

There is little of heritage significance in the Lodge interiors, and what there is will be unaffected by the proposed changes. It is essential for the intended purpose that the interiors are robustly finished to tolerate use by manual workers in working clothing and footwear.

#### D: ACCESS

The access to the North Lodge is limited by doorways to which change (width, design etc) is not possible due to heritage constraints.

The proposals include the removal of step thresholds to the two external doors to enhance inclusivity.

Accessibility of the internal facilities is similarly limited by the primary fabric. The building is very small.

The proposals include changes to the layout of WC and lobby which will make it more, but not fully, accessible and inclusive.

## Building 4: THE COLONNADE

### C: BRIEF AND PHILOSOPHY

#### C1: Brief:

Restoration; to include reinstatement of original floor level and courtyard level to improve the setting.

#### 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 Colonnade 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 20<sup>th</sup> Century has focussed on maintenance and restoration following a period of neglect.

The conservation repairs carried out in 2017 are performing well, and the building remains generally in good order. Repairs will continue the philosophy practiced in 2017 and before to maintain the building in good condition by careful cyclical conservation repair using traditional materials.

As noted in the CMP (CMP 6.17.1) the Colonnade is and has been maintained since the 1980s 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. Reversal of some 20<sup>th</sup> century interventions (including cement pointing) has already been achieved and the philosophical position adopted for the Colonnade is therefore one of *conservation* and ongoing care.

At the same time there are opportunities for enhancement of the fabric to enhance the authenticity and appearance of the building.

Excavation of the late 20<sup>th</sup> century floor and reinstatement of historic floor levels in appropriate materials will enhance the setting, the appearance and the performance of the historic fabric.



Figure 8. Colonnade

Original floor levels have been reliably established by excavation to reveal buried construction, supported by archive photo showing stone thresholds between arches.

The repair and restoration philosophy and scope is therefore to:

- Carry out continued cyclical repair to address emerging defects. Examples are the repair of recent cracking in the end bays of the colonnade, addressing underlying causes.
- Reduce level and renew floor finishes in appropriate traditional materials informed by historic images and physical investigation.

### C3: Environmental strategy

The Colonnade offers no environmental protection and this is therefore not applicable.

### D: ACCESS

Use of the Colonnade is principally for access to the upper levels via the central stair. In the context of that the introduction of a minimal threshold between the arcade piers is not a significant matter, and it is recommended that the correct treatment of the historic fabric has precedence in this case.

The central staircase has already been provided with bilateral handrails (2016).

It is required for visitor management that a control line is established at the top of the central steps. This is proposed by a gated enclosure of railings at the top of the step flight. Visitor control policy is defined in documentation elsewhere.



*Figure 9. Colonnade steps*

## Building 5: THE CUTTINGS CATACOMBS

### C: BRIEF AND PHILOSOPHY

#### C1: Brief: *Preservation*

It is intended that the buildings should be maintained in a sound, patinated condition.

#### C2: Philosophy:

Late 20<sup>th</sup> Century repairs followed a philosophy of full repair to the historic appearance, not one of conserved ruin. Consequently, much facade render was renewed and some interventions made (largely unseen) to improve drainage. Since that work there has been continued deterioration, summarised in the Alan Baxter Associates 'Conservation Philosophy' document *"Unlike the Circle of Lebanon, where ruination has exposed brickwork to the aesthetic advantage of the monument, the Cuttings Catacombs instead look neglected rather than romantically ruined"*.

The assessment is that the particular significance of this building is served by repair and maintenance to preserve its original appearance rather than conservation of the decayed finishes.

The Condition Survey shows these structures to remain in fundamentally good condition, although suffering from accelerated localised weathering as a result of factors that could and should be managed now and in the future.

