



Figure 6.5 Recent photograph of Highgate Cemetery



Figure 6.7 Recent photograph of Highgate Cemetery



Figure 6.6 Recent photograph of Highgate Cemetery



Figure 6.8 Recent photograph of Highgate Cemetery

- 6.6 The Cemetery stands within the Highgate Conservation Area, which was designated by the London Borough of Camden in 1968 and extended in 1978 and 1992. A Conservation Area Appraisal and Management Strategy, which sets out the Council's approach to the preservation and enhancement of Highgate Conservation Area, was produced by Camden in 2007 and is used in the assessment of all development proposals in the Conservation Area. All of the Cemetery's pre-1925 monuments are protected by conservation area legislation.
- 6.7 The area to the north of the Cemetery is an Archaeological Priority Area.
- 6.8 Highgate Cemetery has also been recognised by Camden and the Mayor of London as a Site of Metropolitan Importance for Nature Conservation within the borough (site reference Mo88), a category of the highest priority for protection. This is because of its historical and cultural interest and richness of plants, invertebrates and birds, including some species which are rare within London.
- 6.9 The greater part of the Cemetery is consecrated by the Church of England under the Diocese of London.
- 6.10 Visitors come to the Cemetery as it is a thoughtful and sensitive landscape in which to encounter the dead. This is achieved through the exceptional array of tombs, the knowledge that tens of thousands of dead are buried here, and because of the sensitive balance between art and nature, heritage and decay. The result is a 'significance' that is formed of entangled and co-dependent aspects.
- 6.11 Highgate Cemetery holds a deep meaning for those whose relations or friends are buried there, and is exceptionally important to the local populace, who saved it through an unprecedented degree of community action. Since inception, the Cemetery, in association with Waterlow Park, contributes to an important historic and communal green space in north London that is open to the public. The Cemetery is perhaps most famous as the resting place of Karl Marx, which gives it a broad communal value that few nineteenth-century cemeteries can match.

WEST SIDE DESIGNATIONS

- Grade I: The Egyptian Avenue and Circle of Lebanon of Lebanon
- Grade II*: Mausoleum of Julius Beer; the Terrace Catacombs
- Grade II: 68 listed monuments and structures including the Chapels, Colonnade and boundary walls; plus monuments to the Dickens family, Faraday, Christina Rossetti and Thomas Sayers amongst numerous others

EAST SIDE DESIGNATIONS

- Grade I: Tomb of Karl Marx and family
- Grade II: Ten monuments including those to George Eliot, Harry Thornton and William Friese Green

SIGNIFICANCE VALUES

- 6.12 The NPPF defines significance in the glossary, stating that this interest may be archaeological, architectural, artistic or historic. HEAN12 summarises each value as follows:
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

SIGNIFICANCE IN TERMS OF VALUES

ARCHAEOLOGICAL INTEREST

- 6.13 Highgate Cemetery holds a wealth of evidence of burial practices since 1839 pertaining not just to the fabric of the visible monuments but also to the buried coffins and human remains.
- 6.14 Over many generations, from early Victorian times to present day, the Cemetery appeals to survivors and descendants of those buried here as a place of human rest.

HISTORIC INTEREST

- 6.15 Highgate Cemetery is notable as one of the pioneering metropolitan cemeteries established in the early nineteenth century in London – the third, preceded by Kensal Green (1833) and West Norwood (1838).
- 6.16 It demonstrates the cultural influence of pioneering French cemeteries, especially Pere Lachaise in Paris (1804), which was also notable for its fine views over the city.
- 6.17 It has great historic value for its associations with a large number of notable historic figures including George Eliot, Michael Faraday, Karl Marx and Christina Rossetti. More recent burials of historic interest include Georgios Kyriacos Panayiotou (George Michael) and Malcolm McLaren. Stephen Geary and David Ramsay also chose to be buried in Highgate Cemetery.
- 6.18 Graves of well-known figures become the foci for visits. For Karl Marx, this is on a global geo-political level; for Elizabeth Siddal, this grave connects with admirers of her work and aficionados of Victorian art. Highgate is exceptional for the range of recent interments of notable figures in the public eye and for the quality of their idiosyncratic memorials that are mostly sited haphazardly according to the preferences of individual grave owners. It is also of world renown for its appeal to cemetery lovers, as is testified by the visitor numbers.
- 6.19 The original part of the Cemetery, ie the 'west' side, has stronger historic interest than the East Side due to its earlier date and the far larger

number of notable persons buried there, as reflected in the number of statutory designations.

- 6.20 Historic interest is derived from the way the Cemetery has continued to change through time, in particular through changes to the pattern of planting, the growth of planting, and early changes to the pathway routes. The key components of the historic landscape design have thus subtly evolved, reflecting changing needs and uses, but the fundamental component buildings and structures of the Cemetery have remained broadly unchanged since c.1870.
- 6.21 The fact that Highgate Cemetery remains in use for burials today adds to its historic value because it illustrates the historic function and connects the past to the present. It is the cumulative effect of multiple generations of commemorations which creates such a powerful effect of human interest here.
- #### DETRACTING ELEMENTS
- 6.22 As time passes, the atmospheric visual effect of decay, seen in many monuments, is increasingly leaning into loss of legibility and structural collapse.
- 6.23 Another challenge relates to the planting. The lack of variety in planting and uncontrolled spread of species is harming the monuments and reducing the ability to appreciate the historic planting of note, such as historic trees that survive from the 19th century. The sycamore and ash canopy has reduced biodiversity and altered adversely the historic character of the Cemetery.
- #### ARCHITECTURAL AND ARTISTIC INTEREST
- 6.24 Highgate Cemetery has high artistic and architectural interest arising from its extraordinary funerary architecture and from its layout of paths, graves and planting which combine into a memorable experience. The monuments combine architectural interest with the artistic interest derived from the sculptural and literary aspects of the tombs, as well as the visual appearance of the epitaphs.

