WEST SCOTT
ARCHITECTS

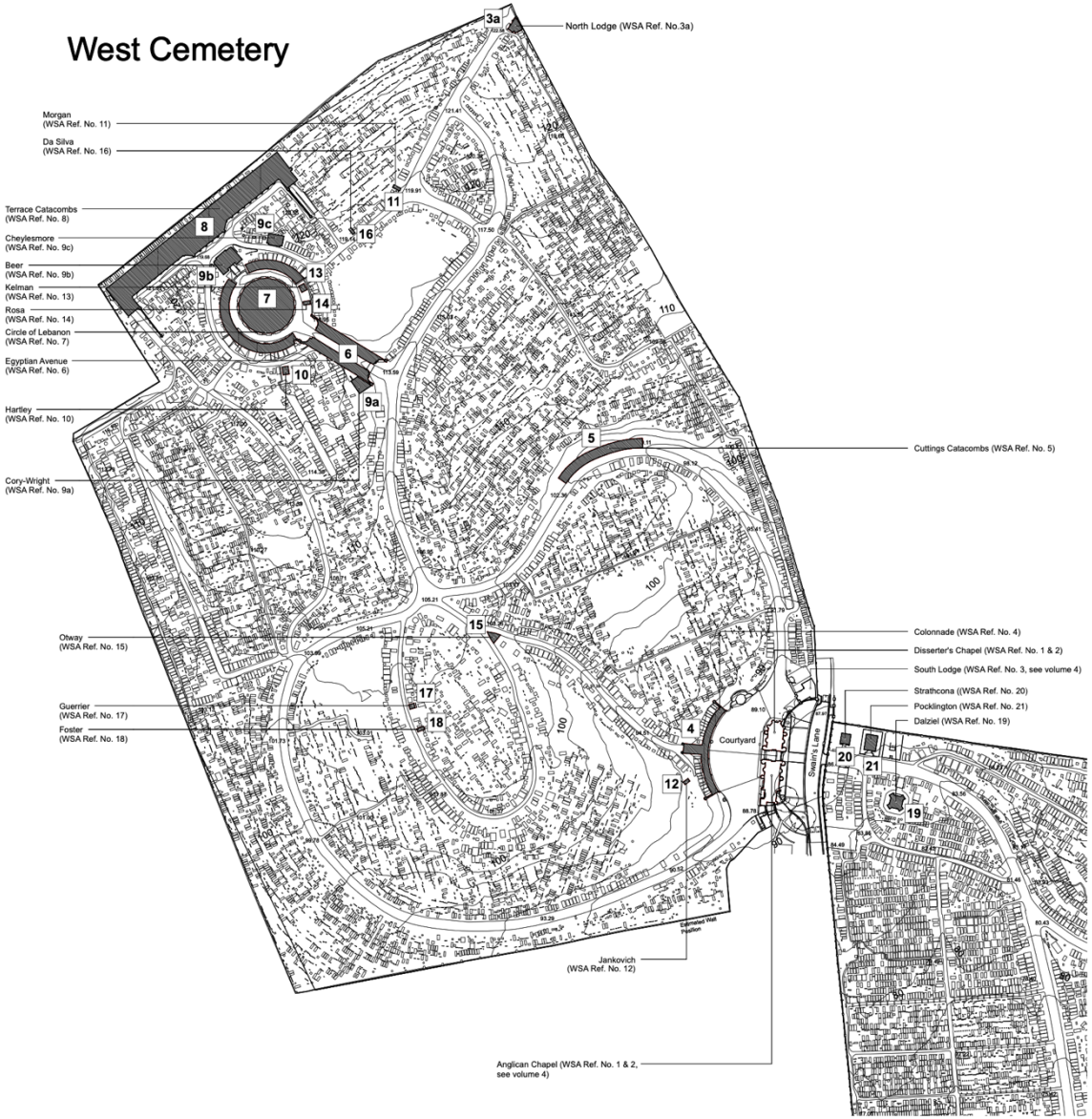
HIGHGATE CEMETERY

DESIGN & ACCESS STATEMENT

VOLUME 4
FUNERARY BUILDINGS, MAUSOLEA AND SUNDRY LISTED BUILDINGS

OCTOBER 2024

KEY PLAN


West Cemetery
North Lodge (WSA Ref. No.3a)
Morgan (WSA Ref. No. 11)
Da Silva (WSA Ref. No. 16)
Terrace Catacombs (WSA Ref. No. 8)
Cheylesmore (WSA Ref. No. 9c)
Beer (WSA Ref. No. 9b)
Kelman (WSA Ref. No. 13)
Rosa (WSA Ref. No. 14)
Circle of Lebanon (WSA Ref. No. 7)
Egyptian Avenue (WSA Ref. No. 6)
Hartley (WSA Ref. No. 10)
Cory-Wright (WSA Ref. No. 9a)
Cuttings Catacombs (WSA Ref. No. 5)
Otway (WSA Ref. No. 15)
Guerrier (WSA Ref. No. 17)
Foster (WSA Ref. No. 18)
Colonnade (WSA Ref. No. 4)
Disserter's Chapel (WSA Ref. No. 1 & 2)
South Lodge (WSA Ref. No. 3, see volume 4)
Strathcona ((WSA Ref. No. 20)
Pocklington (WSA Ref. No. 21)
Dalziel (WSA Ref. No. 19)
Courtyard
Swain's Lane
Jankovich (WSA Ref. No. 12)
Anglican Chapel (WSA Ref. No. 1 & 2, see volume 4)

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1 INTRODUCTION

1.1 PURPOSE OF DESIGN & ACCESS STATEMENT VOLUME 4

This **Design and Access Statement** is prepared by West Scott Architects in support of applications for Planning Permission and Listed Building Consent for works to listed and unlisted funerary and sundry buildings and mausolea in Highgate Cemetery. It should be read with the **Proposals** documents, which comprise **Drawings** and **Schedule of Works** for each building, to explain and set out the intent and philosophy of proposals in each case.

1.2 SCOPE

