

NEWSLETTER

DECEMBER 2024



**HIGHGATE
CEMETERY.**

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With thanks to

Liz Fuller, Leighann Heron,
Kate White

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Cover photograph

Illustrative view:
Proposed view recreating historic view back to Saint Paul's Cathedral, from the Terrace Catacombs
Credit: Gustafson Porter + Bowman

Chair's note



This issue marks a significant milestone in the future of Highgate Cemetery. We have just submitted the full planning and listed building consent applications detailing proposed works to the landscape, listed structures and new facilities to Camden Council. This is the culmination of many years of work to ensure that the Cemetery can continue to operate and be a place of burial and beautiful sanctuary for visitors who want to experience the dramatic landscape and learn about the lives of those buried here. This newsletter contains an overview of the main proposals.

During the last three years, so much has been done to ensure that the proposals are sensitive to the site and will help secure the future of the cemetery. Many of our members, volunteers and the local community have made valuable contributions by being involved in our consultations and have followed the development of the scheme. On behalf of everyone at the Trust, we would like to send our sincere thanks to all those who have been involved in getting to this stage.

We hope that the Council will determine the applications by early spring. In the meantime, please do take a look at the principal documents (the Heritage Statement and Design and Access Statements) of the very many that make up our application which incidentally contain much interesting information about the history of the cemetery.

If you are in support, we would greatly appreciate you writing to Camden Council to leave a positive comment. All you need to do is follow our guide on the back cover. If you have any concerns, please get in touch with us by emailing info@highgatecemetery.org or give us a call. We would be happy to address any questions or concerns.

In the meantime, on behalf of the trustees and staff, I would like to wish all our members, patrons, volunteers, community and friends a very happy Christmas and all good wishes for the New Year.

Liz Fuller, Chair

Looking ahead: Overview

We have been working on *Unlocking Highgate Cemetery* since 2019 when we published our Conservation Plan. Our international design competitions found the right teams to develop the architectural, landscape and conservation proposals.

Over the past two years we consulted the public, Camden Council and Historic England to test our ideas and these have now developed in to a masterplan to conserve and enhance the Cemetery for future generations.

Our planning applications are now available for comment. See page 16. ■



WEST SIDE

Highgate Village

Swain's Lane

Waterlow Park

Swain's Lane

Chester Road




EAST SIDE

Library

School

Dartmouth Park

KEY

-  New buildings
-  Conservation/heritage existing structures
-  Proposed new trees

Conservation Masterplan





Courtyard Colonnade

Repair and conservation works to Colonnade, resurfaced step-free courtyard



Dissenters' Chapel

Interpretation and historic collections display with funeral break-out space



Swain's Lane Chapel Entrance

Pinnacles and cupola reinstated with new and improved public realm to forecourt



Education and Community Building

School and community group uses and to support the Trust's public programming



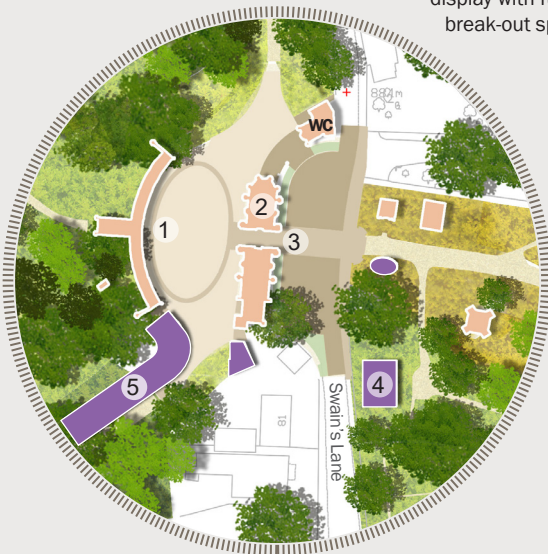
Gardeners' Building

Gardening & maintenance staff, equipment, storage, workshops and grave-owner facilities



Cafe and Operations Building

Visitor ticketing, café and office space for operations staff & volunteers



Looking ahead: Landscape

Views and planting

Extensive research has been carried out by our landscape architects, Gustafson Porter and Bowman, to understand the special magic of Highgate Cemetery. They have studied countless historical images and documents to rediscover its original layout and likely planting scheme. They have seen how trees and shrubs were used to frame views both of the architectural elements within the Cemetery and outwards to the metropolis. They have thought about how visitors moved through the Cemetery and where they might have rested.

