

5.0 ARCHITECTURAL DESIGN PROPOSALS

SECTION CONTENTS

In this section of the report the design proposals for each of the proposed buildings is discussed in detail. Reference is made to the design development undertaken in Stage 3 (2024) and how the feedback through the PPA process & Camden Design Review Panel (DRP) during this period has been incorporate. For further details development at earlier stages of the project, please refer to section '3.0 Scheme Development'.

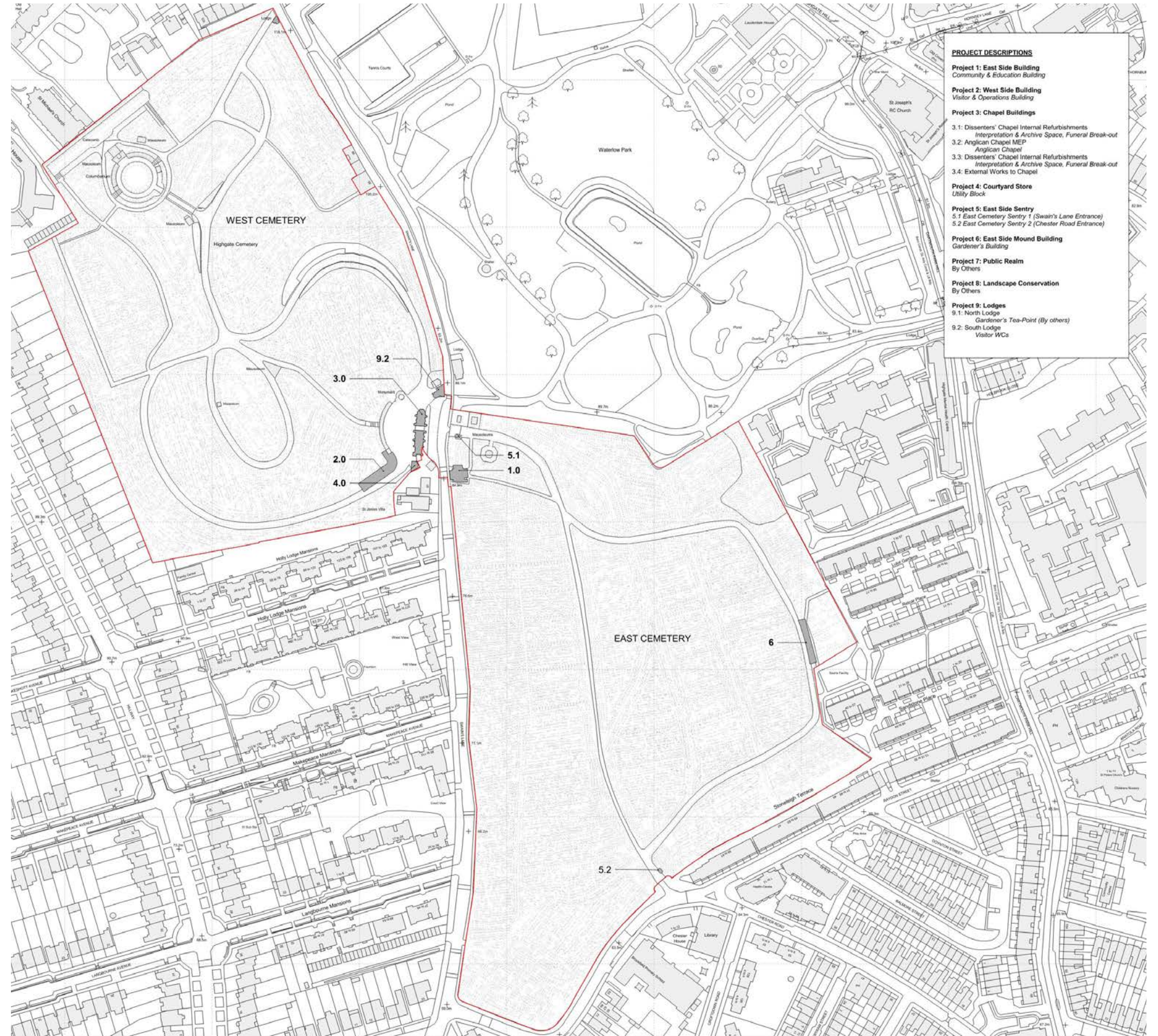
As these have been designed to be a 'family' of related buildings, unifying aspect, such as form and materiality are covered in greater detail in section '3.0 Scheme Development' and '5.0 Supporting Studies & Information'.

Cemetery's West-side

- 5.1 Visitor & Operations Building (Project 2)
A new building, near the Courtyard and Colonnade.
- 5.2 Chapel & Entrance Building (Project 3)
*Conservation, repair and reinstatement of missing features
Refurbishment of an existing building for an alternate use.*
- 5.3 South Lodge Visitor Toilets (Project 9.2)
Refurbishment of an existing building for an alternate use.
- 5.4 Utility Block (Project 4)
A new building replacing the existing WC Block for an alternate use.

Cemetery's East-side

- 5.5 Entrance Sentries (Project 5)
Replacement / New Sentry to the Swain's Ln and Chester Rd entrances.
- 5.6 Education & Community Building (Project 1)
A new building replacing the Existing Gardener's Compound for an alternate use.
- 5.7 Gardeners' Building (Project 6)
A new building, near the Mound.



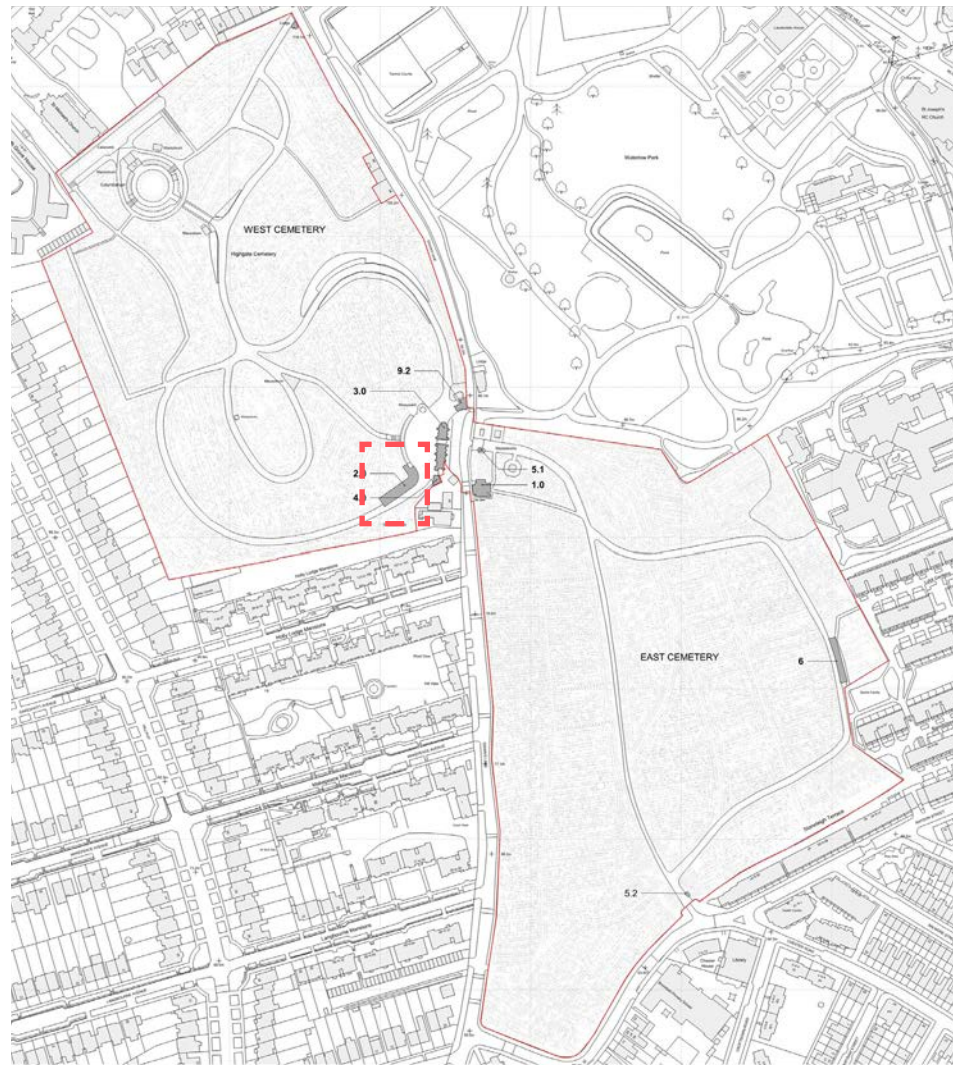
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5.1 VISITOR & OPERATIONS BUILDING (WEST CEMETERY, PROJECT 2)

Location

The Visitor & Operations Building is located to the south-west edge of the Courtyard of the west-side of Highgate Cemetery. The proposed building is next to the Colonnade, set into an embankment, wrapping around and continuing up West Carriage Drive. It expands on the site of the Gardeners' existing shipping containers, which are to be removed.

This location requires the construction of a retaining wall to allow the massing to be set into the existing embankment. Whilst West Carriage Drive is currently maintenance access only - with storage of landscape materials visible, the aspiration is to open this up to public use due to its shallow gradient. To facilitate the new building it is proposed to relocate the Perkins monument, an existing Elm tree will also be removed (and replaced with three new one (Ulmus 'New Horizon' cultivars).



Site Plan with location of Proposed Gardener's Building



Existing Photographs of the location from the Courtyard & West Carriage Drive.

Brief, Function & Use

The Trust's Brief for this building was to provide the following functions:

- A cafe with good access to the Courtyard and areas of external seating with accessible WC for Cemetery Visitors.
- A Ticketing Booth, with visibility to and from the Courtyard and main cemetery entrance (Chapel archway). This will be the centralised location for all ticketing sales for both the east and west sides of the Cemetery.
- A volunteer space and kitchenette with space for flexible seating, storage and dedicated WC.
- New offices for Highgate Cemetery Operations Staff with a flexible open-plan office, private space for grave-owner meetings and dedicated kitchenette and WC.
- An archive office and storage area which supports the Pateman Room archive in the Dissenters' Chapel.

In addition to the above the building needed to be adaptable to future needs with a main structure that could last up to 100 years.



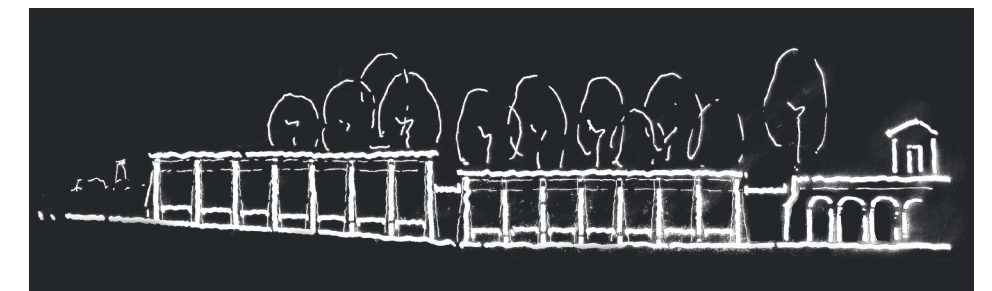
Earlier iteration with fragmented, stepping volumes to breakdown the overall massing.

Amount & Scale

The building is deliberately massed such that it respects the height of the existing Colonnade. Starting with a single storey cafe, the massing continues away from this arrival view and onto West Carriage Drive where it steps up to a 2-storey form. This approach was arrived at following a number of iterations where 2-storey, stepped, embedded and fragmented massing options were considered.

The height of the Cafe and Ticketing determined by the existing Colonnade and its openings relate to the existing Colonnade, this results in a modern building form that has a harmonious solid and void relationship.

The building also takes advantage of the sloping site by building into the earth as it rises to the South; thereby reducing the overall mass along the West Carriage Drive. Further up the West Carriage Drive, as the path and vista narrow, there is a break and a step-up in the form to accommodate the first floor of the office wing. This step in the building is gently revealed with the overall composition in terms of its height and mass therefore respects the surrounding buildings and landscape.



Parti-Sketch for a split-level massing with expressed bays & connecting to the Colonnade.



Early sketch study for a taller form and inset canopy between the new and existing.

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5.1 VISITOR & OPERATIONS BUILDING (WEST CEMETERY, PROJECT 2)

Concept & Development

The concept for this building is seen as a contextual response to the sensitive heritage nature of the Courtyard area. It is designed to blend into the Courtyard setting complementing the Chapel and Colonnade such that the overall impression upon arrival to the Courtyard area is one of a set of harmonious buildings.

It serves an important function at the start and end of the experience of the Cemetery in guiding visitors towards it for the purchasing of tickets; as well as creating an information point, meeting area for volunteers and forming a threshold point where the start of a journey within the west-side of the Cemetery begins up the West Carriage Drive.

Visitors would also come back to this building to utilise the cafe space which has a flexible internal layout and which can cater to a number of different social events that are suited to the Trust's needs such as incidental purchasing of food and drink - through to providing a gathering space for socialisation after funerals. It compliments the Trust's vision for the Courtyard to be an accessible and available space to all visitors (ticket or otherwise).

The solidity of this building which is discussed further below takes its cues from other buildings and structures within Highgate Cemetery such as the Cuttings Catacombs and the Circle of Lebanon, but does so in a contemporary way, creating a modern interpretation of the character of the existing cemetery.

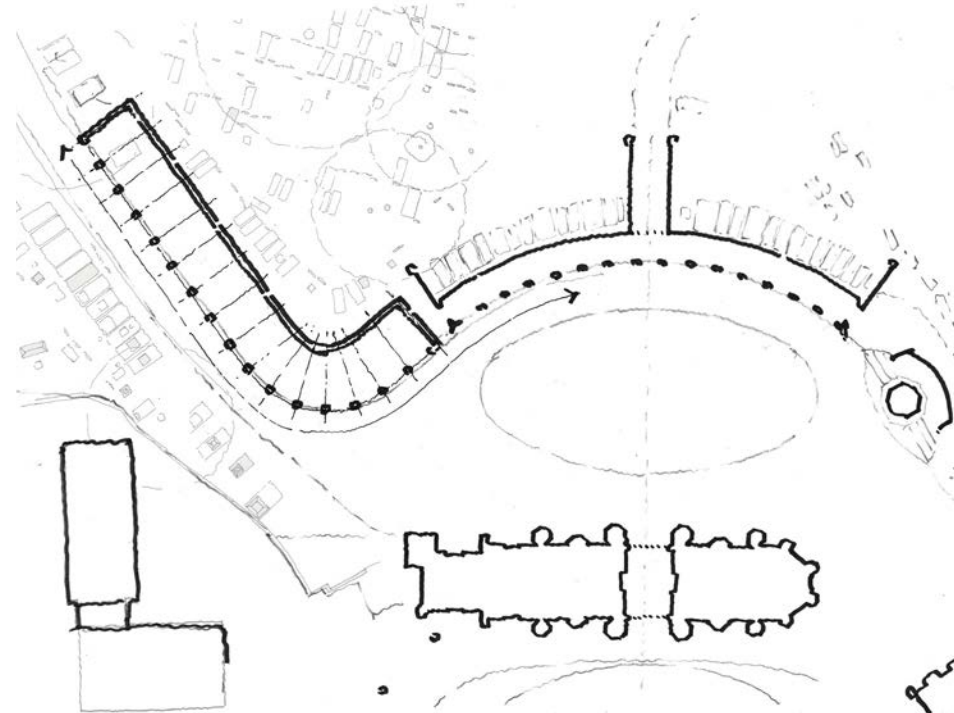
Consultation & Feedback

Consultation feedback on this building was very positive, there was broad agreement that the location of the building together with its public functions for ticketing and cafe are a benefit to the Trust and the Cemetery.

