other cemetery.

Highgate Cemetery holds a deep meaning for those whose relations or friends are buried there. It is also famous as the final resting place of Karl Marx, who is buried in the East Cemetery, giving the site broad communal value. Many who have visited or volunteered at the Cemetery have a strong attachment to the place.

The continuing use of the Cemetery for burials adds to its historical value because it illustrates the historic function, connecting the past to the present. However, there are places in both the East and West Cemeteries where monuments associated with more recent burials detract from the strong aesthetic value of the historic layout and memorials, which depend upon a considered visual hierarchy.

The broad-leaved woodland habitat, together with the grassland and stone structures, supports a range of plants, birds, invertebrates, bats and other species that is notable within this urban context, yet the ecological variety is constrained by a lack of variety in the planting.

The overwhelming abundance of poorly formed ash and sycamore trees is now a dominant feature of the Cemetery, in places creating a degree of romantic atmosphere, but overall detracting from the varied, picturesque qualities of the designed landscape, including near and far views. At a tangible level, the uncontrolled tree growth has caused widespread damage to graves, both below and above ground. The extent to which these trees detract from significance is greater in the West Cemetery and particularly in the area around the Circle of Lebanon, because those areas have the highest significance to begin with.

## 4.5 Significance in terms of values

### 4.5.1 Evidential values

Highgate Cemetery holds a wealth of evidence of burial practices since 1839 pertaining not just to the fabric of the visible monuments but also to the buried coffins and human remains. It provides evidence of early nineteenth-century ideas of landscaping and cemetery design, inspired by ideas of the picturesque.

### 4.5.2 Historic values

Highgate Cemetery is notable as one of the pioneering metropolitan cemeteries established in the early nineteenth century – the third after Kensal Green (1833) and Norwood (1838).

It demonstrates the cultural influence of pioneering French cemeteries especially Pere Lachaise in Paris (1804), which was also notable for its fine views back over the city.

It has great historic value for its associations with a large number of notable historic figures including George Eliot, Michael Faraday, Karl Marx and Christina Rossetti.

The West Cemetery has stronger historic value due to the far larger number of notable persons buried there as reflected in the number of statutory designations.

Despite considerable change to the pattern of planting, the key components of the historic landscape design such as the main paths, boundaries, principal buildings and monuments and surviving historic trees has remained broadly unchanged since c.1870, adding further historic value.

The fact that Highgate Cemetery remains in use for burials today adds to its historic value because it illustrates the historic function and connects the past to the present.

### 4.5.3 Aesthetic values

Highgate Cemetery has high aesthetic value arising from its layout of paths, graves and planting which combine into a memorable experience.

The West and East Cemeteries retain their own distinct aesthetic characters which complement one another in terms of their contrasting atmosphere: the West more enclosed, the East more open.

The West Cemetery has higher aesthetic value due to its dramatic topography, the way this is accentuated by the serpentine layout of paths and the many interesting monuments and buildings. Some of the more recent monuments have been designed and placed in ways that disrupt the prevailing character, which is based on a visual hierarchy, and these detract.

At the head of the site is an unforgettable sequence formed by the Egyptian Avenue, Circle of Lebanon and Terrace Catacombs which is part architecture, part landscape. Other great cemeteries such as Kensal Green or Pere-Lachaise can perhaps boast of a more impressive collection of monuments, but no other cemetery of the nineteenth century can match this brilliant work of three-dimensional planning. However, at present the abundance of young trees detracts from these strong aesthetic values, due especially to the loss of a great variety of interesting views, both near and far reaching.

Since the 1960s, the increasingly overgrown appearance of the Cemetery has been appreciated for its atmosphere of romantic decay and its connection with the lost world of the Victorians. This has added another layer to the site's aesthetic values and has become a powerful factor in the Cemetery's appeal to Friends and visitors. This extra layer of interest has its own importance, but not enough to take precedence over the core aesthetic values of the designed memorial landscape.

#### 4.5.4 Communal values

A public space since inception, the Cemetery, in association with Waterlow Park, contributes to an important historic and communal green space in north London. The permanent closure of historic routes into the Cemetery, such as the Chester Road gate, detracts by restricting access by local residents. The Cemetery is perhaps most famous as the resting place of Karl Marx which gives it a broad communal value that few nineteenth-century cemeteries can match. However, the site holds deeper meaning for those who have visited and especially those whose friends or relations are buried there.

#### 4.5.5 Ecological values

The extent and nature of the broad-leaved woodland habitat in the Cemetery holds considerable value in the context of its urban surroundings, yet the site is not ecologically notable in a national context (unlike the buildings and monuments, which are). The ecological value of the woodland is furthered by its association with grassland and extensive varied stone structures, which in themselves provide unusual substrates that support a range of taxa.

The West Cemetery has richer ecological interest, especially where areas have developed naturally over the last 40 years or so, but the trees in particular are of a relatively uniform age and therefore fail to provide ecological variety.

In terms of species, the Cemetery is significant insofar as it supports an important assemblage of birds, bats and invertebrates. The dark, undisturbed habitat provided by the vaults and mausolea of the West are high in value as they provide another uncommon habitat type, supporting a population of nationally notable *Meta bourneti* spiders in the Egyptian Avenue.



Fig. 95: Summary of overall significance

5.0

Consultation

## 5.0 Consultation

### 5.1 Introduction

Consultation is central to the conservation planning process. Different types of consultation have informed the contents of the Plan through a three-stage process:

- Initial workshop with trustees and staff, Highgate Cemetery Chapel (16 February 2017)
- Public exhibition, Highgate Cemetery Chapel (19 July to 6 August 2017)
- Consultation with key stakeholders such as Historic England and Camden Council (August/September 2018)
- Consultation of Friends, grave owners and the public on the draft Conservation Plan and Gazetteer, online and at the local library (August/September 2018)

In addition, selected trustees who form the Conservation Plan Working Group have given their time, knowledge and expertise in helping to guide the Conservation Plan process.

### 5.2 Exhibition

As part of the Conservation Plan, a public exhibition was held in Highgate Cemetery Chapel from 19 July to 6 August 2017. This free exhibition was advertised on the Highgate Cemetery website. A wide range of interested parties were invited to the exhibition including grave owners, the Friends of Highgate Cemetery and local residents. Interested parties who were unable to attend had the opportunity of viewing the exhibition display boards on the Cemetery website. These are reproduced at [Appendix C](#).



Fig. 96: Public exhibition in Highgate Cemetery Chapel

The exhibition content gave the historic context to the key issues the Cemetery is facing and asked visitors to consider what should happen next:

*The Friends took over a site which was increasingly overgrown, and buildings and monuments which had been neglected for decades. They restored many monuments while allowing the landscape to develop as a woodland.*

*Highgate Cemetery is now at a crossroads: it is running out of space for further burials and the trees are destroying the memorial landscape.*

*Burial space is rapidly running out and maturing trees are destroying graves and memorials.*

*Doing nothing is not an option. We would like you to help us find the right answers for the future of this amazing place.*

*What should we do? How can we continue to bury people in the Cemetery, manage the trees and improve facilities for grave owners and visitors?*

### 5.3 Questionnaire



Fig. 97: Exhibition visitor filling out questionnaire

Accompanying the exhibition was a short questionnaire designed to gather feedback from visitors and online respondents, to elicit their views on the future of the Cemetery. Approximately 300 people completed the form, including Friends of Highgate Cemetery, local residents, passers-by and tourists, including people who had pre-booked tours.

The responses were analysed to generate basic frequencies for each of the questions asked (according to age, kind of visitor, and place of residence), giving a broad overview. The qualitative data from visitors' open-ended responses and specific comments was also considered. This enabled the Trustees to gauge visitors' views on issues such as managing the trees, maintaining the graves, and improving the facilities, as well as any other concerns, guiding the overall development of the Conservation Plan.

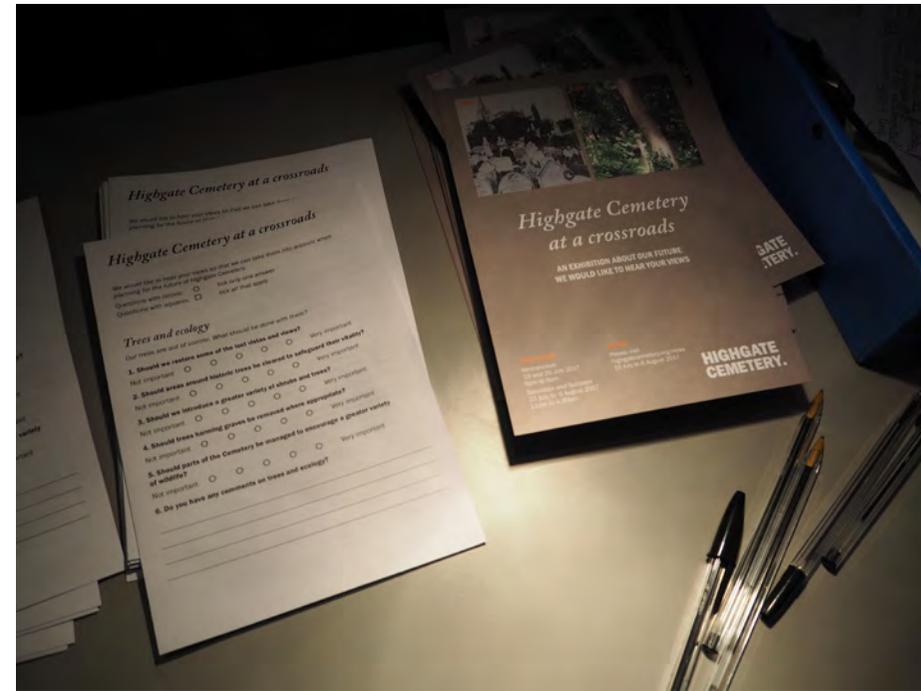


Fig. 98: Questionnaire for visitors

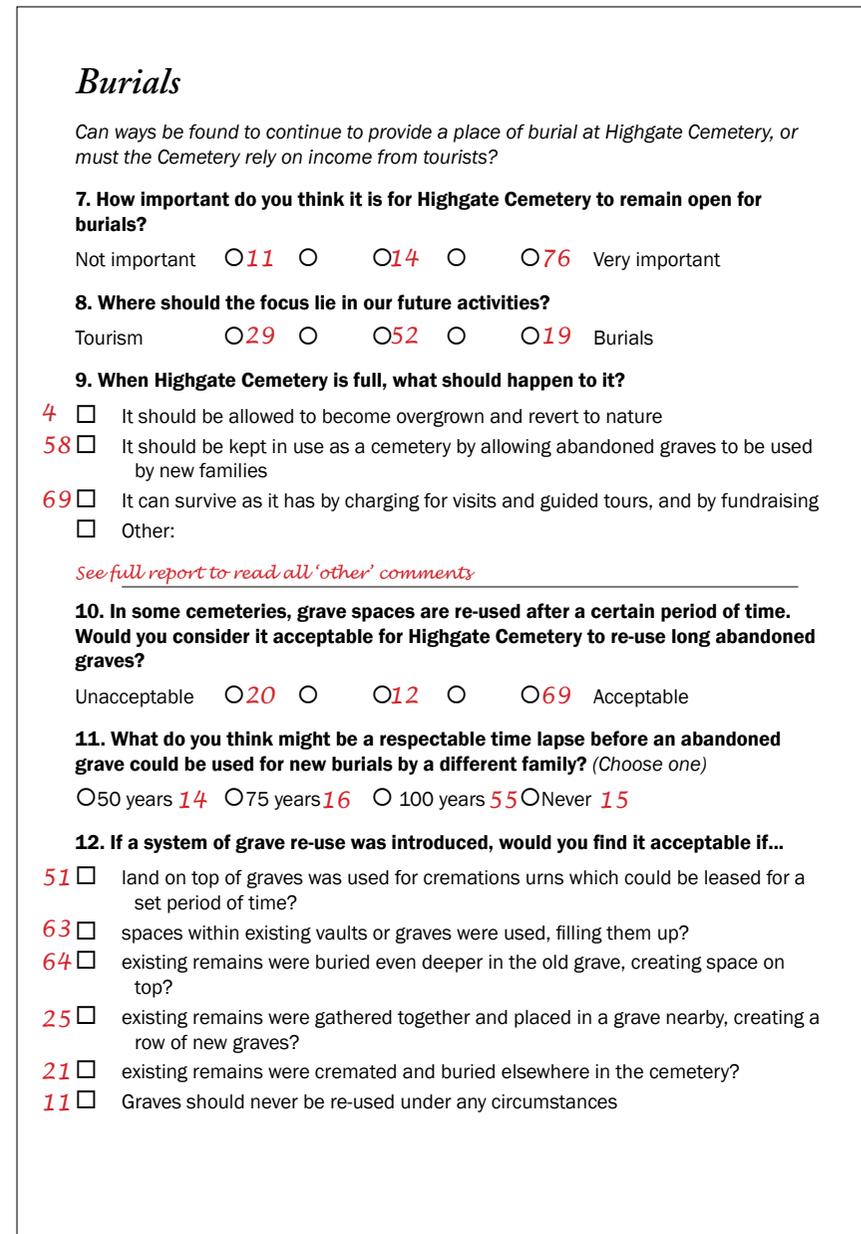
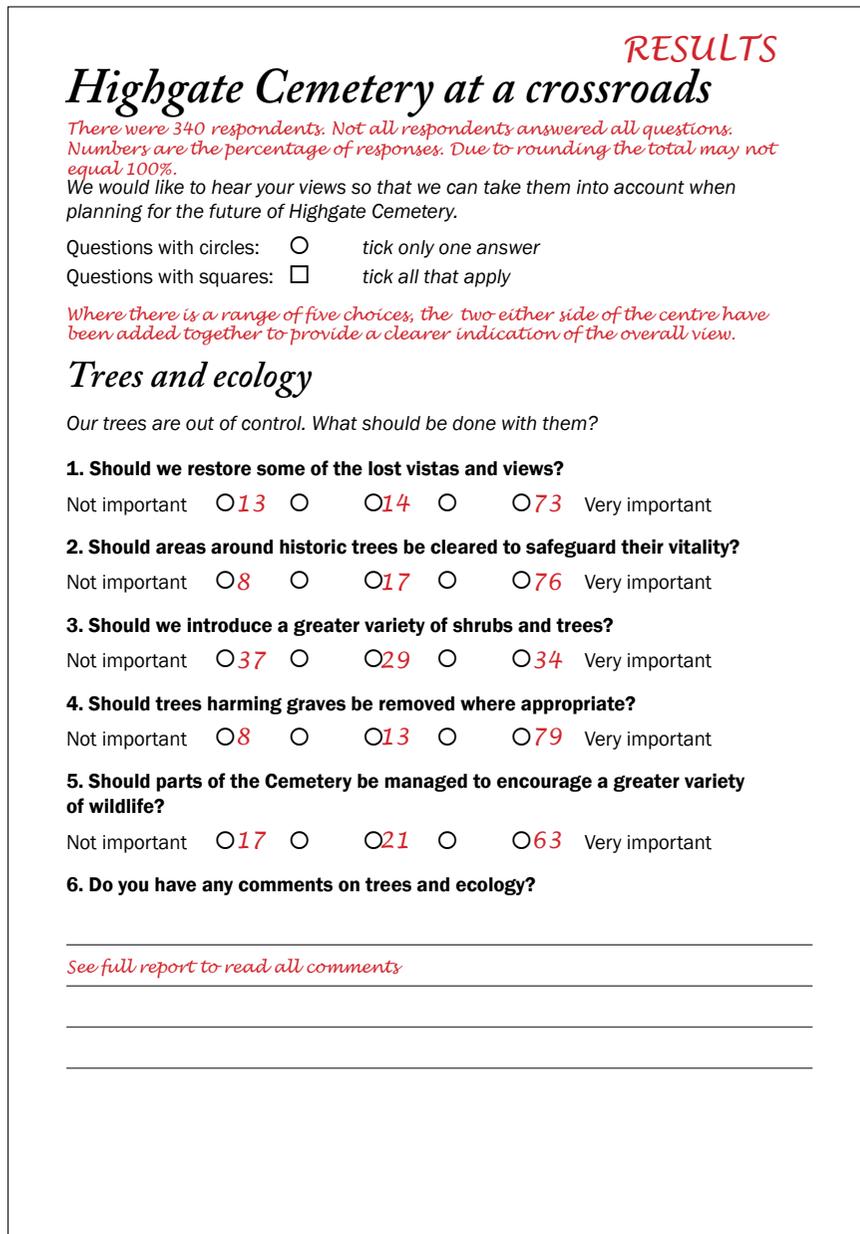


Fig. 99: Questionnaire, showing collated results

**13. If abandoned graves were to be re-used over time, what should happen to the old headstone, if there is one?**

- 43  It could be re-used, perhaps by turning it around with a new inscription on the reverse
- 51  It could be re-sited near the grave
- 49  It could be moved elsewhere in the cemetery where it could still be seen
- 18  It could be removed altogether, provided a photographic record was made
- 14  Graves should not be disturbed under any circumstances

**14. Do you have any comments on burial activities?**

*See full report to read all comments*

**Providing for visitors and grave owners**

*Visitor numbers are increasing. How can we achieve the right balance between modern cemetery and visitor attraction?*

**15. Would a cafe be useful for visitors and grave owners?**

Not important  25   20  55 Very important

**16. Would an area for funeral receptions be useful?**

Not important  21   25  54 Very important

**17. Would the shop be better kept outside the chapel?**

Not important  31   21  48 Very important

**18. Would a museum or display enrich the experience of visitors?**

Not important  10   14  76 Very important

**19. Would a classroom make the Cemetery more suitable for school groups?**

Not important  31   27  43 Very important

**20. Are more signs needed in the Cemetery to help people find their way around?**

Not important  37   25  38 Very important

**21. Should we provide additional shelter for visitors in wet weather?**

Not important  43   27  30 Very important

**22. Should we provide more benches for visitors in the East Cemetery?**

Not important  21   31  49 Very important

**23. What else would improve things for grave owners and visitors?**

*See full report to read all comments*

**And your final thoughts...**

**24. What makes Highgate Cemetery special for you?**

*See full report to read all comments*

**25. Are you a ... (tick all which apply)**

- 20  Grave owner
- 25  Friend
- 22  Volunteer
- 23  Local resident
- 23  First time visitor
- 30  Repeat visitor

**26. Please tell us your age**

- 3  18 - 24
- 11  25 - 34
- 14  35 - 44
- 20  45 - 54
- 24  55 - 64
- 21  65 - 74
- 7  75 +

**27. Your UK postcode or country of residence**

*Count: Local 76 / London 111 / UK 85 / Europe 16 / Rest 20*

**Thanks for your help. Please return this questionnaire to Highgate Cemetery, Swain's Lane, London N6 6PJ. You can also complete it on-line at [highgatecemetery.org/news](http://highgatecemetery.org/news)**

# 6.0 Policies

## 6.0 Policies

This chapter summarises the ways in which the significance of the site is vulnerable and puts forward policies to address these issues.

The most crucial issue is the spread of the damaging secondary woodland and many policies relate to this problem in one way or another. Equally, this chapter highlights where there are positive opportunities to better reveal the significance of the cemetery. Here, the key issue is access and the possibility of increasing opportunities for people to visit the West Cemetery.

The policies have arisen out of the analysis and discussion undertaken as part of the Highgate Cemetery Conservation Plan project, as summarised in the exhibition Highgate Cemetery at a Crossroads (22 Jul – 6 Aug 2017) and in a suite of documents. These are the Initial Baseline Study (Jun 2017), the Options Report (Aug 2017) and the Strategic Framework for the Conservation Plan (Oct 2017).

The policies are grouped thematically under the following headings:

- Landscape design (6.1-6.3)
- Trees (6.4-6.9)
- Ecology (6.10-6.14)
- Infrastructure (6.15-6.16)
- Buildings (6.17)
- Mausolea and monuments (6.18)
- Funeral activities (6.19-6.23)
- Visitors (6.24-6.26)
- Knowledge (6.27-6.28)
- Management (6.29-6.35)

## LANDSCAPE DESIGN

### 6.1 Management of designed landscape

#### Context

Highgate Cemetery is a formally designed landscape of the mid-nineteenth century, with built structures, layout of paths and planting combining to provide a distinct experience. The West and East Cemeteries have distinct characters, with the drama and theatricality of the West contrasting with the regularity and more domestic character of the East.

The West Cemetery was laid out with serpentine roads and broad gravel paths taking advantage of the topography of the site to reveal the theatrical set-piece of the Lebanon Circle and Terrace Catacombs. Planting included parterres of flowers, picturesque trees and clumps of evergreens to provide accents in the landscape.

The formal planting in the East Cemetery was historically more sparse than the West Cemetery, in order to maximise grave space, and relied on formal avenues of trees and individual planting on graves to form its character. Broadleaf rather than evergreen trees were used and the more open character allowed a wider variety of ornamental and flowering plants to flourish.

Highgate Cemetery is included in Historic England's Register of Parks and Gardens at Grade I as an important and early example of early Victorian commercial cemetery design, with an outstanding collection of structures and monuments.

The layout of the Cemetery is recorded in the 1869 Ordnance Survey map and much of this design survives today. But the growth of woodland since c.1960 has led to a loss of landscape character and has affected the Cemetery's special interest by damaging historic structures and overwhelming original planting such as avenues of trees. The West Cemetery and northern and central areas of the East Cemetery have been particularly affected by the growth of secondary woodland, which has obscured elements of the landscape design.

While it is neither possible nor desirable to attempt to return the Cemetery to how it appeared in the nineteenth century, a balance needs to be struck between maintaining the special interest of the designated landscape and managing the semi-wild woodland it has become, which has its own value for wildlife and as an atmospheric setting for the Victorian memorials.

#### Issues

The designed landscape character has been harmed by the growth of secondary woodland, which has obscured, damaged and overwhelmed elements of the original landscape design, harming the Cemetery's significance as a Grade I registered landscape.

While the secondary woodland is harming the Cemetery, it has also become part of Highgate's character and is appreciated for its aesthetic interest and ecological value.

#### Opportunity

To better reveal the design of the landscape with targeted restoration work in order to increase public appreciation and enjoyment.

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#### Policy 6.1

The landscape will be managed so as to sustain its special interest as a designed landscape, having regard to the distinct characters of the West and East Cemeteries.

#### Objective 6.1.1

To use Picturesque principles of contrast, variety and delight when devising the landscape plan for the West Cemetery.

**Guidance**

- The historic planting palette in the West Cemetery was predominantly evergreens, in contrast with the East Cemetery which used a higher proportion of broadleaf trees. This contrast should be maintained and used as a guide for future planting.
- A key theme in the original landscape design of the West Cemetery was contrast, for example the experience of moving from a dark, mysterious space enclosed by tall trees, into a light, open and colourful clearing. Planting was deliberately manipulated to heighten the experience of the landscape and this is key to revealing its significance.
- The historic precedent for ornamental flowering plants within the Cemetery can be used to increase seasonal variety.
- The 1869 Ordnance Survey map may be useful in understanding differences in historic character from one area to the next for example by showing a denser patch of trees in the north east corner of the West Cemetery.

**Objective 6.1.2**

To use avenues of trees and ornamental planting to create a distinct landscape experience in the East Cemetery based on its predominant grid layout.

**Guidance**

- The 1869 Ordnance Survey map gives an indication of historic layout of paths and trees in the East Cemetery and can be used as a guide to restoring elements of the landscape design, in particular the avenues of trees.
- A wider range of ornamental flowering plants can be used to increase seasonal variety and enhance biodiversity.
- Grave owners should be encouraged to use plants from recommended planting lists in order to manage the impact of individuals' planting on the wider cemetery landscape. The likely size of proposed plants at maturity should be taken into account.



Fig. 100: Aerial photograph (2017) showing the overgrown landscape of Highgate Cemetery

## 6.2 Structural planting

### Context

The predominantly open landscape relied on structural planting to help provide definition. Structural planting uses trees, hedges and shrubs to create vertical and horizontal points of focus in the landscape.

In the West Cemetery c.1839–1869 there were sentinel trees, such as Irish yew, at path junctions (Comforts' Corner), evergreen trees and/or hedges alongside paths (Colonnade Path, Cutting Catacombs and the approach to Terrace Catacombs), or paired and single lines of the same type alongside paths (White Eagle Hill, Fielding Path).

In the East Cemetery the grid layout was accentuated by formal tree planting with paired pollards along Carriage Road and Lime Path, oaks along Oak Path and short lengths of fastigate poplar and hornbeam in the northern area of character area, Swain's Ground from c.1900. Boundary hedges were also established within the west, south and eastern peripheries of the East Cemetery to provide additional internal screening to the boundary walls and railings. Additional and ad hoc lengths of hedging have subsequently appeared in the East Cemetery.

This structural planting reflects the broader landscape character of the different cemetery areas, such as the predominance of formal evergreens in the West Cemetery or the use of broadleaf trees and ornamental planting in the East Cemetery. The retention of these stylistic differences will be important in sustaining the significance of the overall landscape character of Highgate Cemetery.

### Issues

The components of the structural planting are tree-lined walks, sentinel trees, boundary hedges and internal sub-divisions. There is wide variation in the condition of these features with many trees lost or declining, hedges outgrown or located contrary to the historic layout. The contribution of the structural planting to the historic landscape design has also been eroded by more recent woodland growth.