They have considered how the character of the landscape has changed, appreciating the present less manicured state which many people value today. ■

WE WILL

- Frame internal and external views to 'eye-catcher' monuments and follies
- Re-open and create external views from areas of high ground in both sides of the Cemetery
- Maintain the distinct characters of the East and West sides
- Maintain and reinstate historic structural planting
- Maintain and reopen key views

Below *Proposed* view: Recreating historic view back to St Paul's Cathedral from the Terrace Catacombs

Below *Historic view*: From the Terrace Catacombs, 1841



Below *Current View*: From the Terrace Catacombs, 2023



Historic view



Above Main path looking up to St Michael's Church, circa 1857

Current view



Above Main path looking up to St Michael's Church, 2023

Proposed view



Above Recreating the historic view to St Michael's Church from the West side of the Cemetery

Historic view



Above View looking west towards the chapel, circa 1845
(Thomas Dolby 'Memorials of the Highgate Cemetery')

Current view



Above View looking west towards the chapel, 2023

Proposed view

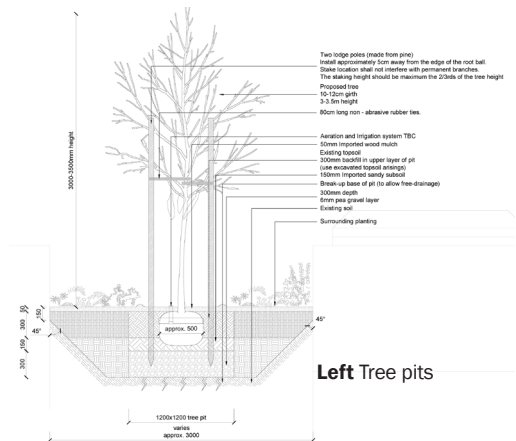
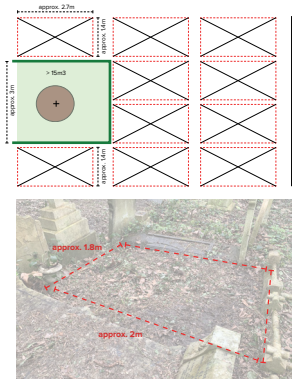


Above Embellishment of current view, with reinstated pinnacles and cupola to chapels

New trees will need an area about 1.8m x 2m, roughly the size of two graves, to have enough room to grow.

They will be planted in tree pits which have been specially detailed to maintain

soil stability and to ensure that nearby monuments are protected. Tree pits will normally be set at least two rows of graves back from the primary paths. ■



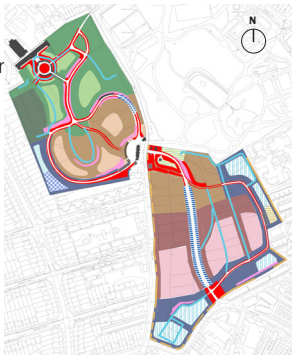
Left Tree pits

Looking ahead: Landscape

Ecology and habitats

New openings in the tree cover will admit sunlight, reveal views and monuments, encourage a broad range of flora to create diverse habitats. ■

Right Proposed planting types and habitats plan (Please see full plan for detail)



WE WILL

accentuate the site's topography by separating it into three major territories:

- Wet woodland at the bottom of the hill where water naturally gathers behind the boundary wall
- Broadleaved woodland in the bottom half and at the top of the hill
- Yew woodland at the top left corner of the sites

Access and movement

A safer and improved public realm with level access from Swain's Lane will make visiting more inclusive. Reinstating the original surface levels will allow the Courtyard to become accessible to all. Historically appropriate improvements will be made to the network of path surfaces across the site, making them more suitable for less mobile users. ■

Below The proposed public realm improvements at the Swain's Lane entrance

WE WILL

- Open the West Carriage Drive to the public as it offers a much gentler slope than the other primary paths in the West
- Improve the surface deviation and quality of many path surfaces, making them more suitable for less mobile users
- Provide more regular resting points throughout the Cemetery



Sustainability

Taking the long term view

We have considered both environmental and socio-economic aspects of sustainability. Environmental sustainability targets have informed the design of the buildings and landscape, while a socio-economic study and ongoing community engagement is informing the Trust's approach to supporting the local community.

