

HOPKINS
ARCHITECTS

HIGHGATE CEMETERY

DESIGN & ACCESS STATEMENT
VOLUME 3: ARCHITECTURE & CONSERVATION

NOVEMBER 2024

CONTENTS



APPROVAL RECORD

THE INITIALS BELOW CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED:

DATE	REVISION	PURPOSE	APPROVED BY
08-11-2024	P01	Planning	AA
26-11-2024	P02	Planning	AA

AMENDMENT RECORD

A RECORD OF CONTEXTUAL ADDITIONS OR OMISSIONS IS GIVEN:

DATE	REVISION	AMENDMENT
-	-	-

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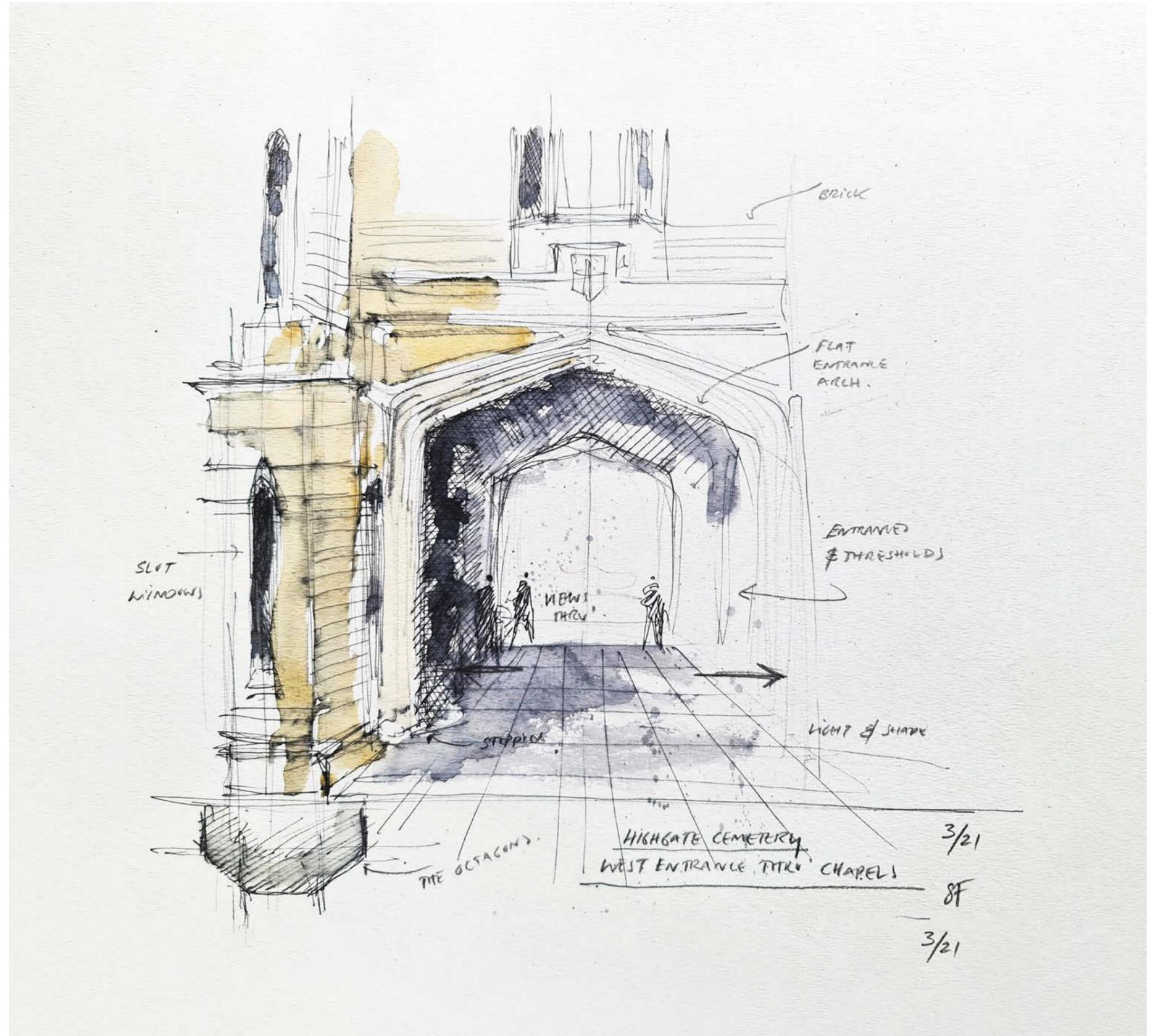
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1.0 INTRODUCTION

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- 1.1 PURPOSE OF REPORT
- 1.2 SCOPE OF D&A STATEMENT VOLUME 3
- 1.3 PROJECT TEAM & SUPPORTING INFORMATION
- 1.4 EXECUTIVE SUMMARY



Watercolour Study, Chapel Archway (Simon Fraser, Hopkins Architects)

1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT

This Design & Access Statement has been prepared by Hopkins Architects on behalf of the Friends of Highgate Cemetery Trust (the Trust) in support of a Planning Application for a series of new and refurbished buildings at Highgate Cemetery, London.

The purpose of this Design & Access Statement is to present the background to the Planning Application and, to provide a clear description and justification of the design intent for the proposed development. It should be read in conjunction with the submitted drawings, any further illustrative material, and other supporting documents as listed below in section 1.3.

This documentation is a result of a thorough process of design development guided by engagement with a wide and diverse group of statutory consultees and stakeholders.

The proposed scheme involves the phased delivery of buildings, which will provide essential facilities for Cemetery Staff, Volunteers, Grave Owners and the visiting public. These include; offices and meeting spaces for Operations staff & volunteers, welfare and equipment storages spaces for gardening & maintenance staff, improved toilet facilities and much needed spaces for exhibition, education and community events.

These buildings will be provided in tandem with an extensive landscape design, for further details please refer to the Design & Access Statement Volume 2 (by Gustafson Porter + Bowman).