### Opportunity

To refine the structural planting to enhance the character of the landscape, to assist orientation, better define external and interior boundaries and to provide greater privacy to grave owners where appropriate.

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### Policy 6.2

Historic structural planting will be conserved, reinstated or supplemented to sustain the Cemetery's historic and aesthetic interest.

### Objective 6.2.1

To manage trees so as to preserve the historic structural planting scheme.

### Guidance

- Remove self-sown trees which obscure the surviving historic structural planting.
- Prioritise care and succession planting of sentinel trees in West Cemetery such as Irish yews at footpath junctions and paired plantings of yew or holly along the paths.
- Sustain and manage the tree-lined walks in the East Cemetery – Carriage Road, Lime and oak paths.
- Sustain and manage the horse chestnut boundary planting along Chester Road.

### Objective 6.2.2

To reinstate elements of historic structural planting which have been lost.

### Guidance

- Consider reinstating a sense of the fastigate poplar and hornbeam planting along Poplar Path, and adjacent cross paths, where space and monuments allow for an increase in structural planting in this area of the cemetery.

**Objective 6.2.3**

To plant new sentinel trees in the East Cemetery to improve site orientation.

**Guidance**

- Consider introducing broadleaf sentinel trees in at path junctions along the west side of the East Cemetery to provide greater design definition by removing ad hoc planting and to aid site orientation.

**Objective 6.2.4**

To identify planting locations to reduce the impact on monuments or their settings.

**Guidance**

- Candidates for suitable planting locations should include graves where there is no visible monument or kerb set.
- In some cases a degree of damage to kerb sets might be acceptable in order to reinstate structural planting that has an important wider conservation benefit.

**Objective 6.2.5**

To manage hedges bordering the East Cemetery to balance the sense of enclosure with views out.

**Guidance**

- Replace the privet hedges bordering the East Cemetery with clumps of shrubs, arranged with gaps in order to provide screening and views out.
- Reduce, rejuvenate and maintain mixed hedgerow along the east side of East Cemetery as a boundary and for wildlife interest (allowing for the repair of the existing railings).
- Manage the height of the southern extension of the east hedge to allow views into the Cemetery from the Whittington Estate.
- Remove hedge fragments from around The Mound and replace with high quality railings to satisfy safety requirements while enhancing the status and appearance of the area.
- Reduce or remove recent hedge fragments within the East Cemetery, such as along the south side of the Hospital Area and to the north of Dog's Head Path, to increase connectivity with surrounding areas and to provide opportunities for the use of good quality ornamental trees to further enhance the character areas.

## 6.3 Restoration of vistas

### Context

The West Cemetery successfully incorporated the terraced grounds of Ashurst House within the character area, The Circle, taking advantage of the clear view towards the City of London. This view was among the early highlights of the Cemetery and helped establish its role as a popular tourist destination. The *Illustrated News of the World* described the view towards St Paul's Cathedral in 1859. A similar view from Highgate Village is recognized as contributing special significance to the Highgate Conservation Area. The layout of the West Cemetery, in its curving ascending paths, also encouraged views within and without its boundaries, including southeast over land that would open as the East Cemetery in 1854.

In the East Cemetery the natural rise of land encouraged views to the south, west and east; the formal grid layout of the Cemetery assisting in this. Long views were, and continue to be, enjoyed along the principal tree-lined walks while the boundary railings provided intervisibility with the local streets and Waterlow Park.

The gradual development of the Whittington Hospital and twentieth century housing, notably the Whittington Estate, to the east and south, have changed the setting of the Cemetery, blocking some views out. However, this is not necessarily a negative attribute, the clear design relationship between the Cemetery and Stoneleigh Terrace contributes to a shared experience and enjoyment of the landscape.

### Issues

Views and vistas have always been an important part of the design experience of Highgate Cemetery, both as a response to the local topography and the intended sense of a contemplative journey up and across the West Cemetery, or down through the East Cemetery. Most of the historic views identified are now compromised by tree and shrub growth, subsequent development around the boundaries of the Cemetery and changes in boundary treatments. This has led to an increase in the sense of enclosure within the landscape, contrary to its historic intentions, and its detachment from the local community. Some sense of enclosure is desirable and is valued by visitors, but a balance needs to be struck.

### Opportunity

To re-open historic or other notable views to better connect Highgate Cemetery with its immediate surroundings and central London. To enhance the experience of the landscape within the cemetery by revealing near and mid-ground views to aid orientation, spatial and design appreciation and to increase a sense of personal safety.

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### Policy 6.3

Key views within and from the Cemetery will be maintained or where necessary re-opened.

### Objective 6.3.1

To re-open a view towards central London from the roof of the Terrace Catacombs.

### Guidance

- The restoration of these views will require the removal of specific trees and shrubs, such as silver birch and ash, with the option of being managed as part of a longer-term plan to gradually open out the views as trees and shrubs are naturally lost, or are thinned or cleared.

**Objective 6.3.2**

To re-open or create views within the Cemetery, particularly from areas of higher ground.

**Guidance**

- Actively seek opportunities to increase visibility across the Cemetery from areas of higher ground such as Comforts' Corner, Cuttings Road, Main Drive, the Meadow and Sayers Road in the West Cemetery, towards the Chapel.
- Establish views within the East Cemetery from the Mound, across the Cemetery, and from crossland, oak and bay paths toward Central London.
- This should be part of a site-wide strategy to gradually open out agreed areas of the landscape to enhance understanding and enjoyment.

**Objective 6.3.3**

To consider the significance of views before undertaking any new building, planting or the erection of substantial memorials.

**Guidance**

- Care should be taken to ensure that any proposed new buildings, planting or memorials will not compromise key views.

**Objective 6.3.4**

To monitor local development proposals within the setting of the Cemetery which may harm its significance.

**Guidance**

- Planning applications submitted by third parties can be accessed using Camden Council's website. Schemes that may be of interest include tall buildings within a mile radius and any development immediately bordering the Cemetery.



Fig. 101: View of the Cedar of Lebanon from the Terrace Catacombs in 1942 and the same view today

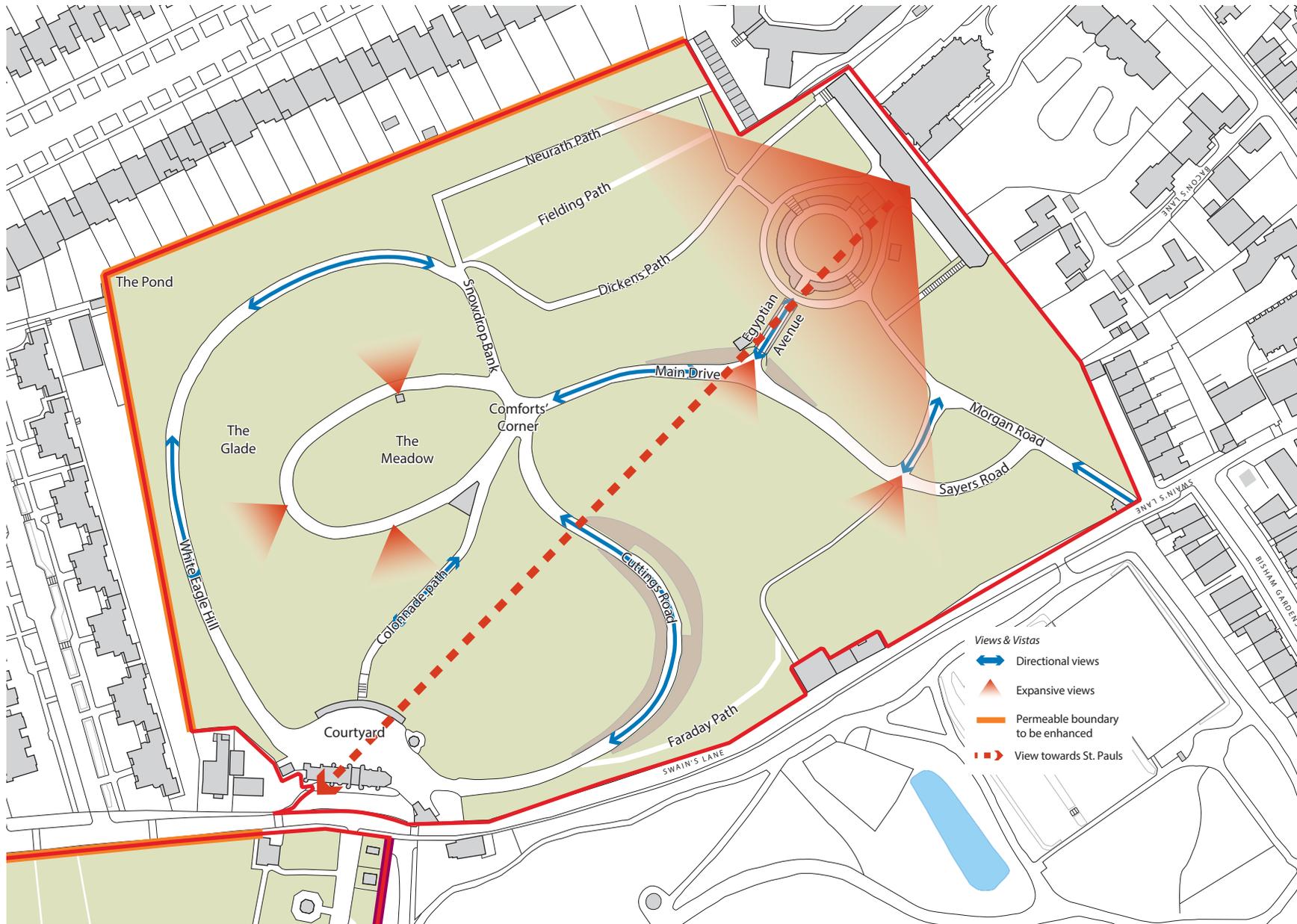


Fig. 102: Views and vista, West Cemetery

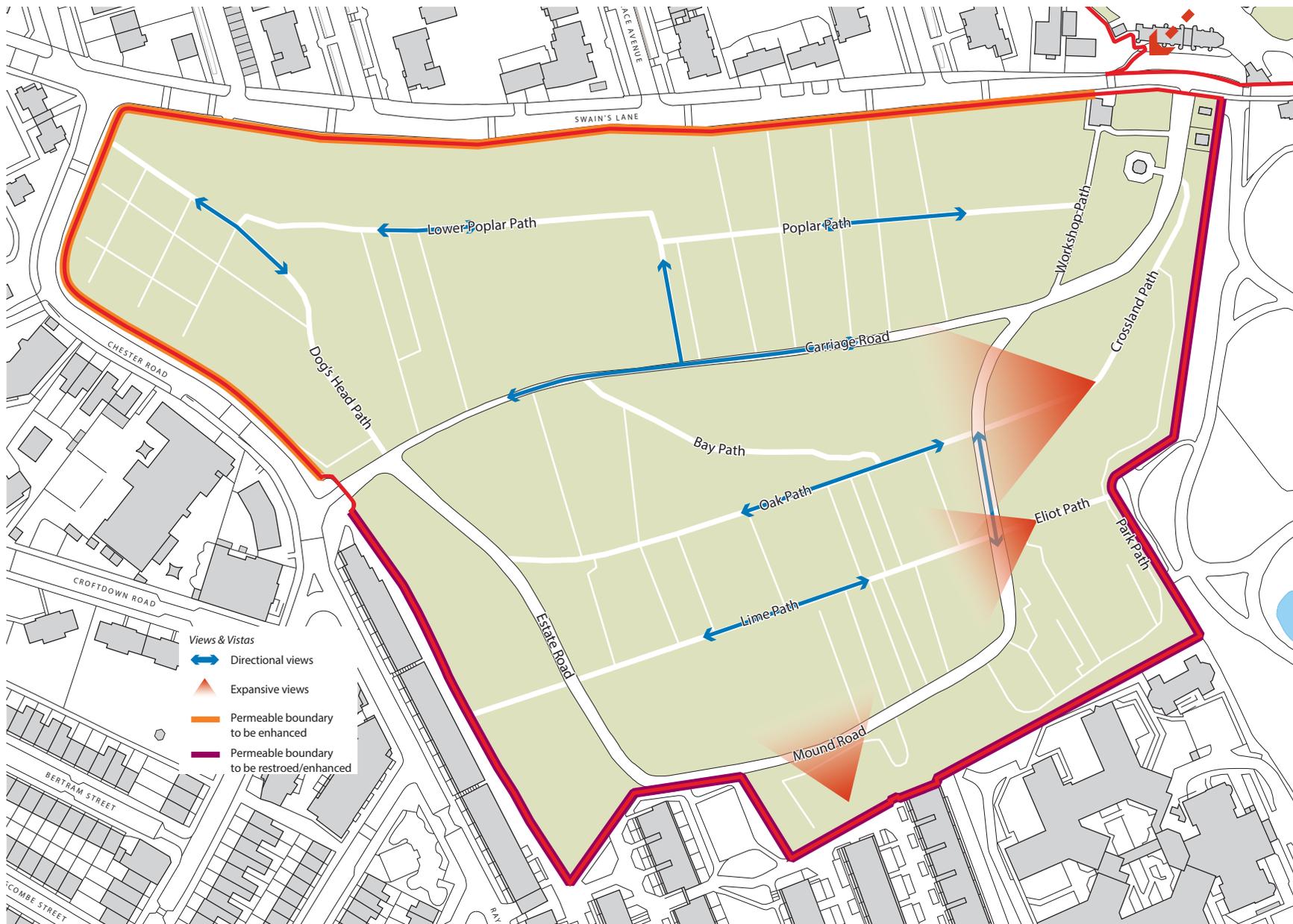


Fig. 103: Views and vista, East Cemetery

## TREES

### 6.4 Management of historic trees

#### Context

The majority of the historic trees in the site date from the mid-nineteenth to the early twentieth centuries, and most are part of the original design layout of the West and East Cemeteries. The Cedar of Lebanon pre-dates the Cemetery, and it is possible that some of the older trees, in particular the yew, may also be older than the Cemetery and were incorporated into the design.

Currently the historic trees in the West Cemetery are mainly cedar, yew, horse chestnut, ash, sycamore, and false acacia. Some of the cedar and most of the ash are in decline. Almost all the historic trees are being suppressed by adjacent younger ash in the secondary woodland, which have now grown to a similar height.

In the East Cemetery, the historic trees are lime, London plane, horse chestnut, oak, ash, and cherry; generally they are younger than those in the west and have longer life expectancies, however they are also being suppressed by the adjacent ash woodland.

#### Issues

Many of the historic trees are coming to the end of their life expectancy, and are being increasingly suppressed by the secondary ash woodland. There is a lack of replacement planting for these historic specimens.

#### Opportunity

There is an opportunity now to manage these historic trees to maximise their life expectancy. Combined with this, there is scope to create space for replanting the next generation, in accordance with a landscape plan.

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#### Policy 6.4

The lifespan of historic trees will be extended by careful management.

#### Objective 6.4.1

To halo around historic trees.

#### Guidance

- Carry out haloing around suppressed historic trees by removal of the adjacent younger ash trees, to enable adequate light and airflow to the middle and lower branches of the former. This will stop branch death in the lower canopy as a result of lack of light, and also decrease the likelihood of colonisation by pests and diseases.
- Haloing should be done in stages around the oldest and less healthy historic trees, as sudden re-exposure of shaded branches to sunlight and wind can cause foliar and shoot death, and branch breakage as a result of increased and new wind loading stresses.

#### Objective 6.4.2

To reduce the likelihood of branch, stem or whole tree failure by carrying out remedial tree surgery.

#### Guidance

- Actions include crown / stem / branch reduction, crown thinning, stem / branch bracing, and unsound stem / branch removal.
- In extreme cases, whole tree felling may be required where the tree in question has become fundamentally unstable and liable to collapse.

## 6.5 New planting

### Context

The West and East Cemeteries at Highgate contain a framework of historic trees, several of which have limited life expectancy. Currently there is a serious lack of any planned succession planting to replace the historic tree and shrub layout, and to diversify habitat. The vast majority of young trees are self-sets, and the shrub layer is scarce. There are a few remnant sections of hedge, but these are being outcompeted and are dying.

### Issues

As a result of uncontrolled secondary woodland establishment, there is a scarcity of understorey trees and shrubs, both ornamental and native, to provide replacements for the historic overstorey trees and shrub layer.

This has significant implications for the current and future quality of the designed landscape. If no action is taken, there will be a sparse, random tree and shrub cover in 30–50 years' time, with little semblance to the original design layout.

### Opportunity

There is an opportunity to carry out phased replacement planting of ornamental and native trees and shrubs in line with a landscape plan. This should be set out in the Implementation Plan together with an associated programme for the removal of secondary woodland.

Species of historic importance as well as complementary new species and cultivars can be used.

Diversification of the species composition will also help to safeguard the cemetery landscape against the impact of pests, diseases and climate change.

Where appropriate, for example along certain path edges and boundaries, hedges can be restored using native species.



Fig. 104: Seasonal colours at Westonbirt Arboretum, Gloucestershire

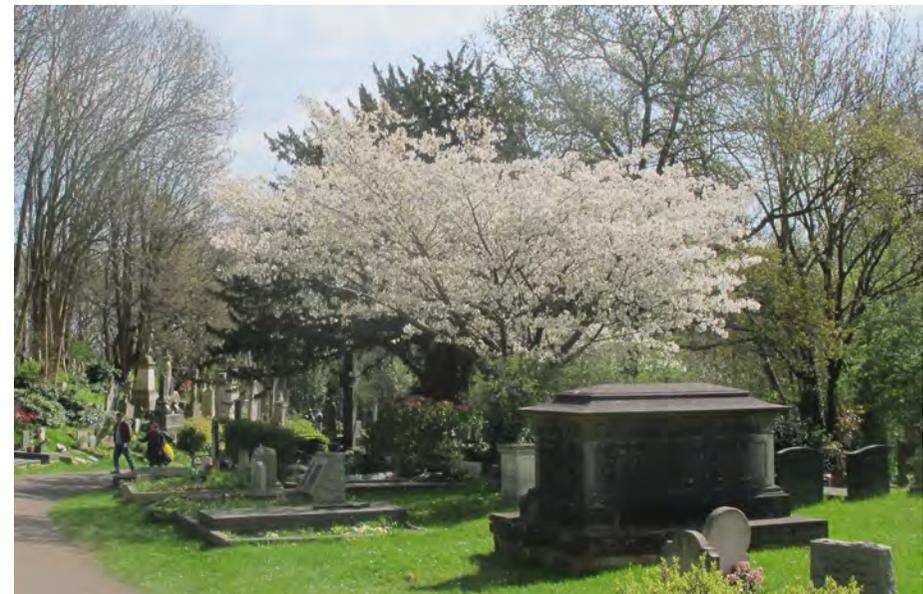


Fig. 105: Flowering cherry in East Cemetery

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**Policy 6.5**

Secondary woodland will be cleared in phases to make way for a planned replanting programme.

**Objective 6.5.1**

To plant the next generation of trees in spaces created by the clearance of secondary woodland.

**Guidance**

- Prioritise planting at path junctions, alongside main paths or within more historically informal areas such as character areas Hill (Dissenters' Ground) in the West Cemetery and Swain's Ground in the East Cemetery, to enhance the ornamental aspect of the landscape character and to aid orientation.
- New planting should be carried out in phases, according to the programme which will be set out in the Implementation Plan. The phasing is necessary for both practical and aesthetic reasons.

**Objective 6.5.2**

To select new planting from a list of appropriate tree and shrub species and cultivars (See table, [Appendix A](#)).

**Guidance**

- The FOHC should not be confined to historic varieties but choose the best cultivars available today in order to contribute to the dynamic of the designed landscape.
- Be mindful of existing plant health issues when selecting species and cultivars but do not necessarily avoid experimentation.
- In order to preserve wild British plant communities and limit the transmittance of diseases, native plants should be obtained from nurseries who are permitted to propagate from British stock.
- Do not permit the planting of invasive or potentially harmful exotic plants to avoid potentially costly future management/eradication. Grave owners should be informed of which plants are not suitable to plant within the Cemetery.

**Objective 6.5.3**

To ensure that all new planting is successfully established.

**Guidance**

- Recommendations for how new planting should be maintained will be contained in the Maintenance Plan.

## 6.6 Increased variety of trees and shrubs

### Context

Although Highgate Cemetery was not formally designed as an arboretum, a landscape that offered aesthetic delight and educational improvement was an underlying theme of the Victorian cemetery movement as promoted by figures such as J.C. Loudon. Contemporary sites such as the Nottingham Road Cemetery, Derby; Botley Road Cemetery, Southampton; and Abney Park, London all recorded similar approaches to planting in the landscape. The predominantly evergreen palette of the West Cemetery includes important specimen trees such as Irish yew, Cedar of Lebanon and Wellingtonia and broadleaves such as weeping ash. Similarly the East Cemetery reflects a sense of an arboretum in the mixed ornamental plantings such as fastigiata hornbeam and flowering cherry.

### Issues

The ornamental tree stock within Highgate Cemetery is in decline affected by age and overcrowding. This applies equally to the generally older evergreens in the West Cemetery and the younger broadleaves, which include species such as flowering cherry, ornamental acer and lilac, in the East Cemetery.

### Opportunity

To refresh and augment the tree stock, taking advantage of opportunities presented through woodland and shrub clearance, the refinement of the path network and targeted restoration works to built features, to introduce new species and cultivars for year-round display and greater communal interest. The broadening of the tree stock will also increase resilience to threats to plant-health through variety and increased age range and introduce new and additional habitat. In addition, a greater ornamental presence will enhance the role of the Cemetery as an important local green space, for neighbours and other visitors alike.

### Policy 6.6

The variety of forest and ornamental trees and large flowering shrubs will be increased.

#### Objective 6.6.1

To identify opportunities for new planting following tree removal or reduction.

#### Guidance

- New planting should consist of a diversity of native and non-native woody and shrub species, along with ornamental species.
- A range of planting will increase habitat heterogeneity within and between the East and West Cemetery.
- See list of recommended plants at [Appendix A](#) for suggestions of suitable species.

#### Objective 6.6.2

To be guided by historic precedent in the form, scale, spacing and arrangement of specimen trees.

#### Guidance

- Overall, planting diversity should be maximised within the parameters of a landscape plan.

#### Objective 6.6.3

To anticipate the eventual size of large forest trees, such as cedar, Oriental plane and beech when devising planting schemes.

## 6.7 Managing the understorey

### Context

Currently the woodland understorey is dominated by bramble and ivy, with a sparse shrub layer, and very little regeneration of desirable tree and shrub species. There are sections on the periphery of both cemeteries which are either open or cleared secondary woodland with some scattered replanting of trees and shrubs; the latter sections occupy approximately 20% of the total ground area in total.

### Issues

At present the woodland understorey within the Cemetery is largely unmanageable owing to the encroachment of secondary woodland. Large areas of the woodland ground layer are dominated by bramble and ivy, and there is very little regeneration of desirable tree and shrub species.

In the areas of grass or cleared woodland, the understorey and ground layer are better managed as they are more accessible.

### Opportunity

Within the secondary woodland areas, there is an opportunity to replace unmanaged understorey with areas of tree and shrub replanting, and open grass, in accordance with a landscape plan. Some low intervention woodland zones could also be defined and incorporated into the masterplan. This process will help to re-establish the more open historic landscape character of the site.

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### Policy 6.7

The woodland understorey will be actively managed.

### Objective 6.7.1

To identify in the landscape plan which areas should be re-established as grass or shrubs or receive minimal maintenance

### Guidance

- Clearance of bramble and / or ivy will be done by cutting / digging / herbicide treatment as necessary (see [Policy 6.11](#)).
- In areas designated for grass re-establishment, the ground will be prepared to a suitable tilth and reseeded with grass. The techniques used will need to account for the physical limitations posed by the graves and associated built structures: use of manual tools or small machinery only is realistic.

## 6.8 Plant health and climate change

### Context

There is an increasing threat to the health of trees in the UK from pests, diseases, and climate change. The ongoing globalization of our world means that tree pests and diseases can be spread ever more quickly from one country to another, some of these have the potential to decimate tree species in the UK.

At present, for example, chalara dieback of ash is becoming widespread in the UK, and could eradicate the majority of our ash trees over the next 20–30 years (see [Policy 6.9](#)).

Trees are sensitive to the environment in which they live, and climate change could alter the overall growing environment for UK trees significantly enough to threaten the viability of some species. Beech, for example, are sensitive to increased temperatures and exposure to sunlight, both of which put them under greater physiological stress, making them more prone to pest and disease colonisation.

### Issues

Currently the most significant threat to the Highgate Cemetery tree population is Chalara dieback of ash, and this disease has already been recorded in nearby London boroughs (see [Policy 6.9](#)). The majority of the trees in both cemeteries are ash.

Other significant pests and diseases which could affect the tree population are:

- Acute oak decline / Oak Processionary moth (oak)
- Bleeding canker / leaf miner (horse chestnut)
- Sirococcus blight (cedar)
- Massaria disease (London plane)
- Dutch elm disease (elm)
- Box moth (box)

### Opportunity

Future proactive management of the Highgate Cemetery tree population, focusing on phased clearance and replanting, creates an opportunity to counteract the potential negative effects of pests, diseases, and climate change. Planting a wide range of tree species, avoiding use of species with susceptibility to pests or diseases known to be present in the UK, and use of species which are likely to be less affected by the predicted changes to the UK climate, are all suitable tactics in this context.