Conservation of historic structures will ensure they can be enjoyed by future generations. ■

Below left New paths and drainage will enable the Cemetery to withstand greater volumes of water from increasingly frequent storms.

Below right We will minimise tree falls and maximise tree health by more active woodland management.

WE WILL

- Improve drainage to reduce water-logging by repairing where possible existing drainage infrastructure
- Add new sustainable drainage systems, such as below ground attenuation, French drains and soakaways
- Harvest rainwater on new buildings and within the landscape, helping to reduce our use of potable mains water
- Avoid using chemicals in landscape maintenance



Looking ahead: Architecture

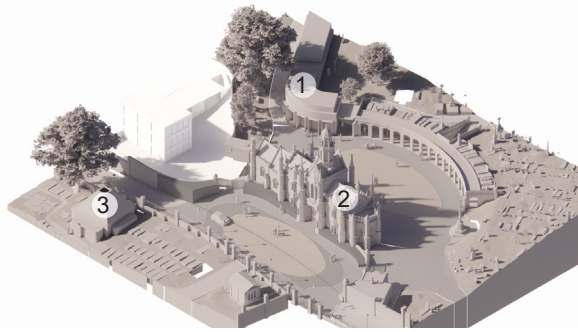
New buildings and re-use of existing buildings

The Dissenters' Chapel will be extensively refurbished, becoming once again a space for the public. New buildings will cater for the Cemetery's current and future needs, providing much needed accommodation for visitors, staff, volunteers and the local community. They have been designed to respect their context. Scale, massing and materials will be sympathetic to the existing historic structures, but in a language of their own time. ■

1. VISITOR AND OPERATIONS BUILDING

The Visitor and Operations building is a new building south of the Colonnade. Ticket office, disabled WC and café face the Chapels across the Courtyard; offices for staff and volunteers continue up West Carriage Drive. This building is carefully designed to complement the historic architecture of the adjacent Colonnade.

Below Proposed Visitor and Operations building, approach to the Ticket office and café entrance



Above Architectural model study. For clarity, vegetation is not shown.



Above Proposed Visitor and Operations building from West Carriage Drive



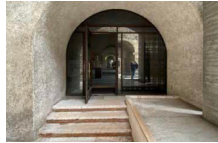
2. DISSENTERS' CHAPEL

Refurbished for interpretation and exhibitions, it will also be used as a breakout space for the Anglican Chapel enabling for example, catered gatherings after funerals. Offices move out; historical collections remain in the space over the entrance.

Below John Gay photograph of the Dissenters' Chapel



Below Reference images



Castelvecchio



Soane Museum

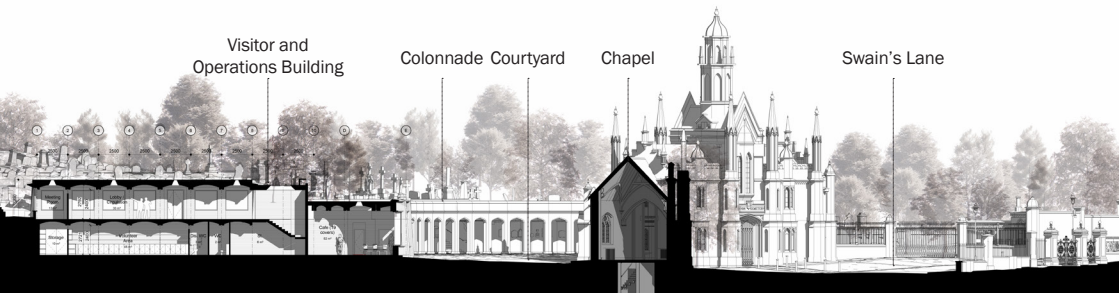
WE WILL

- Provide better facilities for visitors, including a café and toilets
- Replace gardeners' store and messroom
- Expand volunteer facilities
- Provide adequate office space
- Reopen the Dissenters' Chapel, currently in use as office space, making it publicly accessible as an exhibition and interpretation space.