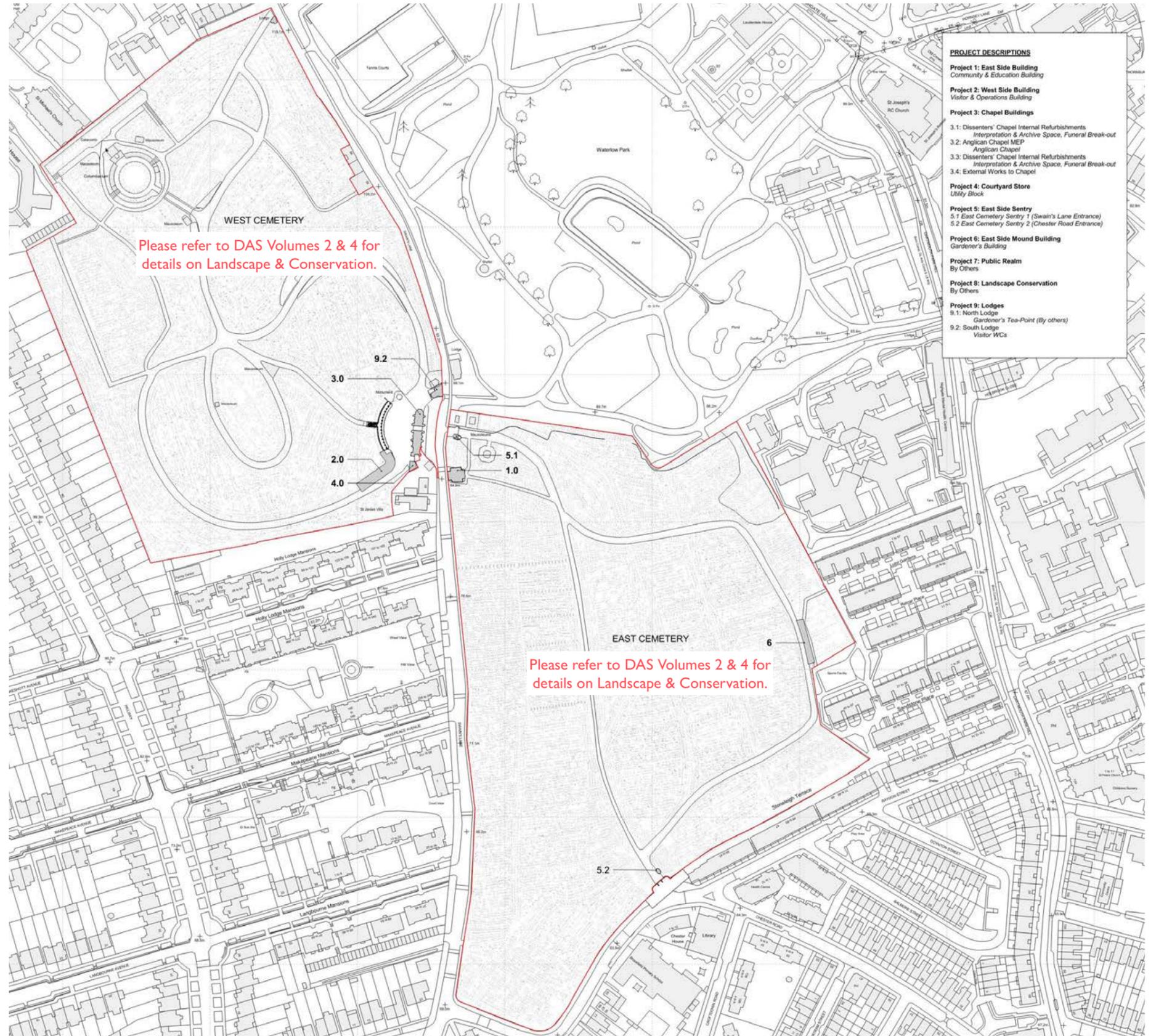
1.2 SCOPE OF D&A STATEMENT VOLUME 3

Volume 3 of the Design & Access Statement encompasses the major architectural proposals - the key new and refurbished buildings.

These Projects, numbered 1, 2, 3, 4, 5, 6 & 9.2 are located in both sides of the Cemetery. Please refer to the diagram (right).

For Project 8 - Landscape Design, please refer to Volume 2.

For Conservation of Funerary & Roofed Mausolea, please refer to Volume 4.



Site Plan (Project numbering follows Cemetery's nomenclature).

1.0 INTRODUCTION

1.3 PROJECT TEAM

Project Team (Architectural Projects)

Client: Friends of Highgate Cemetery Trust

Lead Architect: Hopkins Architects

Conservation Architects: West Scott Architects

Structural / Civil Engineer: Webb Yates Engineers

Building Services Engineer: Skelly & Couch

Acoustic Consultant: Gillieron Scott Acoustics

Fire Engineer: OFR Consultants

Hopkins Architects have been at the forefront British architecture since the practice was established in 1976. A large number of our projects are award winning buildings of all scales, sectors and scopes.

Over three decades the core architectural, environmental, and social values that underpin our work have remained constant and we have created a diverse portfolio of projects for our clients. Our track record for delivering buildings of the highest architectural excellence, combining innovative design, craft, and environmental responsibility, has been the key to our continuing success.

We intend that Hopkins Architects designs for Highgate Cemetery will add to our significant body of award winning projects. The adjacent projects demonstrate the range of experience within the practice. Areas of particular relevance include education and cultural buildings, as well as buildings set within the landscape, building within listed/conservation contexts, and quality stone and brick detailing.



Norwich Cathedral Refectory, Norwich.



Kings College School, Wimbledon.



Haberdashers Hall, London.



Broughton Hall Pavilion, Yorkshire.

1.0 INTRODUCTION

1.4 EXECUTIVE SUMMARY

The architectural projects have been designed to sensitively respond to the existing character, context and special nature of Highgate Cemetery. They are an important part of the aspiration to future proof the Trust's needs for the next 100 years in terms of operations, maintenance, visitor amenity and adaptability to change.

The projects primarily fall into two categories, the first being refurbishment works to the Chapels and South Lodge, the second being six new buildings that on the one hand should be contemporary, yet at the same time contextually sensitive to their surroundings and be compact, efficient, sustainable and adaptable to future needs.

Refurbishment works to the Dissenters' Chapel and South Lodge take an approach of expressing the inner architectural beauty of the materials with sensitive modern insertions in timber and metal.

The new buildings for the Cemetery can be simply categorised as:

- The Visitor & Operations Building and Gardeners' Building are infrastructural and set into earth embankments.
- The Education & Community Building and Sentries have characterful slate roof forms, set behind the boundary wall and seen in the round.
- The West side Courtyard Utility Block is utilitarian and made to disappear behind the boundary wall.

Each new building takes its cues in form, massing, materiality and spatial sequence from the specialness of the existing Cemetery; for example, through the interplay of light and dark or compression and release in the Egyptian Avenue; or the top lit vaulted atmospheric spaces of the Terrace Catacombs.

For most of the new buildings the external walls comprise a layered aggregated concrete that seek to use recycled materials from the Cemetery to create robust, long lasting forms. These will contextually match the Cemetery's boundary walls, Chapel and Colonnade brickwork and at the same time differ from the pale stone character of the mausolea.

All of the architectural projects have a consistent architectural language through a restrained palette of architectural materials and forms. They are modern, yet contextually appropriate additions in keeping with the overall heritage significance and special character of Highgate Cemetery.



Dissenters' Chapel (Project 3), west side of Highgate Cemetery.



Entrance Sentries (Project 5), east side of Highgate Cemetery.



Visitor & Operations Building (Project 2), west-site of Highgate Cemetery.



Community & Education Building (Project 1), east side of Highgate Cemetery.



Utility Block (Project 4), west side of Highgate Cemetery.



Gardener's Buildings (Project 6), east side of Highgate Cemetery.

2.0 THE SITE & CONTEXT

SECTION CONTENTS

- 2.1 SITE & CONTEXT
- 2.2 AUDIT OF EXISTING BUILDINGS
- 2.3 SITE ANALYSIS



Site Location & Context (OS Maps)

2.0 THE SITE & CONTEXT

2.1 SITE & CONTEXT

Highgate Cemetery is located in north London, within an area known for its historical and architectural significance. The Cemetery is bordered by Highgate Village to the north, a largely residential area that maintains a distinctly preserved character with its Georgian and Victorian buildings. Highgate Village is set on one of London's highest points and is known for its independent shops, pubs, and cafés, catering to both locals and visitors. Highgate has elevated views across London. The Cemetery is in close proximity to Hampstead Heath, an expansive, natural parkland. Hampstead Heath is a ten minute walk west from the Cemetery.

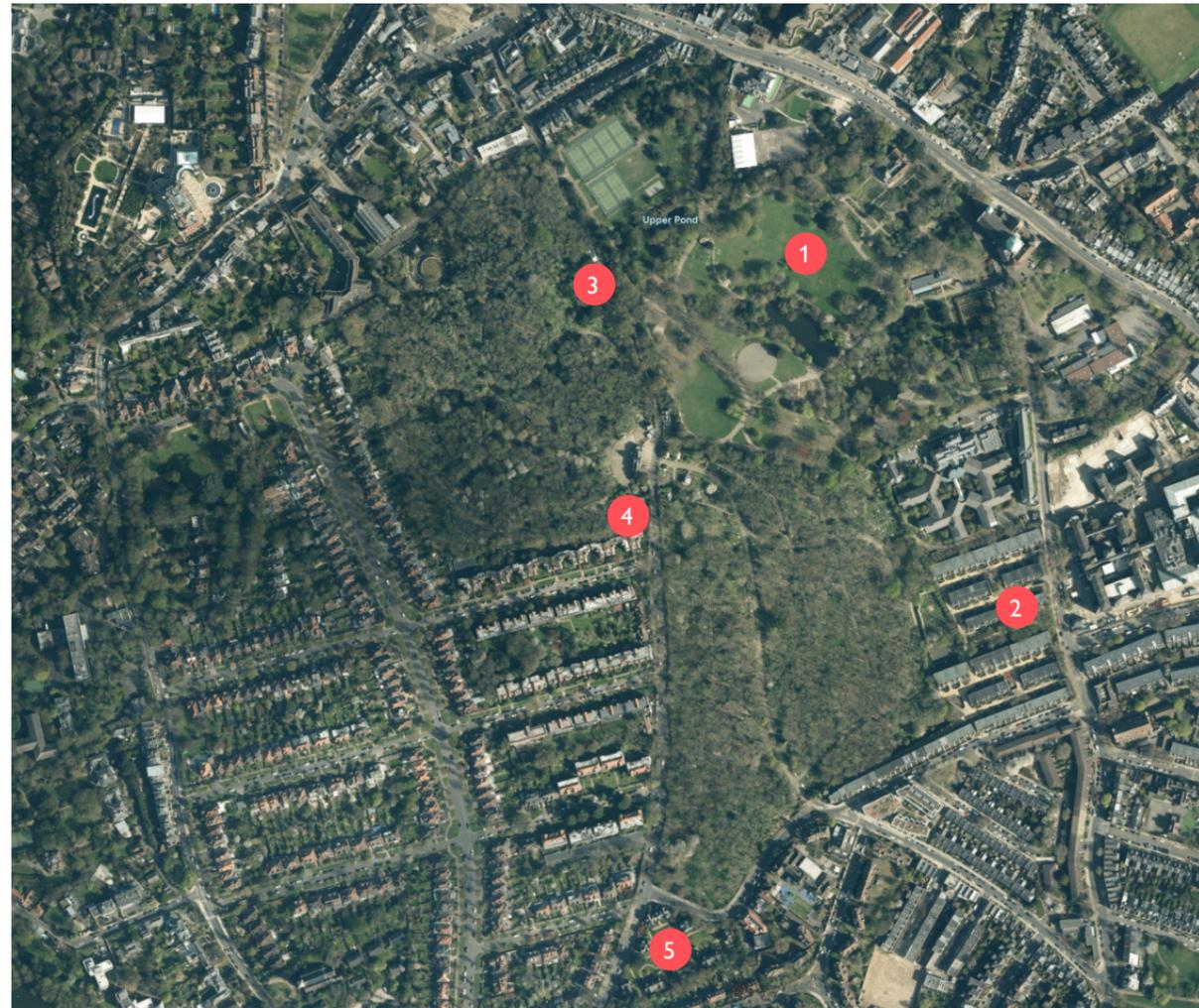
To the north east of the Cemetery is Waterlow Park, a public space commissioned by Sir Sydney Waterlow in the 19th century. The park includes landscaped gardens, ponds, and walking paths, making it a popular spot for recreation. Lauderdale House sits within the parks grounds and is run as an arts and education centre. Adjacent to the park to the east is the Whittington NHS trust hospital.