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### Policy 6.8

The tree population will be managed so that it is less prone to pests, disease and climate change.

**Objective 6.8.1**

To ensure that the tree-growing environment is as beneficial as possible.

**Guidance**

- In particular, avoid soil compaction and above / below ground damage to trees. A tree growing in beneficial conditions is likely to be of good vitality, and this will help if a disease epidemic breaks out, as stressed trees are more susceptible to colonisation by disease.

**Objective 6.8.2**

To monitor trees regularly for symptoms of ill-health and undertake appropriate remedial action.

**Guidance**

- Symptoms include foliar death and damage; crown dieback/dead branches; encrustations, fluxes, and bleeding on the bark; the formation of sunken cankers on stems and branches. There are several known tree diseases currently affecting our native and naturalised tree species, and monitoring is essential to check for their presence.
- Remedial measures include pruning, feeding, mulching, soil de-compaction, sanitation, and fungicidal injections. In certain circumstances, whole tree removal may be the only viable solution.

**Objective 6.8.3**

To keep records of tree monitoring and remedial work.

**Guidance**

- Record keeping is important to keep information on pest and disease issues, implementation of recommended treatments, and response of trees to these treatments.

**Objective 6.8.4**

To establish a biosecurity code of practice based on Forestry Commission guidance.

**Guidance**

- Biosecurity measures should be understood and followed by all staff and contractors that work on the site. Tools, footwear and machinery should be cleaned particularly if moving from one site to another.

The Forestry Commission website gives very useful information on symptoms of these diseases and control measures, as well as Biosecurity guidelines (see [www.forestry.gov.uk/biosecurity](http://www.forestry.gov.uk/biosecurity)). It is essential that the correct procedures and control measures are followed if any significant diseases are found.

It is best to contact an arboricultural consultant or the Forestry Commission's Tree Health Diagnostic and Advisory service at Alice Holt in Surrey ([www.forestryresearch.gov.uk/services/tree-health-diagnostic-and-advisory-service](http://www.forestryresearch.gov.uk/services/tree-health-diagnostic-and-advisory-service)) if you suspect the presence of a disease, and are unsure how to proceed.

**Objective 6.8.5**

To plant a diverse range of trees (see list of recommended species in [Appendix A](#)).

**Guidance**

- Use a diverse range of tree species to lessen the impact of catastrophic decline of certain species as a result of pests, diseases or climate change.
- Avoiding the use of tree species known to be susceptible to pests and diseases present in the UK.
- Use tree species likely to be more tolerant of the predicted changes to our climate. The Forestry Commission's tree and shrub species selection and ecological site classification guides (<https://www.forestryresearch.gov.uk/esc>) are valuable tools in this respect.

## 6.9 Ash die-back

### Context

Chalara dieback of ash is a fungal disease spread by windblown spores and infecting ash trees via leaves and shoots. European experience of the disease indicates it is usually fatal for infected trees after a few years.

The disease has now been recorded over most of the UK, and the severity of its effect on our ash population will become apparent over the next 10–15 years.

The tree cover is dominated by ash, largely as a result of the regeneration of secondary ash woodland over much of the site since the 1970s. There are also many mature ash within the historic tree population.

### Issues

As a result of colonisation of both cemeteries by ash secondary woodland since the 1970s the tree population is dominated by ash. Much of this is growing in undesirable locations on or next to graves. Although there are no obvious symptoms of Chalara dieback yet, the ash trees are very likely to become infected over the next few years, and symptoms of associated ill-health will start to appear.

Therefore, there is a significant probability that the majority of the tree cover at the Cemetery will be lost in the medium term.

### Opportunity

There is an opportunity to mitigate against the impact of Chalara dieback by a phased programme of woodland clearance and replanting. This will enable a diversity of other species to be planted in accordance with a landscape plan.

There is likely to be some resistance in our ash population to this disease, and therefore the retention of the healthy mature ash on the site as well as some small pockets of the younger 'secondary' stock may help to identify resistant trees. These could be helpful in providing clones or seedlings for the Forestry Commission's programme for breeding Chalara-resistant trees in the future.

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### Policy 6.9

The potential impact of ash die-back will be minimised through careful monitoring and planning.

#### Objective 6.9.1

To monitor ash trees for symptoms of Chalara dieback.

#### Guidance

This can be carried out by in-house staff, using guidance information on the Forestry Commission website (<https://www.forestry.gov.uk/ashdieback#Symptoms>).

If symptoms are found or suspected, an expert arboriculturalist or the Forestry Commission's Tree Health Diagnostic and Advisory Service at Alice Holt, Surrey, can be contacted for assistance.

Following appropriate biosecurity measures (see [www.forestry.gov.uk/biosecurity](http://www.forestry.gov.uk/biosecurity)) can help to slow the spread of disease across this site and to other nearby ash populations.

#### Objective 6.9.2

To retain healthy mature ash and some younger pockets of secondary ash woodland.

#### Guidance

- This will provide a potential source of resistant trees for future breeding programmes.

#### Objective 6.9.3

To reduce the dominance of ash trees as a proportion of the tree population.

#### Guidance

- Reducing the predominance of ash across the Cemetery will lessen the potential damage to its character which could be caused by ash die-back.

## ECOLOGY

### 6.10 Biodiversity

#### Context

Highgate Cemetery is a non-statutory designated Site of Metropolitan Importance for nature conservation (SMINC). Secondary woodland of ash (*Fraxinus excelsior*) and sycamore (*Acer pseudoplatanus*) has become established amongst the ornate tombs and mausoleums, and the stonework supports a diversity of lichens, ferns and mosses. A rich assemblage of plants, invertebrates and birds occurs in the woodland and glades, including many unusual species for this central location.

#### Issues

The lack of a formal ecological management plan has led to a degradation in the structure and function of the secondary woodland for which Highgate Cemetery is partly designated as a SMINC.

The site's continued use as a burial ground may conflict with the SMINC designation.

#### Opportunity

To better manage the site to maintain and enhance the ecological features that are part of the reason for Highgate Cemetery's designation as an SMINC. This will increase the biodiversity interest of the site, as well as promote greater public appreciation and enjoyment.

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#### Policy 6.10

The biodiversity interest of the site is important and will be taken into account when managing the Cemetery.

#### Objective 6.10.1

To ensure that biodiversity is properly considered in the landscape plan.

#### Objective 6.10.2

To manage areas of continuous scrub to minimise their succession into woodland.

#### Guidance:

- This can be achieved through selective thinning of the self-set sapling trees, hawthorn and common ivy dominating the ground flora.
- It is recommended that the area of species-poor semi-improved grassland in the West Cemetery is allowed to persist through not undertaking intensive management (regular mowing), and instead using just one autumn cut with arisings removed to minimise nutrient enrichment. This management would also benefit the areas of amenity grassland throughout the site that are currently considered to have limited value for biodiversity.
- Encourage native seasonal bulbs and perennials to colonize areas of the landscape, providing colour and planting interest while reducing the need for regular grass cutting.

## 6.11 Invasive species

### Context

The habitats have undergone natural succession due to a lack of formal management. Due to this lack of management, common ivy (*Hedera helix*) has been allowed to dominate the woodland understorey and ground flora, covering large areas of ground and monuments.

Above-ground adult ivy can be beneficial as the flowering stems provide a good source of nectar for insects in the autumn, the berries provide food for birds and the leaves provide cover and nesting opportunities for birds. The juvenile creeping stems, which form the majority of the ivy found across the site, have less ecological value.

Invasive species listed under schedule 9 of the Wildlife and Countryside Act (1981) are also present, namely rhododendron (*Rhododendron ponticum*). Rhododendron is a highly invasive species that spreads quickly and outcompetes the native plant species found in the understorey and ground flora of woodlands. The shading caused by rhododendron can lead to the eradication of these native plant species in affected areas.

The removal of ivy and rhododendron from the site will increase the availability of space for native plants species of higher biodiversity value. This will act to enhance the biodiversity interest of the site and contribute to the SMINC designation (see [Policy 6.10 Biodiversity](#)) as well as contribute to the enhancement of its historic significance as a designed memorial landscape.

### Issues

The lack of habitat management has led to the establishment of dense areas of ivy cover and a high prevalence of rhododendron in some areas of the site.

The dense ivy cover is negatively impacting the diversity of ground flora and causes damage to the monuments and trees.

The stands of rhododendron are outcompeting native species and limiting opportunities for the provision of new areas of more beneficial planting.

### Opportunity

To better manage Highgate Cemetery so that, whilst maintaining some small areas of common ivy cover (as it is a native species with some biodiversity value), large areas of common ivy and all rhododendron can be removed to improve the diversity of plant species present on-site which will also have beneficial effects for species groups such as invertebrates and birds.

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### Policy 6.11

Space will be created for native plant species of higher diversity value.

### Objective 6.11.1

To remove common ivy from the ground and from some trees.

**Guidance**

- Where stems are visible and accessible, a section of the stem should be cut and removed. If desired, stems can be treated with appropriate chemicals to increase the efficacy of removal ([www.rhs.org.uk](http://www.rhs.org.uk)).
- Before attempting to remove the ivy that has been cut off from the root system, the ivy should be allowed to die back naturally. This should act to reduce the likelihood of damage occurring to stonework during removal.
- An alternative method that will avoid the use of chemicals is to cut back the woody stems and dig the root systems out of the ground but only where practical and where there is minimal risk to historic structures or other planting.
- For common ivy on the ground located in more accessible but discrete areas and where damage to stonework is less likely, ivy may be controlled by clearing away as much of the ground cover as possible before laying a weed-control fabric and a 10-15cm deep layer of bark mulch. This will be required to be left for two growth seasons.
- Some isolated pockets of mature ivy should be retained for ecological value and managed to prevent it spreading. For example, it provides a good source of nectar for invertebrates late in the flowering season (September – November) as well as cover and nesting opportunities for birds. These small pockets should be managed in perpetuity to minimise the risk of common ivy spreading across the Cemetery.

**Objective 6.11.2**

To actively manage the invasive *Rhododendron ponticum* in the cemetery, with a view to its eventual removal.

**Guidance**

- The species may be removed through stem treatment, which requires cutting the foliage and main stem back to just above ground level, and spot treating the exposed stem with a suitable chemical ([treesforlife.org.uk](http://treesforlife.org.uk)).
- To avoid the use of chemicals, *Rhododendron ponticum* can also be uprooted, to remove the root system from the ground. This requires an excavator with an uprooting tool for more mature shrubs but hand digging would be required in confined or more sensitive locations.
- Following removal, the entire site should be monitored for regrowth of *Rhododendron ponticum*, paying particular attention to those areas where it was previously present. This should allow young plants to be identified and removed, reducing future management costs and eventually leading to the eradication of the species from the site.

**Objective 6.11.3**

To monitor for the presence of other invasive species.

**Guidance**

- As a useful guide, particularly invasive species are listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended)
- Monitoring should be carried out at least annually
- If any other invasive species are recorded during the monitoring work, consideration should be given as to how they can be best removed from the site in adherence with current best practice.

## 6.12 Deadwood

### Context

Highgate Cemetery is designated as a Site of Metropolitan Importance for nature conservation (SMINC). The secondary woodland for which the site is partly designated is known to support deadwood habitat, including frequent standing dead wood and mature trees in the canopy, which provide opportunities for nesting birds, bats, saproxylic (deadwood dependent) invertebrates, and fungi. Tree stumps and fallen dead wood have been deliberately left to rot down and arisings from management have frequently been arranged into habitat piles, which provides opportunities for saproxylic invertebrates, fungi, and small mammals, such as western European hedgehog (*Erinaceus europaeus*).

The site's continued use as a burial ground and management to restore elements of the historic landscape design need to accommodate a reasonable and informed provision for maintaining and enhancing deadwood habitat. This will ensure that biodiversity (in the form of saproxylic flora and fauna species) will be maintained and enhanced, thereby safeguarding the persistence of this habitat within the cemetery and maintaining the Cemetery's status as a SMINC.

### Issues

Changes in management measures employed on the site could result in a reduction in the abundance of deadwood habitat found there, reducing the habitat available for saproxylic flora and fauna species.

### Opportunity

To retain deadwood within Highgate Cemetery and improve the continuity of deadwood supply, to maintain and enhance the diversity and abundance of supported micro-habitats and saproxylic species found there, and to do so in accordance with relevant legislation.

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### Policy 6.12

The deadwood habitat will be retained and improved.

### Objective 6.12.1

To retain deadwood on site.

#### Guidance

- Try to avoid completely removing deadwood from the site. Where it is in an unsuitable area it should be retained but moved to a more suitable location.
- Deadwood habitats can occur on living trees, in the form of rot holes, dead limbs, decay columns, and heartrot (Forestry Commission (2012) *Managing deadwood in forests and woodland – Practice Guide*). The presence of deadwood should be considered when selecting which trees should be removed from the site.
- A proportion of standing and fallen deadwood should be left where the opportunity arises: this should be concentrated in areas of high ecological value, where there is existing deadwood and where linkages can be provided between deadwood habitats thus avoiding a uniform distribution ([treesforlife.org.uk](http://treesforlife.org.uk)).
- In general, larger pieces of deadwood (10cm or more in diameter) have more micro-habitats and support more species. However, this does not imply that deadwood less than 10cm has no habitat value. All areas of deadwood should therefore be retained where feasible.

### Objective 6.12.2

To ensure that there is deadwood of varying ages on site.

#### Guidance

- Continuity in the supply of deadwood is best facilitated through the presence of dead trees in varying states of decay. Management should therefore aim to ensure that deadwood of varying ages is retained throughout the site where it does not conflict with other aims of this Conservation Plan.

**Objective 6.12.3**

To manage the risk of harm from deadwood.

**Guidance**

- The chance of people being injured by deadwood is generally low, but a rigorous risk assessment procedure should be followed for deadwood in areas which are regularly used by the public.

**6.13 Diversity of planting****Context**

Highgate Cemetery is a historic designed landscape. In the past, it was much more open with occasional mature standard trees, some of which survive within the now established secondary woodland. Current ecological recommendations specify that thinning of the woodland and removal of common ivy (*Hedera helix*) and rhododendron should be undertaken. Following this, it is recommended that native woody species and ornamental species of benefit to wildlife are planted within appropriate areas to increase the diversity of flora, which should act to improve biodiversity.

**Issues**

The introduction of ornamental species (some of which are invasive e.g. Rhododendron *Rhododendron ponticum*) and lack of management of the existing woodland detract from the function of the existing habitats.

**Opportunity**

To increase native woody species diversity and ornamental tree and shrub diversity through planting to maintain and enhance the ecological features at the site, as well as increase the aesthetic appeal of the landscape within the Cemetery.

**Policy 6.13**

Highgate Cemetery will be managed to encourage a diversity of flora which will benefit wildlife and maintain its ecological interest.

**Objective 6.13.1**

To plant a diversity of native and non-native flora.

**Guidance**

- This will be achieved through the planting of a mixture of native woody and shrub species, along with ornamental species.
- The table in [Appendix A](#) provides a list of native and non-native species of known wildlife benefit which could be used. It includes a number of non-native ornamental species and can be used in combination with native species in more formal situations.

## 6.14 Protected species

### Context

Highgate Cemetery is known to support protected and notable fauna (amphibians, bats, birds and invertebrates). Given the habitats present, it is also considered likely to support other species that have not previously been recorded at the site, such as reptiles and hedgehogs (*Erinaceus europaeus*). Previous work by Tyler Grange and local interest groups has revealed the presence of notable flora, namely great horsetail (*Equisetum telmateia*) and prickly sedge (*Carex muricata* spp. *lamprocarpa*); along with nationally scarce flora including ivy broomrape (*Orobanche hederæ*) and the liverwort Luisier's tufamoss (*Gymnostomum viridulum*).

Management should aim to ensure that the diversity and abundance of protected and notable species is maintained and where practicable, enhanced. This will ensure that biodiversity (in the form of individual flora and fauna species) will be maintained and enhanced, thereby safeguarding the persistence of these species. This will also contribute to the continued functionality of the site as a SMINC.

### Issues

The lack of a formal ecological management plan has led to natural succession in the habitat structure which, if left unchecked, is likely to result in a reduction in the suitability of the habitats for the range of protected and notable species found there.

### Opportunity

To better manage the Cemetery to maintain and enhance the diversity and abundance of protected and notable species found there, and to do so in accordance with relevant national legislation.

### Policy 6.14

The habitats of protected and notable species will be maintained.

#### Objective 6.14.1

To take into account the habitat needs of bats.

#### Guidance

- Bats and their roosts are protected by national legislation which the cemetery has a duty to comply with.
- Any trees to be removed or pruned should be subject to a Preliminary Bat Roost Assessment (PBRA) to ensure compliance with legislation.
- Engagement with the London Bat Group should continue to ensure the 50 bat boxes are monitored and maintained by appropriately licensed bat workers.
- Buildings, vaults and mausoleums should be subject to minimal interior disturbance (where practicable) as these are considered likely to contain bat roosts.
- Where repair works are proposed to built features appropriate advice and consents regarding bats must be obtained before work commences.
- Existing and proposed lighting should be designed to be sensitive to bats, through avoidance of illuminating habitats of value to bats (for example, woodland edges and bat boxes).
- Future planting should include native nectar-rich plant species, which should attract invertebrates by increasing the food resource for bats.

**Objective 6.14.2**

To take into account the nesting and habitat needs of birds.

**Guidance**

- Nests are protected from damage and destruction under the Wildlife and Countryside Act 1981. Avoid cutting of trees and shrubs during the nesting bird season (between March–August inclusive). If work needs to be carried out to trees during this period, it should be preceded by a check for nesting birds. If an active nest is discovered, a cordon should be set up around it and vegetation should not be removed until such time that the juvenile birds have fledged the nest and are independent of the adult birds. Ideally, the nesting bird check should be completed by a suitably qualified ecologist.
- Provide additional nesting habitat for a variety of species through increasing the prevalence of a developed woodland understorey where appropriate within the historic designed landscape. This may be achieved through removing trees to open up the tree canopy.
- Monitor the 89 bird boxes.
- Consider installing additional bird boxes.

**Objective 6.14.3**

To take into account the habitat needs of invertebrates.

**Guidance**

- Minimise disturbance within the vaults where the nationally scarce spider *Meta bourneti* is known to be present (as identified in the invertebrate report by Milner, E (2014). *Report on a ground invertebrate survey*. Acacia Environment: Unpublished).
- Relax the mowing regime in the areas of grassland, where practicable, to encourage beetle species to persist.
- Ensure habitat diversity (scrub, woodland, grassland, exposed gravestones) is maintained as part of the proposed Maintenance Plan.

**Objective 6.14.4**

To take into account the habitat needs of reptiles to encourage their presence.

**Guidance: Reptiles**

- Although reptiles have not been recorded, no specific surveys have been carried out and suitable habitat is present. The most likely reptiles to be found at Highgate are slow worms and common lizards. Managing the habitat to encourage reptiles will also have benefits for other species including breeding birds and invertebrates.
- Maintain the current grassland/woodland interfaces and improve the suitability of these areas for reptiles through the creation of a more graded habitat structure i.e. Grassland into scrub into woodland where appropriate within the historic designed landscape.
- Reduce shading around suitable gravestones and walls to expose them to increased levels of sunlight which will provide additional basking areas for reptiles.
- Increase the availability of reptile refugia through the provision of log/rubble piles and hibernacula in discrete areas of the landscape.

**Objective 6.14.5**

To take into account the habitat needs of hedgehogs.

**Guidance: Western European hedgehog**

- Create log piles and install hedgehog boxes to increase the amount of suitable hedgehog habitat within discrete areas of the landscape.
- Ensure habitat heterogeneity that favours hedgehogs through the provision of a varied habitat including areas of grassland, scrub and woodland.
- Maintain and enhance boundaries and gates which allow connectivity with surrounding gardens and green spaces, especially areas in the East Cemetery which are bounded by railings or hedges which provide possible entry points for hedgehogs.

**Objective 6.14.6**

To sustain and enhance populations of notable plants.

**Guidance: Plants**

- Where great horsetail is present in discrete woodland areas, ensure minimum intervention management of these areas is undertaken to allow the damp woodland habitat currently present to persist.
- Ensure discrete areas of grassland where prickly sedge is present are managed to maintain a short sward to reduce competition from grass species. Undertake selective mowing to avoid cutting the prickly sedge before it has flowered and set seed.
- Where ivy broomrape is present, allow common ivy to persist as ivy broomrape relies on the root of common ivy.
- Luisier's tufamoss is present at the cemetery (SMINC citation for the cemetery). In locations where this species is known to be present, ensure gravestones and buildings are left uncleaned (where practicable).

**Guidance: Lichens**

Lichens are present on many of the monuments, particularly in the West Cemetery. Their presence should be considered when carrying out any works to the monuments.

- Vegetation (particularly ivy) should be removed from the areas around monuments with significant lichen colonies to prevent over-shading.
- Where possible weed removal at the bottom of monuments should be carried out by hand as herbicide use can damage lichen.
- Grass cutting should be removed and not allowed to rot around the bottom of monuments.
- If work is being carried out to a monument that possesses significant lichen colonies, where possible the monument should be secured with bars/ digging in to avoid laying the structure flat on the ground, which may destroy the lichen colony.



Fig. 106: Habitat piles provide opportunities for fungi, invertebrates and small mammals

## INFRASTRUCTURE

### 6.15 Paths and drainage

#### Context

The principal circulation routes around the Cemetery which are shown on the 1869 OS map still survive (West Cemetery: Colonnade Path, Main Drive, Cuttings Road, White Eagle Hill; East Cemetery: Carriage Road, Mound Road and Estate Road) together with much of the secondary circulation. These circulation routes are essential to understand the historic landscape design and to provide safe, efficient site access. The increase in woodland post-1960 has contributed to the loss of secondary and service paths and the creation of often ad hoc arrangements. A wide variety of surfaces, edging treatments and drainage provision (together with the impact of overcrowded trees and dense ground cover close to the paths) have contributed to the deterioration of landscape character and condition.

#### Issues

The significance of the principal historic paths has been eroded by incremental changes in width, camber, surfacing and edging through changes in use and maintenance.

#### Opportunity

To provide clear, appropriate and enhanced routes of circulation, based on historic understanding and current operational requirements.

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#### Policy 6.15

Historic roads and paths will be repaired or reconstructed.

#### Objective 6.15.1

To commission specifications for roads and paths of different types.

#### Guidance

- A Landscape Architect or specialist engineer should be commissioned to draw up specifications for path improvements in response to specific site conditions.
- The work should be undertaken by a specialist engineer with experience of working in a conservation environment.
- The dimensions, edging and surface appearance of the principal circulation routes will be informed where possible by historic evidence from Highgate Cemetery, such as the use of a bitumen-based surface course, be responsive to anticipated use and applied consistently throughout the character areas.
- Historic materials associated with Highgate Cemetery will not limit the specifications and techniques proposed to meet existing challenges such as the anticipated increase in heavy rainfall and the need to provide a uniform and safe running surface for mechanical vehicles that can easily be maintained.
- The dimensions, edging (where required) and appearance of the secondary circulation will be informed where possible by historic evidence, such as the use of gravelled paths as part of an intimate, ornamental landscape experience, be responsive to anticipated use and applied consistently throughout the character areas.
- There will be a presumption against introducing steps along paths to accommodate changes in ground level in favour of graded slopes to enhance visitor experience and satisfy access requirements.
- The use of soft edges (grass feathering over the surface course) will be encouraged where it is considered to enhance landscape character, particularly in the East Cemetery, but with the acknowledgement of an additional maintenance requirement.
- The routes of secondary paths will only be diverted if there is a compelling reason to do so such as the presence of a veteran tree which the Cemetery wishes to retain.

- Specific informal paths associated with more recent and notable monuments and features may be adopted as part of the secondary circulation and treated accordingly by proposed improvement works.

#### **Objective 6.15.2**

To repair or reconstruct roads and paths.

#### **Guidance**

- Path improvement may be phased between the West and East Cemetery with further phasing within each to align with budgets and resources. This approach will also enable the continued use of the cemetery while works are underway through the use of path diversions.
- Works to the historic circulation should incorporate associated works such as improved drainage and servicing installation to reduce future disturbance to the surfacing or substructure and to improve the operation of the Cemetery.
- A drainage assessment should be commissioned to inform a strategy of path improvement. This should identify design opportunities for improving run off from the principal and secondary circulations in order to reduce path side erosion and to retain a sound surface course. Design opportunities should be inspired by good examples of modern intervention and practice from within the historic environment and contemporary public realm.
- A road-like cement curb is not desirable. The edge should be minimal and as unobtrusive as possible.
- The colour of any artificial paths should be selected to harmonise with the colours in the landscape. Black, i.e. tarmac, colour would be too harsh on the eye.

#### **Objective 6.15.3**

To regrade and resurface the Courtyard.

#### **Guidance**

- This will allow improvements to the setting of the Chapel and Colonnade (see [Objective 6.17.2](#)) and also to the quality of materials.
- The other aim is to improve the drainage of the Chapel

#### **Objective 6.15.4**

To create new paths only when there is a compelling justification to do so.