The height, composition and mass were also well received and deemed sensitive and respectful to the heritage setting. The materiality in the form of a layered aggregated concrete as discussed further below was also positively received for its modern yet harmonious response to the Chapel and Colonnade brickwork. The expression of the expressed columns has been through a number of iterations - initial flared buttresses have now been rationalised, resulting in a calmer elevation and massing.



Section cutting through proposed cafe, showing its close spatial relationship to the Courtyard, Colonnade & Chapels.



Early Parti-Plan Sketch for an enfilade of spaces connecting the Courtyard and WCD.

The height and massing of the new building has a strong relationship to the Colonnade.

To take advantage to the rising ground level a 2nd storey is added along West Carriage Drive to accommodate spaces for volunteers & Operations Staff Offices.



Concept Section showing the strategy to pop-up the massing away from the Courtyard.

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5.1 VISITOR & OPERATIONS BUILDING (WEST CEMETERY, PROJECT 2)

Layout

The building generally follows a 2.5 metre module this approximates the spacing of the columns of the existing Colonnade but also works successfully as a guiding planning dimension for the requirements of the Brief. Its narrow width (4.2m) is constrained by West Carriage Drive and burials to the north (where surveyed).

The majority of internal spaces are open plan to allow the reconfiguration of space over time, of the 220m² (GIA) proposed the spacial requirements can be approximately broken down in to the following useable areas:

Ticketing & Cafe	55m ²
Volunteers & Archive	80m ²
Offices	80m ²

Each of the three main spaces (visitors, volunteers & staff) is planned with a dedicated WC. A central WC block in the nearby South Lodge provides alternate provision. The final layout and offering of the Cafe will be developed in RIBA Stage 4. Offices & Volunteers Spaces are planned with integral storage units to maximised available space.

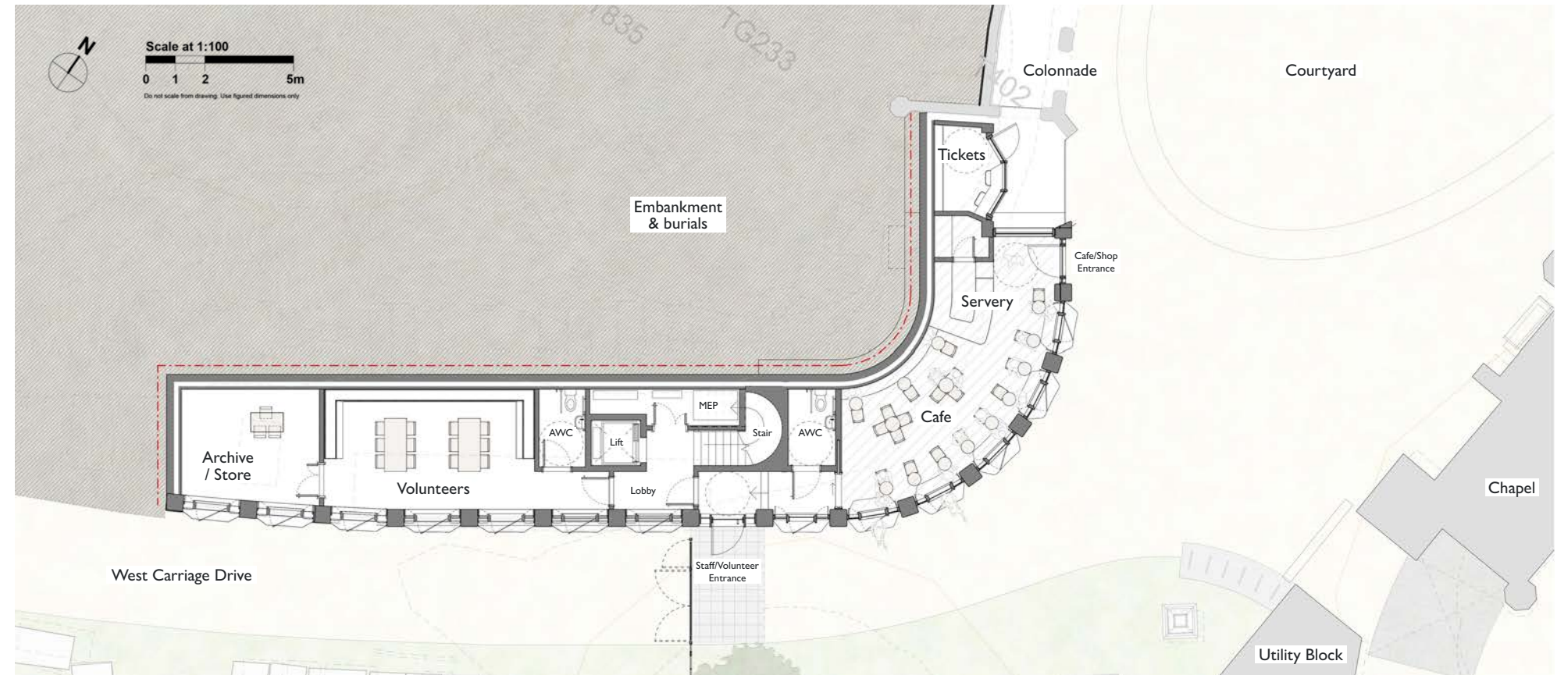
Accessibility

All of the public areas, volunteer facilities and archives are accessible at ground level - either from the Cafe entrance on the Courtyard or the Staff/Volunteer entrance on West Carriage Drive. The split ground level is driven by the levels of the surrounding topography. The office floor is accessed by a staircase and lift situated approximately midway along the length of the building. There is an accessible WC at both ground levels.

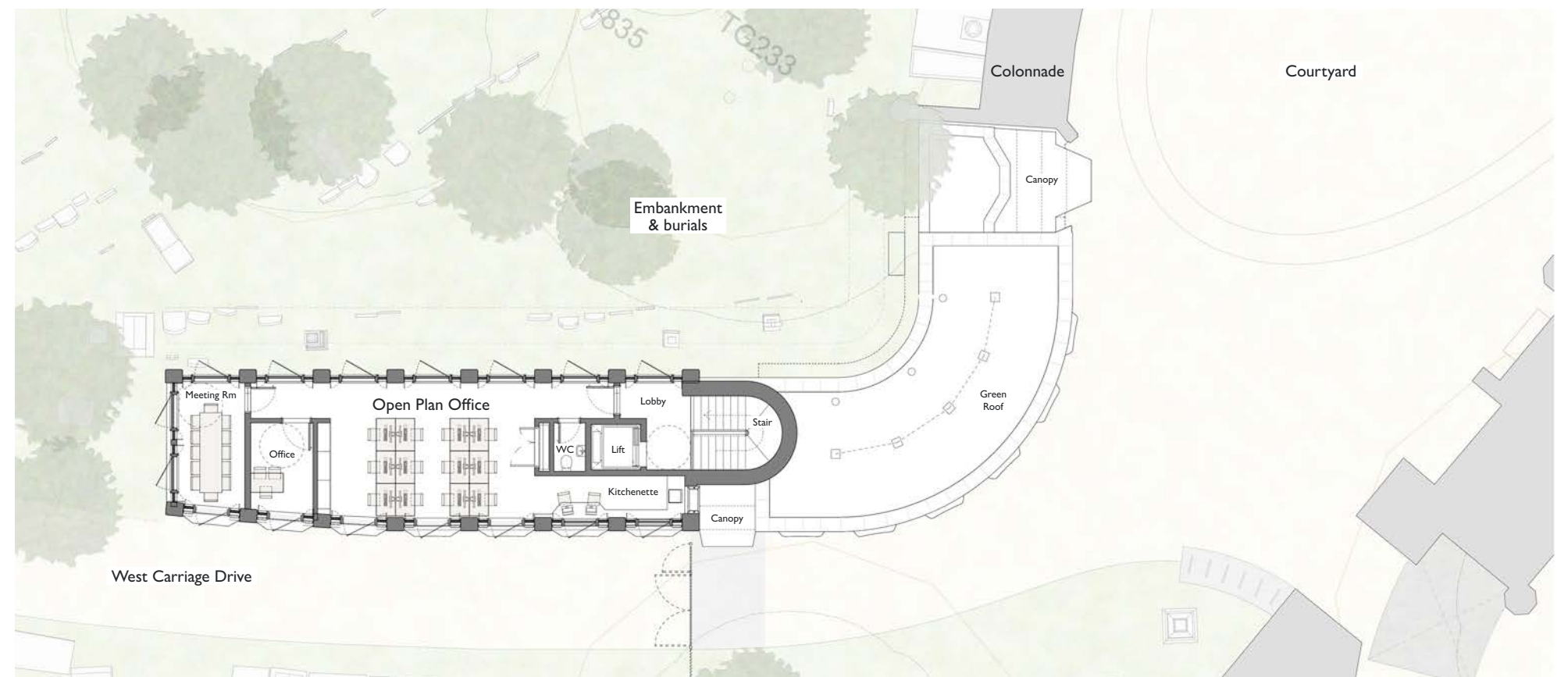
Servicing

For deliveries, for example, to the café, the building is envisaged as being serviced directly from outside to a small storage area next to the cafe counter. Managed vehicular access is possibility via the Courtyard. A secondary entrance halfway up West Carriage Drive provides access to the Archive & Staff areas and a lift to the office floor above.

In close proximity, the proposed Utility Block (on the site of the existing WC Block) will accommodate bin storage. Please refer to Project 4.



Proposed Ground Level Plan



Proposed First Level Plan

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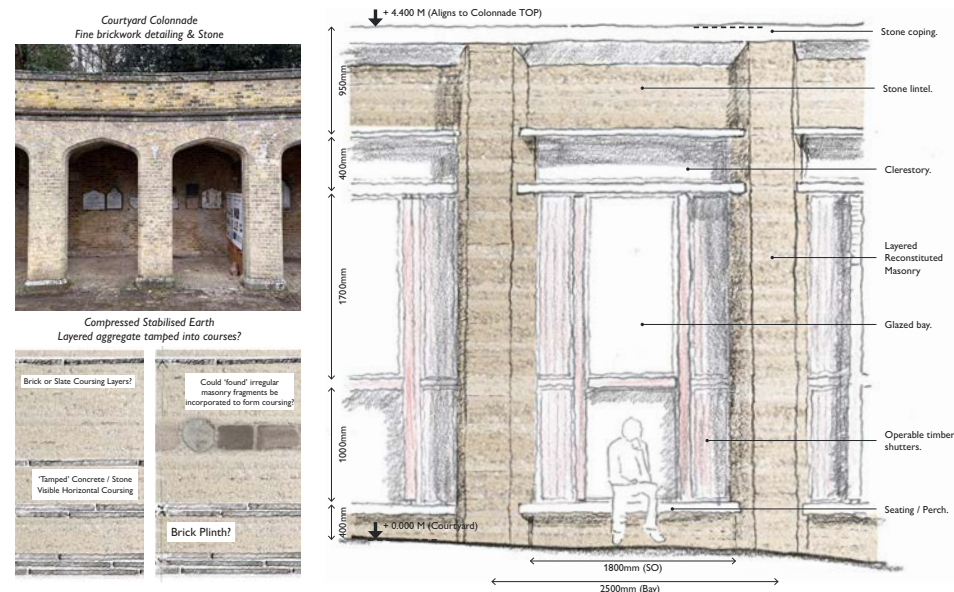
Materiality

An extensive study was carried out with regards to finding a suitable palette of materials to design the building from. Given the aspiration of the Trust to have a response which was durable, long lasting and in keeping with the yellow London-stock brick of the existing Colonnade and Chapel, a decision was taken to express the primary structure and form it out of a layered aggregated concrete cast gradually in horizontal courses. Within the bays, lintels and external seating (integral to the facade) will be of pre-cast concrete or stone of a similar hue.

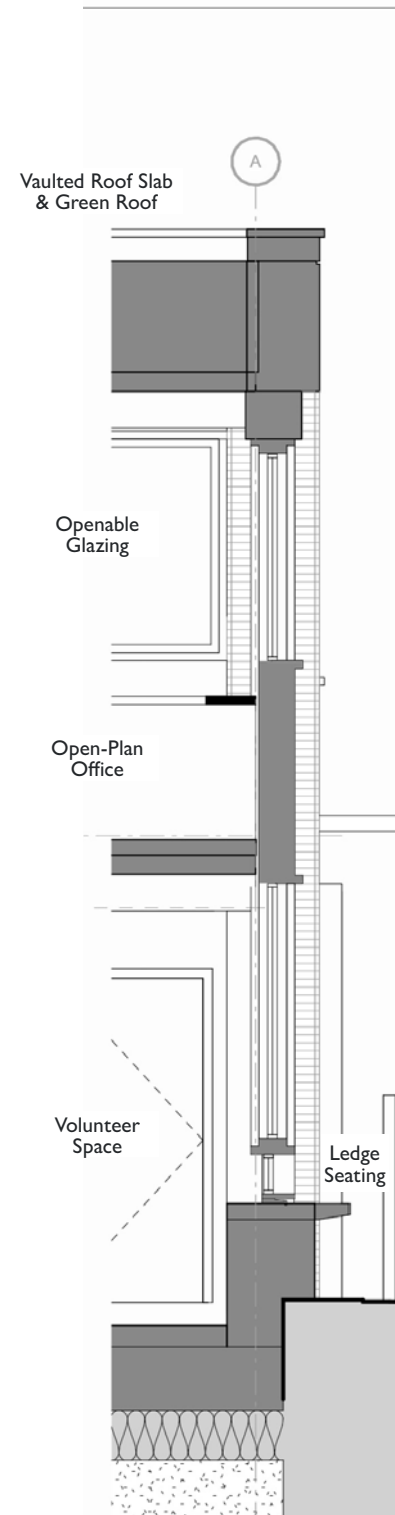
This material could also incorporate some of the existing materials to be demolished within the Cemetery for the new works. The intention that this creates an overall appearance and character which blends in terms of colour and texture with the existing material palette of the Chapel and Colonnade and yet at the same time allows the building to have its own modern character that is also shared with the Community & Education Building, the Sentries and the Gardeners' Building. The tones of the layered aggregate concrete are designed to complement the use of Breedon Gravel and Yorkstone pavers proposed for the Courtyard.

The building's elevation is also complemented through the use of warm timber materials for windows, doors and furniture and certain internal partitions. The bays are detailed with integral seating & openable windows.

This restrained set of materials is used throughout to create an overall homogeneous character. The solidity of this building is also achieved by expressing the depth of the column piers which will visibly support the a series of gently vaulted ceiling slabs that span approximately 5 metres from wall to wall.