Surrounding neighbourhoods like Archway and Crouch End offer a more urban contrast, characterized by busy streets, mixed-use developments, and modern amenities. Transport links, particularly the Archway Underground station, 20mins walk away, which provides access to Central London, linking the area with the broader metropolitan network.

The majority of neighbouring buildings are residential. There is a mix of historical and contemporary individual private and estate housing, contributing to the diverse architectural fabric of Highgate. A ten-minute walk westwards from the Cemetery leads to Hampstead Heath.

The Whittington Estate is a housing estate which borders the East Cemetery which was designed by architects Peter Tabori & Ken Adie. Built in the 1970s, the estate features a distinctive modernist design characterised by its use of concrete and terraced blocks that blend with the surrounding hilly landscape. It consists of low-rise and mid-rise buildings, with both flats and maisonettes.

Swain's Lane centrally divides the West Side and the East Side on a north-south axis. At the centre of these two sides is Highgate Cemetery's Anglican and Dissenters' Chapels, a Grade II listed building. This entrance serves as the point of entry for the West Side.



Aerial View of the Site & Surrounding Area (OS Maps)



1. Waterlow Park



2. Whittington Estate



3. 'Glass House' on Swain's Lane



4. No. 81 John Winter's House



5. Holly Village

2.0 THE SITE & CONTEXT

2.1 SITE & CONTEXT

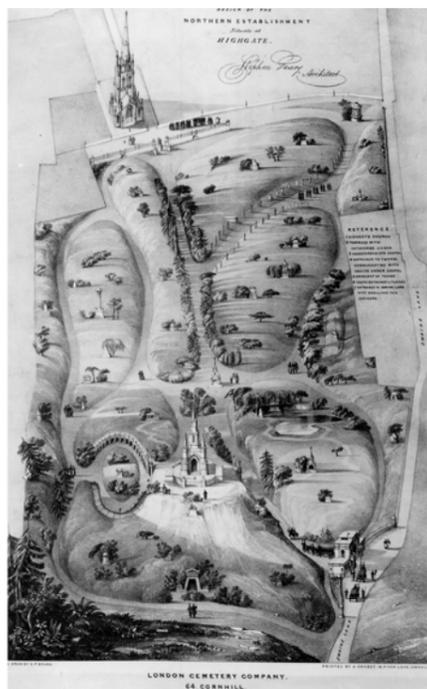
Highgate Cemetery is among the world's finest examples of a picturesque garden cemetery, boasting a spectacular hillside setting and unforgettable funerary architecture. It is an active working cemetery, and a place of peace and contemplation where a romantic profusion of trees, memorials and wildlife flourish.

Highgate Cemetery is located on Swain's Lane within the London Borough of Camden, in North London. The site comprises of one Cemetery divided into the East Side and West Side, located on either side of Swain's Lane.

- The East Side covers 7.8ha (19 acres)
- The West Side covers 7ha (17 acres)

The West Side is characterised by its sinuous paths winding up a steep wooded hill and ivy clad monuments. It is a secluded funerary landscape at its most evocative and is home to the most impressive architectural features of Highgate Cemetery – the Chapels, Colonnade, Egyptian Avenue, Circle of Lebanon, Terrace Catacombs and the mausoleum of Julius Beer.

The East Side is home to illustrious figures of the 19th Century as well as eminent people of our own time, including many famous names with interested and varied memorials.



Highgate Cemetery Plan by Stephen Geary 1837 (Guildhall Special Collections)



Photograph: Approach to Cemetery Entrance Chapels on Swain's Lane (from north).



Photograph: West Side Courtyard with Chapels, Colonnade and John Winter House.



Photograph: Egyptian Avenue leading to the Circle of Lebanon (West Side).



Photograph: Swain's Lane entrance to the East Side with Ticket Booth in foreground.

2.0 THE SITE & CONTEXT

2.2 AUDIT OF EXISTING BUILDINGS

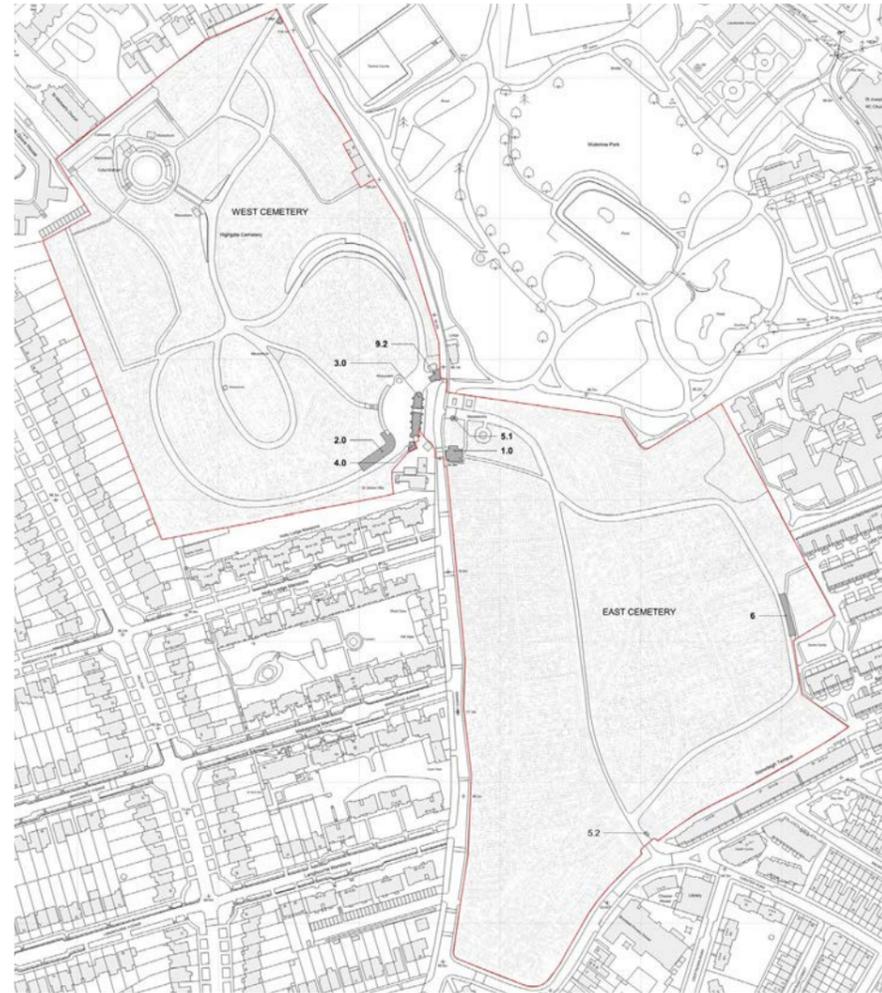
An audit of the Cemetery's existing buildings has been undertaken to evaluate the area (m2) and function of these spaces. This has been based on historic survey information, existing plans (where available) and measured survey (where available) undertaken in 2022.