#### **Guidance**

- The location of any new path would be informed by its relationship to the surrounding landscape composition, monuments and planting to minimize harm to significance and intrusion to grave owners.
- The location of the path will inform its construction with the preference for such paths to resemble the secondary paths for design consistency.
- New paths will be clearly recorded as additions on any supporting landscape plan or similar record.

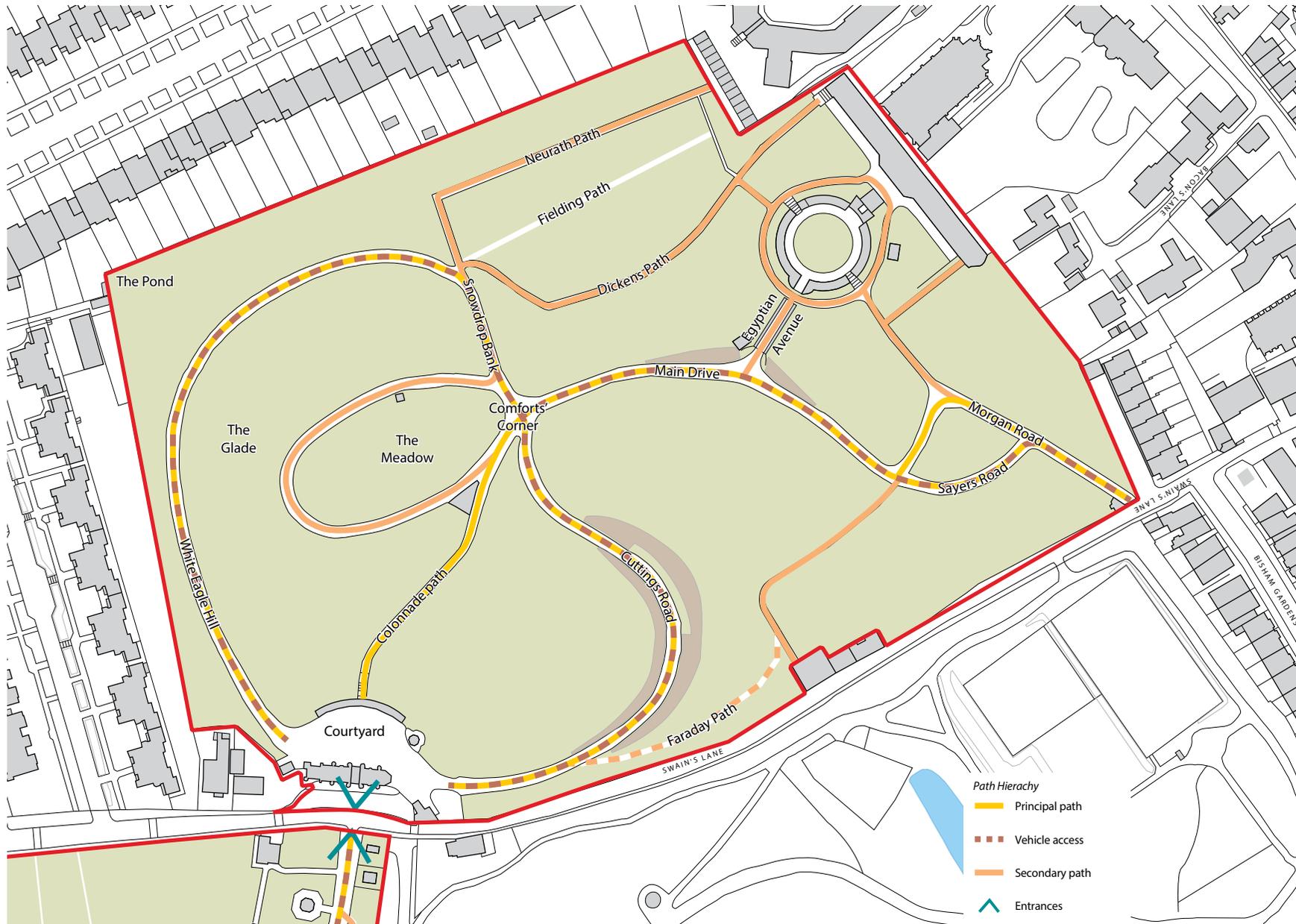


Fig. 107: Path hierarchy, West Cemetery



Fig. 108: Path hierarchy, East Cemetery

## 6.16 Authentic paint colours

### Context

Highgate Cemetery preserves many examples of ironwork from the nineteenth century. This includes boundary railings, railing sets on tombs, doors and gates to vaults (e.g. Cuttings Road and the Terrace Catacombs).

Historically, and particularly in the nineteenth century, railings were painted in a variety of colours, including green and grey. Dark green was often preferred for gardens and landscapes. The indiscriminate use of black paint for railings is a twentieth century phenomenon that detracts from the character and appearance of the historic buildings and memorial structures.

### Opportunity

The use of historically authentic paint colours on ironwork will enhance the historic interest of the Cemetery and better reveal the significance of the site.

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### Policy 6.16

Historically authentic colours will be specified for re-painting ironwork.

### Guidance

- There is no conservation requirement or listed building consent requirement to restore historic colour schemes. However, there is a benefit to doing so, as this practice generally helps to reveal significance and enhances historic character.
- There are historic photographs showing the gates to the Terrace Catacombs with green paint. This and other evidence, including from paint scrapes where feasible, should be gathered to inform the approach to future painting of ironwork.
- Investigations into historic paint layers should be carried out by a specialist conservator with relevant experience.



Fig. 109: Example of railing from Highgate Cemetery showing traces of original paint colours



Fig. 110: Sketch for restoration of the Chapel (John Scott of Oliver West and John Scott Architects Ltd.)

## BUILDINGS

### 6.17 Repair of buildings

#### Context

Since the 1980s, all of the principal buildings and mausolea have been repaired, some supported by grant aid from English Heritage (now Historic England). Projects include the Terrace Catacombs, Chapel, North Lodge, Colonnade, Forecourt, Egyptian Avenue, Circle of Lebanon, Beer Mausoleum, South Boundary Wall and North Boundary Wall.

In the Egyptian Avenue and Lebanon Circle a specific approach of 'conserve as found' has been adopted. This was intended to preserve the appearance of 'romantic decay' while repairing and stabilising the structure.

All built structures will require ongoing maintenance and repair to preserve the significance embodied in their historic fabric.

#### Issues

Lack of adequate repair to buildings may lead to further damage and decay, diminishing the aesthetic, archaeological and historic interest of Highgate Cemetery.

#### Opportunity

To stabilise the condition of built structures in order to arrest decay and maintain the significance of the Cemetery.

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#### Policy 6.17

**Buildings will be maintained in good repair and, where appropriate, restored.**

#### Objective 6.17.1

To restore the Chapel exterior to its appearance after the 1855 extension, by reinstating its lost cupola, pinnacles and finials (see [Fig. 110](#)).

#### Guidance

- Generally speaking, restoration should not be contemplated unless it is beneficial to the overall significance of the site. In this case it is not just the significance of the listed building that will be better revealed, but also its important role as a landmark on Swain's Lane and in the wider landscape of the Cemetery and Waterlow Park.
- Good conservation practice recommends that restoration should not be conjectural but should be based on firm evidence. This is provided in the form of several photographs that survive depicting the Chapel before its pinnacles were removed. Measurements scaled from the historic photographs can be related to the buttresses and bay windows from which the pinnacles and finials sprung. All of these buttresses and bay windows survive today (some have a weatherproof capping installed in the 1980s).
- As part of the restoration of the exterior the surface-mounted cabling should be removed.
- The Chapel's role as a landmark can be enhanced through a carefully designed lighting scheme.
- It would be desirable to lower the surrounding ground levels particularly on the north-west side in order to solve the problem of surface-run off water damaging the Chapel.

#### Objective 6.17.2

To restore the Colonnade by reinstating the original ground levels and floor surface.

#### Guidance

- Restoring the ground levels in and around the Colonnade would reinstate the original proportions of the piers and therefore better reveal the significance of the listed building.

- Restoration should not be conjectural but should be based on firm evidence. In this case there are historic photographs but also physical evidence on site, revealed during investigation works in March 2018 (Fig. 111). Excavation at the south end of the Colonnade showed that the original bases of the piers are lower than the (later) pavement. Further investigation should provide enough evidence for a full restoration.
- Restoration of the original ground levels would result in a step-up from the Courtyard to the Colonnade. It may also be possible to integrate step-free access through careful manipulation of the ground levels to create a discreet ramp.

#### **Objective 6.17.3**

To maintain the 'conserve as found' approach in the Egyptian Avenue and Circle of Lebanon and monitor its effectiveness.

#### **Guidance**

- The Egyptian Avenue and Circle of Lebanon are significant for their extremely high design interest and for their historic interest. The weathered appearance adds another layer of more modest aesthetic interest.
- The 'conserve as found' approach, which includes pinning back loose render, has been successful in preserving the aesthetic of romantic decay. Its success was recognised with a Europa Nostra conservation award in 1998.
- There is no imperative at present to complete areas of missing render or to reinstate the lost part of the south obelisk.
- If the 'conserve as found' approach proves to be problematic in the long-term, e.g. if it is found to be causing irreversible damage, then preservation of the structure and its design should take precedence over the idea of maintaining the aesthetic of romantic decay.

#### **Objective 6.17.4**

To commission regular condition surveys of cemetery buildings as the basis for a programme of repair and maintenance.

#### **Guidance**

- A condition survey should be carried out every five years by a suitably experienced conservation architect or surveyor. The condition survey of the monuments by Richard Griffiths Architects may serve as a useful guide.

#### **Objective 6.17.5**

To ensure that records are kept of work undertaken to site buildings and structures.

#### **Guidance**

- By recording works that are undertaken to buildings and structures, the Cemetery can be managed and conserved more effectively. Decisions can then be made based on an informed understanding of the site.
- Essential information that should be recorded (as a minimum) includes date and timescales, the nature of the work, and references to any consents obtained. This information can be entered into the Highgate Cemetery Gazetteer. In addition it would be desirable to retain and file away any drawings prepared or photographs taken.



Fig. 111: Investigation works (March 2018) revealing original height of Colonnade plinth

## MAUSOLEA AND MONUMENTS

### 6.18 Repair of monuments

#### Context

When the FOHCT took over management of Highgate Cemetery, they inherited a site which had been neglected for many years. The desire to preserve the atmospheric character of the Cemetery, coupled with a lack of resources, time and staff to achieve the high levels of maintenance and repair practised historically, informed a policy of 'managed neglect' of the landscape. The uncontrolled tree and vegetation growth this policy allowed has accelerated damage to monuments.

Highgate Cemetery contains around 50,000 monuments and headstones. Scoping studies on the condition of the monuments in the West and East Cemeteries carried out by Richard Griffiths architects in 2010 and 2014 identified that a significant number of the monuments are in a poor condition and require repair to ensure the historic character of the Cemetery is preserved for the future.

Listed monuments have received attention and all were assessed to be in good or reasonably good condition in the scoping studies. But the majority of the remaining monuments are in a fairly poor condition and there is a big backlog of repair work required to prevent further decay and loss of character. Repairs on this scale are unfeasible without a selective approach based upon a clear hierarchy of priorities for repair. Repairs need to be carefully phased to ensure that the most significant areas and monuments are prioritised for attention.

The damage to monuments has been primarily caused by tree growth and vegetation, but other factors include: earth movement and uneven settlement, general decay caused by weathering, occasional past acts of vandalism.

Technically, memorials are the property and responsibility of grave owners, but with the passage of years many are long forgotten and unvisited.

The scoping studies provide more detailed guidance on standards of repair to monuments and should be used to guide future programmes of repair.

#### Issues

The FOHCT may lack the time and resources to carry out the levels of repair necessary.

Without a clear, phased strategy for repair, monuments will continue to decay, diminishing the aesthetic and historic interest of Highgate Cemetery.

Inappropriate or insensitive methods of repair may harm historic monuments. Lack of evidence for original appearance of monuments may make informed repair difficult.

Over-repair of monuments may harm the romantic atmosphere of decayed grandeur which now contributes to the significance of Highgate Cemetery

#### Opportunity

To carry out a phased programme of repair, taking into account available personnel and resources, to conserve historic monuments across the site.

To stabilise the condition of structures in order to arrest decay, maintain the significance of the Cemetery and prevent further erosion of its Victorian memorial character.

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#### Policy 6.18

Repairs to mausolea and monuments will be prioritised based on condition and significance of the monument.

#### Objective 6.18.1

To adopt the priorities for repairing monuments set out in the scoping studies carried out by Richard Griffiths Architects (*Highgate West Cemetery, Monument Scoping Survey*, Richard Griffiths Architects, October 2010 and *Highgate East Cemetery, Monument Scoping Survey*, Richard Griffiths Architects, September 2014).

**Guidance**

- The scoping studies suggest that works are carried out according to the following order of priorities:
  - Monuments posing an immediate health and safety risk
  - Listed monuments
  - Unlisted monuments commemorating significant people
  - Larger unlisted pedestal monuments forming visual accents
  - Other unlisted monuments of architectural interest or visual prominence
  - Vaulted structures not included above
  - Remaining monuments and headstones
 (The Trustees have a legal responsibility to prioritise works for health and safety reasons)
- Adopt a hierarchy of monuments – begin with those larger monuments flanking paths to preserve the design integrity of the Cemetery.
- The scoping studies provide further information on areas of most significance to prioritise for monument repairs.

**Objective 6.18.2**

To develop guidance on monument repair, including which monuments would not be feasible or desirable to repair.

**Guidance**

- The scoping studies provide further detail on how repairs should be carried out. This could form the basis of a guidance document on monument repair.
- The guidance on repair should set out clearly both a philosophical approach (what should be repaired, when it might be appropriate to reinstate/restore) and specific guidance on suitable methods (e.g. use of appropriate materials).
- Guidance should be reviewed at regular intervals.

**Objective 6.18.3**

To co-ordinate monument repairs with landscape works.

**Guidance**

- This will ensure that the root causes of disrepair are tackled alongside repair of the monuments.
- The Implementation Plan and Maintenance Plan will set out how monument repair will be coordinated with landscape management.

**Objective 6.18.4**

To undertake quinquennial inspections of listed monuments.

**Guidance**

- A regular inspection regime is established good practice for historic structures and helps to identify and address issues at an early stage. A nominated person should have responsibility for seeing that this is done and for following up with appropriate input into the maintenance regime.
- There should be a suitably funded maintenance programme for dealing with repairs required arising from the inspection regime. This will be set out in the Maintenance Plan.

**Objective 6.18.5**

To establish a method of recording work undertaken to mausolea and monuments.

**Guidance**

- This should include a selection of ‘before’ and ‘after’ images and relevant documents detailing the work carried out. This would help professionals who are specifying and carrying out work to the Cemetery to understand what had been done in the past. The material would need to be filed in a way which allowed it to be easily identified and accessed in the future.

## FUNERAL ACTIVITIES

### 6.19 Grave owners

#### Context

Highgate Cemetery was created as a place of burial. From the outset this core role has been complemented by its wider appeal as a place for visitors to enjoy.

Grave owners have entry to the site without charge and there is no annual maintenance fee for the upkeep of the grounds. This arrangement is partly funded by the ticketed entry system for visitors.

In addition there is a rolling programme of evening events which usually take place in the Chapel and occasionally in the Courtyard.

#### Issues

An increase in the number or frequency of visitors or events could spoil the tranquillity of the site for grave owners.

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#### Policy 6.19

A balance will be achieved between the needs of grave owners, the bereaved and other visitors.

#### Objective 6.19.1

To consider how to minimise any negative impacts on the bereaved when planning new developments and activities.

#### Guidance

- Events and tours should be carefully timed so as to minimize disruption, e.g. by establishing regular times that grave owners will be aware of.
- Grave owners should have access to information about times of events and tours.

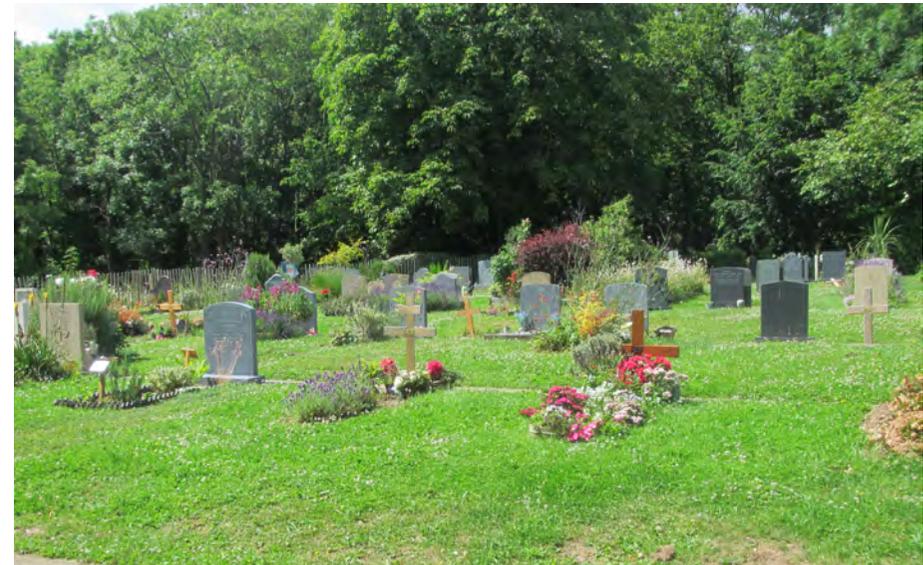
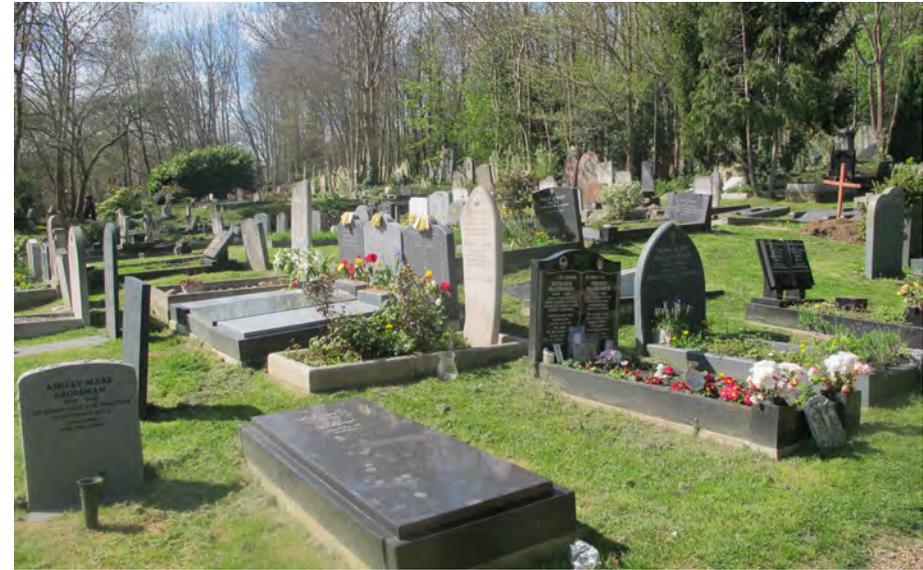


Fig. 112: Recent graves at the Mound, East Cemetery

## 6.20 New burials

### Context

Highgate Cemetery remains in active use for burials, which is fundamental to its significance. However, based on current sales of burial plots in identified burial areas, only a six-year supply of full-size graves remains. Some graves have been accommodated in confined and inappropriate situations which can negatively affect the character of the Cemetery.

### Issues

The reduction of space for full or cremation burials risks the loss of Highgate Cemetery as an active memorial landscape, which is both a key part of its significance and an important source of income.

### Opportunity

A new approach to the landscape will present a variety of options for burials informed by the significance of the different character areas (and associated considerations such as grave re-use and new columbaria). Such opportunities might include an increase in premium plots associated with the removal of internal hedgerows or informal paths.

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### Policy 6.20

New burials will take place only in appropriate locations.

#### Objective 6.20.1

To identify locations and maintain a map of the known and readily available burial space including full-size graves and cremation plots.

#### Guidance

- Continue to prioritise locations for new burials based on desirability of location, size of plot and intended memorial and future maintenance requirements.

#### Objective 6.20.2

To create suitable spaces for new burials.

#### Guidance

- Utilize the grid-layout of the East Cemetery to create new, short rows of graves following the reduction or removal of more recent hedgerows near the Hospital Area, The Mound or Dog's Head paths where practical, as part of landscape renovation works.
- The continued cutting back of landscape features such as The Cuttings Road to provide burial space should be a last resort on account of the erosion of landscape character and significance, and associated problems of ground stability and drainage.

#### Objective 6.20.3

To identify appropriate locations for new cremation graves.

#### Guidance

- These small-scale burials are out of keeping with the scale of the surrounding Victorian memorials and detract from the character of the Cemetery when placed in a prominent position.
- As a general rule, ground adjacent to main paths or path junctions (as seen at the Meadow and the Main Drive, West Cemetery) is not suitable for cremation burials.

#### Objective 6.20.4

To consider other forms of commemoration.

#### Guidance

- New cremation memorial plaques could share existing memorials or be set neatly into the path surface where permitted (akin to the aisle of a medieval church), which would be a subtle way of incorporating them into the existing Cemetery without affecting its character.

## 6.21 Other forms of commemoration

### Context

Space is at a premium at Highgate, but remaining an active site for burial is a key element of the Cemetery's significance.

There are various alternatives to burying cremated remains which could be considered in order to provide additional capacity. These include the use of temporary rented cremation vessels and providing a new columbarium for the storage of remains. Rented cremation vessels have been used successfully on the Continent in cemeteries such as Westerveld in the Netherlands. They can offer a greater variety of memorial design and require little intervention in the historic landscape. Freestanding memorial urns could also be placed on and share existing graves.

A columbarium provides a practical and efficient use of limited space and is cost-effective as it can accommodate more burials in a smaller space than other forms of interment.

There is a precedent for this use at Highgate, as a vault in the Lebanon Circle was converted into a columbarium in 1894. Providing a new columbarium would therefore contribute to the significance of the Cemetery by enabling burials to continue on the site in an appropriate manner. Options include re-purposing an existing vault as a columbarium or creating a new purpose-built columbarium.

### Opportunity

To expand the quality and variety of new burial space available.

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### Policy 6.21

Alternatives to burying cremated remains will be considered.

### Objective 6.21.1

To identify suitable locations for a new columbarium.

### Guidance

- There are relatively few locations available within the Cemetery for a new columbarium:
  - In the West Cemetery, it could be possible to re-purpose an existing vault and use it as a columbarium, as was done in the late nineteenth century. This would require additional legal powers to carry out and would need to be carefully managed to preserve the significance of such a sensitive area of the Cemetery.
  - In the East Cemetery, the bank edge to the Mound, which is currently planted with wildflowers, is one of the few areas in the Cemetery where it may be possible to create a columbarium.

### Objective 6.21.2

To explore temporary or time-limited storage solutions appropriate for individual ashes.

### Guidance

- Temporary or time-limited storage solutions, which include rented cremation vessels, can offer a greater variety of memorial design and long-term income, which requires little intervention in the historic designed landscape.
- Examples that have been visually and commercially successful elsewhere include the ceramic urns used at Westerveld Cemetery and Crematorium in the Netherlands, which are informally scattered within particular areas of the landscape (Fig. 113).

**Objective 6.21.3**

To identify areas where shorter-term storage of ashes might be appropriate.

**Guidance**

- This should be carried out alongside the identification of new burial areas and in consideration of grave re-use.
- Areas such as South Wood (The Glade, The Pond and The Meadow), Hill (Bonfire Path), North Wood (Morgan Road and Faraday Path) in the West Cemetery and Swain's Ground and Stoneleigh in the East Cemetery could potentially accommodate this type of burial.
- Choose the location for the communal storage for individual or collective ashes based on accessibility and prominence within the Cemetery such as the re-use of an existing vault or catacomb, or the creation of a new bespoke solution to celebrate this new approach in the history of the Cemetery.
- Such use need not be confined to currently unused ground; freestanding memorial urns could be placed on and share existing graves.

**Objective 6.21.4**

To encourage shorter-term ashes burials to be commemorated in a communal ledger rather than a monumental inscription.

**Guidance**

- Consider offering to celebrate a life through inclusion on a high quality wall-mounted memorial plaque (e.g. set into the walls of a lodge) or in a ledger on permanent display when the actual burial or scattering of ashes has taken place elsewhere by permission.