Materiality Development and Bay Studies



Bay Section and Elevation Detail

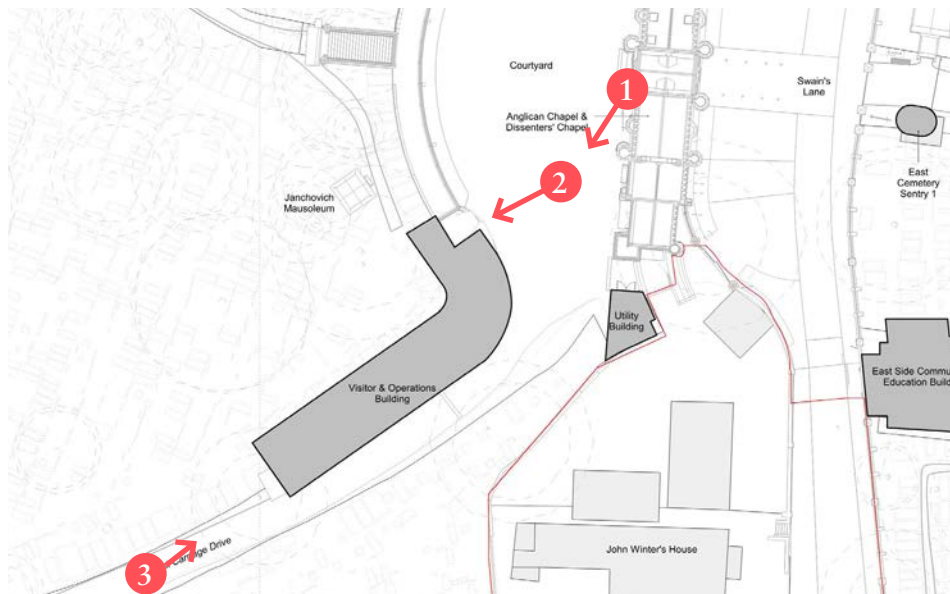


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5.1 VISITOR, VOLUNTEERS & OPERATIONS BUILDING (WEST SIDE, PROJECT 2)



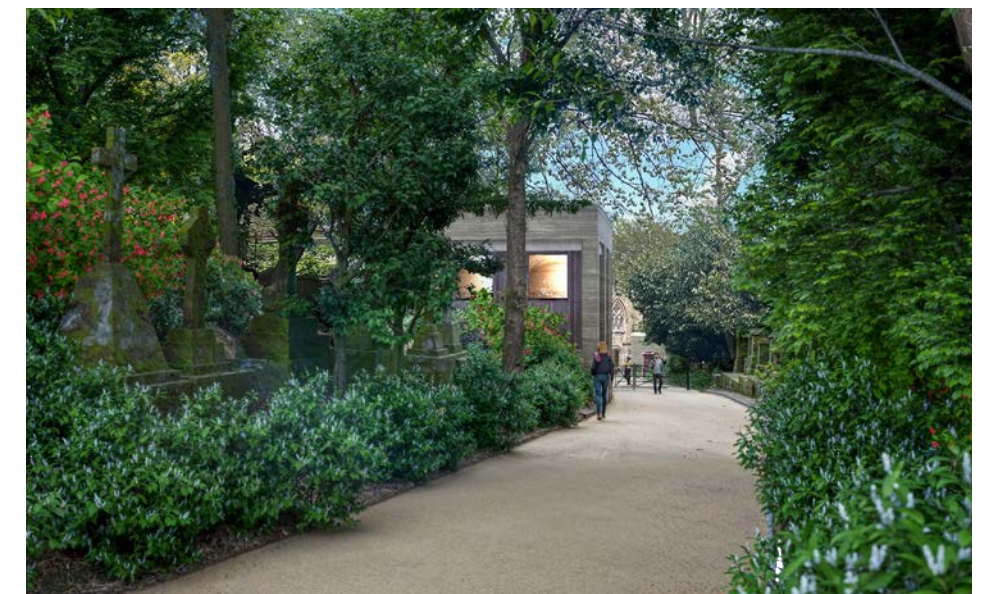
Illustrative View 1: Proposed Visitor & Operations Building from the Courtyard / Chapel arch entrance.



Site Plan with location of illustrative view points.



Illustrative View 2: Proposed Visitor & Operations Building Ticketing Booth



Illustrative View 3: Proposed Visitor & Operations Building Operations from WCD.

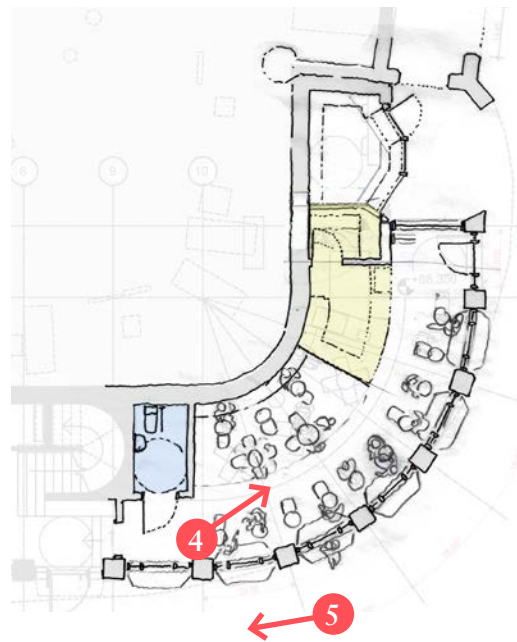
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Cafe

The cafe has been planned to have good connectivity and views to the Courtyard. The final layout & offering will be developed in RIBA Stage 4. It has been planned with a small servery / prep area, with tables and chairs to the perimeter and inner wall. An accessible toilet sits immediately adjacent to the seating area for use by all Cemetery visitors.

The intention is that the exterior materiality of layered aggregated concrete will be continued internally - expressed on the column, walls and vaulted ceilings.



Part-Plan of Cafe with location of illustrative view point.



Illustrative View 4: Proposed Cafe interior.



Illustrative View 5: West Carriage Drive, looking west.

Security

The building straddles the controlled access point along West Carriage Drive, from which only visitors with tickets or appropriate accreditation can access the main part of the West Side. The majority of the external envelope of the building being constructed from a layered aggregated concrete makes it extremely secure from the outside all windows and doors would also be robust and made from solid timber. Suitable locking mechanisms and access control will be considered at Stage 4 following the secure by design principles and as part of a site wide review of access control.

Ecology

The building has a green roof structure to promote biodiversity (126.7m²) and blend the top of the building into the landscape. In this shadier setting woodland species (ferns, bulbs) with hanging plants growing over the parapets to soften the overall form and promote further harmony in the landscape setting. Please also refer to the commentary on the biodiversity

net gain and rainwater harvesting strategy documents.

Environmental Strategy

With regards to mechanical servicing the use of an air source heat pump as well as a domestic water heater serves the energy needs with regards to human comfort combined. The building is designed to naturally ventilate with the use of openable windows and secure louvred openings for night-time cooling.

Whilst further detail can be obtained within the sustainability reports the general environmental strategy for this building is to:

- Create a durable, long lasting, low maintenance building with a large thermal mass to temper the internal environment.
- Rely on natural ventilation with operable glazed windows and louvred openings for secure night-time ventilation.
- Use air source heat pumps to minimise operational energy needs, this both heats and cools the space (at peak times) via under floor heating.
- Create a building and structure that can last for at least 100 years if not more.

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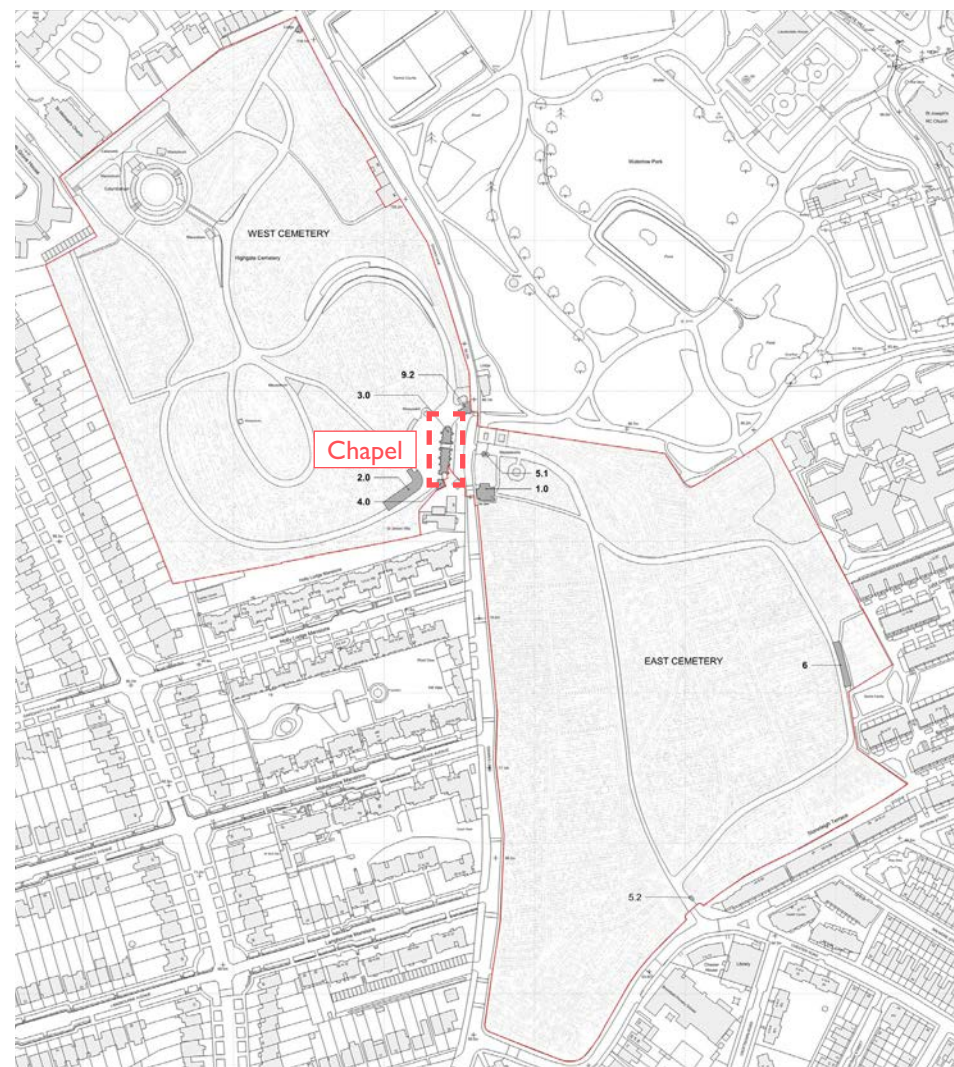
5.2.1 CHAPEL BUILDING (WEST SIDE, PROJECT 3)

Location & Description

The Chapel Buildings are located on Swain's Lane and frames the main and historic entrance to the west-side of the Cemetery.

Highgate Cemetery Chapel, was designed by architect Stephen Geary and completed in 1839. Geary's design reflects Gothic Revival architecture, with pointed arches, intricate stone detailing, and a sombre, atmospheric quality fitting its cemetery setting. It was originally designed to serve both Anglican and Dissenter congregations, with two separate chapels connected by a shared entrance.

The Anglican Chapel is currently used for Funeral Services and ad-hoc meetings with the Dissenters' Chapel largely used as offices for the Operations Staff following its refurbishment in the 1980s.



Site Plan with location of Chapel & Entrance Building



Etching of Geary's Entrance Chapel dated 1838 (Cemetery Archives).

Brief, Use & Function

The objectives for the Chapel are outlined below, these focus on the conservation of this important building and key improvements to its accessibility and use by the Trust.

- The reconstruction of missing exterior elements and the conservation repair of the Chapel's exterior fabric.
- Environment improvements to the buildings fabric to improve its performance and sustainability (as constrained/allowed by heritage considerations).
- Access improvements to create step-free access between the arrival on Swain's Lane and the Courtyard, and into the Chapels themselves to ensure better public and operational accessibility.
- The refurbishment of the Dissenters' Chapel which will be re-imagined and re-purposed for public use as a key part of the Trusts' Interpretation Plan.



Photograph c.1860 (Cemetery Archives)



Photograph of Chapel c.1983 (John Gay)



The Chapel - View from Swain's Lane - 2024

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 Chapel individually, sets a sliding scale for conservation judgement between restoration on one hand and conserved decay on the other, with architectural legibility as the primary objective in decision making within the range.

The history of the Chapel building in and since the late 20th Century has focussed on maintenance and restoration, and whilst the interior of the Anglican Chapel has been extensively restored to present its late 19th Century character the exterior has not been similarly treated by the reinstatement of substantial missing elements and remains in a degraded state despite a policy of overall repair and maintenance that pays no heed to the idea of the conserved ruin. Repairs and replacement of minor decayed elements have followed the methodologies of the time and have resulted in some compounding of the negative effects and architectural confusion caused by the removal of pinnacles and cupola.

The Dissenters' Chapel has had a complex history of change in both use and subdivision, and the present late 20th century finishes actually obscure its history and architectural character.

The Heritage Statement prepared by Montagu Evans identifies the group value and contribution to the atmosphere and sense of theatre as being

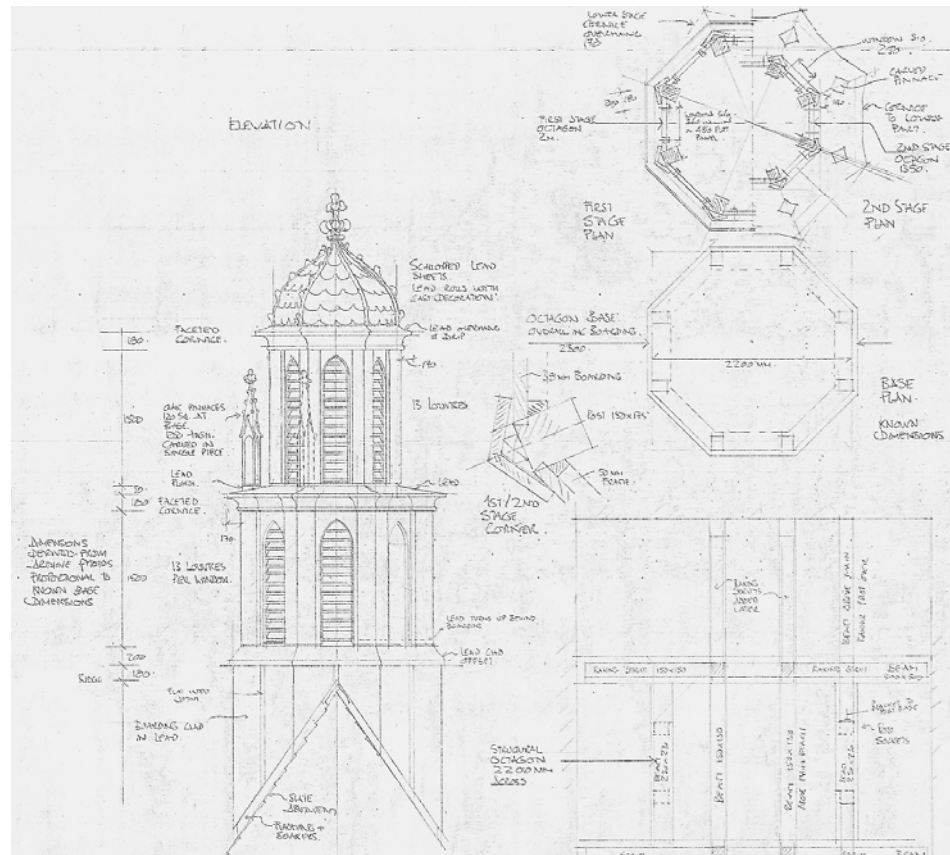
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5.2.1 CHAPEL & ENTRANCE BUILDING (WEST SIDE, PROJECT 3)

The principal elements in the significance of the building, and the loss of the external features, the repair works of the late 20th Century and the subdivision of the Dissenters' Chapel as detracting from it.