The repair and restoration philosophy and scope is therefore to:

- Specify enhanced drainage at the rear of the catacomb structures to mitigate the degree of water penetration of the rear retaining wall. This will involve coordination with landscape management (CMP 6.18.3) both in advance of, during and following works.
- Enhance the drainage through the rear retaining wall in both the gaps in catacomb structures and the particularly wet vaults themselves, and organise the run-off to minimise impact on adjacent structures.
- Further review, and specify repairs with minor interventions to enhance the performance of the roofs in respect of shedding water, and disposal of the water that is shed.
- Carry out continued cyclical repair to address emerging defects. Examples are the repair of small areas of failed render to facades, and extensive repair and repointing of the brick



Figure 10. Roofs of Cuttings Catacombs



retaining walls in the gaps. Cyclical maintenance of ironwork such as gates will be included but will also require a long-term commitment outside the scope of Project 3.

- In accordance with the CMP 6.16 the works should include repainting of ironwork to authentic colours informed by analysis. Herethe redecoration of ironwork fits the conservation objectives, rather than the retention of patination/corroded surfaces.

It should be noted that the ongoing sustainability of the Catacombs structures will be dependent of management of the landscape AND general care of the structures including regular removal of vegetation from roofs and clearing of drains and channels. This falls outside the scope of this project, but will be critical to its success in the long term.

### C3: Environmental strategy

The Cuttings Catacombs offer no serviced or environmental enclosure and this is therefore not applicable.

### D: ACCESS

There is no public access to these buildings so this is not applicable.

## Building 6. THE EGYPTIAN AVENUE

### C: BRIEF AND PHILOSOPHY

#### Brief: *Preservation*

It is intended that the buildings should be maintained in their award-winning 'conserved ruin' condition.

#### C2: Philosophy:

Late 20<sup>th</sup> Century repairs followed a ground-breaking policy of 'conserve as found' embraced in the works carried out from 1990 and which won a Europa Nostra award in 1998, summarised in the Alan Baxter Associates 'Conservation Philosophy' document: *"As a result the Egyptian Avenue has a visible patina of age that was preserved, rather than rendered over, by its late-twentieth-century, light-touch conservation. The retention of this ruined appearance contributes to the monument's aesthetic value as a romantic ruin situated within the dense greenery of the Cemetery, in turn functioning as an important landmark for visitors."*

In discussing the legibility of the architecture the Baxter document adds guidance: *"However, the monument's aesthetic value has been somewhat compromised by decay, namely the removal of classical details like its entablature and obelisk head."*

This can be reviewed in the light of the Condition Survey report. In the opinion of the writers they can be considered in broad terms to be a success, and the repairs required now to walls and surfaces to sustain the status quo is in many places no more onerous that it would be were the structure conventionally maintained. However there are some parts of the fabric that have deteriorated since 1998 to a substantial degree largely as a result of water ingress, and where there is a case for a different suite of construction details directed to the same outcome. The investigations and consideration in RIBA Stage 3 have concluded that the progressive deterioration of localised areas of wall surfaces and the accelerated corrosion of the door frames replaced in 1990-98 can be mitigated by improvement of the parapet drainage (non existent at present), and that the aesthetic impact of the resulting works (which will rapidly patinate) are an appropriate price to pay for this.



Figure 11. Egyptian Avenue lower portal



Figure 12. Lower portal broken obelisk

The scope of works is therefore to address the cyclical maintenance using the same ‘curated ruin’ philosophy, and to carry out what localised repairs are needed to sustain it in its 1998 condition. However to this we now add the reinstatement of the missing obelisk head and some of the missing render to the same elements deemed essential to the architectural appreciation of the composition.

### **C3: Environmental strategy**

The Egyptian Avenue offers no serviced or environmental enclosure and this is therefore not applicable.

### **D: ACCESS**

There is no public access to the interior of these buildings so this is not applicable. All other access considerations fall within the remit of the Landscape Architects.

Guarding to the upper path where it crosses the sunken Egyptian Avenue is at present inadequate and relies on planting, management and signage for safety. Proposals to replace this with 1100mm high compliant guarding are included.