This audit evaluated the has been undertaken for the following reasons:

- To help inform the proposed accommodation schedule for the proposed projects.
- Requested by London Borough of Camden Planning Dept. and Historic England and provide a basis for the justification of adding the new spaces required by the Cemetery.

The area Tables (right) group these areas by Use.

Please refer to Section 7.0 Appendix for further details.



Key Plan of Existing Buildings included in the Audit

Area Break-Down by Use (Aggregated Totals)	Existing
Useable Areas:	424.2
Operations	160.3
Gardeners	178.1
Visitors	85.8
GIA:	395.7
GEA:	637.0
Footprint:	409.3

Summary Table of Existing Areas

Reference (Refer to Site Plan)	Existing			
Project 1 (East Side)	East Cemetery Compound	Level	m²	Use
	Sub-Total: Useable Area		120.6	
	Gardener Garage/Store	G	23.4	G
	Circulation / Hall	G	8.7	G
	Kitchen / Lockers	G	14.9	G
	Visitor Toilets	G	5.3	V
	External Storage Space	G	18.0	G
	Basement Workshop / Equip. St.	B	23.9	G
	Basement Shower	B	2.4	G
	Basement Storage	B	3.9	G
	Basement Storage	B	20.1	G
	Total: GIA		87.0	
	Total: GEA		144.5	
	Total: Footprint (measured at Ground)		86.5	
Project 2 (West Side)	Shipping Containers	Level	m²	Use
	Sub-Total: Useable Area		36.5	
	3 No. Shipping Containers	G	36.5	G
	Total: GIA		36.5	
	Total: GEA		36.5	
	Total: Footprint (measured at Ground)		36.5	
Project 3 (West Side)	Anglican & Dissenters Chapel	Level	m²	Use
	Sub-Total: Useable Area		205.1	
	Gardener's Mess	LB	15.1	G
	Store & Access Stair	B	18.6	O
	Anglican Chapel	G	71.3	V
	Dissenters' Lobby + WC	G	12.4	O
	Dissenters' Offices	G	37.8	O
	Dissenters' Chapel Stair & Lobby	1	6.3	O
	Dissenters' Mez Offices	1	22.5	O
	Pateman Room & Access	1	21.1	O
	Total: GIA		206.5	
	Total: GIA Demolished		6.7	
	Total: GEA		366.4	
	Total: Footprint (measured at Ground)		196.7	
Project 4 (West Side)	Visitor Toilet Block	Level	m²	Use
	Sub-Total: Useable Area		9.2	
	Visitor WCs	G	9.2	V
	Total: GIA		9.6	
	Total: Footprint / GEA (measured at Ground)		13.6	
	Total: Volume (Approximate m3)		35	
Project 5 (East Side)	Ticket Booth	Level	m²	Use
	Sub-Total: Useable Area		7.6	
	Ticketing	G	7.6	O
	Total: GIA		7.6	
	Total: Footprint / GEA (measured at Ground)		8.4	
Project 6 (East Side)	NA	Level	m²	Use
	Sub-Total: Useable Area		NA	
	Total: GIA		NA	
	Total: GEA		NA	
	Total: Footprint (measured at Ground)		NA	
Project 9.1 (West Side)	North Lodge (Gardener's Mess)	Level	m²	Use
	Sub-Total: Useable Area		11.2	
	Storage	G	7.3	G
	Mess Space	G	2.8	G
	WC	G	1.1	G
	Total: GIA		12.0	
	Total: Footprint / GEA (measured at Ground)		19.0	
Project 9.2 (West Side)	South Lodge (Vol. Mess & Office)	Level	m²	Use
	Sub-Total: Useable Area		34.0	
	Volunteer Mess	O	20.7	O
	Sexton Office	O	12.0	O
	WC	O	1.3	O
	Total: GIA		36.5	
	Total: Footprint / GEA (measured at Ground)		48.6	

Area Breakdown of Existing Areas

2.0 THE SITE & CONTEXT

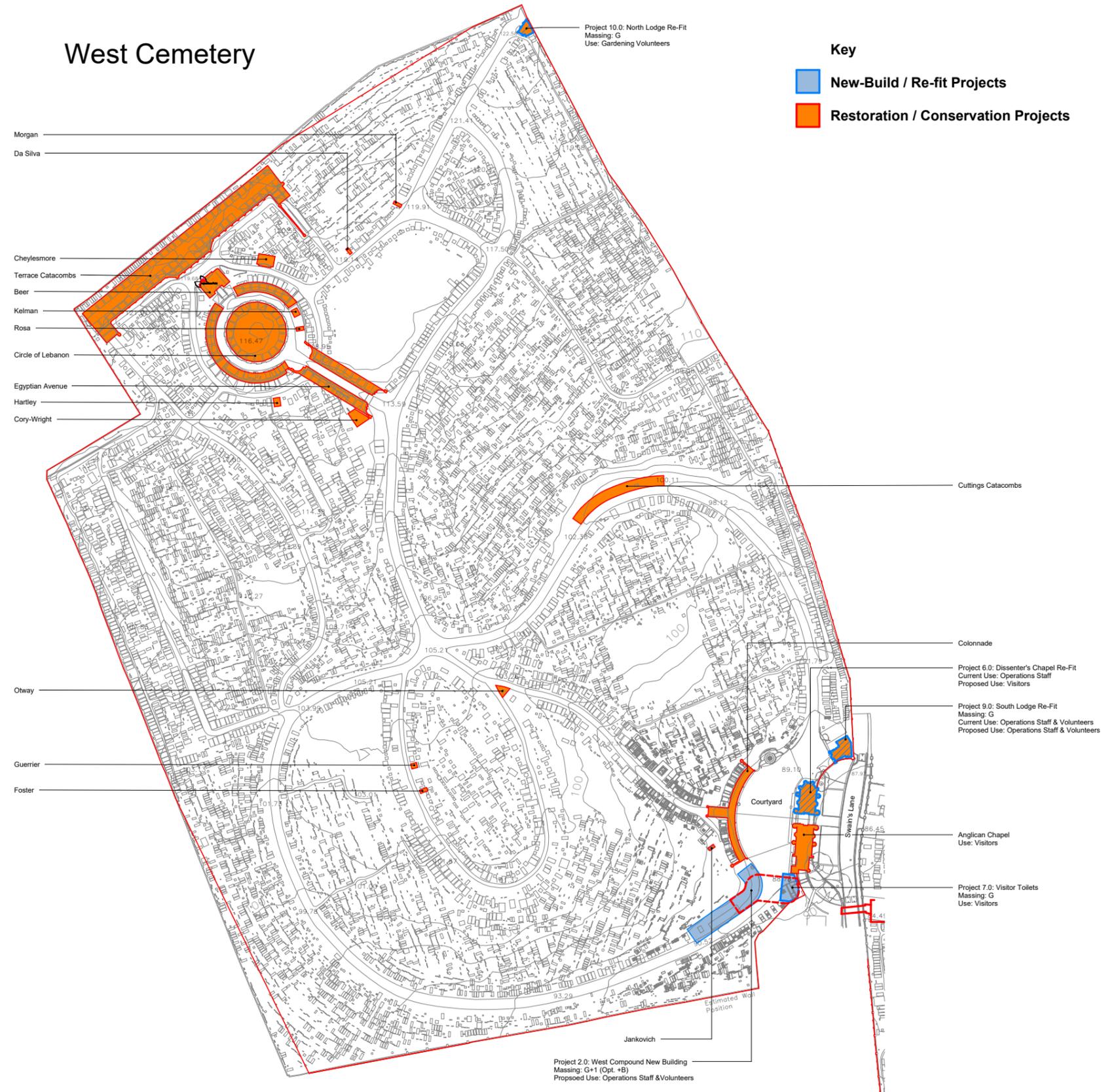
2.3 SITE ANALYSIS

During RIBA Stage 1 a series of feasibility studies were undertaken to test-fit the spatial requirements of the developing Brief onto the Cemetery. These locations largely followed those identified by the Alan Baxter Conservation Plan and the Competition Process.

At the start of RIBA Stage 2 the design team undertook a review of these locations with the Trust to review and validate these locations. This exercise included identifying alternate plots and the feasibility of increasing / decreasing the overall massing / area in these locations.