The philosophical position adopted for the Chapels building is therefore one of restoration in the restitution of missing external elements essential to the architectural legibility, authenticity and drama of the building. The CMP and the Brief make the case for reinstatement of the features lost in the mid 20th century and the archive photos and other information provide the basis for a full and scholarly design for the reinstatements. One pinnacle finial fragment has recently been retrieved from landfill on the adjacent site, which gives certainty to a surprising degree to the replication of carved details.

The proposals for the Dissenters' Chapel are to strip away the accretions of recent years and to use the revealed fabric to speak of the complex history. This can be considered as a nuanced interpretation towards the conserved decay end of the range, with contemporary interventions that appropriately and sensitively respond to the updated use of the buildings and their complex history.



Sketch Study of Cupola Reinstatement (by West Scott Architects)



Anglican Chapel pre-Refurbishment, undated.



Anglican Chapel today.

The repair of the existing fabric adopts a mid point in the range. The condition survey revealed that the external fabric of the chapel building 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 chapel is and has been maintained as a building in good repair, not as conserved decay, and that objective is to be continued.

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 is therefore to:

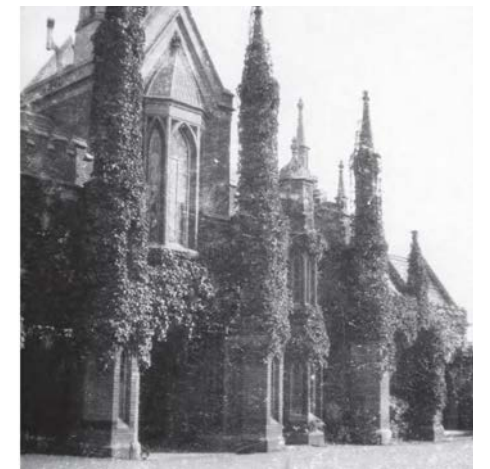
- Reverse the loss of original features by scholarly design for reinstatement. Examples are the reinstatement of the pinnacles and cupola from photographic evidence. Less dramatic interventions include the reconstruction of the crenellated parapets to their original profiles and the repointing of brickwork to unify surface appearance.
- Renew failed or visually intrusive 20th Century repairs and interventions using appropriate conservation specifications and materials. Examples are the renewal of late 20th century roof coverings, the removal of rooflights, and repointing using lime materials in place of cement.
- Conserve weathered and patinated surfaces that do not affect the performance of the external envelope. Examples are lime mortar repairs and shelter coating of weathered stone surfaces. Some judgement will be exercised on the aesthetic use of shelter coating to

blend conserved and new fabric such that it unites the design without masking or falsifying the material distinction between new and old work.

- 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 stone offsets to shed water away from surfaces below, and lead cappings to vulnerable horizontal surfaces at high level.
- Where the environmental performance and long-term sustainable 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. Examples are the introduction of thermal insulation in conjunction with renewal of roof coverings, and renewal of late 20th century asphalt roof coverings to include insulation. Consideration has been given to replacement in a material other than mastic asphalt, but this has not been adopted for these two buildings.
- Enhance construction details to mitigate any intrusive or negative contribution they make to the appearance and historic authenticity of the buildings.
- West Scott Architects as conservation sub-consultant supports the design interventions for the re-purposing of the Dissenters' Chapel. These reflect the Conservation Philosophy of legibility by revealing the traces of the complex history of this part of the building, and are appropriate in continuing that life of change and adaptation with respect to the primary fabric. Interventions to the primary fabric are minor, sensitive and substantially reversible.



Chapel pre-Refurbishment, undated.



Photograph c.1920s, Pinnacles intact.

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5.2.1 CHAPEL & ENTRANCE BUILDING (WEST SIDE, PROJECT 3)

Accessibility

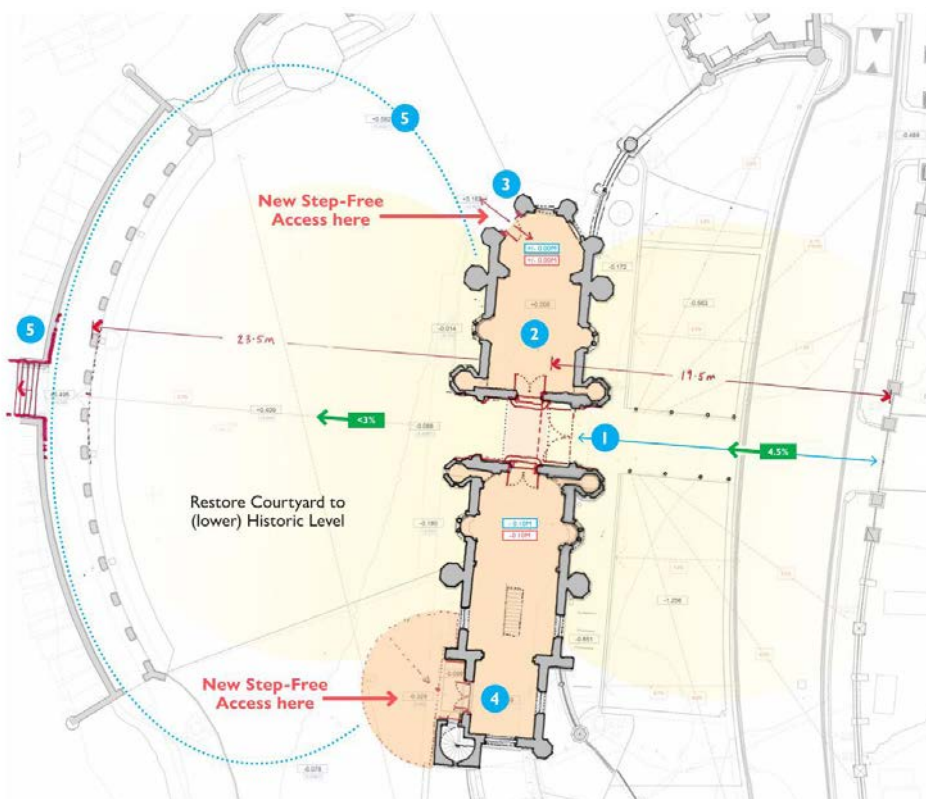
A key improvement proposed to the Chapels is to incorporate step-free access at the main entrance and into the Anglican & Dissenters' Chapels. The existing steps below the arch are currently a significant barrier to wheelchair users who are required to use the vehicular gate to the north and who have to navigate a raised threshold into the Chapels.

For details of site-wide improvements to accessibility to the West and East Cemetery landscape, please refer to D&A Statement Volume 2 & Landscape Architect design documentation.

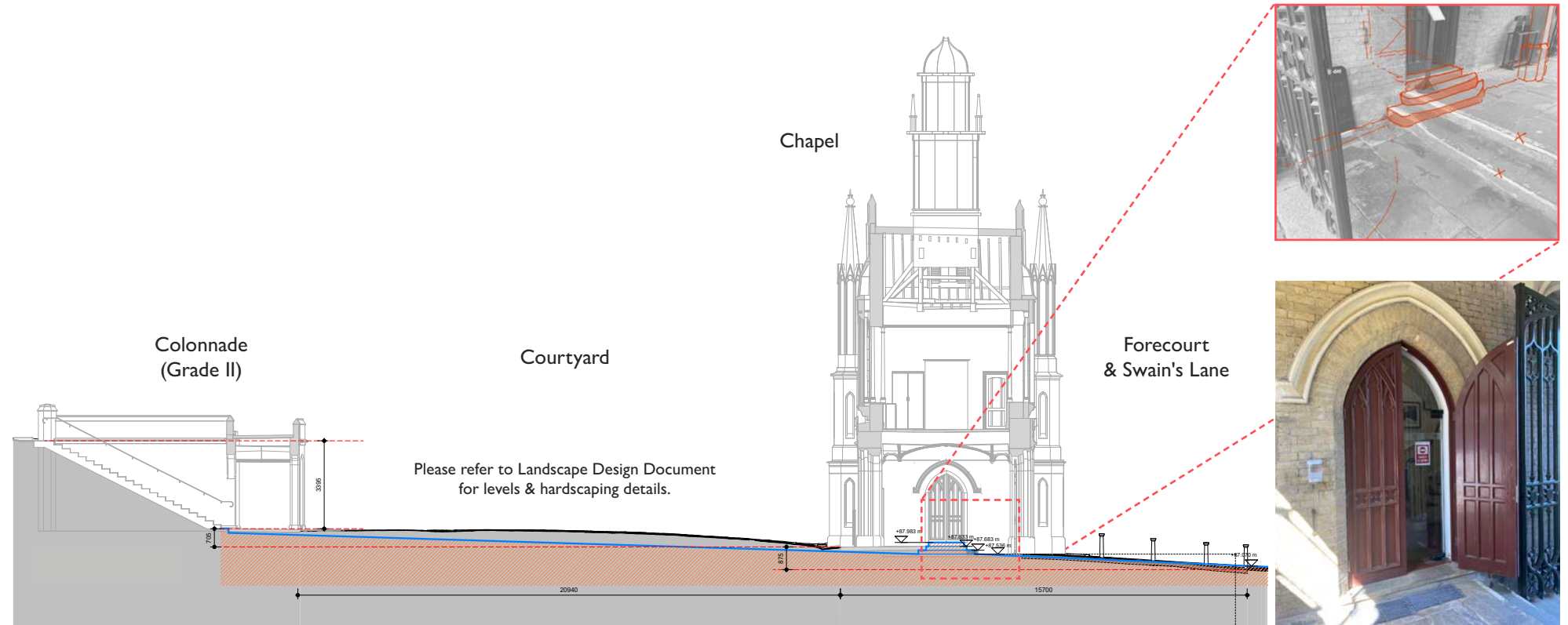
Proposal

Overview of Accessibility Strategy at entrance, diagram below:

1. Steps omitted from arch, reinstating step-free access (of the former carriage-way) between Swain's Ln and the Courtyard.
2. Reinstating steps at archway into Chapels (with handrail).
3. Modify apse window by lowering sill to create new, accessible (primary) entrance into the Dissenters' Chapel.
4. Courtyard re-graded to create step-free access to the Anglican Chapel at the entrance to the south.



Accessibility Strategy Sketch - Concept at Stage 2



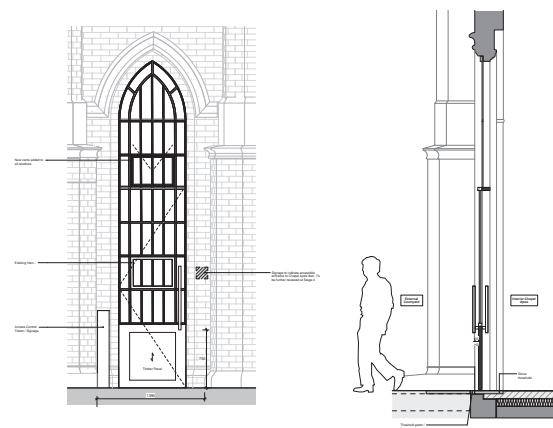
East-West Section through the Courtyard and Dissenters' Chapel Entrance
The principle of the re-leveling of the Courtyard and approach is to reinstate the original Courtyard levels.

New Entrance to the Dissenters' Chapel

To achieve step-free access into the Dissenters' Chapel it is proposed to sensitively modify one of the existing apse windows to lower the stone sill and create a new doorway. The new door will be constructed to match the existing timber-framed glazing and the width and edge details of the existing opening will be maintained.



Dissenters' Chapel Apse Entrance - Window transformed into an accessible door.



Chapel Arch Entrance - Historic steps and levels will be reinstated.

Current door swings outwards. HA Proposal is to restore the internal door swing remove the modern glazed door.

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5.2.1 CHAPEL & ENTRANCE BUILDING (WEST SIDE, PROJECT 3)

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 those 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.

In the case of the Chapel buildings the proposals include external works to the whole building and internal works (of any magnitude) only to the Dissenters' Chapel (north wing). They do not include fundamental changes to the mechanical services installation of the Anglican Chapel, or of the boiler plant.

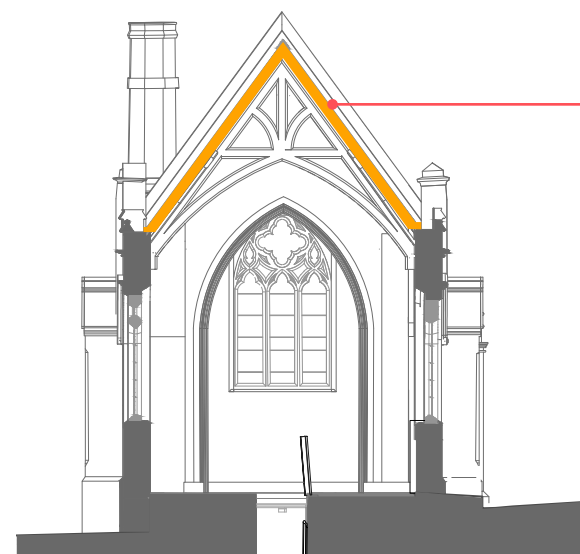
Consideration has been given to the enhancement of the following elements in regard to the building fabric:

- Roofs (includes pitched slate roofs with and without loft voids, flat roofs without loft voids and transitions structures between). The variety of conditions, including the ability or not to access the roof construction from within, means that opportunities for any consistent insulation approach are negligible. Each cell of the building is therefore considered individually. A decision to renew the roof coverings of all parts of the building has been taken independently of the energy conservation agenda.
- The chancel sections of the Anglican chapel can be insulated at all only with the acceptance that the roof plane will be raised by the thickness of the insulation. We consider this to be acceptable up to but not exceeding 50mm, and that has been included in our proposals.
- The nave of the Anglican chapel can be insulated at ceiling level, to a maximum thickness of 150mm, with the void above it ventilated.
- The central roof above the Pateman Room can be insulated at ceiling level, with the void above it ventilated.
- The pitched roof to the Dissenters chapel can be insulated in the roof slopes, between and below the rafters, to a maximum thickness of 150mm. This will involve the installation of a vapour control layer

Section through Dissenters' Chapel Proposal

and breather roofing felt.

- The flat roof to the Dissenters' Chapel apse can be insulated with warm-deck insulation to a maximum thickness of 100-150mm, with a robust vapour control layer.
- Walls: The walls to the Anglican Chapel and Pateman Room are decorated and will not tolerate any addition of insulation.
- The walls to the Dissenters Chapel are subject to the internal designs of Hopkins Architects, but in any expected case only a very small enhancement of the thermal performance can be contemplated. These proposals do not therefore include any upgrading of the wall fabric or performance, although some is included in Hopkins' designs for wall panelling at low level.
- Windows and openings: All of the windows to the chapel building are glazed with stained or clear glass in leaded lights. The appearance (in detail) of these is fundamental to the character of the building as a whole.
- The reimagining of the Dissenters' Chapel will allow the internal secondary glazing of the windows there without detrimental impact. In other areas no upgrade is considered possible or desirable.
- Floors: Only in the Dissenters' Chapel do the proposals extend to floor fabric. Here it may be possible to include some limited insulation compatible with a new limecrete breathable solid floor.