*Figure 13. Egyptian Avenue*

## Building 7. THE CIRCLE OF LEBANON

### C: BRIEF AND PHILOSOPHY

#### Brief: *Preservation*

It is intended that the buildings should be maintained in their award-winning ‘conserved ruin’ condition.

#### C2: Philosophy:

Late 20<sup>th</sup> Century repairs followed a ground-breaking policy often referred to as ‘conserve as found’ embraced in the works carried out from 1990 and which won a Europa Nostra award in 1998, summarised in the Alan Baxter Associates ‘Conservation Philosophy’ document. Further research has demonstrated that in fact this involved a substantial amount of carefully judged restoration:

*“Prior to the monument’s conservation in the 1990s, age-related ruination detracted from this aesthetic value because the rhythm and design of its characteristic doorcases were no longer legible because the monument had lost much of its original material and architectural detailing.*

*Therefore, the works undertaken by Nimbus enhanced the aesthetic value of the Circle of Lebanon by restoring a degree of ‘architectural legibility’ to the monument, i.e., reinstating architectural elements that had been lost, and in so doing returning an understanding of its original design, while maintaining the aesthetically pleasing degree of ruination which the monument had garnered over time.*

*The monument’s evidential value is closely tied to its aesthetic value, because an absence of historic plans and drawings means that what survives of the building’s original fabric is the most direct evidence of its original design and construction. The low level of restoration to the monument in the late twentieth century retained most of this original fabric.*

The proposals that continue the maintenance of the monument in the manner established in the 1990s sustain this significance, however this can be reviewed in the light of the Condition Survey report. In the opinion of the writers the 1990s repairs can be considered in broad terms to be a



Figure 14. Circle of Lebanon Inner Circle



Figure 15. Views past inner circle towards Beer Mausoleum and the Terrace Catacombs



success, and the repairs required now to walls and surfaces to sustain the status quo is in many places no more onerous than it would be were the structure conventionally maintained. However there are some parts of the fabric that have deteriorated since 1998 to a substantial degree largely as a result of water ingress, and where there is a case for a different suite of construction details directed to the same aesthetic and philosophical outcome. The investigations and consideration in RIBA Stage 3 have concluded that the progressive deterioration of localised areas of wall surfaces and the accelerated corrosion of the door frames replaced in 1990-98 can and should be mitigated by improvement of the parapet wall-head detailing, and that the aesthetic impact of the resulting works (which will rapidly patinate) are an appropriate price to pay for this.

The scope of works is therefore to address the cyclical maintenance using the same 'curated ruin' philosophy, and to carry out what localised repairs are needed to sustain it in its 1998 condition.

### C3: Environmental strategy

The Circle of Lebanon offers no serviced or environmental enclosure and this is therefore not applicable.

### D: ACCESS

There is no public access to the interior of these buildings so this is not applicable. However the steps from the lower Circle to the upper levels are to be provided with handrails to facilitate maximum accessibility in the external public areas. These will be fitted both sides of each flight of steps for bilateral support. The design of the rails will conform to heritage-sensitive designs used elsewhere in the cemetery and are fully detailed on the drawings.



Figure 16. Evidence of previous repairs from 1990's works.



Figure 17. Rust-jacked frames have made access to some vaults difficult

## Building 8. THE TERRACE CATACOMBS

### C: BRIEF AND PHILOSOPHY

#### C1: Brief: *Preservation*

It is intended that the building should be maintained in a sound, patinated condition. The brief calls for the reoccupation of the terrace as a publicly accessible space, offering as it does iconic views out over the Cemetery and (with landscape works as planned) the City.

#### C2: Philosophy:

Late 20<sup>th</sup> Century repairs followed a philosophy of full repair to the historic external appearance, not one of conserved ruin. Consequently, all of the facade render other than that to the side ramps was renewed and missing elements reinstated. The terrace was resurfaced and the steps at the eastern end reconstructed. However, no substantial works (if indeed any) were carried out to the interior, which is the iconic space of Highgate Cemetery, not least as the only burial vault that is accessible to the public visitor.