In the west-side of the Cemetery, a site located to the South of the Colonnade was confirmed as a suitable plot for the new Visitors, Staff & Volunteers' Building. Given the proximity of this position to the Courtyard - it was suggested that a cafe would be an appropriate addition and one which complements the Trusts aspiration for a Courtyard open to the passing public.

Alternative locations identified along the Cutting Catacombs path and West Carriage Drive were discounted as being either too remote, too restrictive or at risk of causing potential harm to the significance of the Cemetery's landscape.



1. SITE WALK (10-02-2023) - WEST CEMETERY



HGC | STAGE 2

PROJECT SITING REVIEW (HGC-A-SK-52-004.1) 7

Extract of RIBA Stage 2 DTM 2, and the alternate site considered in the west side.

Site Plan from RIBA Stage 2, West-Side of the Cemetery.

2.0 THE SITE & CONTEXT

2.3 SITE ANALYSIS

In the east-side of the Cemetery the locations of new building to replace the existing Gardener Compound and Ticket Booth were confirmed as viable locations in terms of their size, access and location - and the potential to improve the significance of the setting to the Chapels.

The Mound location was confirmed as an area suitably remote which could be maximised to accommodate all the gardening facilities.

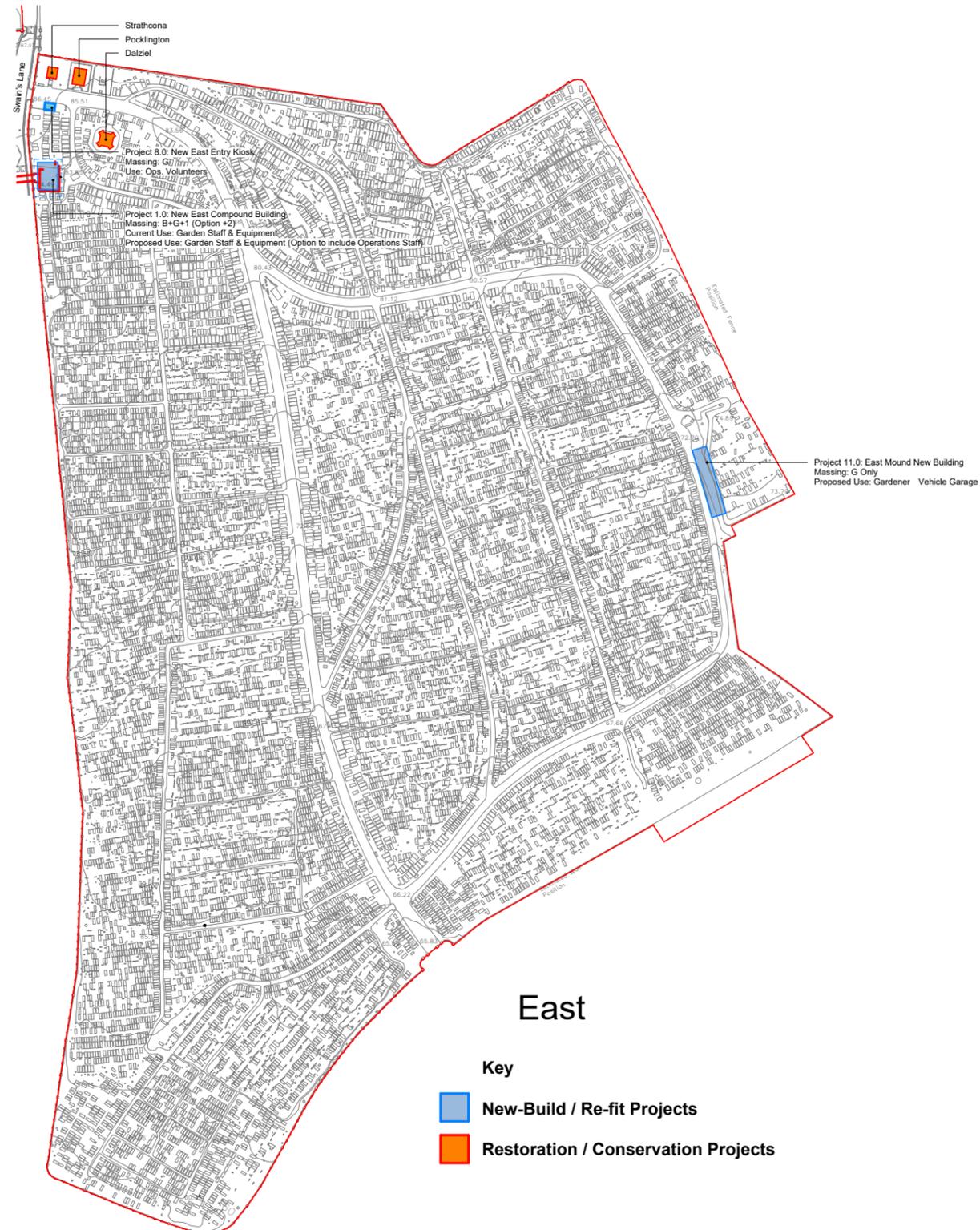
1. SITE WALK REVIEW (10-02-2023) - EAST CEMETERY



1. SITE WALK REVIEW (10-02-2023) - EAST CEMETERY



Extract of RIBA Stage 2 DTM 2, and the alternate site considered in the east side.



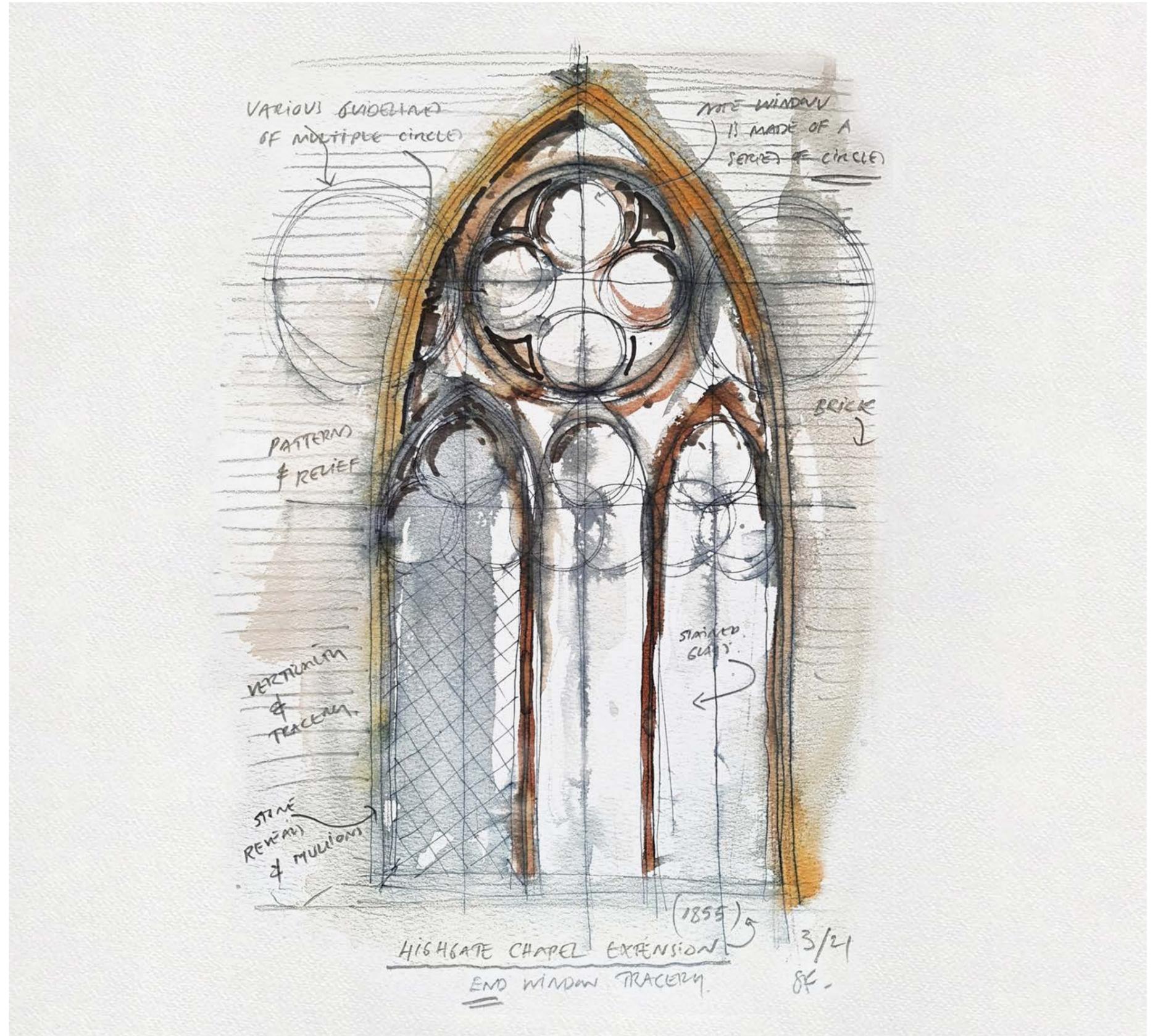
Site Plan from RIBA Stage 3, East-side of the Cemetery.