The overall scope of the project is set out in Volume 1 of the DAS. The conservation project and this Volume 4 relates only to the historic funerary and sundry buildings (roofed structures) in the Cemetery, defined as:

PROJECT 9

- North Lodge (WSA Project Ref. 3a)

PROJECT 10

- Colonnade (WSA Project Ref. 4)
- Cuttings Catacombs (WSA Project Ref. 5)
- Egyptian Avenue (WSA Project Ref. 6)
- Circle of Lebanon (WSA Project Ref. 7)
- Terrace Catacombs (WSA Project Ref. 8)
- Cory Wright mausoleum (WSA Project Ref. 9a)
- Beer mausoleum (WSA Project Ref. 9b)
- Cheylesmore mausoleum (WSA Project Ref. 9c)
- Hartley mausoleum (WSA Project Ref. 10)
- Morgan mausoleum (WSA Project Ref. 11)
- Jankovic mausoleum (WSA Project Ref. 12)
- Kelman mausoleum (WSA Project Ref. 13)
- Rosa mausoleum (WSA Project Ref. 14)
- Otway mausoleum (WSA Project Ref. 15)
- Da Silva mausoleum (WSA Project Ref. 16)

- Guerrier mausoleum (WSA Project Ref. 17)
- Foster mausoleum (WSA Project Ref. 18)
- Dalziel mausoleum (WSA Project Ref. 19)
- Strathcona mausoleum (WSA Project Ref. 20)
- Pocklington mausoleum (WSA Project Ref. 21)

The locations of these buildings are shown on the key plan on p2 of this document.

With the sole exception of the North Lodge none of these buildings provide habitable accommodation, and the proposals are for the conservation, repair and adaptation of the structures to ensure their survival to the future and to provide for the planned enhancement of visitor experience, access and presentation.

The proposals have been coordinated with those for the landscape prepared by the landscape team led by Gustafson Porter Bowman.