The Terrace Catacombs were the first of the major structures to be repaired, starting in 1986, and at that early stage in the rescue project the nuanced approach to the repair and presentation of the ruined structures seen in the Circle of Lebanon and Egyptian Avenue had not been explored. The specification development was not without problems; as described by Robert George (the project architect for the later phases from 1988), the works were a qualified success from the outset. Lime render to part of the façade applied before 1993 failed soon after application and was replaced by 1996 using a mix gauged with cement, also used for the subsequent phases, and the several phases of render renewal and in places subsequent re-renewal can be identified in the subtle differences of colour and finish. Notwithstanding, the Terrace Catacombs were presented as a fully restored building, and have been maintained as such since completion of the final phase in 1996.

The retained earlier render to the side ramps has been analysed (see Appendix 1) and both the surface and backing coats of that too are found to be a Portland cement composition, presumably from an earlier programme of repairs.



Figure 18. Terrace Catacombs approach elevation



Figure 19. Terrace Catacombs internal vaults



In 2010 additional works to the terrace level drainage were carried out after the laying of the tarmac surface and can be seen today.

Some of the renewals and repairs carried out then have performed well, but there are significant exceptions.

The original asphalt covering to the flat terrace forming the waterproof roof membrane of the catacombs had failed and was removed, replaced by a tarmac surface which despite an underlying sheathing felt layer has proved to be water permeable. The general potential for water to penetrate is enhanced by the degradation of joints where the tarmac was patched following later drainage works and the water penetration into the vaults below is now at a level that gives serious concern.

Vegetation has been allowed to take hold in render and masonry structures and is now causing damage by expansion of roots and woody growth. There has been frost damage to render resulting in loss of surface, there is ongoing degradation to the marble facing of three of the four central private vaults (including Broxholm and Beetles), where door ironwork is corroding and still causing progressive damage by rust-jacking. The sockets in masonry for terrace railings fixings have deteriorated to form water traps.

The drainage from the upper levels discharges via modern drains to an original deep chamber behind the retaining wall which drops to brick culvers at the lower level, under the floor in the catacombs themselves. The lower level drain has recently collapsed, and the complete and permanent rectification of drain defects inside and outside the building is essential.

To the end returns, where the vault structures are integrated with ramped and stepped approaches to the terrace, there are more significant issues, with substantial structural cracking and consequential render and other defects. Vegetation is involved in the ongoing decay, but above all the steps and ramps themselves have fallen into dereliction, and repairs to the facades need to be integrated with repairs to the steps and ramps. This is inevitably linked to the access strategy for the terrace and the wider site, which involves alterations.

The interior of the Terrace Catacombs presents as 'conserved ruin' in the idiom of the Egyptian Avenue etc, but here the actual conservation in the past has been very limited. There are minor



*Figure 20. Terrace Catacombs asphalt roof covering*

structural and other defects that need to be addressed (mostly resulting from the water ingress) and for this a philosophy of minimum intervention is adopted to maintain the picturesque and undoubtedly powerful emotional impact of the ruinous structure.

It is proposed that the exterior of the building is repaired to return it to a state of a well-maintained building, but without revisiting works carried out that are functioning adequately, or losing harmless patina. The interventions necessary for accessibility, waterproofing, drainage management etc are justified, designed and detailed to minimise physical or visual harm to the historic fabric or character, whilst achieving the objectives of the wider project.

### C3: Environmental strategy

The Terrace Catacombs offers no serviced or environmental enclosure and this is therefore not applicable.