3.0 PROJECT BRIEF & BACKGROUND

SECTION CONTENTS

3.1 PROJECT BACKGROUND

3.2 THE BRIEF



Watercolour Study, Chapel Tracery (Simon Fraser, Hopkins Architects)

3.0 PROJECT BRIEF & BACKGROUND

3.1 PROJECT BACKGROUND

In February 2019 the Highgate Cemetery Conservation Plan by Alan Baxter Associates was adopted. It is the bedrock of the conservation project: it identifies what is significant about the place, and sets out policies to protect and, where possible, enhance that significance. Teams should take full account of the policies and objectives of the Conservation Plan, but not be restricted by them, should more appropriate solutions be identified. Any negative impacts must be fully justified.

The Conservation Plan established two important principles: firstly, that the cemetery is constantly changing and conservation is not about preserving an 'ideal' state; and secondly, that the two sides of the Cemetery have their own distinctive characteristics, and within each side not all parts are of equal significance or sensitivity to change.

There are three main strands to the Conservation Plan policies:

- Trees, monuments and buildings will be better looked after
- The Cemetery will continue to function as an active burial ground
- Visiting will be easier, and more rewarding

The project described in this document is based on the competition winning scheme by the Hopkins Architects led team in the 2-Stage Competition for the Highgate Cemetery renewal run by Artelia Late 2020 to March 2021.

The purpose of the Competition was to identify a viable scheme which was preferred by the key stakeholders. It centred on a number of Key Projects informed by:

- Highgate Cemetery Conservation Plan (Alan Baxters)
- Highgate Cemetery Masterplan (Purcell)

Hopkins Architect's proposals focused on smaller scale kiosks and pavilions above ground which were sympathetic to the form and mass of the Chapel buildings and surrounding areas, with larger spaces proposed to be located within a discrete basement structure.

Two-Stage Design Competition for Architecture & Landscape Designers:

The Competition Brief, issued with the first and second stages of the architectural competition in late 2020, was the starting point for the design of the scheme. In addition to setting out the spatial and programme requirements, the competition brief set out the wider vision for the project.

The style of design should take account of, and be sensitive to, its surrounding buildings and environment, reflecting the locations openness and heritage value, enhancing the character of the area and offering a high-quality design solution. It is important that the design is appropriate in scale and massing.

Key Themes identified in Hopkins's Competition Entry:

- The site has great depth, character & gravitas - new additions to be harmonious and timeless & made of quality, long-lasting materials.
- An organising masterplan should unify new additions
- An approach of kiosks and pavilions to accommodate new spaces.

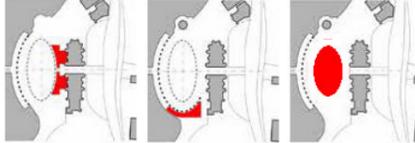
3.6.1 What are your early thoughts on how your design might respond?

3 Once all the essentials are complete, sensitively design your other priorities...

The challenge is how to design the larger spaces such as the museum and education space in an appropriate and sensitive way which does not disrupt the function of your working cemetery. We have considered the following:

1. Should this be above ground or in a basement?
2. How should staff and visitors access the basement?
3. What character should these spaces have?

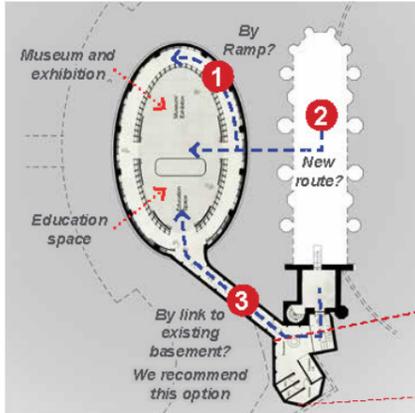
1. Extend the chapel or build underground?



a. Chapel Extension? b. New Building? c. Basement?

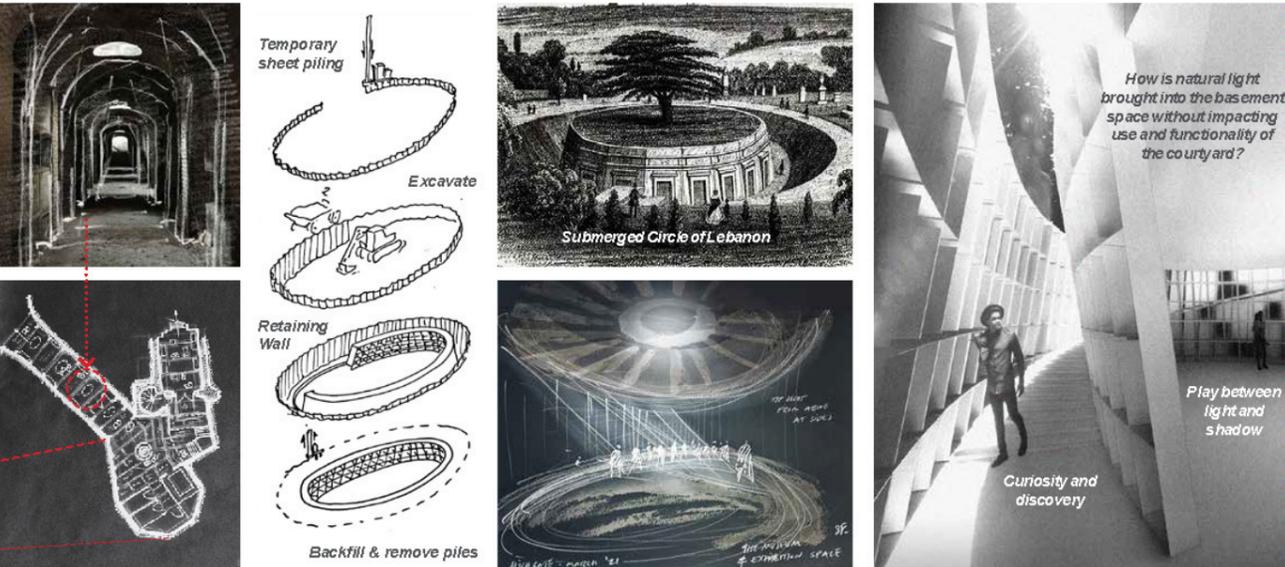
- An extension (a) would create complicated junctions with the Chapel facade and could disrupt its character.
- A new building (b) would need to be considerable in size taking away from the openness of the courtyard and could disrupt access to the gardener's compound.
- A basement structure (c) could be sensitively designed to accommodate large areas without disruption to the Chapel or Courtyard; we think this is the best way forward...

2. How should the basement be accessed?



Basement plan with access options. Option 3 makes greatest use of the existing basement space and links to the new visitor kiosk. We recommend this option.

3. What Character should these spaces have?



Temporary sheet piling
Excavate
Retaining Wall
Backfill & remove piles

Submerged Circle of Lebanon

How is natural light brought into the basement space without impacting use and functionality of the courtyard?

Play between light and shadow

Curiosity and discovery

The Circle of Lebanon frames views up to the architecture above. The basement space could similarly frame glimpses of the chapel and kiosks.

What kind of atmosphere is right for the museum, exhibition and education space?

The access route to the basement could have a 'catacomb-like' quality.

Construction sequence sketch by Webb Yates Engineers

Hopkins Architects 10

Competition Extract, Design - New Buildings, including an Underground Space to the Courtyard.

3.0 PROJECT BRIEF & BACKGROUND

3.2 THE BRIEF (SUMMARY)

Summarised below are the key extracts from the Project Brief as this developed from the ITT and through RIBA Stages 1 & 2.

The Trust's Vision:

Highgate Cemetery will remain an active burial ground. Carefully planned conservation works to the landscape including its monuments and other structures, together with the creation of new buildings and improvements to those that already exist, will make the Cemetery a better functioning and more rewarding place to visit as well as helping ensure its long-term sustainability.

Highgate Cemetery is a place of sanctuary. We are passionate about being enchanting, respectful, nurturing and visionary.