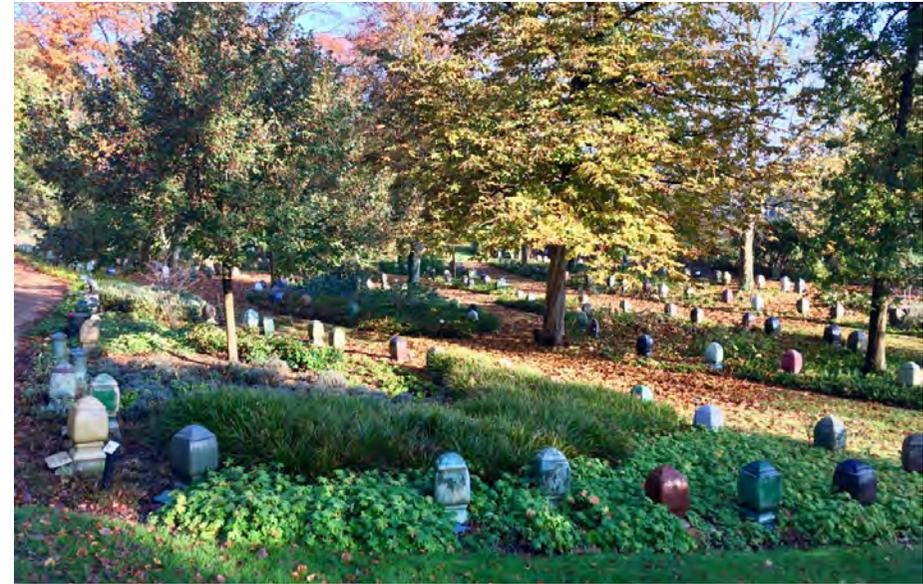


Fig. 113: Cremation urns at Westerveld Cemetery in the Netherlands

## 6.22 Grave reclamation and re-use

### Context

Maintaining Highgate Cemetery's use as a working cemetery contributes to its significance and helps to safeguard its memorial landscape. It also provides an important income stream to support the Cemetery's maintenance. If burials are to continue, options of grave reclamation and re-use will need to be explored to provide space for new interments.

Where graves have been sold but never used, the space could be reclaimed for new burials. Some graves have been partially used but can accommodate new burials in the remaining depth, or have additional space around which has not been used.

The ethics of grave re-use are complex as they involve the disturbance of human remains. Studies suggest that grave re-use which preserves the occupant's remains in situ is preferable to methods which involve exhumation. Responses to the questionnaire circulated by the FOHCT in July 2017 indicated that two thirds of respondents agreed with the concept of grave re-use providing it was carefully managed, although a significant minority (20%) felt it was unacceptable.

Local authority-owned cemeteries have been granted powers to reclaim and re-use graves in certain circumstances. Many grave plots at Highgate are not filled to capacity but additional burials are not possible because the plots were sold to grave owners in perpetuity. Therefore the option of grave reclamation and re-use is dependent upon the Cemetery obtaining the necessary legal powers to exercise it, which would require an Act of Parliament. Grave re-use is an emotive topic and would need to be carefully and sensitively managed in order to be successful.

It is also important to preserve the significance of the site and ensure that new burials do not detract from the prevailing Victorian memorial landscape, which is a key element of its significance.

### Issues

Highgate Cemetery is reaching capacity and will run out of available space for new burials within the next decade. Unless additional grave space can be provided, it will cease to be a working cemetery, harming its significance and threatening the conservation of the historic memorial landscape.

### Opportunity

To provide high quality additional grave space which allows burials to continue, maintaining Highgate's significance as a working cemetery.

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### Policy 6.22

Legal powers will be sought to enable the reclamation or re-use of abandoned graves.

### Objective 6.22.1

To seek to acquire broadly similar rights to London's local authorities in relation to the use of graves that have no current owners.

### Guidance

- Graves should not be re-used on an ad hoc basis but according to an overall strategy. This is to ensure that the Victorian character of the Cemetery is not harmed by new interments and memorials (See [Policy 6.23](#)).
- Grave reclamation is potentially less contentious than grave re-use as it does not involve the disturbance of human remains. Graves with available space could be considered first, depending on their nature and location.
- Graves could be selected for re-use according to the following criteria:
  - Age of burials: select those which are 75–100 years since the last burial.
  - Significance of grave: select graves of lower aesthetic and historic interest, located in areas of the Cemetery of lower significance, starting with those graves where the memorial is missing altogether.

- Conservation benefits: select a grave with a memorial which is of some significance but in need of restoration work, which would be carried out as part of the process of re-use.
- Landscape benefits: select an area of graves which is overgrown, where re-use could also enhance the landscape.
- Space in grave: Plots with unused space could be considered first. This includes burial vaults where there are empty spaces, although consideration would need to be given to how to integrate discreet memorials to newer occupants.
- Graves which have changed ownership within the last 30 years would not be considered for reclamation or re-use.

#### Objective 6.22.2

To consider the feasibility of further interments within the vaults of the Egyptian Avenue and Circle of Lebanon.

#### Guidance

- There is no reason that future interments need to be full coffin burials. There may be other ways of using the vacant spaces, including for cremation burials.
- If it is necessary to light the vaults to make them more appealing for re-use, then this should be carried out as sensitively as possible to a bespoke design. The aim should be to preserve the special historic character of the spaces.
- If the rare *meta bourneti* spiders are found to still occupy the vaults, this should not prevent re-use. However, the strategy should be to minimize disturbance and respect the form of the vaults. If possible some vaults in the north of the site should be left entirely undisturbed to avoiding unsettling the spiders. (See also [Policy 6.14](#)).



Fig. 114: Grave marked for re-use at the City of London Cemetery

## 6.23 New memorials

### Context

The FOHCT have supported the ongoing use of Highgate Cemetery as an active burial ground. This means that the Cemetery has had to absorb a steady number of new memorials. In some places these conflict with the prevailing Victorian character of the Cemetery. Problems include undermining the original design intent of the Cemetery by introducing small-scale cremation memorials and 'cramming' (narrowing paths and introducing a new line of modern memorials in front of Victorian monuments). New memorials have been in a variety of materials and designs, some of which do not harmonise with the existing character of the Cemetery.

### Issues

New monuments can conflict with the character of the Victorian cemetery, harming its significance.

### Opportunity

New memorials can help to maintain the interest of the Cemetery by commemorating more recent burials.

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### Policy 6.23

New memorials will be of high quality design and materials and appropriate to their location.

### Objective 6.23.1

To formulate a written policy on the design of new memorials.

### Guidance

- New memorials should be in materials which harmonise with the prevailing character of the Cemetery.
- Care should be taken to ensure that any proposed new memorials will not compromise significant views.
- The FOHCT should require high quality design and materials in any new monuments to maintain the tradition of quality and creativity within Highgate Cemetery.
- While it is important that new memorials do not conflict with the prevailing character and appearance of the Cemetery, too much control over the design of monuments could limit individuality and interest. The quirky Victorian monuments are today among the most interesting, and modern memorials have the potential to contribute to the Cemetery's ongoing significance.
- The West Cemetery is more sensitive to the introduction of new memorials because of the high quality of design and greater age of its existing monuments and its more cohesive historic character. Greater control over design of memorials in the West Cemetery would therefore be appropriate. The policy could allow for more latitude in design of new memorials in the East Cemetery than in the West.

**Objective 6.23.2**

To formulate a procedure for approving the design of new memorials.

**Guidance**

- This could be carried out by a committee appointed to assess new memorials against agreed design criteria.

**Objective 6.23.3**

To reduce the impact of memorials associated with cremation burials by grouping them together and siting them away from main paths.

**Guidance**

- There would need to be a cohesive overall landscape design for such areas, into which individual memorials can be integrated. This would avoid the piecemeal appearance of areas of new burials such as the Glade and provide more consistency of appearance to areas with new memorials.
- New memorials near to listed monuments or unlisted monuments of interest require particularly careful control over their design so that they do not affect the setting of the nearby monuments.
- There have been examples in the past of smaller memorials being informally grouped around grand memorials, e.g. the Cundy monument in the East Cemetery. This has damaged the formal designed setting of those monuments.



Fig. 115: Recent memorials

## VISITORS

### 6.24 Visitor opportunities

#### Context

Highgate's West Cemetery is one of the most special places in London, indeed in the United Kingdom. At present only a limited number of people get to experience it. Access is by guided tour only. These guided tours are popular and often fully booked. Income from tours and visitors is vital to fund the Cemetery's upkeep and restoration. However, tours do not appeal to all people and by their nature they do not invite return visits. The frequency of tours is limited by the number of tour guides, who volunteer their time and their expertise. This limit helps to preserve the tranquil atmosphere and provide some privacy to those who are visiting graves.

Visitor income will play an increasingly important role in sustaining the Cemetery in the future. There is therefore a wider benefit to increasing access opportunities and the range of facilities on offer.

#### Opportunity

To increase the range of opportunities for visitors to experience the special atmosphere of the Cemetery, especially in the West.

#### Issues

The need to respect the privacy of grave owners and the strong sense of place is paramount.

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#### Policy 6.24

The FOHCT will create a wider range of opportunities for visitors to experience Highgate Cemetery.

#### Objective 6.24.1

To consider introducing times when visitors may roam in the West Cemetery, as they can already in the East.

#### Guidance

- The high cultural value of the West Cemetery means it is appropriate to create more opportunities for people to experience it.
- Regular open days like this are likely to have staffing implications to ensure safety and there may be a need to explore the economics to ensure that this does not lead to a drop in tour income.
- An increase in visitors must be balanced against the preservation of the special character and atmosphere of the Cemetery, especially in the West.

#### Objective 6.24.2

To explore the possibility of providing open access to the Courtyard.

#### Guidance

- The Courtyard is an ideal area to allow more access to the Cemetery as it is easy for visitors to get to and close to existing amenities such as toilets. The success of the Good Grief debates in September 2016 demonstrates how the Courtyard could be more widely used for events which relate to the Cemetery's aims and objectives.

#### Objective 6.24.3

To reopen the Chester Road gate entrance to the East Cemetery.

#### Guidance

- This would provide a broad heritage benefit of enhancing appreciation of the site by improving access.
- This would need to be considered as part of a wider review of ticketing and staff resourcing.
- Detailed implementation includes a range of options, from access for all, to controlled access for grave owners and local residents via an electronic pass.

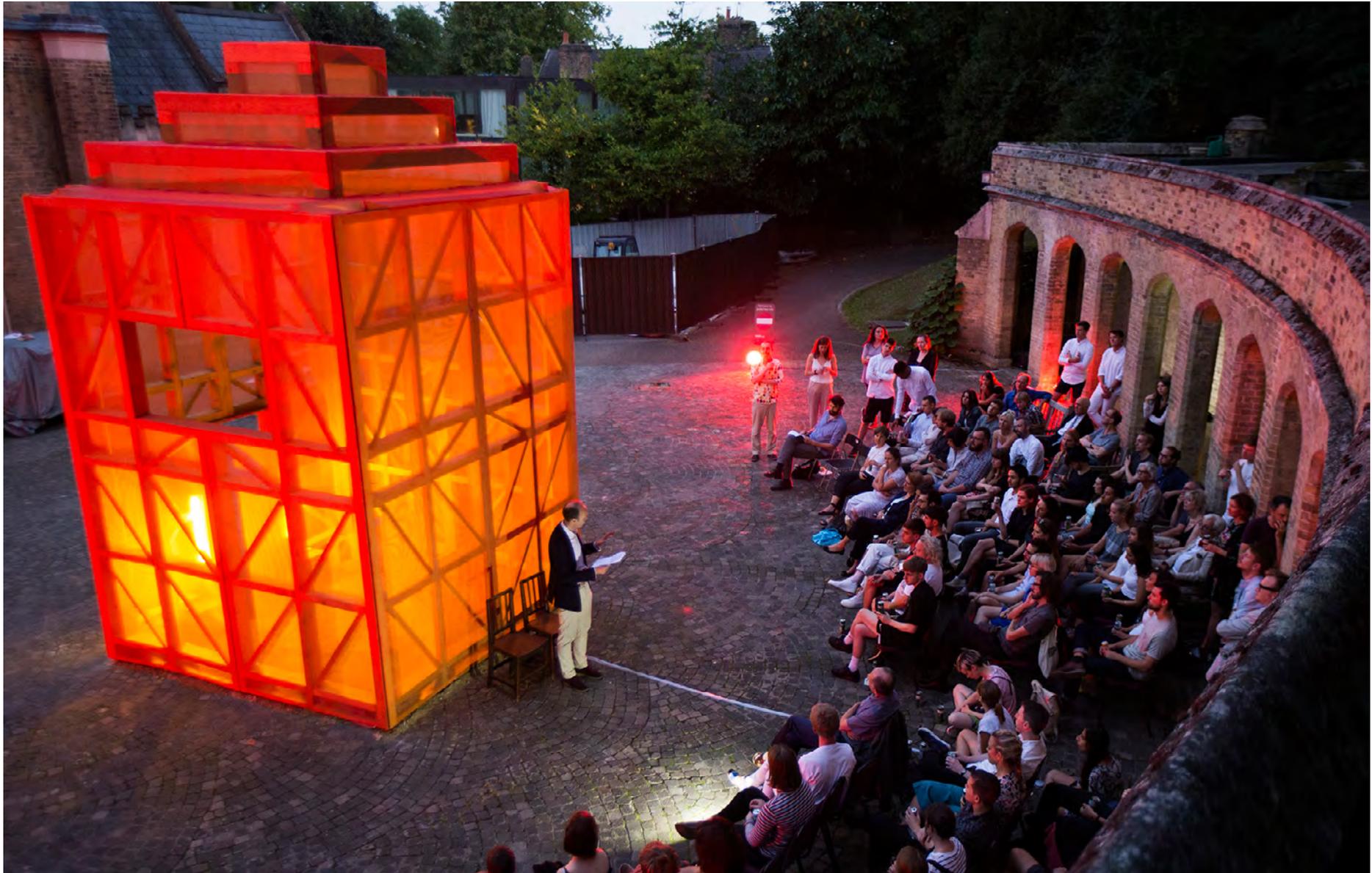


Fig. 116: Good Grief debates in the Courtyard in September 2016, photo by Sarah Duncan (Architecture Foundation)

## 6.25 Visitor facilities

### Context

At present, there are limited facilities for visitors. The rise in visitor numbers has prompted the provision of some basic facilities such as toilets and some seating. A variety of seats, some given as memorials, are found near principal and some secondary paths in the East Cemetery. In the West Cemetery, benches have been placed as part of a memorial, for example on Cuttings Road, but otherwise there are no dedicated places for visitors to sit or rest. There are steeply sloping paths in the West Cemetery which can be difficult for people with limited mobility. The Chapel hosts the shop and temporary displays, which is at odds with its spiritual character.

There is no apparent historic evidence for the use of signage or way-marking within Highgate Cemetery. Visitors are self-guided in the East Cemetery and some struggle to locate graves they are interested in seeing.

There is considerable potential for enhancing visitors' understanding of the Cemetery through methods such as audio guides and mobile apps. These would have no physical impact on the fabric of the site and would therefore be a cost-effective way of providing more information and guidance about Highgate without affecting its character or appearance.

As a business and visitor attraction the cemetery is required to comply with the Equality Act 2010 and a duty of care consistent with its operations. The aim is to provide reasonable safe and enjoyable access to all while preserving the special character of the Cemetery and respecting its dignity as an active burial site, which are important elements of its significance.

### Issues

Highgate Cemetery lacks clear internal way marking and a consistent selection of site furniture, such as seating, litter bins, railings and lighting.

The size, layout, steep and uneven topography can present challenges for less able, elderly or even young visitors. Similarly, the landscape is demanding in terms of access for work and maintenance, a situation exacerbated by overgrown woodland and unstable or collapsed monuments.

### Opportunity

Clear and consistent way-marking and a greater provision of appropriately located, designed and maintained site furniture can improve visitors' experience.

Providing better facilities can offer a higher-quality experience and encourage visitors to spend more time at Highgate.

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### Policy 6.25

Visitor facilities will be improved to provide a higher-quality experience.

#### Objective 6.25.1

To incorporate unobtrusive way-marking into the East Cemetery.

### Guidance

- Consider the use of low intervention way marking in the form of brass, glass or stone inlay into path surfaces, or the setting of low engraved markers at key points such as path intersections, instead of traditional finger posts at odds with the landscape design.
- Consider developing a mobile app to provide additional information and way-finding to visitors without the need for physical signage.
- Fixed information boards around the Cemetery are unlikely to be a suitable option for increasing interpretation as they would affect the special character of the Cemetery and diminish its dignity as an active burial site.
- Webcams relayed to the Chapel or a visitor centre could be used to capture other aspects of the Cemetery such as nesting birds, roosting bats and spiders in the vaults, which cannot be physically visited.

**Objective 6.25.2**

To identify suitable seating designs for use in formal and more informal areas.

**Guidance**

- Draw on historic evidence from comparative sites to establish a more consistent approach to seating and to enhance different aspects of the landscape's character.
- Alternatively invest in high quality site furniture from sustainable sources.
- Make adequate provision for regular maintenance and seasonal protection of seating as required.
- Consider using simple timber benches or sectioned tree trunks to provide very informal and biodegradable seating and rest stops within the wilder areas of the cemetery, such as East Wood (East Cemetery).
- See also [Objective 6.25.3](#), below.



Fig. 117: Rustic style bench near the Hospital Area in the East Cemetery

**Objective 6.25.3**

To consider carefully the location of each seat.

**Guidance**

- Different approaches should be taken in the East and West Cemeteries. The East Cemetery receives more visitors and requires more places for them to rest and contemplate.
- Visitors to the West Cemetery are on guided tours where there is less opportunity for them to linger. The FOHCT could consider placing discreet benches near key stopping areas on the tours to enable less mobile visitors to rest.
- A balance should be struck between conspicuous formality as part of the experience of principal paths such as White Eagle Hill (West Cemetery) or Carriage Road (East Cemetery), or the informal inconspicuousness of Neurath Path (West Cemetery) or Park Path (East Cemetery).
- Where a key view is identified, place a seat to enjoy it and not block or detract from it. Bespoke benches could be used on the roof of the Terrace Catacombs allow visitors to better enjoy the view.
- Bear in mind the privacy of neighbours (e.g. in the Swain's Lane houses) when deciding on location of seats.
- Seats could also be located under sound trees to provide shelter and encourage greater dwell time.

**Objective 6.25.4**

To avoid cluttering the Cemetery with litter bins, signage, lighting and seating.

**Guidance**

- Highgate Cemetery is an active burial ground. Visitor facilities should not detract from its peaceful and contemplative character.
- Temporary facilities can be introduced for events.

**Objective 6.25.5**

To consider a more appropriate location for the shop than in the Chapel.

**Guidance**

- At present the shop adds clutter to the significant interior of the Chapel.
- The main opportunity in terms of available space and convenience of location is the Courtyard of the West Cemetery.

**Objective 6.25.6**

To explore the feasibility of providing a café for visitors.

**Guidance**

- The main opportunity in terms of available space and convenience of location is the Courtyard of the West Cemetery

**Objective 6.25.7**

To upgrade the West Cemetery toilets

**Guidance**

- Provision should be improved to meet current disabled access standards.
- There is a need for better toilet provision for women visitors.
- If possible the opportunity should be taken to enhance the exterior of the toilet block either by remodelling or rebuilding.

**Objective 6.25.8**

To commission an 'Access Audit' to understand the needs of potential users.

**Guidance**

- The purpose of an access audit is to establish how well the Cemetery performs in relation to access and ease of use by a wide range of potential users, including people with mobility, cognitive and sensory impairments.
- It should be carried out by a specialist with relevant experience from working on historic, listed sites

## 6.26 Education

### Context

Highgate Cemetery is one of the finest cemeteries in the world. It has many aspects which can inform understanding on a variety of topics, such as Victorian funerary practices, ideas about death and the afterlife revealed in the ways in which people chose to memorialise their loved ones or in the value of the Cemetery for nature conservation and urban green space. At present Highgate Cemetery lacks both facilities and resources to draw on this aspect of the site.

A small permanent display has been set up in the Strathcona Mausoleum near the entrance to the East Cemetery to provide more information about the Cemetery but there is limited space. There are very few areas where a more in-depth exhibition or display can be accommodated to provide more information and background about the Cemetery.

One of the charitable objectives of the FOHCT is to promote the public benefit in relation to Highgate Cemetery. The popular tours of the West Cemetery that run daily are supplemented by a programme of evening talks. The educational potential of the Cemetery to engage a wider range of ages in a greater variety of ways is potentially limitless, subject only to ambition and funding.

### Issues

Highgate Cemetery has much to offer as an educational tool, but it is under-utilised. There is potential to develop Highgate Cemetery more as an educational resource, improving links with local schools, increasing the Cemetery's profile and enabling more people to visit and learn about the site.

There are few locations suitable for a permanent exhibition to provide more information about the history of the Cemetery.

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### Policy 6.26

*More use will be made of Highgate Cemetery as an educational resource.*

#### Objective 6.26.1

To consider developing an 'Activity Plan' to engage more people.

#### Guidance

- The Activity Plan should be prepared by an interpretation and education specialist with relevant experience in historic landscapes or places of burial.

#### Objective 6.26.2

To explore the possibility of offering structured visits for school groups.

#### Guidance

- These could either relate directly to topics on the curriculum or enable pupils to explore topics beyond their studies at school.

#### Objective 6.26.3

To explore the possibility of using the Whittington Estate basement car park to provide an expanded range of facilities for individual and group visitors.

#### Guidance

- It would be hard to deliver structured visits for schools without some kind of dedicated education centre. It could also provide a useful visitor resource.

#### Objective 6.26.4

To explore the possibility of providing a dedicated exhibition space on the site.

#### Guidance

- Other cemeteries such as Arnos Vale in Bristol and Glasnevin, Dublin, have successfully incorporated exhibition/museum space into their sites.
- A possible location for exhibition space could be the former car park beneath the Whittington Estate, which lies adjacent to the Cemetery. Providing more information for visitors would give more context and understanding to their visit, provide a higher-quality experience and encourage visitors to spend more time at the site.

## KNOWLEDGE

### 6.27 Research

#### Context

Highgate Cemetery is fortunate to retain the original grave owner and burial registers which give a comprehensive record of burials in the Cemetery, but other records of Cemetery management have been lost, so there are gaps in our understanding of how the Cemetery operated in the past.

Since the FOHCT took over the Cemetery, there has been considerable research carried out into the history of the Cemetery and the people buried there. Nevertheless, there are many areas where further research could enhance understanding of the Cemetery. There is the potential to collaborate with local history research groups, schools and universities to carry out research into aspects of the Cemetery and publish the results.

It is also important to maintain an active record of the work which is carried out to the Cemetery to inform future generations. This could form the core of a historic building record which brings together information about monuments, structures and landscaping.

#### Opportunity

To increase knowledge about Highgate Cemetery and understanding of how it functioned.

To keep a record of work undertaken in the Cemetery, including to its monuments and structures, to inform future generations.

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#### Policy 6.27

Highgate Cemetery will catalogue, conserve and make accessible their archives to increase knowledge about the history and occupants of Highgate Cemetery, adding to the public benefit.

#### Objective 6.27.1

To continue to add to and catalogue the material in the Highgate Cemetery archive.

#### Guidance

- At present, the Highgate Cemetery archive has quite a lot of material relating to the work which the FOHCT carried out since the late 1970s. Many of these images are currently undated and uncatalogued, which makes it time-consuming to extract relevant information from the archive.
- Work is underway to catalogue the collection and this will assist in understanding Highgate Cemetery and providing access to historic material for researchers.
- Selected items from the archives could be shared online in order to widen access to the Cemetery's collections.

#### Objective 6.27.2

To encourage volunteers and others in their researches by providing an avenue for publication in the newsletter and online.

#### Guidance

- The work of the volunteers should be managed and reviewed by a member of staff who is knowledgeable about the topic being covered.

#### Objective 6.27.3

To facilitate access for academics, PhD students and other specialists undertaking relevant research.

#### Guidance

- Information regarding access arrangements should be added to the cemetery website.

## 6.28 Monuments of interest

### Context

Statutory listing identifies and protects monuments of national interest. At present, many of the list descriptions for the listed monuments contain inaccuracies. It would be helpful to review these in the light of current knowledge about the Cemetery's monuments and request Historic England to make amendments where inaccuracies have been identified. This is a relatively straightforward process and would be beneficial in correcting the public record and helping to correct mistaken information.

Highgate Cemetery also contains many monuments which contribute to its special interest but are not in themselves of national importance. It would be beneficial to draw up a comprehensive list of monuments of local interest within the Cemetery. This would help to focus resources on prioritising repairs to monuments of interest, preserving the significance of the Cemetery. It could also identify monuments which might be future candidates for statutory listing. The FOHCT have carried out considerable biographical research on many of the people buried at Highgate. This information, coupled with a survey of monuments, could form the basis of such a list.

### Opportunity

To carry out a comprehensive survey of the monuments in Highgate Cemetery to identify those of local importance, with aesthetic and/or historic interest.

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### Policy 6.28

Significant monuments will be identified and information about them reviewed to ensure it is accurate.

#### Objective 6.28.1

To review the list descriptions for listed monuments in the East and West Cemeteries.

#### Guidance

- Request Historic England to amend any inaccuracies identified in the list descriptions. The process is explained at <https://historicengland.org.uk/listing/the-list/minor-amendments/>

#### Objective 6.28.2

To devise a set of criteria to identify and draw up a list of significant but unlisted monuments.

#### Guidance

- Compile a list of unlisted but interesting monuments that are of local importance, based on criteria including:
  - Aesthetic and design interest of the monument
  - Historical interest of the person commemorated in a local or national context

#### Objective 6.28.3

To set up a team to draw up a list of significant but unlisted monuments.

#### Guidance

- The team should include people with an interest in history and design.

#### Objective 6.28.4

To suggest any monuments which should be added to the statutory list of buildings of special interest.

#### Guidance

- Suggestions can be made in writing to Historic England who will advise on the procedure for listing
- Candidates may include monuments to nationally important figures or designs by notable architects and sculptors

#### Objective 6.28.5

To use the list of significant monuments to prioritise repairs and maintenance.