1.3 PROJECT TEAM (relating specifically to the Conservation project)

Client:	**Friends of Highgate Cemetery Trust**
Lead Conservation Architects:	**West Scott Architects**
Conservation Engineers:	**Conisbee** (consulting structural and civil engineers)
Services and drainage consultants:	**Max Fordham and Partners** (under their brief to the Landscape team)
Conservation Consultant:	**Alan Baxter Associates**
Cost consultant:	**Huntley Cartwright**

West Scott Architects (WSA) are an RIBA Chartered Practice who are well established as providing specialist architectural services to the conservation sector. Lead architects to the project John Scott and Nick Bethune are Architects Accredited in Building Conservation through the scheme operated by the AABC.

WSA have been involved with Highgate Cemetery since 2014 in providing general advice and consultancy. They are also providing services Conservation Architects as

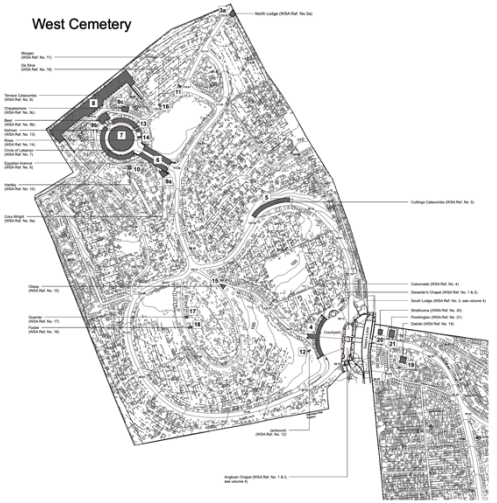

Figure 1. Plan of conservation works in coordination with Hopkins Architects, see p2 for larger version.

subconsultants to Hopkins Architects for the works to the Entrance and Chapel buildings (see DAS Volume 3).
The project team at Conisbee is directed by Kevin Clark, accredited as a conservation engineer through the Conservation Accreditation Register of Engineers (CARE) at the Institute of Structural Engineers.

1.4 EXECUTIVE SUMMARY

The Conservation Philosophy for the conservation of the funerary buildings in Highgate Cemetery has been set by the objectives of the Conservation Management Plan, and further informed by the document *'Conservation Philosophy'* generated in 2023 by Alan Baxter Associates, which sets out the complex history of conservation and presentation of the Cemetery structures, referred to colloquially as 'conserve as found' but actually embracing since the early 1980s an element of reinstatement and restoration to maintain the architectural *legibility* of the buildings as well as the overall character of picturesque decay. That report considered each building in turn and set the conservation philosophy that has been followed.

The proposals for the conservation of the funerary buildings have been designed and specified following a careful and detailed study of their present condition, which has revealed the successes and failures of the award-winning works carried out in previous phases of repair since 1980. It has been informed by inspection and recommendations from Conservation Engineers Conisbee.

To most of the buildings the proposed works are confined to repairs which continue the principles of conservation already established, varying subtly between the different buildings as regards the extent of curated patina. Interventions in these cases are limited to structural repairs and the improvement of water management which has been identified as the principal agency of accelerated deterioration. Some missing elements such as doors and railings are proposed where they contribute to legibility and sufficient material or evidence exists for the work to be appropriate and scholarly.

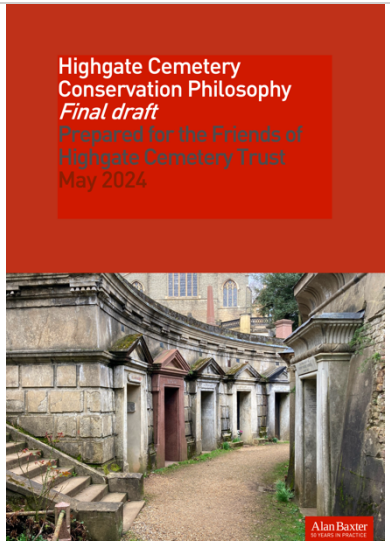

Figure 2. Baxter Conservation Philosophy document


Figure 3. Damaged railings providing robust evidence

In one case, the Egyptian Avenue, it is proposed to reinstate a substantial missing architectural element – the top of one obelisk - where reappraisal of the Conservation Philosophy identifies it as necessary for the essential architectural legibility.