Objectives

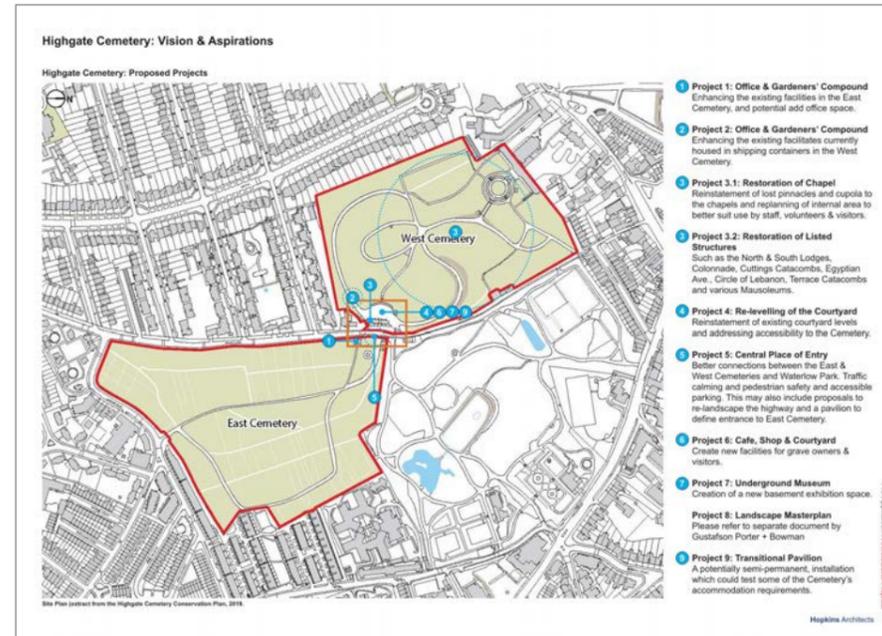
The masterplan should pay respect to the distinct characteristics and historic qualities of the West and East sides whilst confidently establishing an approach for the future landscape that exemplifies a 'Historic Cemetery for the 21st Century'.

The Trust is particularly aware of the need to balance the requirements of a working cemetery, caring for an immense cultural heritage that has grown over the centuries and the needs of an increasing number and variety of visitors. The masterplan should set out a truly innovative but not intrusive approach to shaping the future cemetery landscape, avoiding the temptation to introduce a simplistic or fashionably aesthetic overlay.

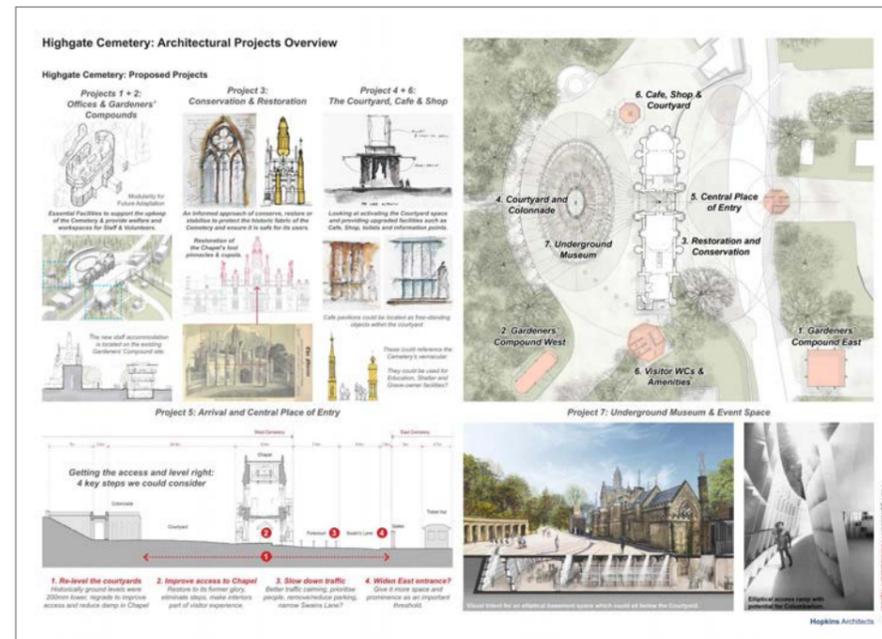
The West side was conceived as a picturesque garden cemetery. A series of vistas and viewpoints was created to exploit the drama of its spectacular hillside setting, enhanced by and embracing a growing collection of striking buildings and monuments. Eastward expansion introduced a more pragmatic and structured aesthetic, offering a contrast to the original rolling and sinuous form of the West. It is a landscape of two distinct halves, and this distinction should be reflected in the design proposals.

Pre-Application & Site Walk

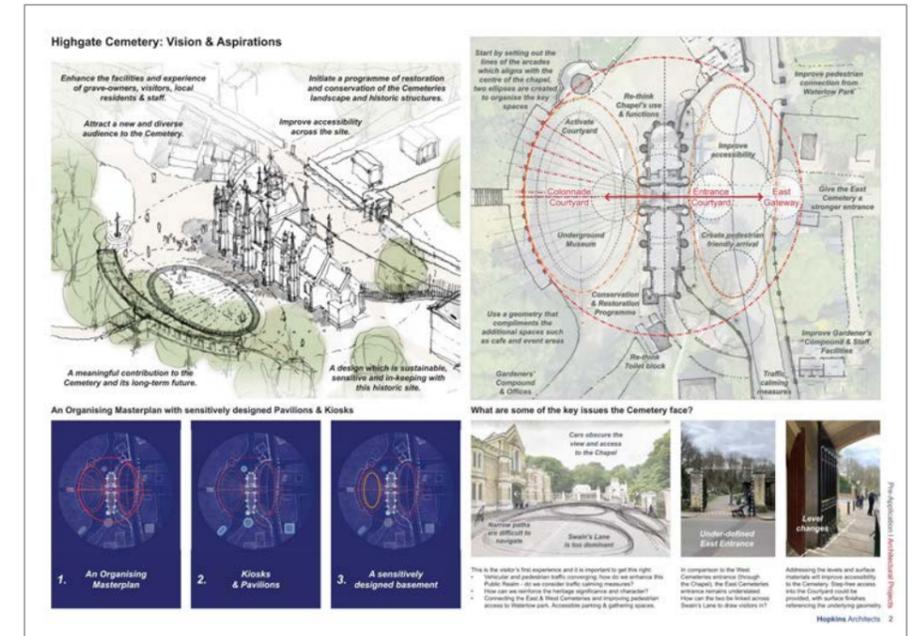
Early in Stage 1 a submission for Pre-Application Advice was made an accompanying site walk with London Borough of Camden (LB Camden) & Historic England (HE). This was to get initial feedback on the Competition Brief and the resulting initial ideas and guide the development of the Project Brief.



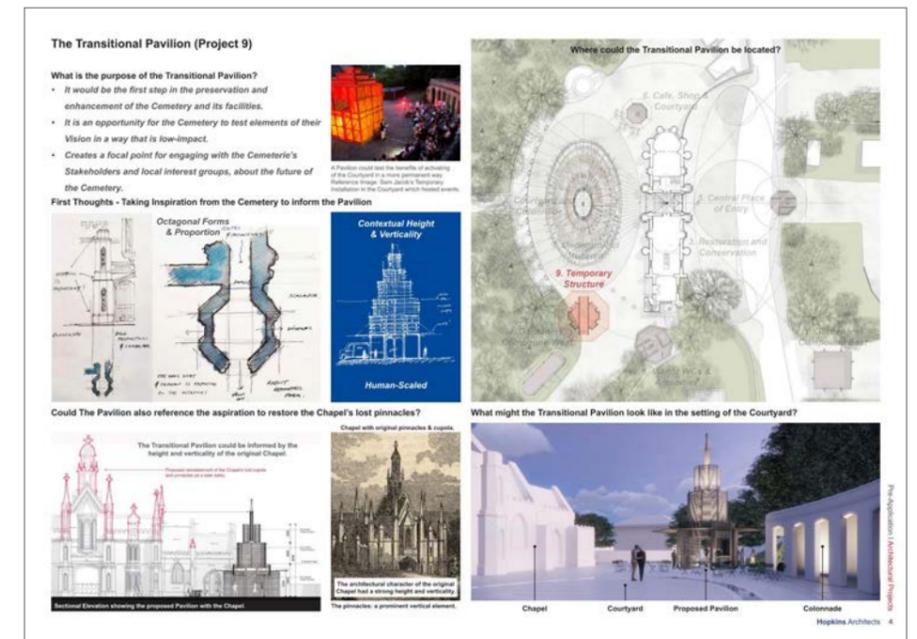
Pre-Application: Project Masterplan / Site Plan



Pre-Application: Pre-Concept Ideas for a Basement Exhibition Space



Pre-Application: Chapel Forecourt & Courtyard



Pre-Application: Proposal for a Temporary Ticketing Pavilion

3.0 PROJECT BRIEF & BACKGROUND

3.2 THE BRIEF (SUMMARY)

Supporting Design Considerations:

- Visual narrative, form, massing, materials and detailing to be contemporary but contextually sensitive to their surroundings and in keeping with historic setting.
- Good quality, durable materials and finishes which are easy to maintain and clean.
- Buildings which are compact, efficient, sustainable and adaptable to future needs.
- Aspire to buildings with 100 year life span.
- Flexible plans / loose fit to future proof as much as possible.
- Views out of buildings into the landscape are important, as are the junctions of buildings with the landscape.
- Consider seasonal usage variations.
- Access for all.