#### Guidance

- This will ensure that monuments of interest receive timely repair and maintenance, sustaining the significance of the Cemetery.

## MANAGEMENT

### 6.29 The Conservation Plan

#### Context

This Conservation Plan is intended as a tool for the management of Highgate Cemetery. It places the conservation and enhancement of the Cemetery's significance at the heart of all decision-making.

#### Issues

The significance of Highgate Cemetery has been eroded through uncontrolled tree growth and damage to graves, monuments and structures.

#### Opportunity

To manage Highgate Cemetery in ways which better reveal its significance.

#### Policy 6.29

This Conservation Plan will be used to guide management decisions regarding the future conservation of Highgate Cemetery.

#### Objective 6.29.1

To adopt this Conservation Plan.

#### Guidance

- The plan will be adopted formally by the Trustees.
- The Chief Executive will be responsible for ensuring the implementation of its policies.
- The Chief Executive will ensure that the Conservation Plan policies are embedded in other Highgate Cemetery rules, policies and procedures.

#### Objective 6.29.2

To review this Conservation Plan at regular intervals and update it as required.

#### Guidance

- The Conservation Plan needs to be reviewed at regular intervals to take account of changes to the site, new understanding, and changing management priorities.

### 6.30 The Landscape Plan

#### Policy 6.30

A Landscape Plan will guide a design for the cemetery including the proposed planting, structures or buildings, or changes to the landscape.

#### Objective 6.30.1

To commission a Landscape Plan.

#### Guidance

- The Landscape Plan should be carried out by a design professional with experience in historic landscapes and including conservation expertise as part of their team.
- The Landscape Plan should be based on the policies in the Conservation Plan, in a creative, imaginative and intelligent way.

## 6.31 The Implementation Plan

### Context

The Conservation Plan sets out the overall strategy for conserving the significance of Highgate Cemetery. In order for the policies set out in the Conservation Plan and Landscape Plan to be successfully carried through, they must be divided into tasks and prioritized. It is necessary to commission an Implementation Plan to set out the steps to achieving this.

### Opportunity

To convert the Conservation Plan and Landscape Plan into prioritized tasks.

### Policy 6.31

An Implementation Plan will set out how the policies in the Conservation Plan and the design in the Landscape Plan will be put into practice.

### Objective 6.31.1

To commission an Implementation Plan to consider the method, sequence, timing and resource needs of implementing the Conservation Plan policies and the Landscape Plan.

### Guidance

- The Implementation Plan should be set out as a series of prioritised action points, the things the cemetery managers need to do to 'operationalise' the Conservation Plan and Implementation Plan.
- The actions should be specific, measurable, achievable, realistic and time-bound.
- The Implementation Plan should be carried out by a person with project management skills taking advice as necessary from experts in the conservation of historic landscapes.

## 6.32 The Maintenance Plan

### Policy 6.32

A Maintenance Plan will set out a specific schedule of maintenance work required for the continuous care of the landscape and built structures.

### Objective 6.32.1

To commission a Maintenance Plan setting out specific recurrent actions needed to maintain the landscape and built structures.

### Guidance

- The Maintenance Plan should be undertaken by suitably qualified professionals with experience in the conservation and maintenance of historic landscapes and historic buildings; this team may include a conservation architect or surveyor and a landscape architect or landscape management consultant.
- The Maintenance Plan should include regular maintenance tasks such as gutter clearing, repainting railings and gates, checking drains etc.
- It may be useful for the design team who implement the Landscape Plan to undertake the Maintenance Plan.

### 6.33 Environmental impact

#### Context

Highgate Cemetery originated in a period of cheap labour and resources. The maintenance of its high horticultural standards was reliant on coal, chemicals and, later, petroleum powered machinery. This culture has generally receded but in spite of attempts to embed sustainable management practices in the landscape through initiatives such as composting and seasonal grass cutting, many areas of operation could be improved without compromising its historic, aesthetic and ecological significance.

#### Issues

The established management approach for Highgate Cemetery of benign neglect is unsustainable. Apart from major issues associated with historic and aesthetic significance, this has contributed to an inefficient maintenance approach and the use of unsustainable short-term solutions to issues such as green waste disposal.

#### Opportunity

There is scope for the Cemetery to increase sustainable work practices and promote the use of materials from appropriate sources.

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#### Policy 6.33

Negative environmental impacts will be reduced in ways that will minimise harm to significance.

#### Objective 6.33.1

To promote the use of natural and biodegradable materials and to recycle waste.

#### Guidance

- Promote the use of biodegradable horticultural sundries (twine, plant labels, containers) to enhance the aesthetic quality of the landscape and to avoid litter.
- Promote the use of biodegradable tributes including wrapping and ties to minimize plastic waste.
- Timber should be sourced from sustainably managed woodlands, such as those carrying Forestry Stewardship Council certification. Do not support the use of imported hardwood timber unless from a proven sustainable source.
- Where possible use natural rope, webbing, hessian, netting and timber to support structures and fence off temporary work areas and new graves to reduce the use of plastic or disposable materials in the landscape which detract from its historic and aesthetic character.
- Promote the use of sustainably sourced materials such as stone, slate, marble, alabaster or terracotta for conservation and new work within the Cemetery.

**Objective 6.33.2**

To review the Cemetery's composting strategy.

**Guidance:**

- Review the efficiency of composting on site in terms of man-hours, available space and compliance with associated legislation and guidance. Consider switching to a licensed operative to process large quantities of green waste in a more sustainable, efficient and cost effective manner.

**Objective 6.33.3**

To minimise plastic waste, especially from single-use water bottles.

**Guidance**

- Refrain from selling single-use water bottles in the cemetery shop.
- Encourage visitors to use the drinking fountain near the toilets in the East Cemetery. Consider incorporating a drinking fountain when refurbishing the West Cemetery toilets.

**Objective 6.33.4**

To minimise the use of chemicals in landscape maintenance.

**Guidance**

- Where possible use biological controls or organic versions of fertilizers, pesticides and herbicides, bearing in mind the potential harm they may cause.

**Objective 6.33.5**

To reduce the use of construction materials, energy and water in any new buildings, or in the renovation of existing facilities.

**Guidance**

- This objective should be part of the brief to contractors when the cemetery commissions work.



Fig. 118: Composting area off Estate Road in the East Cemetery

## 6.34 Recognised standards

### Policy 6.34

The cemetery will be managed in accordance with local and national planning policy and guidance.

#### Objective 6.34.1

To comply with planning legislation and listed building controls.

#### Guidance

- Works that affect the special interest of a listed building or structure will require listed building consent.
- Demolition and tree removal works are protected under conservation area legislation and will require planning permission.
- Removal of pre-1925 headstones are protected under conservation area legislation and will require planning permission.
- Development will require planning permission except where it is exempt under permitted development rights.

#### Objective 6.34.2

To comply with recognised conservation standards.

#### Guidance

- To observe the understanding of significance and principles of conservation set out in the *Burra Charter*.
- To observe the understanding of significance and principles of conservation set out in *Conservation Principles* (Historic England, 2018).

- To have regard to the guidance in *Caring for Historic Graveyard and Cemetery Monuments*, English Heritage, 2011.
- To have regard to the guidance in *Paradise Preserved* (2nd ed., 2007).

#### Objective 6.34.3

To comply with recognised landscape management standards.

#### Guidance

- To comply with relevant British Standards relating to landscape maintenance, including:
  - BS 7370-4:1993 Ground maintenance. Recommendations for maintenance of soft landscape (other than amenity turf).
  - BS 4429: 1999 Code of practice for general landscape operations (excluding hard surfaces).
  - BS 3998: 2010 Tree work recommendations.
- To have regard to the Green Flag Award Guidance Manual.
- Where the management or removal of deadwood may have a detrimental effect on a European Protected Species (e.g. bats), a licence will be required from Natural England. When areas of deadwood are to be affected by tree management works, a suitably qualified ecologist should be consulted to ensure relevant legislation is not breached.
- See [Objective 6.8.4](#) regarding biosecurity measures.

## 6.35 Operational facilities

### Context

Historically Highgate Cemetery included maintenance areas, such as a yard to the south of the chapel in the West Cemetery and a nursery in the East Cemetery. These areas were gradually sold off and the land largely developed which has reduced on-site storage capacity.

A site that has been discussed in terms of its potential for re-use by the Cemetery is the disused car park underneath the Whittington Estate bordering the East Cemetery. High level discussions have previously taken place between the Cemetery and Camden Council. If this site could be acquired by the Cemetery it could have a combination of uses, both operational and visitor-based.

### Issues

The present lack of adequate, discreet and secure storage facilities within Highgate Cemetery detracts from its historic and aesthetic values. On-site storage and the provision of appropriate welfare facilities for staff and volunteers also raises issues of health and safety (which can extend to include the visiting public). There are few suitable locations in the Cemetery for operational facilities, meaning that some may need to be located in areas which cause some harm to significance.

### Opportunity

As part of this process of developing a strategic programme of conservation and repair for the Cemetery, the FOHCT have a unique opportunity to appraise its operational requirements, to adapt existing facilities and create new ones as part of wider site improvements.

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### Policy 6.35

There will be a presumption against locating new operational facilities in locations which will harm significance.

### Objective 6.35.1

To review landscape operations with the intention of reducing on-site storage.

#### Guidance

- Specifically seek to remove the temporary storage around White Eagle Hill.
- Explore off-site storage solutions for building materials and other bulky goods, including large machinery.

### Objective 6.35.2

To reduce composting on site.

#### Guidance

- This should be done in accordance with legislative requirements and sustainability.

### Objective 6.35.3

To consider what additional facilities may be needed and where to cater for staff and volunteers.

#### Guidance

- Additional works and activities will require a larger staff team.
- Consider how space can be used more effectively, such as by the North Lodge.
- The temporary installation of Portakabins may be appropriate in some circumstances, as used by the Goldhammer Sepulchre team in 2017.

### Objective 6.35.4

To undertake a space audit for the workshops in the East Cemetery with the aim of maximizing existing space.

#### Guidance

- Review any existing space audit for the workshops and toilet facilities in East Cemetery.

# 7.0

## Sources

# 7.0 Sources

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## 7.2 Reports

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*The Otway Mausoleum Conservation Report*, London Stone Conservation Ltd, 2012

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*English Heritage, Monuments Assessment for Listing Highgate Cemetery*, David Garrard, 8 July 2011

*Highgate Cemetery, Report on a ground invertebrate survey April 2013-April 2014*, Edward Milner, Acacia Environment, June 2014

#### 7.2.4 Rules and Policies

Highgate Cemetery Rules 2014

Memorial Benches Policy 2015

Monument Repair programme paperwork, October 2015

Monument Restoration worksheet, October 2015

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Australia ICOMOS, *The Burra Charter*, adopted 31 October 2013

### 7.4 Acts of Parliament

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1843 Act for Amending the Act establishing the London Cemetery Company

### 7.5 Archives

Highgate Cemetery Archives

London Borough of Camden Local Studies

London Metropolitan Archives

Historic England Archives

### 7.6 Web resources

[www.deceasedonline.com](http://www.deceasedonline.com)

[www.highgatecemetery.org](http://www.highgatecemetery.org)

[www.historicengland.org.uk](http://www.historicengland.org.uk)



Trees	Large shrubs	Herbaceous perennials and small shrubs	Climbers	Bulbs/corms/rhizomes
Cherry <i>Prunus spp.</i> , <i>P. avium</i> (wild cherry), <i>P. padus</i> (bird cherry), <i>P. domestica</i> (domestic plum) (N) or <i>P. cerasifera</i> (cherry plum) (E)	Hedge veronica <i>Hebe spp.</i> (E)	Tree mallow <i>Lavatera spp.</i> <i>L. arborea</i> (N), or <i>L. olblio</i> , <i>L. thuringiaca</i> (E)	Honeysuckle <i>Lonicera spp.</i> <i>L. periclymenum</i> (N) or <i>L. japonica</i> , <i>L. fragrantissima</i> , <i>L. standishii</i> (E)	English bluebell <i>Hyacinthoides non-scripta</i>
Rowan <i>Sorbus aucuparia</i>	Hawthorn <i>Crataegus monogyna</i> (N) (H) [can be used as part of a native hedge mix with dogwood, hazel and spindle].	Ice plant <i>Hylotelephium spectabile</i> (E)		Squill species <i>Scilla spp.</i> (N/E)
Apple <i>Malus spp.</i> , <i>M. domestica</i> (edible apple), <i>M. sylvestris</i> (crab apple) (N) (H)	Rose <i>Rosa canina</i> (dog rose) <i>R. arvensis</i> (field rose) <i>R. pimpinellifolia</i> (burnet rose) (N)	Lavender <i>Lavandula spp.</i> , <i>L. angustifolia</i> , <i>L. x intermedia</i> (E)		Snowdrop <i>Galanthus nivalis</i> (N)
Pear <i>Pyrus spp.</i> , <i>P. communis</i> (edible pear) or <i>P. calleryana</i> (callery pear) (E)	Common holly <i>Ilex aquifolium</i> (N) (H)  N.B. both male and female plants are needed for berry production unless a self-fertile variety such as 'J C Van Tol' is used.	Michaelmas Daisy <i>Aster novi-belgii</i> (E)		Glory-of-the-snows <i>Chionodoxa spp.</i> (E)
Yew <i>Taxus baccata</i> (N) (H)	Barberry <i>Berberis spp.</i>	Primrose <i>Primula vulgaris</i> (N), Cowslip <i>Primula veris</i> (N), Oxslips <i>Primula elatior</i> (N)		Crocus species <i>Crocus spp.</i> <i>C. nudiflorus</i> (autumn crocus), <i>C. tommasinianus</i> (early crocus), <i>C. vernus</i> (spring crocus) (E)
Foxglove tree <i>Paulownia tomentosa</i> (E)	Daisy Bush <i>Olearia spp.</i> , <i>O. x haastii</i> , <i>O. macrodonta</i> and <i>O. traversii</i> (E)	Christmas box <i>Sarcococca confusa</i>		Wild Daffodil <i>Narcissus pseudonarcissus</i> (N)
Lacebarks <i>Hoheria spp.</i> , <i>H. glabrata</i> , <i>H. lyallii</i> (E)	Firethorn <i>Pyracantha coccinea</i> (E)	Hemp agrimony <i>Eupatoria cannabinum</i> (N)		Wood anemone <i>Anemone nemorosa</i> (N)
Tulip tree <i>Liriodendron tulipifera</i> (E)	Hazel <i>Corylus avellana</i> (N) <i>C. maxima</i> (E) (H)	Common knapweed <i>Centaurea nigra</i> (N)		

Trees	Large shrubs	Herbaceous perennials and small shrubs	Climbers	Bulbs/corms/rhizomes
Beech <i>Fagus sylvatica</i> (N) (H)	Dogwood <i>Cornus sanguinea</i> (N) (H) Cornelian cherry <i>Cornus mas</i> (N) (H)	Black-eyed susan <i>Rudbeckia spp.</i> , <i>R. hirta</i> ** or <i>R. fulgida</i> (E)		
English oak <i>Quercus robur</i>	Mexican orange bush <i>Choisya ternata</i> (E)	Rock rose <i>Cistus spp.</i> (E)		
Silver Lime <i>Tilia tomentosa</i>	Escallonia <i>Escallonia macrantha</i> (E) cultivar 'Langleyensis' is a hardier version (H)	Dog rose <i>Rosa canina</i>		
London Plane <i>Platanus x hybrida</i>	Hardy fuchsia <i>Fuchsia magellanica</i> (E) (H)			
Oriental Plane <i>Platanus orientalis</i>	Buckthorn <i>Rhamnus cathartica</i> (N), Alder Buckthorn <i>Frangula alnus</i>			
Coast Redwood <i>Sequoia sempervirens</i>	Spindle <i>Euonymus europaeus</i> (N)			
Whitebeam <i>Sorbus aria</i> , Swedish Whitebeam <i>Sorbus intermedia</i>	Tutsan <i>Hypericum androsaemum</i> (N)			
Cedar of Lebanon <i>Cedrus libani</i>	Wayfaring Tree <i>Viburnum lantana</i> Guelder rose <i>Viburnum opulus</i> (H) [monitor for viburnum beetle]			
Deodar cedar <i>Cedrus deodara</i>	Cherry Laurel <i>Prunus laurocerasus</i> Portugal Laurel <i>Prunus lusitanica</i> (H)			
<i>Eucryphia cordifolia</i>	Box <i>Buxus sempervirens</i>			

Trees	Large shrubs	Herbaceous perennials and small shrubs	Climbers	Bulbs/corms/rhizomes
Monkey Puzzle <i>Araucaria araucana</i>	Lilac <i>Syringa pubescens subsp. microphylla</i> 'Superba' <i>Syringa vulgaris</i> 'Madame Lemoine'			
Sawara Cypress <i>Chamaecyparis pisifera</i>	<i>Elaeagnus x ebbingei</i> 'Gilt Edge' <i>Elaeagnus angustifolia</i>			
Field Maple <i>Acer campestre</i> , Paper-bark Maple <i>Acer griseum</i>	<i>Exochorda x macrantha</i> 'The Bride'			
Midland Hawthorn <i>Crataegus laevigata</i> , Cockspur Hawthorn <i>Crataegus crus-galli</i> , Hybrid Cockspur Hawthorn <i>Crataegus x lavalleyi</i> , Broad-leaved Hawthorn <i>Crataegus x prunifolia</i>	Winter flowering honeysuckle <i>Lonicera x purpusii</i> 'Winter Beauty'			
	Winter flowering currant <i>Ribes sanguineum</i> , red and white forms			
	Mock orange <i>Philadelphus coronarius</i>			

**Key**

N = Native

E = Exotic

H = Suitable for hedging

\* = Biennials

\*\* = Annuals

**Notes**

This table is intended to provide guidance on plants suitable for use in Highgate Cemetery. It does not define a specific planting palette; instead it provides a basis on which to build a display, which accommodates the significances of the designed and natural landscape. Different horticultural varieties of the different species are commonly available but, where available, standard stock is advised, especially for native species. Single flowering plants should be chosen over double flowering ('flore pleno') varieties to benefit wild pollinators. With exception of those marked as \* (biennials) and \*\* (annuals) all species are perennial. Native plants should be obtained from British nurseries from approved home-raised stock. Special care should be taken when ordering imported plants on account of pests and disease. Please consult the Royal Horticultural Society's website for advice and updates ([www.rhs.org.uk](http://www.rhs.org.uk)).

# Appendix B

## Ecological survey

## Ecology

### Habitats and Flora

The West and East sides are described separately below. The reader is referred to the Ecology Survey plans at the end of this appendix.

### West Cemetery

#### Woodland

What follows is an overview of the woodland ecology. For a detailed assessment of trees, see [Section 3.2.3](#).

Throughout much of the West Cemetery trees have seeded freely resulting in the dominance of tall, semi-mature ash and sycamore woodland. Although occasional mature standard trees are still present from the original designed landscape, it is now the established secondary woodland that is most apparent, resulting from the change in management over the last 40 years.

Older specimen trees present include ash, horse chestnut (the coppiced and pollarded specimen at TN 5 is notable) and pedunculate oak *Quercus robur*, along with evergreen species planted as part of the original landscape planting including cedar *Cedrus sp.* and pines *Pinus sp.* trees. There is evidence of some 'haloing' of these trees, i. e. the clearance of younger tree-stock around a mature tree to reduce competition for resources and prolong its life.

Other less frequently encountered species present in the canopy layer include yew *Taxus baccata* (originally planted as part of the designed landscape at the Cemetery), silver birch *Betula pendula*, hornbeam *Carpinus betulus*, cherry *Prunus sp.*, lime *Tilia sp.* (probably the hybrid *Tilia europaea*), alder *Alnus glutinosa*, sweet chestnut *Castanea sativa* and introduced cypress *Cupressus spp.* species. There is a lot of standing dead wood in the canopy, away from the footpaths, which provides habitat and food resources for nesting birds, bats, dead-wood (saproxylic) invertebrates and fungi ([Fig. 120](#)).



Fig. 119: This old coppiced horse chestnut (TN 5) that has also been pollarded is perhaps the most notable tree in the West Cemetery after the Cedar of Lebanon

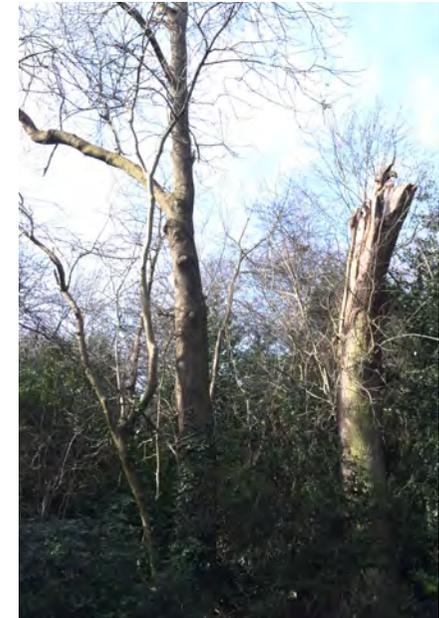


Fig. 120: Standing dead wood

The woodland structure varies from one part of the Cemetery to another, depending on how intensively each area is used. Where it is in more active use, there are more mature and semi-mature trees and little understorey layer, save for a few specimens. Where there is little or no intervention, the canopy layer is generally of uniform age, over-crowded and closed, and the understorey is generally quite open and poorly developed, except in a few discrete locations where dense growth of non-native cherry and spotted laurel *Prunus laurocerasus* and *Aucuba japonica* respectively, rhododendron *Rhododendron spp.* and snowberry *Symphoricarpos albus* are present (e. g. TN 12). These may be relics of some of the original planting of the Cemetery as acubas and snowberries were stocked by David Ramsay, the landscape designer, and regularly used by him as understorey planting. Native understorey species are frequent and include hazel *Corylus avellana*, elder *Sambucus nigra*, holly *Ilex europaea*, butcher's broom *Ruscus aculeatus* and hornbeam *Carpinus betulus*. There are relatively few saplings. There is some evidence of clearance of the non-native understorey growth to open up the woodland and presumably to improve access, for instance at TN 10 (arisings being stockpiled at TN 14) and TN 7. Arisings from management have been arranged into habitat piles frequently within the woodland (Fig. 124). Tree stumps and fallen dead wood have been deliberately left to rot down, providing opportunities for fungi and invertebrates (Fig. 125).

The ground flora in unmanaged locations is overwhelmingly dominated by ivy *Hedera helix*; other competitive species such as bramble and hogweed are present. The relatively recent origins of the woodland are reflected in the ground flora, with species typical of older woodlands being infrequently recorded; these include primrose *Primula vulgaris*, bluebell *Hyacinthoides non-scripta*, lesser celandine *Ficaria verna*, foxglove *Digitalis purpurea*, ramsons *Allium ursinum*, wood sedge *Carex sylvatica*, broad buckler fern *Dryopteris dilatata* and hart's-tongue fern *Asplenium scolopendrium*. Colonies of a horsetail (likely to be great horsetail *Equisetum telmateia*, which is notable and previously recorded at the Cemetery) was recorded at TN11. Where there is more formal management, several non-native species include *Narcissus* and periwinkle *Catharanthus roseus* as well as snowdrop *Galanthus nivalis*, which is native though likely to have been planted.



Fig. 121: Young ash-sycamore woodland with ground flora dominated by common ivy



Fig. 122: Sparse young woodland in the north-west of the West Cemetery with hazel present



Fig. 123: Illustrating moss, lichen and ivy growth typical in the least managed parts of the cemetery



Fig. 124: Illustrating habitat piles created from woodland management arisings. These create opportunities for fungi, invertebrates and small mammals

Structurally, where the site is unmanaged the ground conditions are extremely variable, the ivy scrambling over the woodland floor and the crowded tombstones and tombs. Many of these are situated on undulating and sloping ground and the ivy and tree growth is causing many of the tombs to lean or partially collapse, which increase the microhabitats available for wildlife. Some limited lichen and lower plant growth exists on the tombstones (Fig. 123).

#### Waterbody

There is one pond located within the west of the West Cemetery. This is lined with butyl or similar and is fed by a nearby spring such that there is a slow flow within the pond. The pond is c.5m<sup>2</sup> in area and c.50cm deep at its deepest. Wetland vegetation visible at the time of survey was limited to yellow-flag iris *Iris pseudacorus* and sedges. There is clearly substantial leaf fall into the pond, as a result of its location, which is likely to limit the flora growth. This pond is the only standing water at the site; it increases the habitat diversity and provides opportunities for wetland flora and fauna that do not exist elsewhere (see below).

#### Scrub

Scrub is located on the roof of the Terrace Catacombs. To the rear of the Terrace and abutting the site boundary fence are small patches of dog rose *Rosa canina*, elder and common ivy interspersed amongst gravestones. Within the amenity grassland located immediately south of the Terrace Catacombs there are also discrete areas of scattered scrub, comprised of bramble *Rubus fruticosus* and common ivy. Scattered scrub is also present along the top of a raised wall adjacent to the site boundary in the west of the West Cemetery, and comprises abundant common ivy with some bramble.