Below Dissenters' Chapel interior re-fit: sections



Below Dissenters' Chapel interior



Visitor and Operations Building

Colonnade Courtyard

Chapel

Swain's Lane

Above Section of Visitor and Operations building, seen from the south

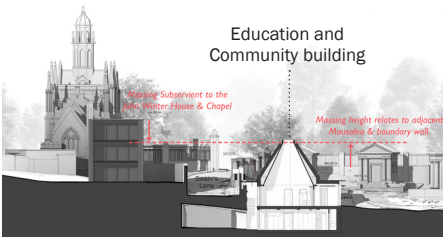
Looking ahead: Architecture

New buildings

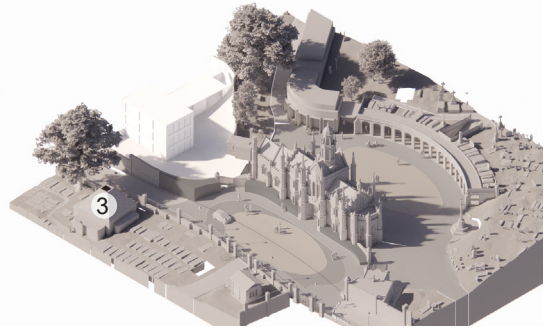
3. EDUCATION AND COMMUNITY BUILDING

Set over two storeys, and connecting visually to the historic tunnel entrance, the new building for visitors will create spaces for the Trust's Education & Public Programmes and for use by community groups. There will be out-of hours access directly from Swain's Lane.

Below Section shows relationships with existing structures and connection to the historic tunnel previously used for transporting coffins



Below Proposed Education and Community building, approach view from East side of the Cemetery



Above Architectural model study. For clarity, vegetation not shown.

Below View from the East side entrance



Below Top-lit, timber-lined interior view of the Community and Education space at ground level



Below Illustrative view of the Gardeners' building from the Mound



4. GARDENERS' BUILDING

A new building, recalling traditional English garden walls and built as a retaining structure to the Mound embankment, will consolidate and improve Gardeners' welfare facilities and equipment storage. There will be facilities for grave owners at the upper level as well as a series of memorialisation plaques along the east elevation.



Above Reference images

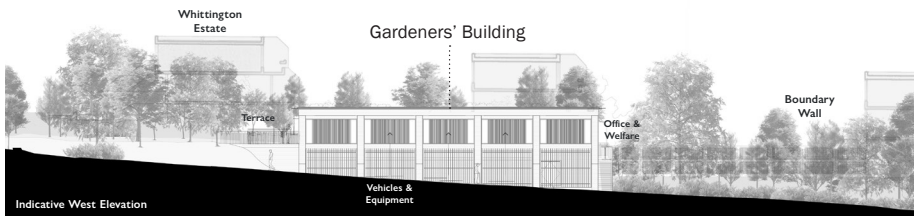
Commemorative plaques



Elevation planting



Above Illustrative view of the Gardeners' building from the north



Above Elevation of the Gardeners' building showing the context and approach

Planning Documents

Lots more detail is available online

In this newsletter there has been room only for an overview of our project. Its full scope can be understood by looking at the range of documents required to support our applications for Planning and Listed Building Consent which are now live on the planning website of the London Borough of Camden. See back page for details.

The key documents to read are the *Design and Access Statements* in section 8, which explain our proposals in more

detail. We have added some additional text to the document titles help you understand the general contents before downloading it.

Many members will be astonished how much is involved in planning for the future of Highgate Cemetery. Our full planning application sets out how we propose to work over the next twenty-five years, but the detailed implementation will depend on practicalities and resources. Not everything can happen at once! ■

01. Document Schedule

02. Covering Letter (Redacted)

03. Location Plan

04. Proposed Site Plan

05. Community Infrastructure Levy Form

06. Drawing Registers

List of Drawings in 07

07. Architecture Drawings

Project 1 (Community and Education Building) On site of existing gardeners' compound, East

Project 2 (Visitor, Operations and Volunteers building)
On site of gardeners' container, West

Project 3 (Chapel Buildings)

Project 4 (Courtyard Store)
On site of West toilet block

Project 5 (East Side Sentries) At Swain's Lane and Chester Road gate entrances

Project 6 (Gardeners' Building)
For Gardeners' equipment and vehicle storage and welfare facilities, West side, Mound

Project 7 (Courtyard Public Realm)

Project 8 (Site-Wide Landscaping)
see Landscape drawing package

Project 9 (South Lodge)

Proposed alterations to convert building to visitor toilets

07. Landscape Drawings

Plans (4 parts)

For planting, path and hard surface proposals. See also 08. *Design and Access Statement*

Sections

For handrails and railings, and alterations to steps and embankments, including step free access through arch from Swain's Lane