Quantum of Development:

During the course of Stage 1, 2 & 3 there has been much development in the quantum of area and where it is accommodated in the existing and new buildings proposed.

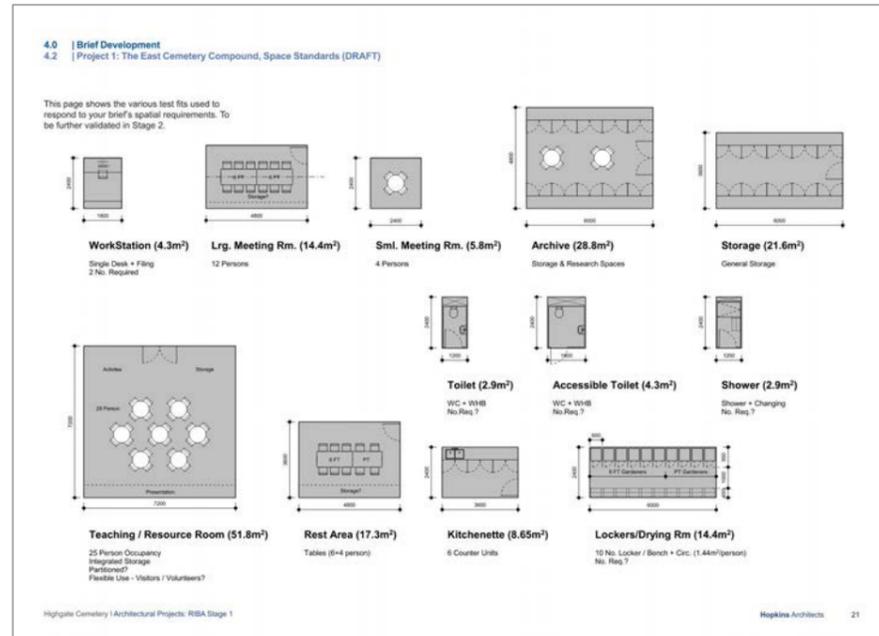
This has been in an effort to maximise the re-use of existing buildings, reduce the overall massing of the new buildings and locate these in parts of the Cemetery which are either highly significant, or less so. The proposed areas have been based on the Client's revised Stage 2 & 3 Brief, where these have been provided and can be split into three key users / functions:

- Operations Staff & Volunteers
- Gardening & Maintenance Staff & Volunteers
- Visitors (Grave-Owners / Mourners & Paying-Public)

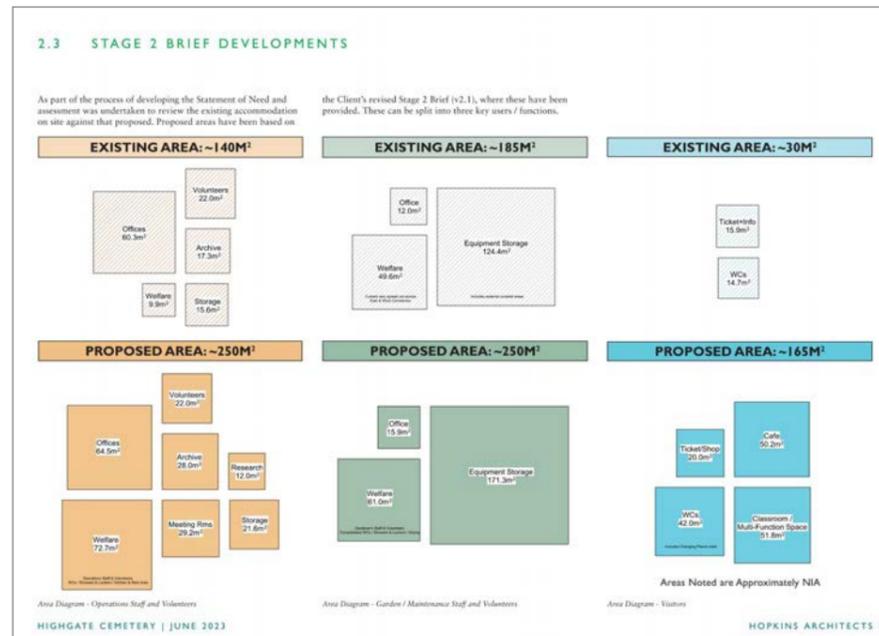
Reducing Impact on Metropolitan Open Land (MOL):

The impact on MOL has been continually assessed, with alternatives explored at each stage, these include:

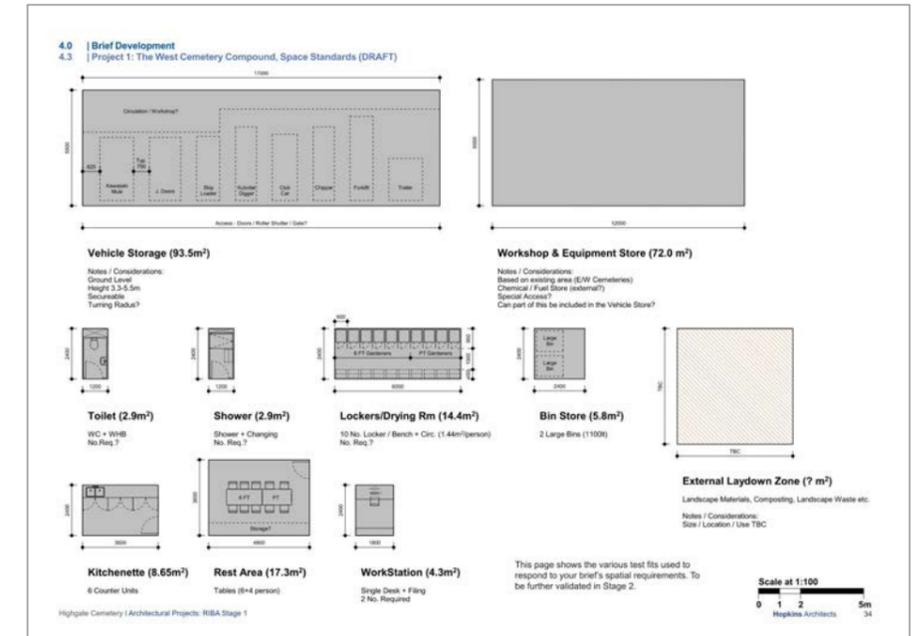
- Considering the use of basements to lessen the visual impact of the quantum of area added to the Cemetery.
- Feasibility studies for acquiring/re-purposing adjoining residential properties (No. 79 & No. 85 Swain's Lane).



RIBA Stage 1 Extract: Area Requirements / Space Planning for Ops Staff



RIBA Stage 2 Extract: Area Evaluation of Existing vs. Proposed



RIBA Stage 1 Extract: Area Requirements / Space Planning for Gardening Staff

Area Breakdown (by building)	(Nearest 5m ²) GIA
Visitor & Operations Building (W)	225m ²
Chapel & Entrance Building (W)	200m ²
South Lodge Visitor Toilets (W)	37m ²
North Lodge (W)	12m ²
Utility Block (W)	20m ²
Entrance Sentries (E)	5m ²
Education & Community Building (E)	175m ²
Gardener's Building (E)	200m ²
Total GIA (Gross Internal Area)	875m²

RIBA Stage 3 Area Schedule.

Area Breakdown (by Use)	(Nearest 5m ²) Useable
Operations Staff / Volunteers	255m ²
Gardener & Maintenance Staff & Volunteers	210m ²
Visitors	335m ²
Sub-Total of Useable Area	800m²
Total GIA (Gross Internal Area)	875m²