Fig. 125: Example of fallen dead wood left *in situ* with fungi growth visible



Fig. 126: Pond fed by nearby spring

### Grassland

Amenity grassland exists the north-west of the West Cemetery, with discrete areas in the southeast, close to the entrance. The sward within the linear amenity grassland area and within the raised circular area in the centre of the Columbarium is frequently mown and contains abundant perennial rye-grass *Lolium perenne* with some cock's foot *Dactylis glomerata*. Forbs (i. e. herbaceous flowering plants) are limited to occasional primrose, ribwort plantain *Plantago lanceolata* and lesser celandine, suggesting that although the grassland is managed and utilised as amenity grassland, it may be of greater ecological value than that of amenity grassland in general. Adjacent to the Terrace Catacombs, the grassland has been neglected and is undergoing early succession into woodland through the encroachment of scrub and trees. The grassland in the south-east is dominated by mosses, with red fescue *Festuca rubra*, bent grasses *Agrostis spp.* and common forbs such as ground ivy, creeping buttercup *Ranunculus repens* and dandelion *Taraxacum officinale*.

Scattered broadleaved trees exist within amenity grassland including evergreen oak *Quercus ilex*, silver birch and elder. Additionally, atop the Circle of Lebanon is an area of amenity grassland that contains one mature cedar of Lebanon *Cedrus libani*, which at the time of the site survey in February 2017 was undergoing restorative works to the root system.



Fig. 127: Scattered scrub and immature trees along the northern boundary of the West Cemetery, located on the roof of the Terrace Catacombs



Fig. 128: Amenity grassland in the north-west of the West Cemetery

### **East Cemetery**

The East Cemetery is more heavily used and is under a more formal management regime, though the central area is similar in character to the west, being wooded and largely unmanaged.

#### *Woodland*

What follows is an overview of the woodland ecology. For a detailed assessment of trees, see [Section 3.2.3](#).

The East Cemetery is less dominated by woodland than the West, with open areas of grassland present in the north-west, south-west and east areas of the site. The grassland contains scattered semi-mature and mature trees that grade into young woodland, located west of the main north-south hardstanding path bisecting the site. The woodland areas of the East Cemetery are broadly similar to the woodland structure described in the West Cemetery.

Old specimen London plane *Platanus x hispanica* trees are scattered throughout the woodland, with semi-mature and mature oak, ash and hornbeam also present. The understorey in this area is largely comprised of dense common ivy cover over gravestones, with some holly, elder and bramble also present.

The woodland immediately east of the north-south hardstanding footpath is of similar composition, with the canopy predominantly comprised of semi-mature ash, lime and sycamore, with scattered old specimen London plane (e. g. TN 22) also present. There is an old avenue of mature lime trees (TN 19) and mature oaks at TN20 and TN18 that are surrounded by dense, younger woodland growth and that would benefit from haloing. The understorey here is also relatively dense, formed of ivy and holly, with some areas such as the understorey in the south dominated by dense bramble scrub.

Within the East Cemetery is one small patch of continuous scrub, located in the south. The scrub is dense and is predominantly comprised of bramble and holly.



Fig. 129: Young woodland west of the main north-south footpath, with dense common ivy present



Fig. 130: Amenity grassland in the south of the East Cemetery

### Grassland

In the East Cemetery there are four main areas of more open grassland present between the gravestones, broadly located in the four main corners of the Cemetery.

The amenity grassland in the north-west of the East Cemetery is frequently mown and contains perennial ryegrass, red fescue and bent grasses, with occasional forb species present including common daisy *Bellis perennis*, ribwort plantain *Plantago lanceolata* and round-leaved cranesbill *Geranium rotundifolium*.

The amenity grassland in the south is evidently less regularly mown than the amenity grassland in the north. The grassland is comprised of perennial ryegrass and cock's foot interspersed with soft rush *Juncus effuses*, with limited forb species present including round-leaved cranesbill, ribwort plantain and common dandelion. The presence of soft rush indicates impeded drainage in this area of the site.

To the east, the grassland is managed similarly, with a similar species complement. Occasional woodland species and introduced flora associated with the graves are also present. Under tree canopies, the heavy shading has limited ground flora to occasional mosses, primrose and bent grasses.

As in the West Cemetery, numerous scattered trees exist within the grassland including young and mature pedunculate oak, holly, silver birch, ash, hornbeam and cherry.

The amenity grassland in the south of the East Cemetery also contains a mixture of scattered tree species including ash, London plane and pedunculate oak.

### Hedgerows

In the south-west of the East Cemetery is a planted privet *Ligustrum sp.* hedgerow. The hedgerow is managed through cutting and runs the length of the eastern boundary, including within the area of broadleaved woodland abutting the western boundary of the East Cemetery (denoted by TN 15). A short, isolated privet hedge also exists to the east.



Fig. 131: Scattered trees within the amenity grassland in the south of the East Cemetery



Fig. 132: Amenity grassland in the south of the East Cemetery with privet hedgerow at the boundary

### Protected and Notable Species

For ease of reference, descriptions of protected and notable species have been described alphabetically, below. Statistics come from the Greenspace Information for Greater London (GiGL).

#### Amphibians

GiGL returned no records for great crested newt *Triturus cristatus* within 1km of the site. The Local Environmental Record Centre returned 20 records for common toad *Bufo bufo*, one record of palmate newt *Lissotriton helveticus* and 33 records of common frog *Rana temporaria*, all of which were located outside of the site.

The site supports one waterbody in the form of a lined pond fed by a small, nearby spring. Three large ponds are present within 500m of the site, located within the abutting Waterlow Park SINC. The closest of these ponds is c. 40m from the site boundary, and c.250m from the onsite pond. The woodland and defunct gravestone/grave matrix onsite offers suitable terrestrial habitats for amphibians though given the site's isolation and lack of records nearby, great crested newt (GCN) *Triturus cristatus* would not be expected. During the site survey, common frog was observed preparing to breed within the on-site pond. The pond and surrounding woodland habitat is also suitable for common toad and smooth newt *Lissotriton vulgaris*.

#### Badger

There were no badger *Meles meles* records provided by GiGL for within 1km of the site. The woodland offers good potential foraging habitat, however, it is considered unlikely that badgers are present, given that the ground is dominated by dense common ivy and a high density of gravestones, and that no setts were observed during the site survey.

#### Bats

GiGL returned records for nine species of bat within 1km of the site, the most recent of which are from 2015. Eight of these species (serotine *Eptesicus serotinus*, Daubenton's *Myotis daubentonii*, Natterer's *Myotis nattereri*, Leisler's *Nyctalus leisleri*, noctule bat *Nyctalus noctula*, Nathusius's pipistrelle *Pipistrellus nathusii*, soprano pipistrelle *Pipistrellus pygmaeus* and brown long-eared bat *Plecotus auritus*) were recorded on site within the woodland. An unidentified *Myotis sp.* was recorded in 2014 c.100m from the site.

Additional records of bat species present at the site were provided by the London Bat Group. Activity data recorded between 2012 and 2014 showed that common pipistrelle and soprano pipistrelle frequently utilise the site for foraging and commuting, with occasional records of noctule, *Myotis spp.*, Nathusius's pipistrelle, Leisler's, Daubenton's, Natterer's, brown long-eared and serotine also present. 50 bat boxes are present at the site, with monitoring data from 2014–15 showing that soprano pipistrelle and Nathusius's pipistrelle utilise the boxes at the site for roosting.

The landscape and habitats supported by the site appear are highly suitable for roosting and foraging bats of several species. The woodland is likely to support abundant insect prey and sheltered locations within which to feed, together with suitable commuting routes along established paths and through the woodland itself. There are also numerous mature trees within the West and East Cemeteries that support features that are well suited to roosting bats. Given their age and the low level of disturbance they experience, some of the buildings, vaults and mausoleums on site, particularly in the West Cemetery, have potential to support roosting and hibernating bats.

### Birds

Records were returned for 13 red listed bird species (those that have experienced significant declines in recent times, as defined by Eaton *et al* 2015), including; lesser redpoll *Acanthis cabaret*, skylark *Alauda arvensis*, herring gull *Larus argentatus*, cuckoo *Cuculus canorus*, linnet *Linaria cannabina*, spotted flycatcher *Muscicapa striata*, house sparrow *Passer domesticus*, starling *Sturnus vulgaris*, redwing *Turdus iliacus*, song thrush *Turdus philomelos*, fieldfare *Turdus pilaris* and ring ouzel *Turdus torquatus*, within 1km of the site.

Historic records of birds at the site recorded in the 1970s and 1980s by Friends of Highgate Cemetery provide an insight into what other bird species have been present at the site in the past, and may currently utilise the site, including wren *Troglodytes troglodytes*, goldcrest *Regulus regulus* and grey wagtail *Motacilla cinerea*. The Site of Metropolitan Importance citation ([Appendix E](#)) also lists spotted flycatcher *Muscicapa striata* and willow warbler *Phylloscopus trochilus* as present at the site in the past.

89 bird boxes have been placed in suitable trees throughout the site, with 69 located in the West Cemetery and 20 located in the East Cemetery. The boxes are intended to attract a variety of species including nuthatch *Sitta europaea*, starling and tawny owl *Strix aluco*, with some boxes aimed at a wider variety of species such as tits. The boxes were monitored for several months during 2013 by volunteers at the Friends of Highgate Cemetery Trust, with blue tit *Cyanistes caeruleus* and great tit *Parus major* found to be utilising some of the boxes in both the west and east cemeteries. Anecdotal records of peregrine *Falco peregrinus* and buzzard *Buteo buteo* were provided, though these were apparently unverified (pers. comm. Maurice Melzak, Friends of Highgate Cemetery Trust).

A range of common species was recorded during the survey, many of which were singing and exhibiting courtship behaviour; none of the species of conservation concern for which records exist were recorded, though suitable habitat exists and they are likely to be present (some are migrants and would not have been expected at the time of the survey). Ring necked parakeets *Psittacula krameri*, an introduced species that displaces native hole-nesting birds, were frequently recorded at the site and in the adjacent park. Evidence of a probable sparrowhawk *Accipiter nisus* kill was also recorded.

The habitats within the site offer a wide range of opportunities for nesting birds, particularly species associated with woodland. Areas of grassland, bare ground, scrub, buildings and younger woodland compartments all add to the range of opportunities. Opportunities could be improved by diversifying the woodland structure to provide more open areas and better developed understorey to provide cover for nesting and also foraging.

### Dormouse

There were no dormouse *Muscardinus avellanarius* records provided by GiGL within 1km of the site, and this species is not known in this area of London.

### *Invertebrates*

The data search showed records of numerous records of invertebrates designated as Species of Principal Importance (SoPI) and Local Species of Conservation Concern within 1km of the site. These include one record of a spider *Nigma walckenaeri* located c.200m from the site, three records of stag beetle *Lucanus cervus* with the nearest record c.950m from the site, and one record of white admiral *Limenitis camilla* located c.1050m from the site.

An invertebrate survey focussing on beetles (*Coleoptera*) and spiders (*Araneae*) was undertaken at the site by Edward Milner of Acacia Environment between April 2013 and April 2014. This survey, along with data from surveys undertaken by Edward Milner in 2012–13 at the site, revealed a nationally scarce spider *Meta bourneti* to be present in the vaults within the Columbarium in the north of the site West Cemetery. 85 species of spider were recorded at the site, along with 123 species of beetle.

The species recorded include spider species uncommon in London such as *Drapetisca socialis* and *Metellina meriana*, along with Nationally Notable beetle species including *Longitarsus luridus* and *Liogluta pagana*. The invertebrate survey showed the East Cemetery to have a higher mean number of invertebrates present, likely due to the lower degree of shading and areas of grassland present in the East Cemetery.

During the survey of the site in 2017, two butterfly species were observed utilising the scrub and woodland habitats, peacock *Inachis io* and brimstone *Gonepteryx rhamni*. Both of these species are common and widespread throughout London. Given the time of year (February), it is early season for butterflies, and as such during the warmer months a greater diversity of butterfly species may be present at the site.

### *Plants*

The Site of Metropolitan Importance citation ([Appendix E](#)) lists several plant species that are “unusual for the central London location”, including great horsetail (recorded during the present survey at TN 11), prickly sedge *Carex muricata ssp. lamprocarpa* and the nationally scarce ivy broomrape *Orobanche hedera*. The site is also known to support the nationally scarce liverwort Luisier’s tufa-moss *Gymnostomum viridulum* at its easternmost site in the UK.

The matrix of largely undisturbed and aged habitats present at the site such as old gravestones, tombs and semi-natural broadleaved woodland allows the site to support lichens, for example *Xanthoria parietina*. More uncommon species (listed above) are also present at the site, although they were not recorded during the site survey. Flowering plants considered to be uncommon in this urban area were recorded during the survey, including great horsetail and butcher’s broom.

### *Reptiles*

One record of common lizard *Zootoca vivipara* was returned by GiGL, located c.800m from the site.

Whilst much is too shaded by woodland to be suitable, potential for common and widespread reptile species was identified in the grassland and woodland margins. The gravestones and tombs in more open areas provide basking opportunities, while the subterranean structures, especially where they have deteriorated, and deadwood piles, provide potential hibernacula.

*Western European Hedgehog*

Records of western European hedgehog *Erinaceus europaeus*, a SoPI, were returned by GiGL, the closest of which was c.300m north of the site boundary.

The habitats at the site, the adjacent parkland, and large private gardens, are considered to be suitable for western European hedgehog, with the woodland, scrub and grassland areas providing ample foraging and refuge habitat. However, it is understood that recent efforts to introduce populations of hedgehog at the site have been unsuccessful (pers. comm. Maurice Melzak, Friends of Highgate Cemetery Trust).

*Other*

No other protected or priority fauna would be expected at the site. Common and widespread species such as small mammals, would be expected to be present in abundance and are likely to provide a food source for a range of other fauna, including birds and urban fox *Vulpes vulpes*, a species that was recorded during the survey.

## West Cemetery

- Target Note 1 – Large stand of cherry laurel
- Target Note 2 – Active apiary containing 10 hives
- Target Note 3 – Discrete stand of butcher's broom
- Target Note 4 – Stockpiled arisings from shrub clearance
- Target Note 5 – Mature horse chestnut pollard
- Target Note 6 – Mature ash pollard
- Target Note 7 – Some clearance of understorey growth with frequent habitat piles
- Target Note 8 – Cemetery in active use; manicured area with mature trees
- Target Note 9 – Cemetery in active use and manicured
- Target Note 10 – Understorey clearance to open up woodland
- Target Note 11 – Colony of (probable) great horsetail
- Target Note 12 – Unmanaged woodland with extensive ivy and some dense non-native understorey growth

## East Cemetery

- Target Note 13 – Large cherry laurel stands
- Target Note 14 – Large cherry laurel stand
- Target Note 15 – Ornamental privet hedgerow forming the western boundary of the eastern land parcel
- Target Note 16 – Amenity grassland between gravestones
- Target Note 17 – Heavily shaded, sparse grassland
- Target Note 18 – Group of mature pedunculate oak
- Target Note 19 – Avenue of mature limes
- Target Note 20 – Mature oak, no haloing
- Target Note 21 – Recent understorey clearance to open up woodland
- Target Note 22 – Mature London Plane



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West Cemetery



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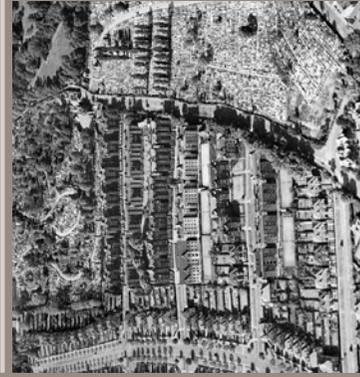
East Cemetery

# Appendix C

## Exhibition Boards

# Highgate Cemetery at a crossroads

Highgate Cemetery has been in use as a cemetery for 178 years and has now reached a point where important decisions need to be made about its future. Burial space is rapidly running out and maturing trees are destroying graves and memorials. Doing nothing is not an option. We would like you to help us find the right answers for the future of this amazing place.



**THEN**

Aerial view of Highgate Cemetery in 1939 showing the relatively open character of the Cemetery.



**NOW**

Aerial view of Highgate Cemetery in 2017 showing the Cemetery overgrown with trees.

Highgate Cemetery opened in 1839, one of eight new suburban cemeteries designed to solve the problem of London's overcrowded churchyards. For 100 years it was highly profitable and employed an army of groundsmen to tend the graves, mow the grass, prune the trees and plant flowers. As space filled up, profits fell and maintenance was scaled back. Things got really bad by 1975, when a group of local people formed the Friends of Highgate Cemetery to rescue it.

Many other private cemeteries at this time were taken over by local authorities. Highgate Cemetery is unusual in being run by the Friends. The Cemetery receives no funding from Government and is reliant upon income from visitors and burials to maintain the Cemetery and keep it open.

The Friends took over a site which was increasingly overgrown, and buildings and monuments which had been neglected for decades. They restored many monuments while allowing the landscape to develop as a woodland.

Highgate Cemetery is now at a crossroads: it is running out of space for further burials and the trees are destroying the memorial landscape.

What should we do? How can we continue to bury people in the Cemetery, manage the trees and improve facilities for grave owners and visitors?



London Metropolitan Archives, City of London, DLN/C/MS19231/021 (House of London)

# Highgate's cemetery

Since 1839, more than 168,000 people have been buried at Highgate Cemetery in over 52,000 graves. The Victorians thought it would last for centuries, but now there is hardly any new space. How can it continue?



## A WORKING CEMETERY

Highgate Cemetery still provides a place of burial for Londoners and a place for the bereaved to mourn. There are about 90 burials each year.

It is a 'living' cemetery relevant to local people. Tended graves show that loved ones are gone but not forgotten.

Visits by grave owners and relatives enhance the meaning of the place as a landscape of memory, and provide an important reminder that this is not just a park.

New burials help fund the care and enhancement of the Cemetery.

## THE MOUND

There is very little space for new burials. In the 1990s, we created new burial space by building a large earth mound on top of common graves in the East Cemetery. At current rates, this area will last only another six years.



## CREMATED REMAINS

As the popularity of cremation burials increases, do we need a more considered approach to design that is in keeping with the character of the Cemetery?



## NEW BURIALS

Sometimes plots for cremated remains have been squeezed in unsuitable places, which detracts from the Victorian memorial landscape. Where else could we find space for them?

## CRAMMING

The original cemetery company buried many people in common graves underneath paths. The Friends then created new private graves on top of them. As a result, this carriage road has become a narrow track.



## NO MONUMENT

Cemetery regulations prohibited the erection of monuments on common graves. But there are also many old private graves without monuments.

## DAMAGE TO MONUMENTS

Graves and monuments are being ripped apart by trees and ivy.



## CONSERVATION AREA PROTECTIONS

At Highgate Cemetery, all monuments of whatever size erected before 1925 are protected by conservation area controls. There are also 82 listed monuments which have an even higher degree of protection.



# ... but how can it continue?

In 2001 the Select Committee on Cemeteries concluded: 'if the public are to continue to have access to affordable, accessible burial in cemeteries fit for the needs of the bereaved, there appears to be no alternative to grave reuse.'



## FORGOTTEN GRAVES

Many graves have not been used for over a hundred years, but still have room for new burials on top. If no one claims ownership, could new burials be added above existing ones?



## ASHES IN URNS

At the historic Westerwold Cemetery in the Netherlands, cremated remains are kept in beautiful urns in a memorial garden. When families no longer require them, the urns become available for new occupants.

*"... there should be an expectation that grave spaces will in due course be reused, and this is necessary to economise on land-use at a time when gravespace is a diminishing resource... Rather than planning for reuse on a grave-by-grave basis, there is merit in seeking to bring larger areas into reuse as part of a coherent plan."*

*Dioecese of Southwark  
Chancellor's Guidance on Churchyards & Memorials*

## CREATING SPACE ON TOP

At the City of London Cemetery in Manor Park, burial spaces have been created by moving existing remains deeper in the same grave. New burials can then be accommodated on top. This is common practice in many European countries. The existing headstone is reversed to allow for a new inscription on the other side while retaining the original memorial.



## MOVE RIGHT ALONG

At the City of London Cemetery, new graves have been created by exhuming remains from a row of existing graves and reburialing them at one end.



## NEW COLUMBARIA

At many cemeteries, cremated remains are kept in above-ground structures rather than buried. When families no longer wish to visit, the niches can become available for new occupants.



## ROOM INSIDE?

Many private vaults at Highgate Cemetery are less than half full. Could remaining space be sold to new families? Or could vaults become semi-private spaces for cremated remains?



## OLD AND NEW ALONGSIDE EACH OTHER

At Pere-Lachaise Cemetery in Paris, opened in 1804 and still a working cemetery, old and new graves sit beside each other. Plots are sold on extendable leases. When families no longer require them, they become available for new occupants.

The reuse of graves enables better maintenance of the cemetery, while respecting its historic importance.

## ATTITUDES TO REUSING OLD GRAVES

A 1995 study found that most respondents did not oppose reuse of graves, provided that:

- it was 100 years since the last burial
- any remains were retained in the same grave
- a photographic record was made of the memorial before it was removed.

# Trees: out of control

Highgate Cemetery is a Site of Metropolitan Importance for Nature Conservation and listed at Grade I in Historic England's Register of Historic Parks and Gardens. 136 historic trees survive, but they are being choked by tens of thousands of self-seeded trees, mostly poor-quality ash and sycamore. These intruders are out of control.



The Cemetery was laid out as a garden with clumps of trees and shrubs framing distant views of London.

The balance has shifted from the romantic to the destructive, as self-seeded ash and sycamore have hidden the original landscape, destroying graves and monuments and obliterating long vistas.

These intruders are vulnerable to disease such as ash dieback, which could potentially kill large numbers of them. The thick canopy now restricts the growth of younger trees and shrubs, limiting the overall ecological value of the site.

## WHAT WORKS

The juxtaposition of trees, ivy and graves gives the cemetery its unique atmosphere of sublime melancholy, which is treasured by grave owners and visitors.



## DAMAGE

Tree roots, as well as falling trees and branches, are causing serious damage to monuments. The boundary between pleasing decay and dereliction is increasingly crossed.



## WHAT DOESN'T

The original design had grand graves lining the main paths. Uncontrolled tree growth and ivy has totally hidden this.



## WEVS

The Cemetery was laid out to exploit magnificent views towards then-distant London. These views have now been lost.



## A GREEN SPACE

The value of the Cemetery as a green space and wildlife habitat is damaged by the dominance of self-sown trees and ivy.

## VULNERABLE

The self-seeded ashes and sycamores are poor specimens, all of a similar age (around 50 years old) and vulnerable to high winds and disease.

# ... but could be majestic and atmospheric

The delicate balance between benign decay and dereliction has been tipped. If we continue to allow trees to grow unchecked they will destroy the Cemetery. There needs to be a long-term plan for regaining control and for future maintenance.



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## A VARIETY OF LANDSCAPES

The current state of the cemetery obscures the wide variety of its underlying topography and design. Targeted removal of trees would reveal this and enrich visitors' experience of the site. The unique atmosphere which so attracts grave owners and visitors could be not only preserved but enhanced by managing trees more effectively.

## MONUMENTS

Trees near significant monuments or along the main paths could be removed, halting damage to monuments and recapturing the spirit of the place envisaged by the designers.



© Historic England Archive



## VIEWS

At Nunhead Cemetery openings have been created through the trees to reveal this striking view of St. Paul's Cathedral.

## VIEWS

New openings cut through groups of trees would reveal the superb views, which were so important in the original design of the Cemetery.



## PHASED FELLING

A programme for the felling of poor-quality trees would open up areas for potential grave reuse.



## A TRUE WILDERNESS

Parts of the Cemetery could be managed as pockets of wildwood, attracting a wider variety of birds and insects, and enriching the experience of the visitor.



## HISTORIC TREES

Clearing space around the surviving historic trees would safeguard their future health.



## ENHANCED BIODIVERSITY

New planting and landscaping have great potential to enhance the ecological value of the site, by encouraging a richer layer of trees and shrubs beneath the tree canopy and more variety of habitat for wildlife.

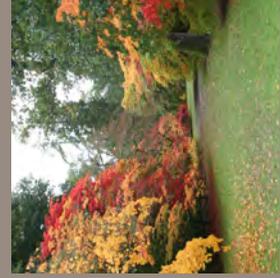
## NEW PLANTING

Poor-quality trees could be replaced by a carefully planned planting programme, which respects the original landscape of the Cemetery.



## AN ARBORETUM

To replace the existing dominance of ash and sycamore, new specimen trees could be planted for their interest, beauty and contribution to the romantic atmosphere of the Cemetery. A variety of different species would be less susceptible to diseases such as ash dieback.



# A magnet for visitors, a haven for the bereaved

Although Highgate Cemetery does not advertise, visitor numbers are increasing year by year. 60,000 people visited the East Cemetery and 25,000 took a guided tour of the West Cemetery in 2016. They were greeted by more than 190 volunteers. Visitors and tours accounted for a vital 35% of the Cemetery's income.



Highgate Cemetery draws visitors from around the world to its spectacular landscape, the well-known people buried here and its unique atmosphere of romantic melancholy. But public access is limited: for safety reasons, admission to the West Cemetery is by tour only. Income from tours and visitors is vital to fund the Cemetery's upkeep and restoration. Tours also limit the numbers in the West Cemetery at any one time, preserving its special atmosphere and giving some privacy to those who are visiting graves.