07. Conservation Drawings

For the named funerary buildings. See also 08. *Design and Access Statement Volume 4 – Conservation* and 24. *Schedule of Works*

08. Design and Access Statements (4 Volumes)

These key documents explain the design principles, concepts and how proposals are a suitable response to the site and its setting

09. Arboricultural Assessments

(3 parts split into 10 documents)

Technical report, survey information and tree constraint and protection plans

10. Archaeological Desk Based Assessment

Potential impact on archaeological remains

11. Basement Impact Assessment

Review of impacts of proposed extension to basement at East Side Gardeners' compound

12. Biodiversity Net Gain Report

Accompanies Ecological Impact Assessment (15)

13. Building Damage Ground Movement Assessment

On the potential impact on surrounding building facades of Community and Education building

14. Draft Construction Management Plan

To help minimise impacts of construction activity on- and off-site

15. Ecological Impact Assessment

On the potential effects of the proposed development on ecology and nature conservation

16. Energy Statement

Strategies to reduce energy use in buildings following the London Plan methodology of *Be Lean, Be Clean, Be Green and Be Seen*

17. Flood Risk Assessment

Outlines compatibility of the development proposals with the local environment, ensuring it does not exacerbate existing flood risks

18. Heritage Statement

History and significance of Highgate Cemetery and how this will be affected by proposals

19. Landscape Maintenance and Management Plan

Maintenance regimes and procedures needed to establish, maintain and monitor the new soft landscape scheme

20. Landscape Soil Management Strategy

Opportunities and constraints of the existing site soil resources

21. Noise Impact Assessment

Results of a background noise survey and the impact of new plant (e.g. Air Source Heat Pumps)

22. Planning Statement Outlines how the proposals comply with local planning policies. Appendix 1 has Computer Generated Images (CGIs) of buildings and Accurate Visual Representations (AVRs)

23. Planting Schedule Indicative list of species for each planting typology area. See 08. *Design and Access Statement* Volume 2

24. Schedule of Works For funerary structures, mausolea and listed sundry listed buildings. See 08. *Design and Access Statement* Volume 4

25. Socio-Economic Assessment Informs public programming by understanding the socio-economic challenges affecting local communities

26. Statement of Community Involvement

A summary report of the Trust's consultation with local community members and organisations

27. Statement of Need sets out the rationale for the masterplan, the need for the works proposed and their benefits

28. Structural Appraisal Report To inform Conservation proposals outlined in West Scott Architects drawings and information

29. Structural Statement Summarises principles of structural design for each new building designed by Hopkins Architects and alterations to the Dissenters' Chapel

30. Sustainability Statement (and Circular Economy Statement) Outlines the policies and mandatory targets and how our proposals meet or exceed these standards

31. Sustainable Drainage Strategy Report

How the Cemetery can be satisfactorily drained without increasing flood risk on- and off-site

32. Transport Report Considers the effects of the proposals on trip generation, the pedestrian and cycle environment, parking, servicing, and waste collection ■



Please support our planning application

TIMELINE

- **2019**
Highgate Cemetery Conservation Plan published
- **2023**
Awarded National Lottery Heritage Fund grant
- **2024**
Masterplan, Listed Building Consent and full Planning Application submitted November 2024
- **2025**
Planning decision and next round of National Lottery Heritage Fund application
- **2026**
Subject to funding, begin implementation of Phase 1
- **BEYOND 2030**
Delivery of future phases

OUR APPLICATION FOR PLANNING AND LISTED BUILDING CONSENT HAS BEEN SUBMITTED

You can lend us your support in the following ways:

Use Camden Council's website

- Go to <https://accountforms.camden.gov.uk/planning-search/>
- Enter the application number 2024/5407/P
- View the drawings and other documents for the application
- Click 'Add Comments Here' and fill this in before 5 January 2025. Local and Camden residents' views have most weight.

Better late than never!

Camden Council will take account of all comments received right up until the application is determined.

Even once the online comments form has closed, you can still **email** planning@camden.gov.uk or **post** your letter to Development Management, Camden Town Hall, Judd Street, WC1H 9J quoting the reference number **2024/5407/P**

Write to your ward councillor

You can express your support for the scheme by writing directly to your ward councillor. Details of how to do this are on Camden's website.

Highgate ward Councillors are Anna Wright (Labour), Camron Aref-Adib (Labour), Lorna Jane Russell (Green).

Follow the links on our website at highgatecemetery.org/our-future/unlocking