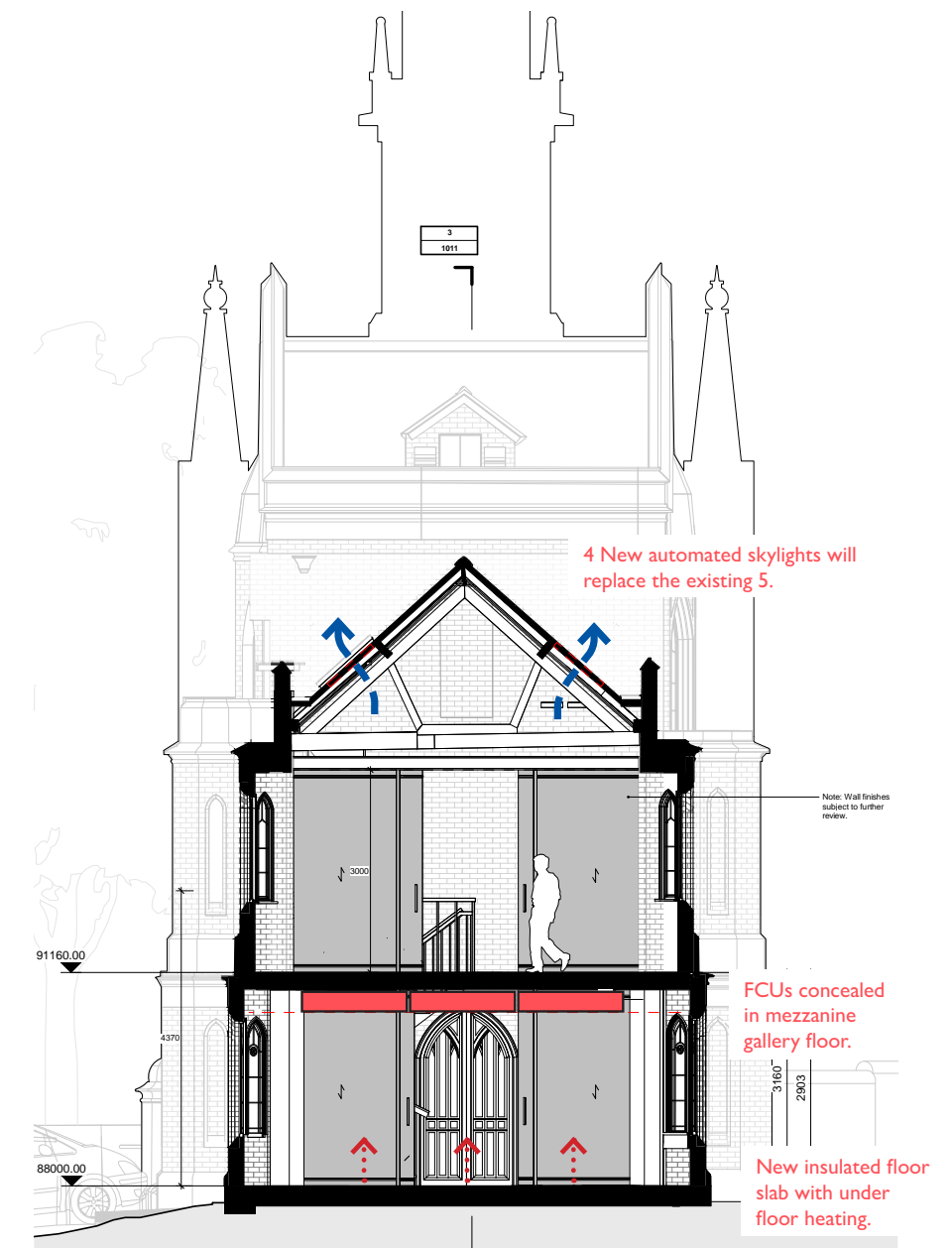
Improvements to the roof build up to increase insulation.

Indicative Section through Anglican Chapel showing extents of enhancements to existing fabric.

Services Strategy for the Dissenters' Chapel

The building will continue to be naturally ventilated; where possible this will utilise the existing doors and window openings. New automated skylights, sensitive to the existing roof appearance will replace the existing Velux windows to aid natural ventilation and peak times.

For comfort heating, the new ground level slab will incorporate underfloor heating which will be supplemented by a new radiator to the apse and FCUs concealed into the mezzanine gallery floor.



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5.2.2 DISSENTERS' CHAPEL (WEST SIDE, PROJECT 3)

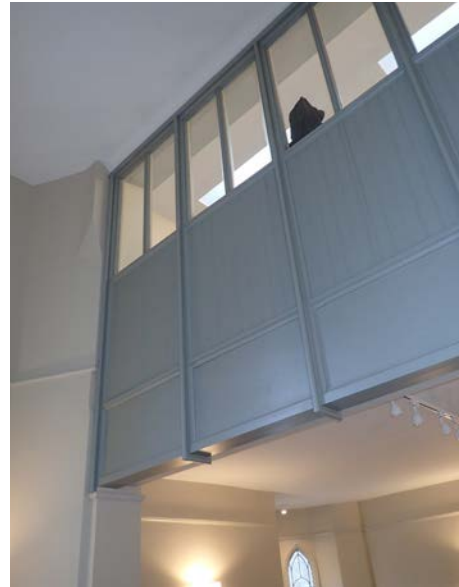
The basis of the proposals for the Dissenters' Chapel are to strip away the modern finishes added to the Chapel, chiefly the refurbishment undertaken in the 1980s, and reveal the original fabric of this building.

There is little historic information available pertaining to the original design of the Dissenters' Chapel and the bulk our knowledge on this building is inferred from an assessment of the building today and from a series of photographs taken by John Gay (late 1970s / early 1980s) prior to the refurbishment of this space in the 1980s. Please refer to the research document included in the appendix 7.2, undertaken by West Scott Architects. Whilst little evidence of its original finishes remain; it is a characterful, voluminous space with exposed brickwork and trussed timber roof structure.

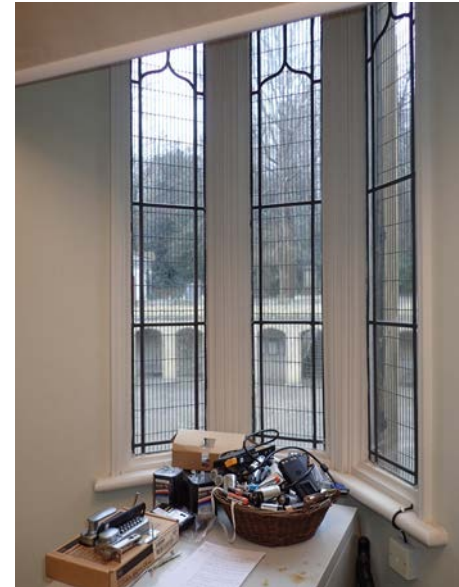
Following the 1980s refurbishment the Dissenter's Chapel has accommodated the Cemetery's Operations Staff and Archive. Internally, desks are arranged at ground and mezzanine level. The building does not have step-free access and is generally off-limits to the public. In its current form it does not meet the standards for a habitable office, nor is their scope of extend this space to meet the Trust's current and future office needs. There is little storage, the ventilation and heating strategies are out of date - resulting in cold winters and hot summers. From a conservation perspective - the historic character of the space is not being utilised. There is an opportunity to reinstate the existing historic fabric and provide the Cemetery with a new space- fit for purpose. The chapel will be more accessible, more efficiently ventilated and heated, and the historic character will be restored and celebrated.



View from Apse to Entrance & Up to rafters (John Gay, c.1983, HE Archives)



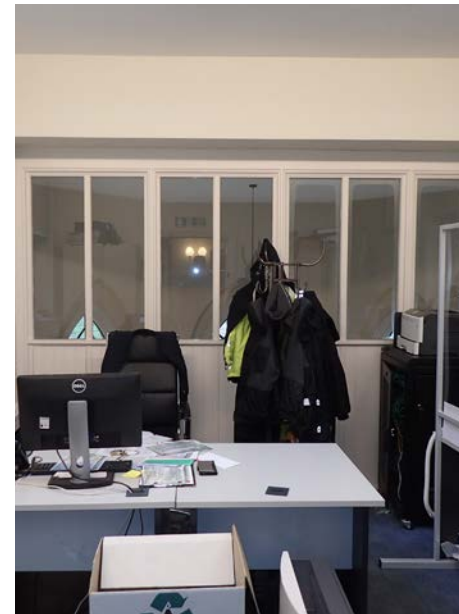
Ground Level, View to Mezzanine



Octagonal bay windows on mezzanine.



Ground Level Apse / Offices.



Mezzanine Level office

One of the key points of discussion during the design and PPA process was ...

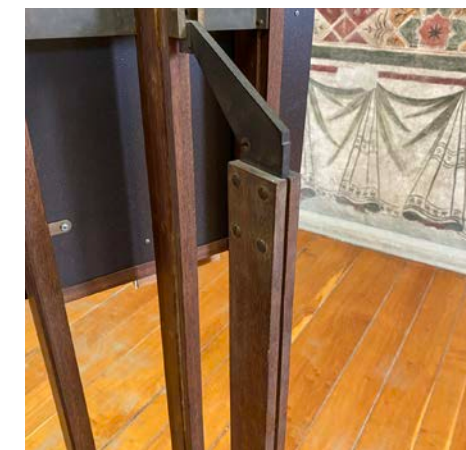
“How do we create a special, characterful and functional space which reintegrates the Dissenters' Chapel back into the Public's experience of the Cemetery?”

Proposed Refurbishment

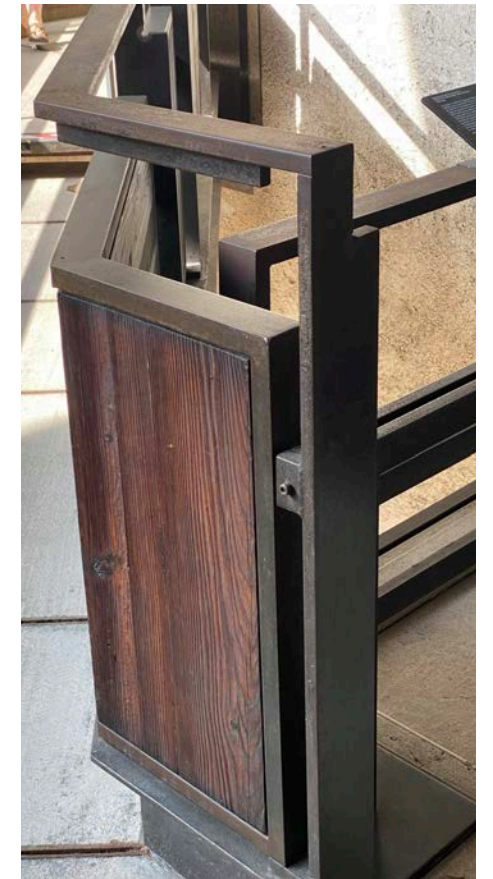
The proposals have been informed by the themes set by the 'Thematic Direction' and an understanding of Carlo Scarpa's work at Castelvecchio to inform our light touch approach to re-imagining this rich and special building. This will be done by using a kit of detailed architectural components, such as - timber panelling, steel balustrades and doors - with these interventions celebrating the existing building materials and functionally supporting the proposed Interpretation Space.

Supporting additions to the Dissenters' Chapel include:

- Partial removal of mezzanine with new balustrade added to create a gallery space.
- New roof lights to replace the old - with updated locations, improved functionality and more appropriate detailing.
- Panelling and swing doors to separate the stair lobby from the main gathering space on the Ground & the gallery on the Mezzanine Level.
- New fitted joinery - for storage and tea points.
- A new external door to the Apse within the modified window.



Joinery Details to Castelvecchio



Balustrade Detail to Castelvecchio

5.0 ARCHITECTURAL DESIGN PROPOSALS

5.2.2 DISSENTERS' CHAPEL (WEST SIDE, PROJECT 3)

Proposed Layout

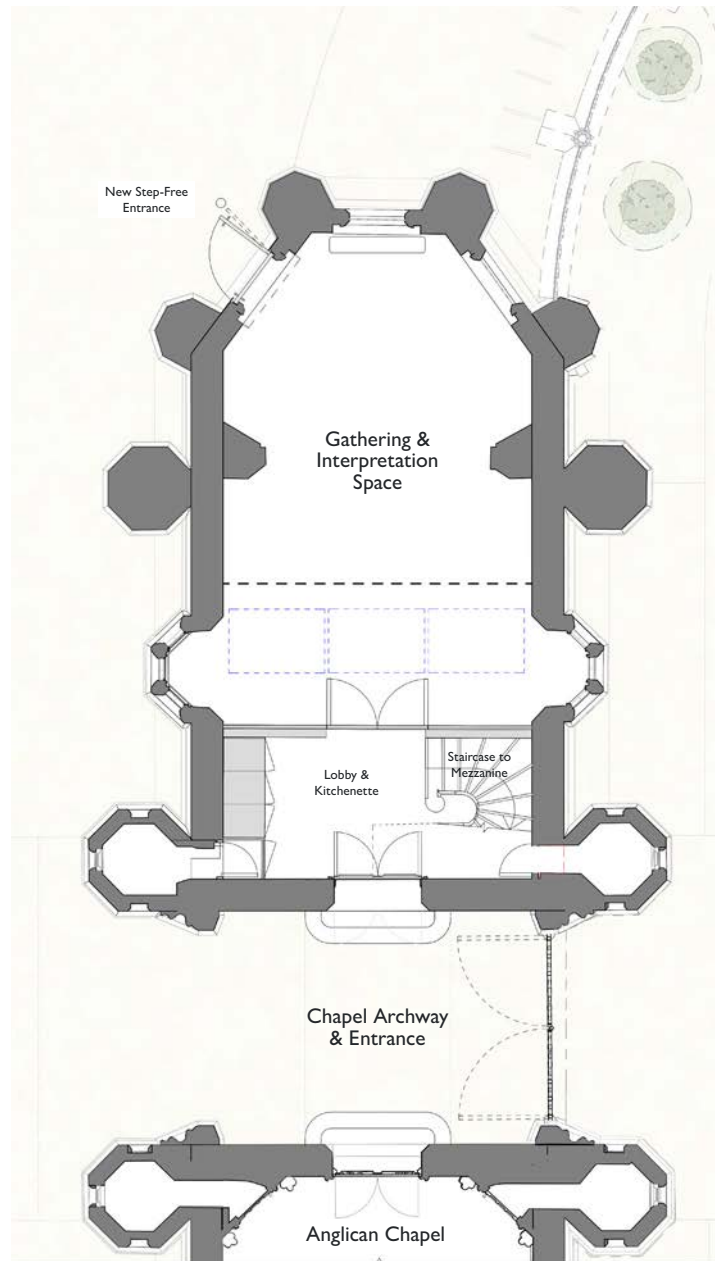
The new door inserted into the apse window to the north of the Chapel will serve as the main step-free entrance into the Chapel. This will open up into a partially double-height volume with views to the pitched roof structure and new mezzanine work space for staff, leading on Public Programming.