In the Egyptian Avenue and Circle of Lebanon handrails and guarding are proposed to enhance visitor accessibility and safety without physical or visual harm to the heritage assets.
Handrails were similarly introduced to the steps in the Colonnade in 2016, and these are used as an exemplar.

At the Terrace Catacombs more fundamental interventions are proposed, both the reverse alterations to the roof covering carried out in the late 20th century which have allowed excessive water ingress, with relating changes to the surface drainage. Others are to enhance the scholarly design of replacement details introduced at the same time. Proposals for the new Terrace surface, reinstatement of steps and introduction of handrails relate to the proposed reopening of the Terrace to public access.

The sole building in this project providing habitable accommodation is the North Lodge, used as a facility for volunteer workers. The works proposed review and improve the internal facilities and finishes and the external condition of the building, by the renewal of building elements dating only from late 20th century reconstruction.

Sound current conservation principles and techniques are proposed in the repair of the historic fabric.

All of the proposals enhance the character, condition, fabric and future of the heritage assets and Highgate Cemetery as a whole.

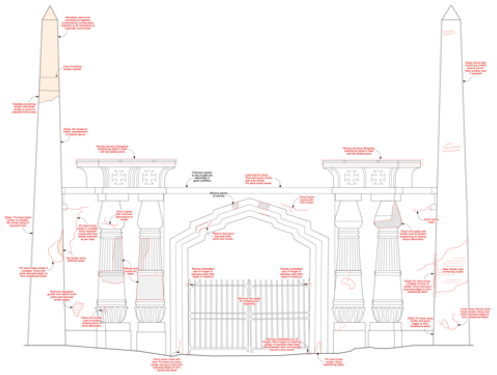

Figure 4. Egyptian Avenue portal proposals

Figure 5. Colonnade handrails, 2016

2 THE SITE AND CONTEXT

2.1 HIGHGATE CEMETERY: STATUTORY PROTECTION

The history, development, decline and resurgence of Highgate Cemetery are documented elsewhere. The site is registered Grade 1 by English Heritage in the Register of Historic Parks and Gardens and many of the structures are covered by statutory heritage protection as listed structures. The buildings to which these proposals and this Volume 4 relate are listed (or not) as follows:

GRADE 1

- Egyptian Avenue
- Circle of Lebanon (includes Kelman mausoleum)

GRADE 2*

- Terrace Catacombs
- Beer mausoleum

GRADE 2

- North Lodge
- Colonnade
- Cuttings Catacombs
- Cory Wright mausoleum
- Cheylesmore mausoleum
- Hartley mausoleum
- Jankovic mausoleum
- Rosa mausoleum
- Otway mausoleum
- Guerrier mausoleum
- Dalziel mausoleum

UNLISTED

- Morgan mausoleum
- Foster mausoleum
- Da Silva mausoleum
- Strathcona mausoleum
- Pocklington mausoleum

3 PROJECT BRIEF AND BACKGROUND

3.1 THE BRIEF

The brief from the Friends of Highgate Cemetery Trust is for the Conservation Repair of the listed funerary and other buildings to secure their future and works to enhance the presentation, access, safety and quality of the visitor experience. The objectives for the works in each case are coordinated with the overarching brief to the project and the workstreams of other teams.

3.2 REPORTS AND INFORMATION

Conservation Management Plan:
The overall objectives for the conservation of the site are set by the CMP produced by Alan Baxter Associates in 2019. The proposals have been audited against the CMP during RIBA Stage 2 and RIBA Stage 3.

Condition Survey:
A full condition survey was carried out by West Scott Architects in 2022 and is included in the documentation as Appendices 2 and 4

Structural appraisal:
A structural appraisal was carried out by Conisbee Consulting structural and civil engineers in 2024 and is included as Appendix 5.