### E: ACCESS

There is public access now to the interior of the Terrace Catacombs and it is intended that visitor access will be once more extended to the upper level terrace. The works include enhancements to facilitate this as far as is considered possible without adversely impacting on the appearance, character and historic fabric. Access considerations have been coordinated with the Landscape Architects as they are integrated with the approaches and access paths which are outside the remit of the Conservation Architects.

The interior of the building has access at the central doorway involving a single low step. Any levelling of the path to eliminate this step will be specified in the landscape works. It is essential from a historic fabric point of view that the stone step itself is retained.

Inside the catacombs the floor has sections of stone paving, with gravel floor surfaces between. Both will be affected by the proposed works and will be relaid flat and level on completion of the works.

The access steps at the west end of the terrace are of historic material. These have even and regular rise and going that falls within acceptable limits, and the steps are not provided with overhanging nosings. It is not considered to be appropriate to introduce contrasting nosings or manifestation to the historic fabric (refer to notes regarding the east steps below) but the

proposals do include the provision of a central handrail affording bilateral support and adequate width either side of the rail. The design of the rail will conform to heritage-sensitive designs used elsewhere in the cemetery.

The access steps to the east end of the terrace were replaced in the late 20<sup>th</sup> century to a different design and are to be replaced again. The basic dimensions and setting out will follow the precedent set by the west steps, but in the new material it will be possible to introduce contrasting manifestation to the step edges. A central handrail will be provided offering bilateral support as above.

It is intended that the east steps are designated the principal and most accessible route to the terrace.

The terrace itself is at present not open to the public. To provide a safe and accessible environment in the course of the proposed works the surface is to be relaid with a firm (hard) self-binding gravel finish that will be flat and level (to minimal drainage fall) to allow use by wheeled apparatus. The paved areas at the top of the east and west steps are essential to retain the gravel, but the stone will be of the same colour and shade as the gravel to avoid visual confusion.

The present balustrade height of 950mm is non-compliant for guarding of the terrace edge. It was hoped that we could reduce the terrace level in the course of the works by 150mm at the front edge in order that the guarding is effectively raised to a compliant 1100mm, but this has proved to be technically impossible so the plan is to maintain the present height without any encroachment.

## MAUSOLEA I. THOSE IN GOOD CONDITION

- 9a. CORY WRIGHT MAUSOLEUM
- 9b. BEER MAUSOLEUM (upper parts)
- 9b. BEER MAUSOLEUM (lower parts)
- 9c. CHEYLESMORE MAUSOLEUM
- 19. DALZIEL MAUSOLEUM
- 20. STRATHCONA MAUSOLEUM
- 21. POCKLINGTON MAUSOLEUM

### C: BRIEF AND PHILOSOPHY

#### C1: Brief: *Preservation*

It is intended that the buildings should be maintained in a sound, lightly patinated condition.

#### C2: Philosophy:

The individual mausolea are not addressed specifically in the Alan Baxter Associates 'Conservation Philosophy' document, but the approach to these mausolea, already in good condition and in accordance with the CMP (CMP 6.17.1) is that they are and should be maintained as buildings in good repair, not as conserved decay, including the restoration or conservation of missing elements or decorative finishes for their full aesthetic effect. The philosophical position adopted for these mausolea is therefore one of *conservation* with some *restoration*.

It is proposed that the exteriors of the buildings are repaired to achieve and maintain a state in each case of a well-maintained and complete building, but without revisiting works previously carried out that are functioning adequately, and without losing harmless patina. Interventions necessary for accessibility, waterproofing, drainage management etc are included, and are justified, designed and detailed to minimise physical or visual harm to the historic fabric or character, whilst achieving the objectives of the wider project.

#### C3: Environmental strategy

The mausolea offer no serviced or environmental enclosure and this is therefore not applicable.



Figure 21. Beer Mausoleum



Figure 22. Beer Mausoleum internal

#### D: ACCESS

Whilst there is occasional visitor access to some of these buildings there is no functional use so this is not applicable.