At ground level the existing WC & lobby will be demolished and replaced with a lobbied stair and supporting kitchenette space. Where possible

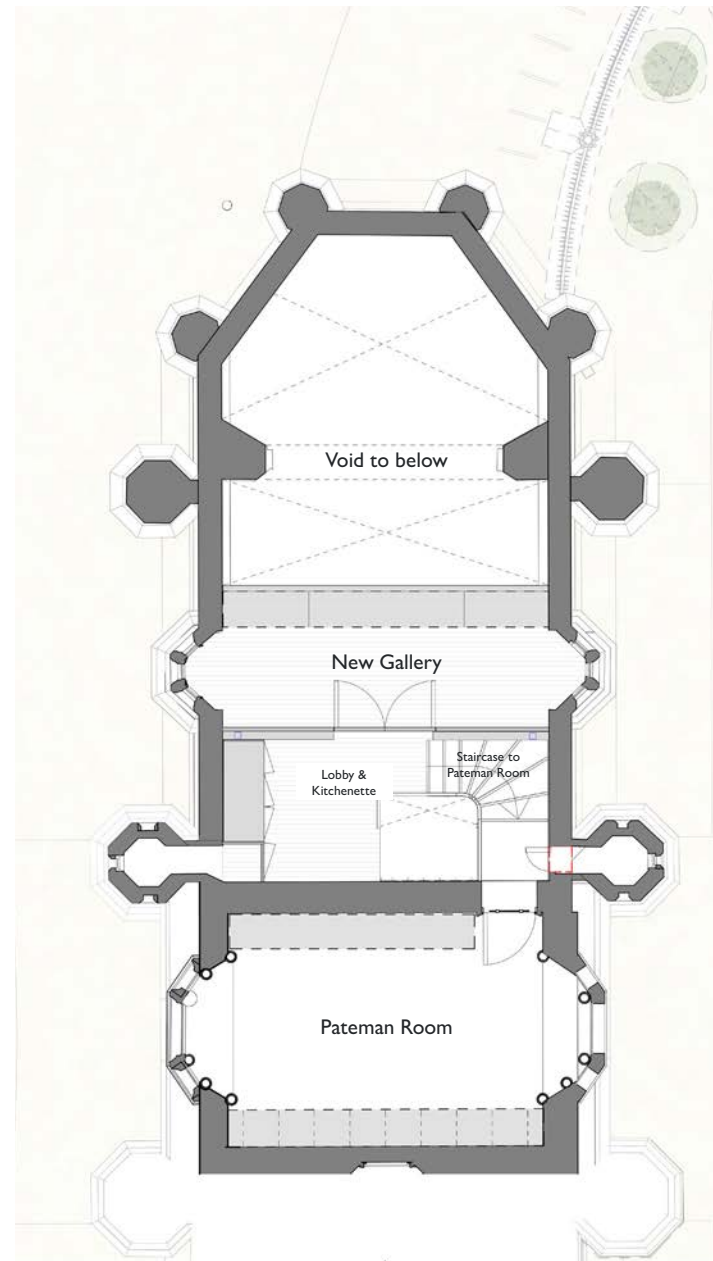
the existing staircase will be retained. This newly enclosed space will be timber-clad. The new floor slab / finish will be a custom wearing screed. At the second level the mezzanine will be cut back to form the gallery space below for interpretation and exhibitions. This is likely to require it to be re-built and reinforced with new steel framing. Where feasible existing joints will be re-used. A new stair, matching the existing one serving ground level, will provide access to the Pateman Room. The Pateman Room, whilst largely unchanged will require decorating following the construction of the cupola.

This space will utilise the visitor toilets in the adjacent South Lodge. Primary modifications to the existing fabric include:

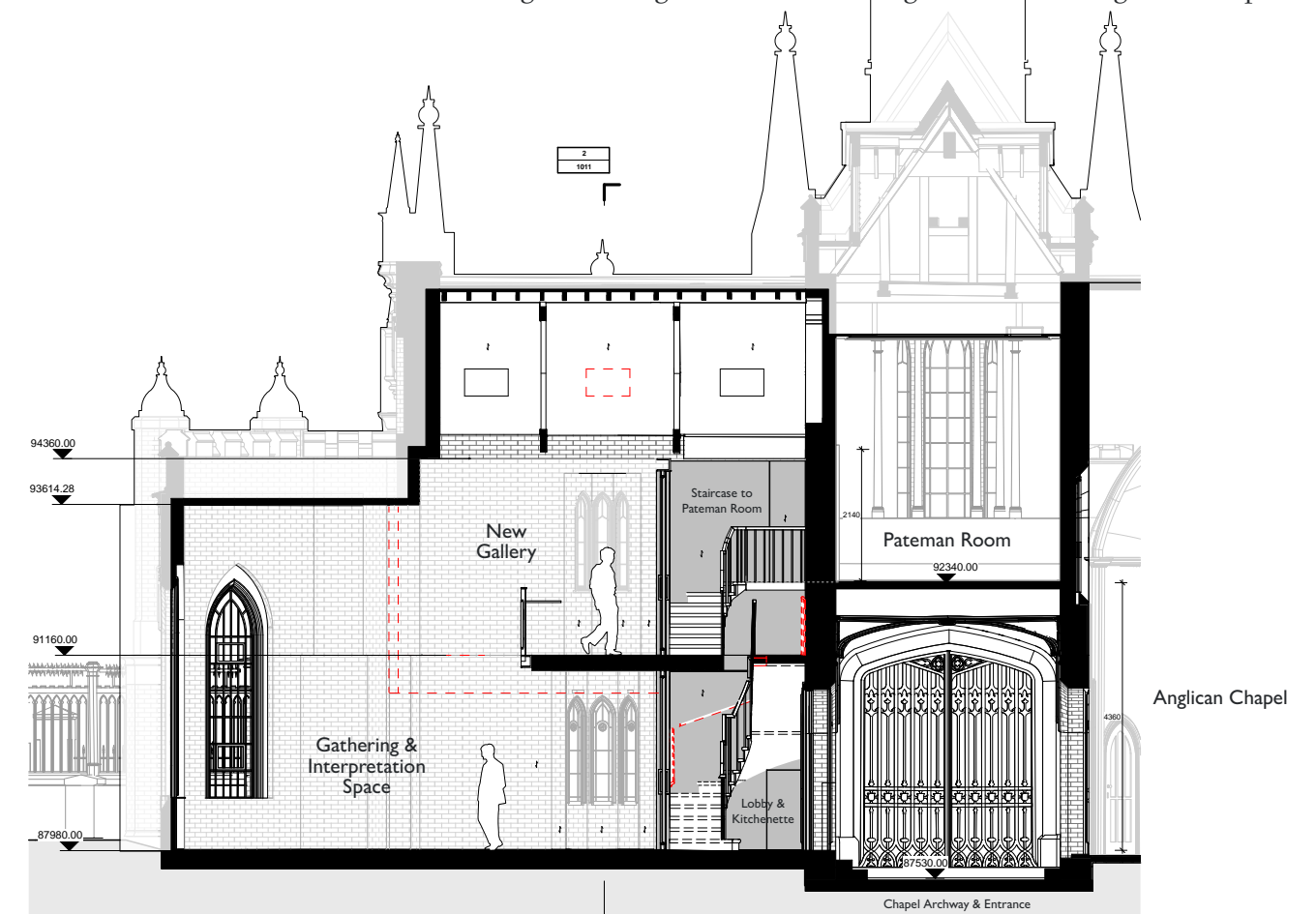
- The removal of modern plaster, plasterboard and other finishes (Walls, Floors, Ceilings) installed in the 1980's to expose historic brickwork - to be consolidated and finished with limewash.
- Partially cutting back the existing 1980s mezzanine to create a more open lighter and better ventilated 'Gallery Space'.
- Alterations to the external fabric at the Apse - to create new accessible entrance by carefully modifying one of the existing windows.
- The ground floor to mezzanine level staircase is to be retained. The 1980s stair from the mezzanine to the Pateman Room will be rebuilt with details to match the existing ground floor staircase.
- Subject to investigative works the intent if for the original steps from the entrance archway into the chapels to be uncovered and reinstated following the changes to external ground levels.
- The existing timber double doors from the entrance archway into the Dissenters' Chapel to be re-hung to open inwards, reverting to their original arrangement and matching those to the Anglican Chapel.



Proposed Ground Level Plan



Proposed First Level Plan



Proposed Section

5.0 ARCHITECTURAL DESIGN PROPOSALS

5.2.2 DISSENTERS' CHAPEL (WEST SIDE, PROJECT 3)

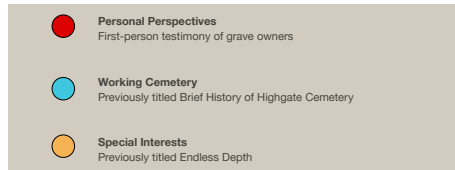
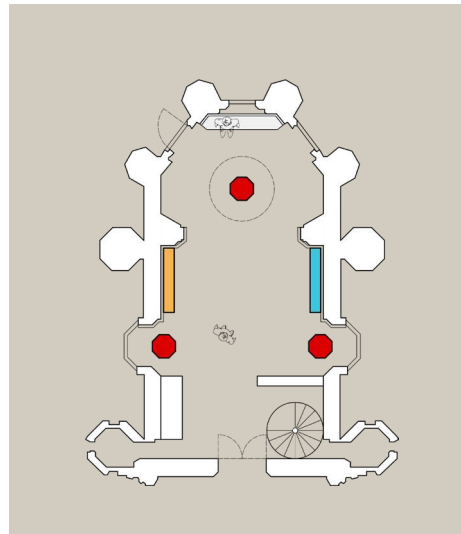
Materiality

We will remove the existing modern finishes and linings to reveal the historic brickwork - which will be treated with a lime-wash.

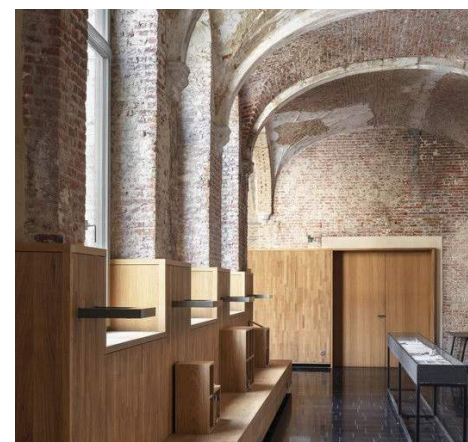
The finished ceiling will be removed - exposing the structural rafters to the roof. Steel members that were installed to fortify the historic structure will be expressed. Treated timber panelling with steel profiles will be installed to divide the primary exhibition space following closely the stylistic qualities of Castelvecchio.

The Mezzanine will be partially cut back to create a staff work area with exhibition space below. This will help illuminate and ventilate the Dissenters' Chapels new function as an exhibition space.

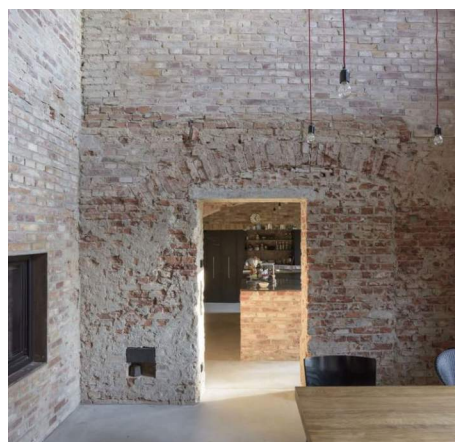
Exhibition installation will be overseen by Barker Langham.



In the reference images below, Mechelen Public Library (renovation by Korteknie Stuhlmacher Architects) & the house at Feldberg (Wespi de Meuron Romeo Architects with Schlutt und Schuldt) were seen to be good examples of sensitive restoration where a buildings' underlying fabric is celebrated - and complemented with joinery elements.



Mechelen Public Library



House at Feldberg

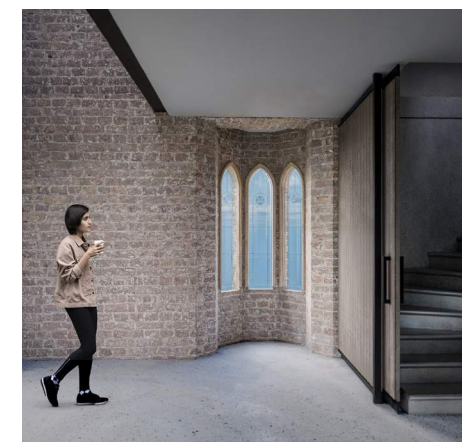
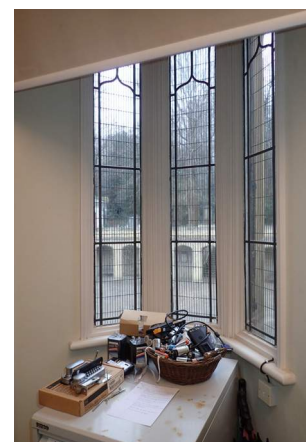


Internal render of the new space

Interior:

It is proposed to remove the plaster added to the interior brickwork, repaired and given a lime-wash to provide a breathable finish through which the brickwork is visible. Examples of this aesthetic are portrayed in the images as seen on the left.

Timber panelling will clad the lobby, stairs, mezzanine and roof pitch, giving legibility to elements 'added' to the chapel interior.



Glazing:

The existing glazing, clear glass in leaded lights is to be retained and made-good.

Secondary glazing to be fitted as part of the strategy to improve the thermal performance of the building fabric and reduce the likelihood of condensation.

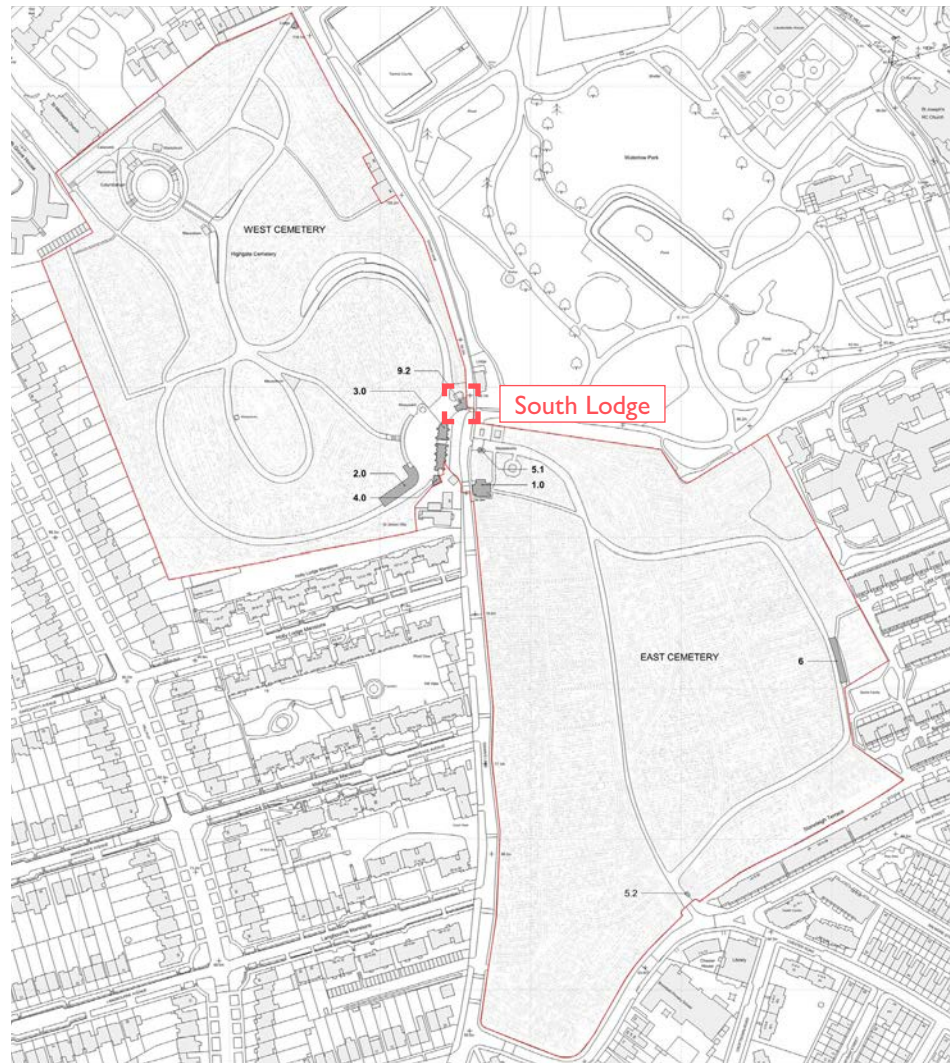
5.0 ARCHITECTURAL DESIGN PROPOSALS

5.3 SOUTH LODGE VISITOR TOILETS (WEST SIDE, PROJECT 9.2)

Location

The South Lodge (Grade II) is located within the West Cemetery adjacent to the side entrance gate on Swain's Lane. Thought to be designed by JB Bunning and constructed in 1840s, it comprises of a single storey building, split into two rooms each separately accessed from outside. The building is single storey and adjoins the boundary wall and sits to the north of the Dissenters' Chapel where the Courtyard joins the Cuttings Road. The Goldhammer Mausoleum lies to the north.