Conservation Philosophy:
The philosophical direction of the project was set by the document produced by Alan Baxter Associates in 2024.

Materials analysis:
Limited analysis of existing materials has been carried out where essential to establish the appropriate conservation repair materials and techniques. These are included as Appendix 3.

Archive research and consultation:
Archive information has been assembled for the project in the form of historic photographs and plans available to the team and referred to in other parts of the DAS and reports. In addition West Scott Architects have had access to some (but not all) of the documents and Conservation Reports from the works carried out between 1980 and 2000, and have had extensive verbal consultations with the architect who directed those works, Robert George.

The archive information accessed for the project gives us a high level of confidence that the proposals represent well-informed and appropriate conservation repairs and well justified and appropriately detailed interventions. Any reinstatement or replacement of lost historic material is supported by archive images adequate to ensure scholarly and correct proposals.

4. DESIGN DEVELOPMENT AND CONSULTATION

The proposals have been developed in close consultation with the client and wider project team, and with Camden Council and Historic England through involvement in the regular process of the Planning Performance Agreement and other consultations. West Scott Architects participated in the site visit and consultation with the Camden Design Review Panel on 26th July 2024.

5. PROPOSALS

5.1 GENERAL NOTE

The proposals should be read in conjunction with the *Inspection and Report on the Condition of Buildings and Structures*
issued by West Scott Architects.

- Volume 1: issued February 2022
- Volume 2 rev A: issued December 2022
- Volume 3: issued December 2022

See Appendices 2 and 4.

It is a development of the relevant parts of the RIBA Stage 2 document issued in October 2023

The Chapels and South Lodge are now embraced by a separate suite of information, and are not included here.

The documentation has been arranged as follows:

The Design and Access Statements define the background to the project; objectives, justifications, briefs and design philosophy, access.

- Design and Access Statement Volume 1: Overview
- Design and Access Statement Volume 4: The Conservation project; funerary buildings, mausolea and sundry listed buildings.

The Proposals documents define the proposals; Locations, existing structures, proposals commentary, proposals drawings, schedules of works, specifications and materials.

- Schedule of Works: Funerary buildings, mausolea and sundry listed buildings

5.2 PROPOSALS FOR FUNERARY BUILDINGS AND MAUSOLEA:

Building 3a: NORTH LODGE
REFURBISHMENT, IMPROVEMENT AND REPURPOSING

C: BRIEF AND PHILOSOPHY

C1: Brief:

Restoration and conservation of exterior. Adaptation to support new uses for volunteer facilities and equipment storage. Improvement of environmental performance of building envelope and enhanced internal environment.

C2: Philosophy:

The conservation philosophy is informed by the *Conservation Management Plan*, and in addition by the *Conservation Philosophy* document prepared by Alan Baxter Associates since completion of the RIBA Stage 2 works. The latter, whilst focussed on the funerary buildings and not discussing the North Lodge individually, sets a sliding scale for conservation judgement between restoration on one extreme and conserved decay on the other, with *architectural legibility* as the primary objective in decision making within the range.

The history of the building in and since the late 20th Century has focussed on maintenance and restoration following a period of neglect, and whilst the exterior has been repaired without changing its late 19th Century character the interior has not been similarly treated and has character defined by the pragmatic late 20th century conversion.

The philosophical position adopted for the North Lodge building is therefore one of *conservation* and pragmatic repurposing.
The repair of the existing fabric adopts a *mid point* in the range; the condition survey revealed that the external fabric requires extensive long term repair, some of it to address time-expired details and materials, and some to address the legacy of repairs carried out in the late 20th Century to a specification we would not now commend. As noted in the CMP (CMP 6.17.1) the North Lodge is and has been maintained as a building in good repair, not as conserved decay, and that objective is to be continued, without the restoration of missing elements or renewal of finishes for aesthetic effect.