## A UNIQUELY PEACEFUL PLACE

The Cemetery is one of the finest and most atmospheric in the world. The two sides of the Cemetery have distinct characters which provide variety for grave owners and visitors. Its reputation is rightly high. Controlling the number of visitors to the West Cemetery helps to preserve its special atmosphere, so appreciated by everyone.



## STAYING RELEVANT

Many people come to visit the graves of famous people. But even Karl Marx is less of a draw than he once was, so the cemetery needs to find new ways of attracting visitors. Continuing burials is one way to do this.



## INTERPRETATION

Volunteers, along with publications and maps, guide visitors. But there is no space for a museum or display about the cemetery and the history of burial practices.

## CONNECTING TO HIGHGATE

Volunteered tours increase local involvement with the Cemetery and foster a sense of local ownership. Shortage of volunteers currently restricts the number of tours.



## VISITOR FACILITIES

Modern tourists and school groups now expect an increasing range of facilities, including cafes and loos and rooms for presentation and teaching. Current facilities are very limited: the toilets in the West Cemetery are inadequate, particularly for women, and lack of catering facilities prevents the offer of funeral teas. A richer experience would help justify the journey to Highgate — even in bad weather.

## GETTING IN

The single entrances to the West and East Cemeteries help to control visitors, but can be of-putting to the casual visitor, as can the requirement to book tours in advance.



## GETTING AROUND

Though some paths in both East and West Cemeteries are level and well surfaced, many are steep and rough. This limits public access and creates the risk of injuries.



# ... but how many visitors could we take?

Getting the right balance between catering for the demands of visitors and preserving the special atmosphere of the Cemetery as a place to be buried is critical. We need to maximise the income from visitors to pay for the maintenance of the Cemetery. This may mean providing better facilities and opening up the Cemetery to greater public access. How can Highgate Cemetery provide better access to visitors, local residents and relatives of the deceased, while preserving its unique atmosphere?



**MORE VISITORS?**  
Increasing the number of tours requires more volunteers but would bring in more, much-needed income.

**WEST CEMETERY**  
Could open access to the West Cemetery be allowed periodically, at specified times? This would encourage people to make return visits, to explore different areas.



**BETTER FACILITIES**

The Whittington Estate basement car park could house an expanded range of facilities for visitors and schools. There is potential too in the Courtyard.

**DISPLAY SPACE**

At Arnos Vale Cemetery in Bristol there is a space to display information to visitors. Something similar at Highgate would enrich visitors' experience and make a visit worthwhile even on a wet day. There is huge potential for apps or other devices to help visitors to find their way round.



**A NEW THROUGH-ROUTE**

Opening up the Chester Road gate would improve access for local residents and create an attractive new through-route from Archway to Swains Lane.



**THE COURTYARD**

Allowing free access to the Courtyard would entice visitors into the West Cemetery. There is space in the Courtyard for a discreetly designed shop/café.



**THE CHAPEL**

The shop is very intrusive in the Chapel, and needs to be taken down every time there is a funeral. Moving it elsewhere would immeasurably enhance this sacred space.



**PATHS**

Off the main routes, the informal surfacing of the paths is part of the character of the Cemetery, but restricts access and can be dangerous. At the George Eliot Path we have experimented with a surface which keeps the sense of informality while providing a decent surface.



**NEW GRAVES, NEW AUDIENCES**

The Cemetery's ability to attract the graves of famous and influential people is key to its survival as a place people want to visit.



# A sustainable future?

This exhibition has set out some of the problems that face Highgate Cemetery today. The Cemetery has changed significantly since it opened in 1839. It continues to change as the trees mature and new burials are added. Change is inevitable, even if we do nothing. But we can shape the future. What form should that change take?



## THEN

A view of Highgate Cemetery in 1872 showing the varied arrangement of tended graves and memorials with St Michael's Church in the background.



## NOW

The same view in 2017: the cross in the centre of the picture is still visible but the rest of the memorials and the long view have been obscured by the encroaching vegetation.



## THEN

An early view of St Michael's Church and the Terrace in 1858 before the outer ring of catacombs in the Lebanon Circle were completed.



## NOW

A similar view in 1990.

The Friends of Highgate Cemetery Trust look after Highgate Cemetery for the benefit of the public. But people value the Cemetery for many different reasons, some overlapping, some contradictory.

- As a place of rest: important not only to the relatives of those who are buried here, but also to those who might be buried here in the future. People need somewhere close to home to bury their own loved ones.
- As a tranquil green space: a haven for wildlife and part of a 'green corridor' stretching from Hampstead Heath to Waterlow Park.
- As part of our cultural heritage, for the design quality of the garden cemetery, the monuments within it, and the stories of the lives commemorated.

The Friends have overseen a remarkable turnaround in the Cemetery's fortunes, thanks to the efforts of a huge number of volunteers over the past forty years. But we are only trustees for those who come after us. It would be wrong to let the Cemetery crumble away, slowly destroyed by trees, ivy and the effects of time. We have to ensure that we hand on to the next generation something that is worth handing on.

A new approach is required to ensure that the Cemetery preserves its significance and remains financially viable. Changes will not occur rapidly, but would be phased over several decades. It is important to draw up a clear plan to guide the Cemetery's development. We are keen to hear what you think.

Please complete the questionnaire to help us plan for the future of Highgate Cemetery.

# Appendix D

## Register of Parks and Gardens

# HIGHGATE CEMETERY

## List Entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

Name: HIGHGATE CEMETERY

List entry Number: 1000810

## Location

The garden or other land may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: I

Date first registered: 01-Oct-1987

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

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Parks and Gardens

UID: 1803

## 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 Garden

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

Cemetery laid out by the London Cemetery Company and opened in 1839 (Highgate West Cemetery), extended 1855 (Highgate East Cemetery).

### HISTORIC DEVELOPMENT

The 1830s programme to provide London with seven privately funded and developed cemeteries resulted in plans being drawn up for the Cemetery of St James at Highgate. It was established by the London Cemetery Company, founded in 1836 by Stephen Geary, an architect and civil engineer. The 17.5 acre (c 7.3ha) site purchased by the London Cemetery Company included part of the grounds of Ashurst Manor, which had belonged to Sir William Ashurst, Lord Mayor of London in 1693.

Geary designed and planned the cemetery, with James Bunstone Bunning acting as the architect for the London Cemetery Company from 1839. The built features included the entrance gates and chapels (1838, listed grade II), a

Colonnade on the west side of the entrance forecourt (date unknown, listed grade II), the Lebanon Circle (1838-9) approached along the Egyptian Avenue (listed grade I with the Lebanon Circle) and the Terrace Catacombs (1838-9, listed grade II\*; the oldest surviving continuously asphalted structure in England).

David Ramsay, the London Cemetery Company's landscape gardener, designed the cemetery landscape with serpentine roads and broad gravel paths leading up to the burial area beneath St Michael's church. The planting included a row of chestnuts dividing the unconsecrated and consecrated ground, parterres of flowers, picturesque trees and clumps of evergreens (Penny Magazine 1839; Lloyd 1888).

Highgate Cemetery was consecrated in May 1839 by the Bishop of London, the third of the seven London cemeteries. It was an immediate success not only as a burial ground but also as a place to promenade and enjoy the magnificent views from it over London. By 1888 there were more than 25,000 graves, with an average of four bodies each (Lloyd 1888).

In 1854 the cemetery was doubled in size by an extension on the east side of Swain's Lane. This was connected to the west side by a passage under Swain's Lane, allowing the conveyance of coffins from the chapel on the west side to their burial places on the east side. The chapel was extended on the west side in 1854-5 to accommodate the hydraulic lift for the tunnel. The outer half-circle of the Lebanon Circle was added c 1870 at the same time as the Julius Beer Mausoleum by J O Scott.

The Company had its own nurseries and glasshouses to supply the cemetery with bedding, and maintenance continued at a high standard into the C20. A shortage of labour however and the popularity of cremation led to problems by the mid C20 and by the 1960s the United Cemetery Company (successors to the London Cemetery Company) ran out of money. The cemetery was neglected and allowed to deteriorate and in 1975 it finally closed.

The Friends of Highgate Cemetery (FOHC) were formed in 1975 to preserve the cemetery. The freehold was acquired in 1981 and transferred to the Custodian of Charities in 1989. Since 1975 the FOHC have been responsible for much clearance, restoration work and the on-going maintenance of the cemetery, with special attention to its ecological interest. The cemetery is still used as a burial ground but it is now mostly frequented by visitors interested in the architecture, history and ecology.

Among the people buried or commemorated in the cemetery are George Elliot, Marguerite Radclyffe-Hall, Christina Rossetti, Karl Marx, Jacob Bronowski, Tom Sayers (prize fighter, whose tomb was much visited in the C19), the mother of Lord Tennyson, the father, mother and daughter of Charles Dickens, George Wombwell (lion tamer), the architects Edward Blore and James Bunstone Bunning, and the landscape painter Charles Landseer.

#### DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Highgate Cemetery, c 14.5ha, is located to the south of Highgate. The cemetery is in two parts, divided by Swain's Lane. Highgate West Cemetery, c 7ha, is bounded by Swain's Lane to the east and by the buildings and gardens on South Grove to the north, and the Holly Lodge Estate to the west and south. It is on steeply sloping ground, falling from north-west to south-east. Highgate East Cemetery, c 7.5ha, is bounded by Swain's Lane to the west, by Waterlow Park (qv) to the north, the Whittington Hospital and residential cul-de-sacs to the east, and Chester Road to the south. It is on gently sloping ground, falling from north-west to south-east. There are some views from the higher ground southwards but the views are generally restricted by the planting. The boundaries of the site are marked by a mixture of walls and fences, the east boundary wall to Highgate West being of yellow stock brick with Portland stone capping, designed by Geary in 1838 (listed grade II).

**ENTRANCES AND APPROACHES** The main entrance to the West Cemetery is

from Swain's Lane, with entrance gates, mortuary chapels and lodge (1838, listed grade II), all designed by Geary in a Tudor style of yellow stock brick with stone dressings. A secondary entrance to the west side lies in the north-east corner, with Gothic-style lodge and entrance gates by Geary (1838, listed grade II). The main entrance to the East Cemetery is now from Swain's Lane through entrance gates which face the main entrance to the West Cemetery. Another entrance to the east side is from Chester Road to the south, where entrance gates and a lodge mark what was formerly the main entrance.

**GARDENS AND PLEASURE GROUNDS** The landscape in the West Cemetery is composed of winding drives and paths through mature trees and shrubberies, with statuary and elaborate funerary architecture arranged within the structural planting on terraces set in the steeply sloping ground. Within the more wooded areas are clearings with meadows of wild flowers and native grasses, and smaller areas with herbaceous planting.

The main entrance to the west side leads through an archway which links the mortuary chapels into the entrance forecourt, with the entrance lodge to the north-east. The entrance gates, chapels, lodge and east boundary walls form the east side of the large forecourt which is paved in setts laid in a fan shape (1989) and bounded on the west side by the Tudor-style curved Colonnade (listed grade II). In front of the Colonnade is the Cross of Sacrifice of the Commonwealth War Graves Commission. From the forecourt the cemetery can be approached from the main circuit drive which leads off to north and south, or from a steep path which leads north-west from the centre of the Colonnade. All these routes converge to the north-west of the forecourt at Comforts Corner, named after members of the Comfort family who are buried in the area. From Comforts Corner paths meander to the west and east and in a loop to the south but the main path leads north-east towards the north end of the cemetery.

The main path continues in a north-easterly direction up the slope until it reaches the gateway to the Egyptian Avenue. The arched gate is flanked by paired attached columns with lotus bud caps carrying entablature and with an

obelisk on each side of the entrance. The Egyptian Avenue leads up a long sloping path between two high walls lined with tombs. At the end of the Egyptian Avenue the path enters and circuits the Lebanon Circle, which consists of a circular crypto-porticus in Egyptian style, with tombs on each side, and a massive cedar of Lebanon (which pre-dates the cemetery) in the earth-filled drum in the centre of the Circle. The Egyptian Avenue enters the Circle at the south-east side and on the opposite side of the Circle is the Julius Beer Mausoleum by John Oldrid Scott (listed grade II\*, added c 1870 at the same time as the outer half-circle of tombs). The Mausoleum and cedar are both at ground level and are only partially seen from the Circle path which is deeply recessed. Half-way between the Mausoleum and Avenue on each side are flights of steps leading to the upper level from where the cedar is seen more clearly. At the top of the steps there is a further circular path leading around the outer circle. At the north end is the Beer Mausoleum which is centred on the Terrace Catacombs, immediately to the north, which form a retaining wall above which is the church of St Michael's, Highgate. Flights of steps at either end of the catacombs formerly led to the top of the asphalted Terrace, from which there were extensive views over the cemetery and to central London. The path continues around the Lebanon Circle to the east side, past the C19 temple-style Mausoleum to Cheylesmore (listed grade II), and then branches, one part continuing around the Circle and another leading to the north-east portion of the West Cemetery and terminating at the north-east lodge on Swain's Lane. Between the Circle and the lodge two paths lead southwards, giving the option of returning back towards the Egyptian Avenue and Comforts Corner or following a smaller path through the eastern part of the cemetery until it joins the main drive as it approaches the entrance forecourt. In the corner formed between the path, the Swain's Lane boundary and the entrance forecourt is a small area which has been planted up as a Memorial Garden commemorating Friends of Highgate Cemetery who have died.

On entering the East Cemetery from Swain's Lane there are three large, granite mausoleums near to the entrance: the first immediately north of the entrance is to Donald Alexander Smith and is now used by the FOHC; the second

immediately to the east is to a benefactor of the blind and stands on the site of a conservatory; the third, and largest, stands to the south of the path and is to Davison Alexander Dalziel. The drive continues to the south-east and then branches, one drive leading south towards the lodge and entrance on Chester Road and the other circuiting the eastern side of the cemetery before returning to meet the other drive immediately north of the lodge. Smaller paths lead off the drives into the centre and edges of the cemetery through mature trees and shrubberies and the graves and memorials. The planting is less dense on this side and the ground less steep, so there are more views within this part of the cemetery but few beyond it.

There is a group of listed graves around the path in the north-east corner of the cemetery including those of Karl Marx (listed grade I), George Elliot (listed grade II), George Holyoake (social reformer and organiser of the Co-operative movement, listed grade II) and Herbert Spencer (philosopher, listed grade II).

Further to the graves and mausoleums individually noted are nineteen graves in the west side listed grade II and a further two on the east side listed grade II. For more information on the graves and on the ecology, see the FOHC literature.

#### REFERENCES

Penny Magazine, (December 1839) F T Cansick, A Collection of Curious and Interesting Epitaphs (1872) J H Lloyd, The History, Topography and Antiquities of Highgate (1888) Country Life, 150 (5 August 1971), pp 334-6; 159 (1 April 1976), pp 848-50 Highgate Cemetery (FOHC 1978) J S Curl, A Celebration of Death (1980), pp 224-7 H Meller, London Cemeteries (1981), pp 147-64 J Murray, Highgate Cemetery, Victorian Valhalla (FOHC 1984) B Cherry and N Pevsner, The Buildings of England: London 4: North (1998), pp 553-4

Maps John Rocque, Plan of the Cities of London and Westminster ..., 1744-6  
Cruchley's New Plan of London and its Environs, 1835

OS 25" to 1 mile: 1st edition surveyed 1873 2nd edition published 1894 3rd edition published 1913

Archival items Geary's original plan for the cemetery (Guildhall Library Manuscripts)

#### REASONS FOR DESIGNATION

Highgate Cemetery is included on the Register of Parks and Gardens of Special Historic Interest at Grade I for the following principal reasons:

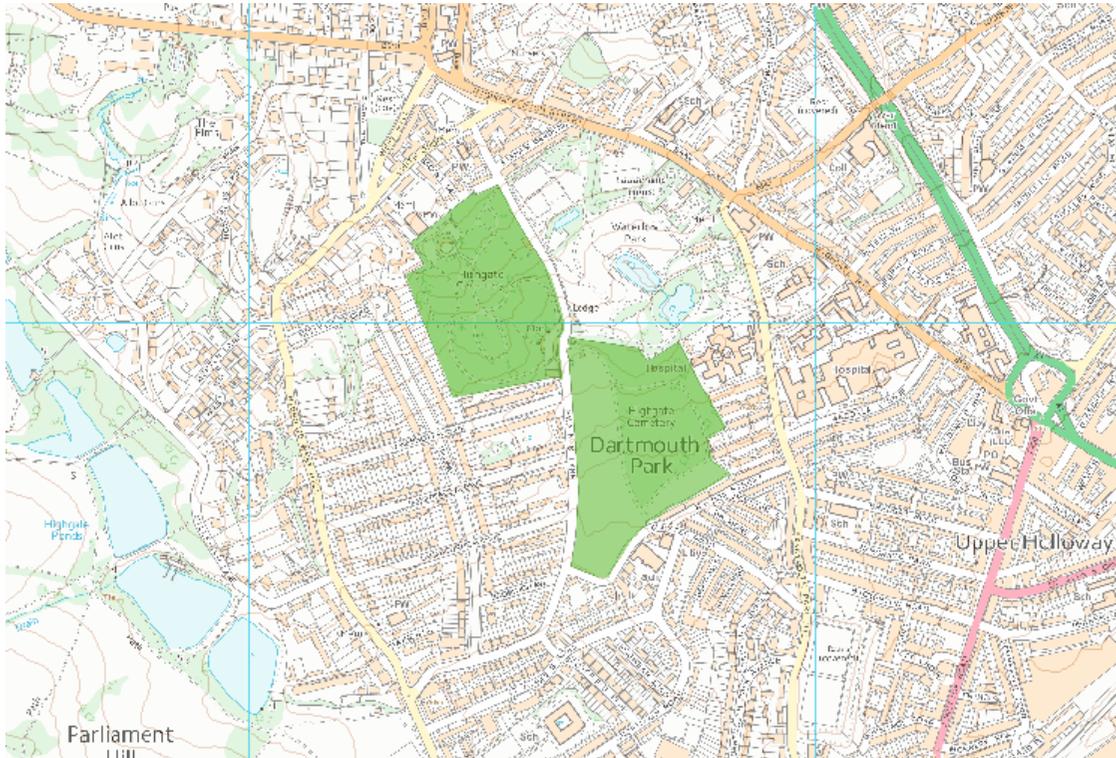
\* The cemetery is an early and important example of an early Victorian commercial cemetery (1839) laid out in the garden style. \* The site is the third metropolitan cemetery. \* The cemetery contains an outstanding collection of funerary monuments which reflect the social and political history of Victorian London. \* The cemetery contains an outstanding collection of structures designed by Stephen Geary and, from 1839, by James Bunstone Bunning, both of whom were noted cemetery designers. \* The cemetery layout is complex and survives substantially intact.

Description written: November 1998 Register Inspector: CB Edited: May 2000  
Upgraded: 2009

#### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 28414 87057, TQ 28704 86796

**Map**

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The above 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 - 1000810 .pdf

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 18-Jan-2017 at 09:40:47.

# Appendix E

## Highgate Cemetery SMINC Citation

**Site Reference:** M088

**Site Name:** Highgate Cemetery

**Summary:** One of London's great Victorian cemeteries, with a blend of historic, cultural and wildlife attractions, which gives it a unique character.

**Grid ref:** TQ 287 867

**Area (ha):** 14.81

**Borough(s):** Camden

**Habitat(s):** Secondary woodland, Semi-improved neutral grassland, Vegetated wall/tombstones

**Access:** Public access (entry fee)

**Ownership:** Friends of Highgate Cemetery

**Site Description:**

This site comprises the paired Victorian cemeteries at Highgate, of great historic and cultural interest. Secondary woodland of ash (*Fraxinus excelsior*) and sycamore (*Acer pseudoplatanus*) has become established amongst the ornate tombs and mausolea, and the stonework supports a diversity of lichens, ferns and mosses. A rich assemblage of plants, invertebrates and birds occurs in the woodland and glades, including many unusual species for this central location. Examples include great horsetail (*Equisetum telmateia*), prickly sedge (*Carex muricata* ssp. *lamprocarpa*) and the nationally scarce ivy broomrape (*Orobanche hederaceae*); spotted flycatcher and willow warbler.

The nationally scarce liverwort, Luisier's tufa-moss (*Gymnostomum viridulum*) has recently been found here at its easternmost site in the UK. This combination of high historical and biodiversity interest presents an extraordinary opportunity as an educational resource. The cemetery is owned and managed by the Friends of Highgate Cemetery. There is access to the East Cemetery every day, except Christmas Day and Boxing Day, for a small fee. Access to the West cemetery is on special tours only - for details visit the Friends of Highgate Cemetery web site, or telephone 020 8340 1834.

**Site first notified:** 19/09/1988

**Boundary last changed:** 01/01/1993

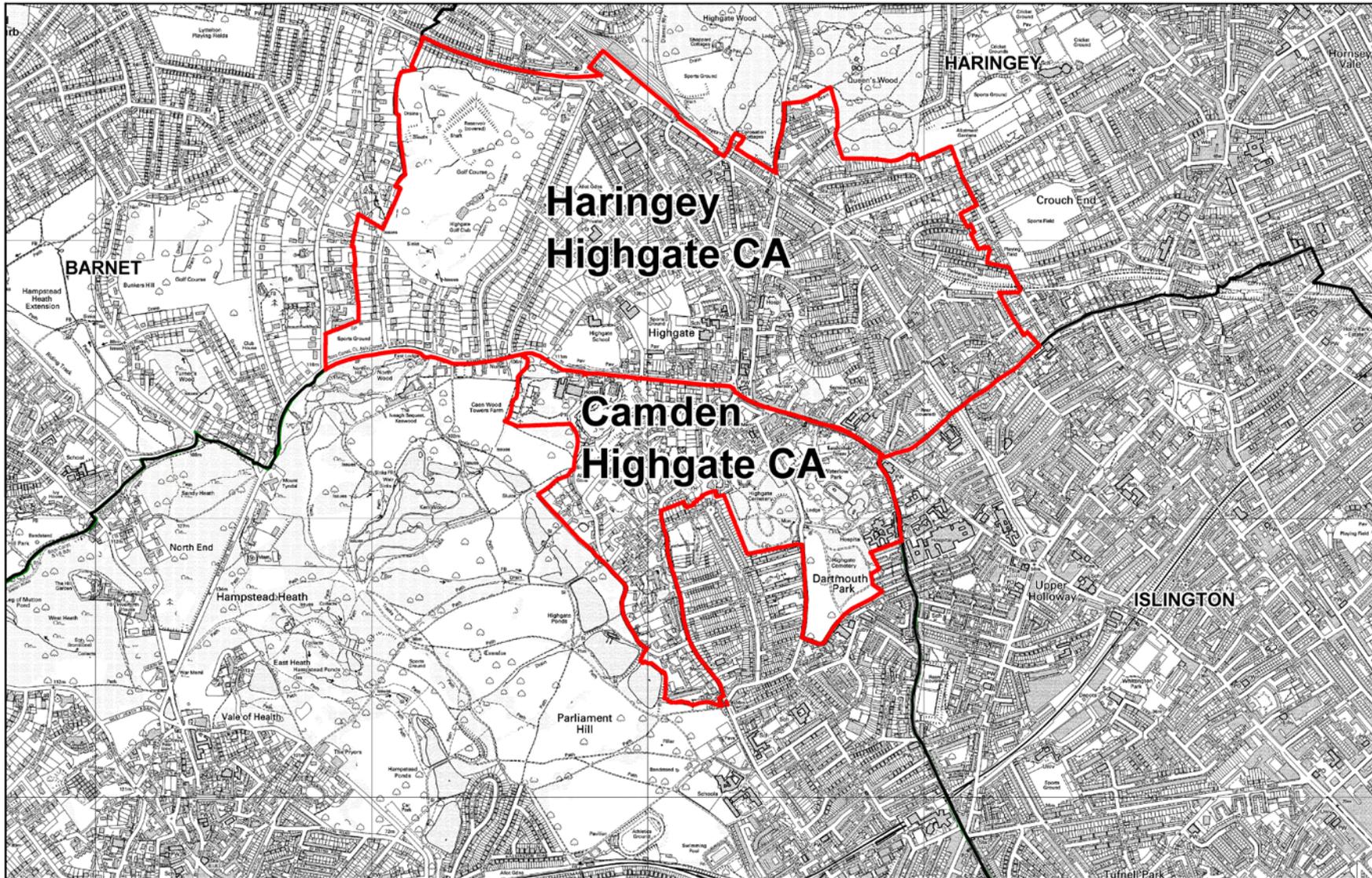
**Citation last edited:** 29/11/2004

**Mayor Agreed:** 25/11/2002

**Defunct:** N

# Appendix F

## Conservation Area map



**Highgate Conservation Area map 2007 showing context with Borough boundaries and Haringey's Highgate Conservation Area**

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Scale 1: Not Usable Scale

#Map for Internal Use Only#

Print Date: 26/09/2007  
Printed By: L. Small  
Camden  
Map Ref No: c02377



# Alan Baxter

**Prepared by** Robert Hradsky and Vicky Simon of Alan Baxter with Deborah Evans of DE Landscape & Heritage, Andrew Bowman-Shaw and Catherine Griffiths of Tree and Woodland Company, and Aaron Grainer, Julian Arthur and Nathan Jenkinson of Tyler Grange

**Reviewed by** Heloise Palin, Kit Wedd and Nicolas Chapple

**Draft issued** August 2018

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