The South Lodge is ideally located for visitors, offering good proximity to the proposed Cafe, Dissenters' Chapel and; the Courtyard - which is a natural gathering point for visitors and tour groups exploring the west and east sides of the Cemetery.



Site Plan with location of South Lodge



South Lodge exterior, from Courtyard (Photograph by HA).

Brief, Function & Use

The South Lodge currently accommodates an office for the Cemetery Sexton and mess space for volunteers. With the proposal to relocate these to the new Visitor & Operations Building it is envisaged that the South Lodge will be refurbished into Visitor toilets. Please refer to Section 6.3 for WC Provision Calculations.

In tandem with the interior works, restoration and conservation of the exteriors will be undertaken.



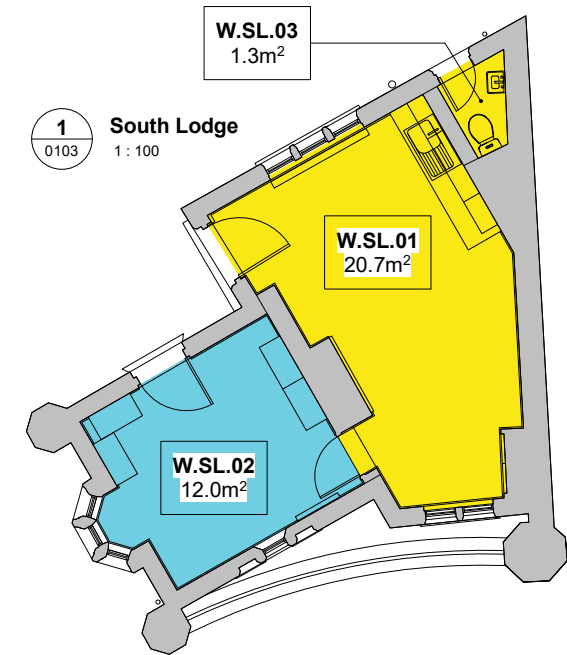
Sexton Office (Photograph by WSA).



Volunteer Mess (Photograph by WSA).

Layout

The proposed layout retains the existing footprint, entrances and glazing. Gendered toilet cubicles are configured into the existing rooms, with new vanity counters added as shown below. Interior finishes to be hard-wearing tiled flooring & wainscot with plastered walls and ceiling.



Existing Ground Level Plan with Office & Mess (NTS)



Proposed Ground Level Plan with Visitor Toilet Layout (NTS)

5.0 ARCHITECTURAL DESIGN PROPOSALS

5.3 SOUTH LODGE VISITOR TOILETS (WEST SIDE, PROJECT 9.2)

Concept & Development

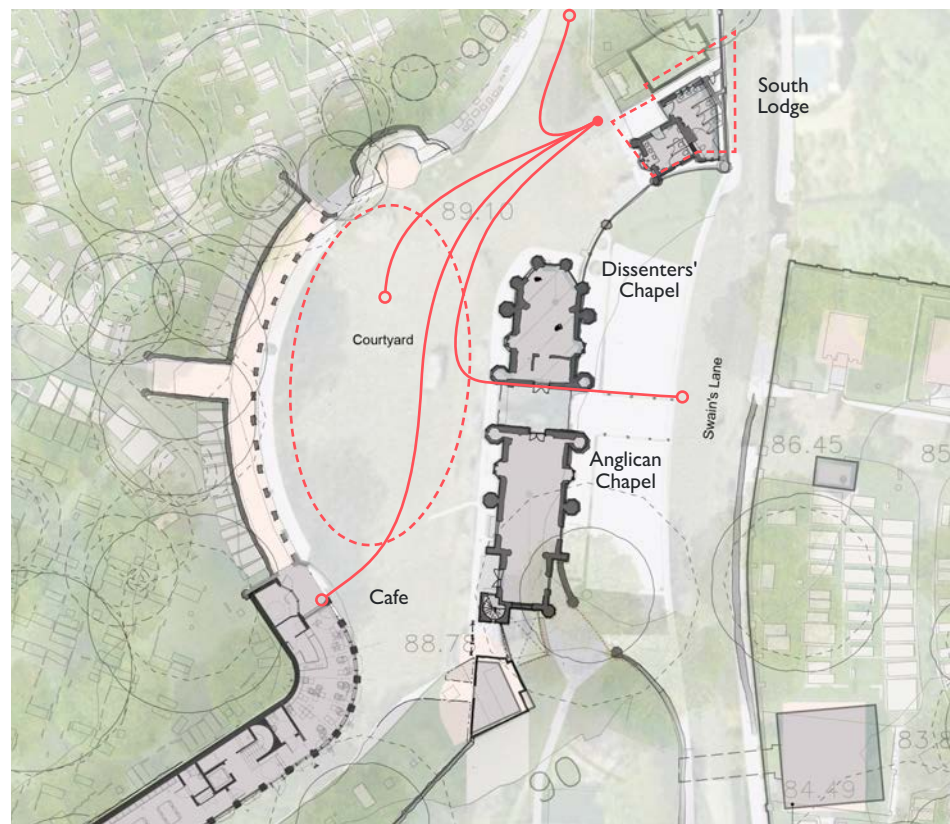
During the course of the PPA process it was agreed that consolidating most of the visitor toilets into a single location was preferred. It minimises 'doubling up' of toilets in different locations and avoids visitors congregating in areas where space is restricted (e.g. Cafe, Chapels and Community Building). A semi-opaque removable film will be added to the existing glazing for privacy to these spaces.

Servicing

On the assumption that users are likely to be wearing outdoor clothing, the approach is to provide background heating to keep the 'chill off' to reduce condensation and prevent freezing. The aspiration is that WCs will be supplied with rainwater harvested from the South Lodge & Chapel roofs.

Security

This is to be reviewed in RIBA Stage 4 as part of a site-wide strategy, the building adjoins the solid Cemetery boundary wall - existing strategy of lockable doors and windows to be retained.



South Lodge Context Plan indicating key areas served.

Conservation Philosophy

The condition survey has revealed that the external fabric of both Lodge buildings requires extensive long cycle repairs, some 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 Lodges are (theoretically) maintained in good repair, not as conserved decay, and that objective is to be continued.

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.
- Reverse the loss or debasement of features that contribute to the design legibility and group value with the chapels building.
- 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. Example could be consideration of 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. Examples are lime mortar repairs and shelter coating of weathered stone surfaces. Some judgement will be exercised on the aesthetic use of shelter coating to blend conserved and new fabric such that it unites the design.
- 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

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

The repurposing of the lodges and internal alterations are defined and documented by Hopkins Architects. There is little of significance in the South Lodge interiors, which were fully refitted in the first decade of the 21st century. The remaining fireplace and chimney breast is to be retained.

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 those 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.

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.



Photograph (c. 1983 John Gay / Historic England Archive) of existing skylights / chimney.

5.0 ARCHITECTURAL DESIGN PROPOSALS

5.4 UTILITY BLOCK (WEST SIDE, PROJECT 4)

Location

The proposed Utility Block will sit in the location of the existing toilet block which is to be demolished (please refer to Section 6.4 for details and rationale for the demolition).

This location in the West Cemetery sits to the south of the Courtyard and Chapels, it adjoins the open tunnel cutting to the east and the boundary wall to No. 81 John Winter's House to the South. It has good proximity to the proposed Ticketing and Cafe building. The bins are currently stored in this location, albeit externally in full view of the Courtyard.

The visitor toilet provision is to be increased and relocated to the South Lodge, please refer to Project 9.



Site Plan with location of Proposed Utility Block



Photograph of the existing toilet block

Brief, Function & Use

The constrained nature of the location means it is not viable to extend this building to provide the WC provision required. The proposal is to create a new Utility Block which will serve in a supporting role, accommodating bins and all-terrain wheel chairs for visitors.

Accessibility

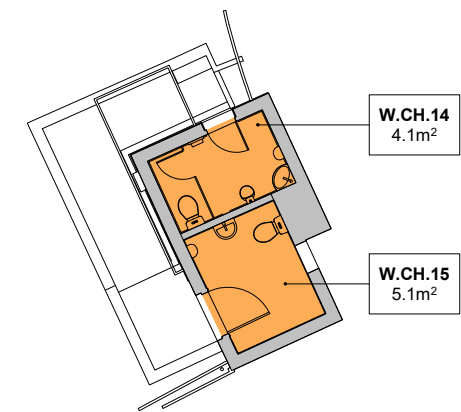
It is not publicly accessible, and it is proposed that staff will be responsible for moving equipment. The ground level slab and threshold will be set to the re-levelled Courtyard hardscaping. The existing railings will be retained to the edge of the tunnel cutting and modified to interface with the new building.

Servicing

Utility Block will be un-heated, with grilles in the door providing ventilation. Electrical connections for charging & bib-tap for cleaning.

Layout

The proposed Utility Block will occupy a slightly larger footprint than the existing WC block, but will be set at a level which avoids the need for approach ramps & steps (as is the case with the existing toilet block). It will be aligned to the Chapels west elevation, retain the connection to the tunnel cuttings and extend to the boundary wall with No.81 John Winter House. Internally it will be an open space to maximise flexibility as a storage space.



Existing Ground Level Plan of Toilet Block (NTS), to be demolished.



Proposed Ground Level Plan with Utility Block layout (NTS).

5.0 ARCHITECTURAL DESIGN PROPOSALS

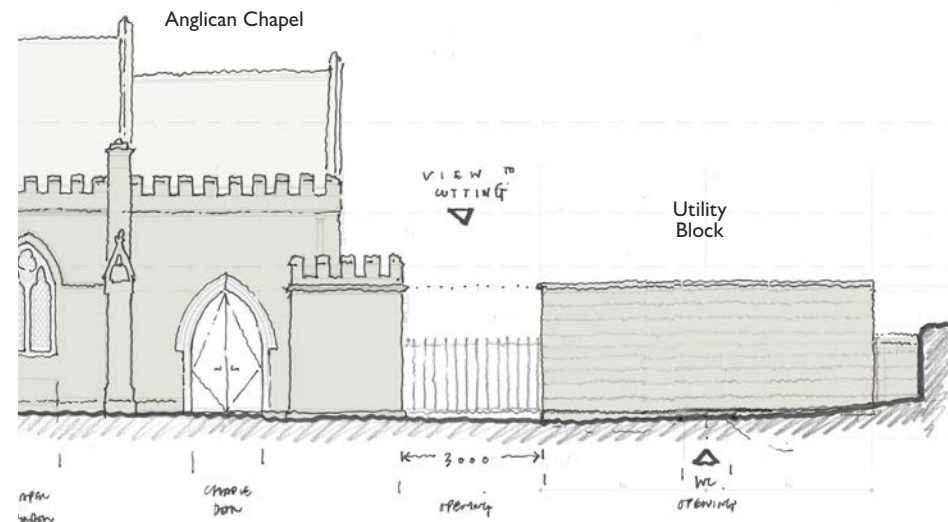
5.4 UTILITY BLOCK (WEST SIDE, PROJECT 4)

Materiality

The Utility block will use bricks to match the Boundary Wall to No. 81 John Winters' House, which, where possible will be reclaimed. The stone coping to match the half-rounded profile used on the existing boundary wall. Greening of the buildings west elevation will reduce it's appearance.

The entrance will have a robust timber door which will match the finish of the facade elements on the Cafe Building.

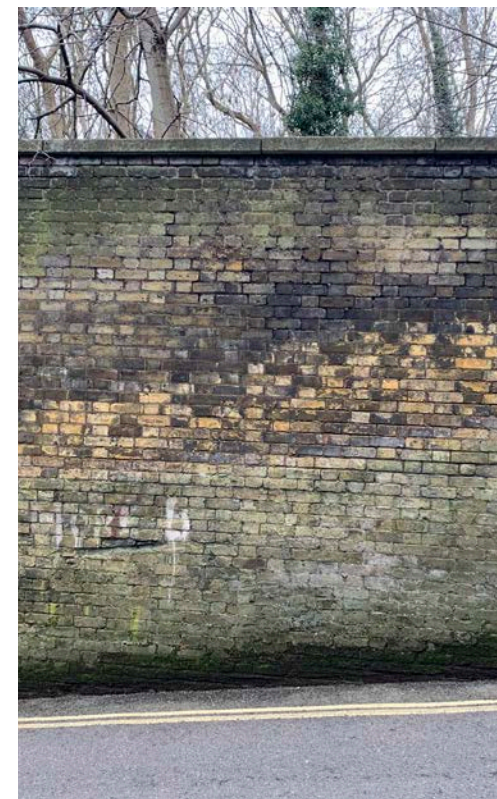
The flat roof system will be finishes with a custom crushed aggregate.