Figure 6. North Lodge approach

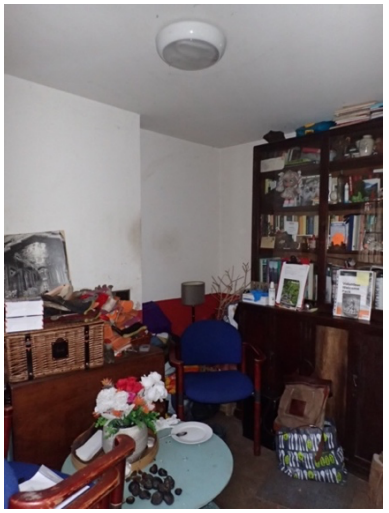

Figure 7. North Lodge internal

At the same time there are opportunities for enhancement of the fabric performance, particularly in respect of energy conservation, for which there is both an ethical and to some degree a statutory imperative.

The repair and restoration philosophy and scope is therefore to:

- Renew failed or visually intrusive 20th Century repairs using appropriate conservation specification and materials. Examples are repointing using lime materials in place of cement and decorating using traditional finishes. Where materials are questionable but are sound, and not deemed to be harming the fabric or affecting its significance, appearance or performance the balance of judgement will be in favour of retention and maintenance.
- Where the performance and long-term future of the buildings can be enhanced by changes of materials or detailing that does not affect significant or historic material, or harm the appearance of the buildings, it will be considered and applied as appropriate. An example could be the renewal of late 20th century asphalt roof coverings in a material other than mastic asphalt, which is sometimes problematic particularly on a variable substrate or a flexible timber construction.
- Conserve weathered and patinated surfaces that do not affect the performance of the external envelope.
- Introduce carefully considered weathering details to enhance the performance and longevity of vulnerable fabric, where achievable without visual harm. Examples are the introduction of lead weatherings to parapets and offsets to shed water away from surfaces below, and lead cappings to vulnerable horizontal surfaces at high level.
- Enhance construction details to mitigate any intrusive or negative contribution they make to the appearance and historic authenticity of the buildings. An example is the reconstruction of the street facing wall head.
- Carry out alterations to enhance the functionality of the accommodation provided. Examples include the reconstruction of a (modern) internal wall in a different position, and a modest extension at the rear for storage.

There are opportunities inherent in the works envisaged to enhance the energy performance of the buildings a little. This is constrained by the historic fabric (appearance and breathability/condensation risks) and has to be carefully considered and not over-ambitious.

Examples are the inclusion of warm-deck insulation in the renewal specification for flat roofs (presently asphalt) and the renewal of insulated wall linings where already fitted and reviewed as satisfactory in performance.

In accordance with the CMP 6.16 the works should include repainting to authentic colours, informed by analysis where possible.

C3: Environmental strategy

Consideration of the brief requirement to achieve some level of enhancement of the building fabric has focussed on what can be achieved without harm to the significance, character or historic fabric. This involves some balancing of issues and a subjective judgement as to what, if any, impact on the appearance of the building is acceptable. It is accepted that the achievement of insulation values even approaching thi=ose of Part L of the Building Regulations is inconceivable, and that the caveat to Part L permitting lesser values in the context of protected heritage or traditional construction will have to be adopted.

Consideration has been given to the enhancement of the following elements:

- Roofs : The flat roof to the North Lodge can be insulated with warm-deck insulation to a maximum thickness of 100-150mm. Run-off and ease of maintenance can be enhanced by changes to the gutter arrangements at the rear.

- Walls: The walls have been lined with insulation and modern finishes in the recent past, with mixed success. Improvements can be made by renewal with more breathable materials including lime plasters.

- Windows and openings: All of the windows are glazed with plain glass in timber frames, none of it old or of significance. The appearance (in detail) of these is fundamental to the character of the building as a whole, but this is deemed to be tolerant of reglazing in double glazed windows where casements have to be replaced for reasons of decay.

- Floors: It should be possible to include some limited insulation compatible with a new limecrete breathable solid floor, by using a substrate of foamed glass chippings.