*Figure 23. Cory Wright Mausoleum*



## MAUSOLEA II. THOSE IN MODERATE/POOR CONDITION

- 10. HARTLEY MAUSOLEUM
- 12. JANKOVICH MAUSOLEUM
- 13. KELMAN MAUSOLEUM
- 14. ROSA MAUSOLEUM
- 15. OTWAY MAUSOLEUM
- 17. GUERRIER MAUSOLEUM
- 18. FOSTER MAUSOLEUM

### C: BRIEF AND PHILOSOPHY

#### C1: Brief: *Preservation*

It is intended that the buildings should be maintained in a sound, patinated condition, but in this category without cosmetic repair or reinstatement of features lost or damaged during the historic periods of neglect. Interventions are proposed to mitigate and retard unavoidable deterioration and to enhance performance related to climate change vulnerabilities

#### C2: Philosophy:

The individual mausolea are not addressed specifically in the Alan Baxter Associates 'Conservation Philosophy' document, but the approach to these mausolea, which are complete and retain their architectural legibility despite bearing the scars of neglect and vandalism. In accordance with the CMP (CMP 6.17.1) it is proposed that they are and should be maintained as buildings honestly and pragmatically conserved in their present condition, without the restoration or conservation of missing elements. The philosophical position adopted for these mausolea is therefore one of *preservation*. It is proposed that the exterior of the buildings are repaired to maintain a state in each case of a well-maintained building, but without the cosmetic repair of degraded elements that do not themselves contribute to decay, or the reversal of works previously carried out that are functioning adequately, and without losing harmless patina. Interventions considered essential for waterproofing, drainage management etc are included, and are justified, designed and detailed to minimise physical or visual harm to the historic fabric or character, whilst achieving the objectives of the wider project.



Figure 24. Jankovich Mausoleum



Figure 25. Foster Mausoleum



**C3: Environmental strategy**

The mausolea offer no serviced or environmental enclosure and this is therefore not applicable.

**D: ACCESS**

Whilst there is occasional visitor access to some of these buildings there is no functional use so this is not applicable.

### MAUSOLEA III. THOSE IN VERY POOR/ RUINOUS CONDITION

#### 11. MORGAN MAUSOLEUM

#### 16. DA SILVA MAUSOLEUM

##### C: BRIEF AND PHILOSOPHY

###### C1: Brief: *Preservation*

These mausolea are those which are in very poor repair, at imminent risk of falling into irretrievable ruin.

It is intended that the buildings should be maintained and stabilised in their partly ruinous condition, without cosmetic repair or reinstatement of features lost or significantly damaged during the historic periods of neglect. Interventions are proposed to mitigate and retard unavoidable further deterioration and further loss of fabric.

###### C2: Philosophy:

The individual mausolea are not addressed specifically in the Alan Baxter Associates 'Conservation Philosophy' document, but the approach to these mausolea, which are not complete but largely retain their architectural legibility despite bearing the scars of neglect and vandalism. In accordance with the CMP (CMP 6.17.1) it is proposed that they are and should be maintained as buildings honestly and pragmatically conserved in their present condition, without the restoration or conservation of missing elements. The philosophical position adopted for these mausolea is therefore one of *preservation*.

It is proposed that the exterior of the buildings are repaired to 'conserve as found, without the cosmetic repair of degraded elements that do not themselves contribute to decay, or the reversal of works previously carried out that are functioning adequately, and without reinstating lost features unless they perform an essential practical function. Interventions considered essential for waterproofing, vermin exclusion, drainage management etc are included, and are justified, designed and detailed to minimise physical or visual harm to the historic fabric or character, whilst achieving the objectives of the wider project.

###### C3: Environmental strategy

The mausolea offer no serviced or environmental enclosure and this is therefore not applicable.



Figure 26. Morgan mausoleum



Figure 27. Da Silva mausoleum being surveyed

**D: ACCESS**

There is no visitor access to these buildings so this is not applicable.

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