HA - Sketch of Utility Block



Visualisation of the proposed Utility Block



Boundary wall Reference

5.0 ARCHITECTURAL DESIGN PROPOSALS

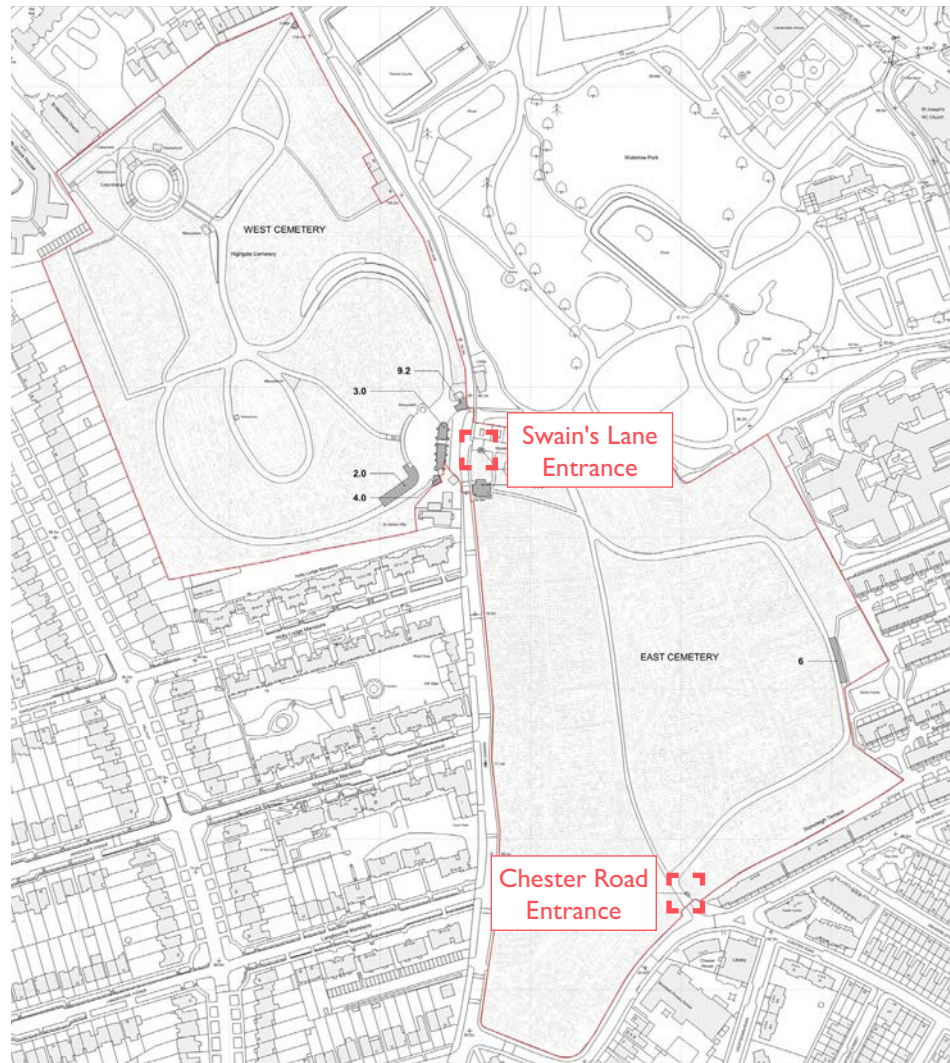
5.5 ENTRANCE SENTRIES (EAST SIDE, PROJECT 5)

Location & Scope

There are two Sentry buildings proposed for the east-side of the Cemetery; a larger one situated close to the entrance on Swain's Lane (which will replace the existing ticket cabin) and a smaller one at the Chester Road Entrance Gate.

Brief, Function & Use

The brief for the Sentry was to provide a small, sheltered pavilion enclosure suitable for 2 volunteers at Swain's Lane and 1 volunteer for the Chester Road Gate to provide information to visitors and aid visitor orientation at the Cemetery. The sentries are small pavilions 'seen in the round' and intended as a more appropriate architectural form at the Cemetery's entrances and in the vicinity of the Chapel.



Site Plan with location of Entrance Sentries (East Cemetery)



Photograph of the existing ticketing booth at the East Cemetery Swain's Lane Entrance.

Concept / Philosophy

The concept for these sentries comprises a soft oval form with a solid base, glazed top and overhanging roof. They are small yet visually pleasing having the same material palette as the other new buildings at the Cemetery. The openness at eye level allows for 360 degree observation by volunteers sheltered from the weather whilst at the same time being open and inviting for members of the public to approach.

Included in the Sentry Project is the interface to the public realm works proposed to Swain's Lane (please refer to D&A Statement Volume 2 and the landscape design documentation). In order to create a more open, welcoming and safe entrance it is proposed to recess the gate posts of the existing bound wall to create an elliptical entrance - and widen the pavement to Swain's Lane in this location.

Mass & Scale

The sentries are small and human scaled, akin to a pavilion kiosk type structure. As a result they do not dominate the East Side but fit harmoniously within the context. The rounded forms help to break down the mass and make them more object like and distinct from the nearby tombs, graves and mausolea. They are intended to be finely detailed structures which contrast the heavy-set architectural language of the Cemetery's Mausolea and the new buildings.

Consultation Feedback

Feedback on the sentries has been positive, they are well liked as objects and the selection of materials, in particular for the windows and base allow them to have a similar language to all new buildings to unify their character and at the same time make them contextually sensitive to the surrounding area.

Layout

The layout comprises a simple open space with a desk. The Swain's Lane Sentry will provide an internal area of 4m² and is designed for up to two volunteers and can accommodate wheelchair users. The Chester Road Sentry is seen more as an open shelter for one volunteer only, with an internal area of 2m².



Watercolour Study (Simon Fraser, Hopkins Architects)



Photograph c.1860 (Cemetery Archives)



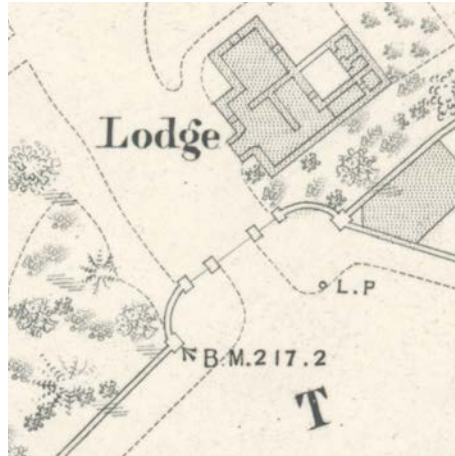
View East towards the Proposed Swain's Lane Sentry - with the Chapel beyond

5.0 ARCHITECTURAL DESIGN PROPOSALS

5.5 ENTRANCE SENTRIES (EAST SIDE, PROJECT 5)



Photograph of existing Swain's Lane gate.

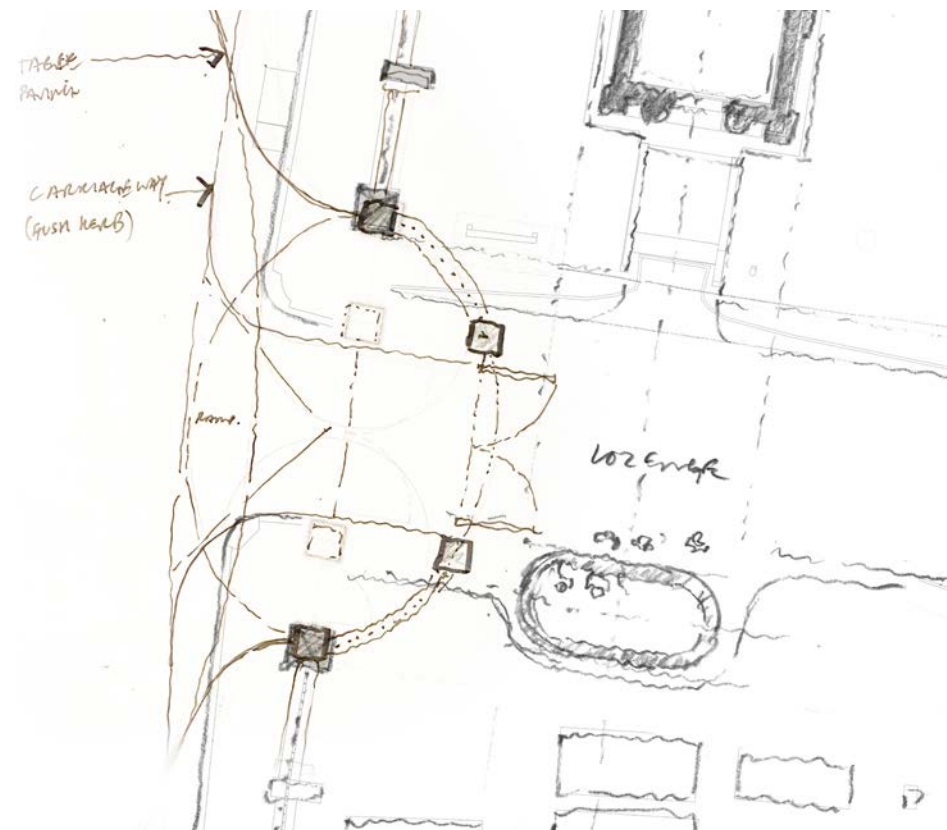


The entrance at Chester Road - Ellipse.

Security

These pavilions will be fully lockable when not in use and will be behind the existing entrance gates.

Suitable locking mechanisms, laminated glass and access control will be considered at RIBA Stage 4 following the secure by design principles.



Sketch proposal to recess the entrance gate and form an elliptical gathering space.

Environmental Strategy

The general environmental strategy for this building is to:

- Provide a fully naturally ventilated pavilion with shading canopy and operable sash windows.
- Reduce the embodied carbon using timber and natural slate.
- Provide some radiant heating in the coldest weather.
- Incorporate where possible some discarded material from the Cemetery demolition works within the aggregated concrete wall base.

Servicing

It will be provided with electricity and data for heating and a volunteer terminal/computer connection.

Access

The Sentry at the Swain's Lane entrance sits on slope which grades down into the Cemetery. It has been design to have step-free access and accommodate ambulant and wheelchair user internally, with access on the side nearest the gate. Externally a ledge counter is set at a level comfortable of visitors using wheelchairs or other mobility aids.

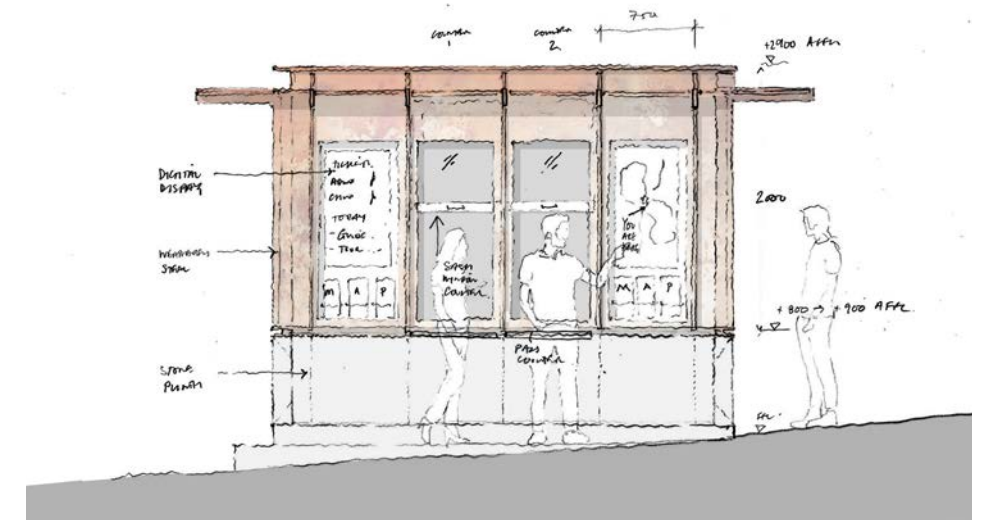
The Sentry at Chester Rd is smaller, as such, the canopy provides a sheltered space rather than a fully enclose able space when in use.



Sketch Proposal for recessed entrance from Swain's Lane, this follows that at Chester Rd.



Sketch View - the new sentry to be subservient to the Chapel and adjacent mausolea.



Elevation Study Sentry, previous iteration of the Sentry



HA 3D View of developing concept - Towards the Chapel

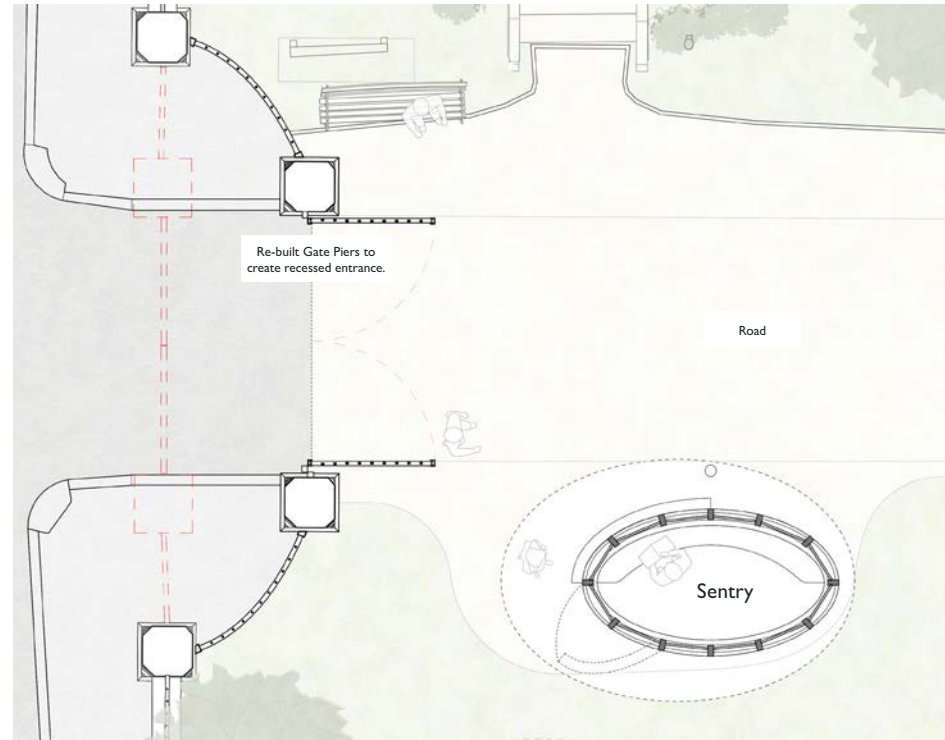
5.0 ARCHITECTURAL DESIGN PROPOSALS

5.5 ENTRANCE SENTRIES (EAST SIDE, PROJECT 5)

Materiality

In a similar manner to all new buildings, the base of the sentry will be made with a layered aggregated concrete in part using recycled materials where possible from within the cemetery. This provides a robust base upon which an expressed timber structure with a series of faceted timber sash windows allow for open ventilation and engagement with members of the public from inside.

The roof structure overhangs these windows to provide shelter for members of the public asking for information. It is intended to clad this overhang in Slate so that it contextually responds to the roof of the Chapel and nearby Education & Community Building. Similarly the timber for the windows will be grey to blend sensitively with the context.



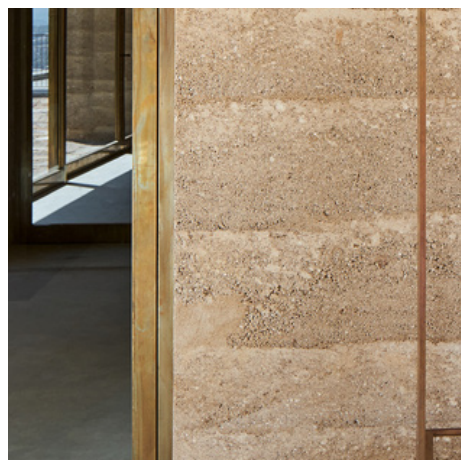
Plan of Swain's Lane Entrance Gate & Sentry.



Elevation of Sentry to Swain's Lane



Slate to Canopy



Layered Aggregated Concrete base.



Custom Timber-framed glazing.



Illustrative Views of Sentry at Swain's Lane, looking towards Chapels (shown with reinstated exterior features).