6.25 The original part of the Cemetery, i.e. the West Side, has higher artistic and architectural interest due to its dramatic topography, the way this is accentuated by the serpentine layout of paths and the many interesting monuments and buildings, including the following, which are listed:

- The Egyptian Avenue and Circle of Lebanon (Grade I);
- The Mausoleum of Julius Beer (Grade II*);
- The Terrace Catacombs (Grade II*);
- The Chapels (Grade II);
- The Cuttings Catacomb (Grade II);
- Cory Wright Mausoleum (Grade II);
- Cheylesmore Mausoleum (Grade II);
- Hartley Mausoleum (Grade II);
- Jankovich Mausoleum (Grade II);
- Mausoleum of Carl Rosa (Grade II);
- Monument to Mrs Emma Guerrier (Grade II);
- Courtyard Colonnade (Grade II);
- North Lodge (Grade II); and

6.26 South Lodge (Grade II). At the head of the site is an unforgettable sequence formed by the Egyptian Avenue, Circle of Lebanon and Terrace Catacombs which is part architecture, part landscape. Other great Cemetery such as Kensal Green or Pere-Lachaise can perhaps boast of a more impressive collection of monuments, but no other Cemetery of the nineteenth century can match this brilliant work of three-dimensional planning. This extraordinary funerary architecture is perhaps the greatest asset in the heritage of Highgate Cemetery.

6.27 The early planned layout of the Egyptian Avenue and Terrace Catacombs sequence is complemented by decades of incremental additions that are the result of individual decisions and tastes. Large interventions such as the Cheylesmore and Cory Wright mausolea demonstrate these individuals most acutely, especially where they contrast with smaller headstones, creating visual interest and drama.

6.28 Since the 1960s, the increasingly overgrown appearance of the Cemetery has been appreciated for its atmosphere of romantic decay and its connection with the lost world of the Victorians. This has added another layer to the site's architectural and artistic interest and has become a powerful factor in the Cemetery's appeal to Friends and visitors. It is the constantly changing character which delights.

6.29 The high quality, variety and cumulative impact of the individual memorials is a key contributor to the Cemetery's significance. While many are wholly conventional, there are exceptional monuments (such as the imposing Beer mausoleum or the much smaller Ford Madox Brown cross) which constitute important memorials in their own right. They also form a remarkable array of design variants, geological materials and notable combinations of word and imagery which lend an important strand to the aesthetic value of the Cemetery.

DETRACTING ELEMENTS

6.30 The deteriorating condition of many of the memorials in the Cemetery is a source of serious concern.

6.31 Some monuments have been designed in ways that disrupt the prevailing character, and these detract. One area is in the East Side around the mausolea which cluster near the entrance.

6.32 The abundance of self-seeded young trees detracts from the strong artistic and architectural interest of the Cemetery, due especially to the loss of a great variety of interesting views, both near and far reaching, which are reflected in historic illustrations and paintings of the Cemetery (see **Section 5.0**). Similarly, the loss of important aspects of the original landscape design, such as the Cedar of Lebanon in the Circle of Lebanon.

6.33 The toilet block in the West Side is of poor architectural quality and detracts from the Courtyard and this part of the Cemetery (see **Figure 6.9**). The temporary portacabin and portable fencing in the Courtyard detract from the architectural and artistic interest of the Cemetery as they are incongruous and utilitarian, and distract from the spatial quality of the Courtyard and an appreciation of the grade II listed Colonnade on arrival into the Cemetery.

6.34 West Carriage Drive is currently blocked off and occupied by shipping containers, machinery and vehicles which facilitate the ongoing maintenance of the Cemetery. The lack of access to this important pathway and unattractive paraphernalia (visible from the Courtyard) detracts from the architectural and artistic interest of the Cemetery, and an appreciation thereof.



Figure 6.9 The toilet block, built in the early-to-mid 20th century, is a detracting element in the CCourtyard

SUMMARY STATEMENT OF SIGNIFICANCE

- 6.35 Highgate Cemetery is among the world’s finest examples of the picturesque garden Cemetery, boasting a spectacular hillside setting and unforgettable funerary architecture. It is important to compare and contrast cultural and natural values, e.g. to consider the significance of the monuments in relation to the significance of the trees, and their contribution to each other. It is difficult to fully separate the constituent parts of the Cemetery and treat each in an isolated manner, as the significance of the Cemetery is greater than the sum of its parts.
- 6.36 The Cemetery combines architectural, artistic and historic values across the whole site. In the older West Side of the Cemetery, this interest is stronger, as reflected in the higher number of listed monuments and especially because of the rich artistic interest of the monuments and buildings along serpentine paths, superimposed on a rolling landscape. The climax for the visitor is the sequence of Egyptian Avenue, Circle of Lebanon and Terrace Catacombs, which combine in a brilliant piece of three dimensional planning to create an experience that is without parallel in any other Cemetery.
- 6.37 The continuing use of the Cemetery for burials adds to its historical value because it illustrates the historic function, connecting the past to the present. However, there are places in both the East and West Sides where the placement of monuments associated with more recent burials detracts from the strong architectural and artistic interest of the historic layout and memorials.
- 6.38 The broad-leaved woodland habitat, together with the grassland and stone structures, supports a range of plants, birds, invertebrates, bats and other species that is notable within this urban context.

DETRACTING ELEMENTS

- 6.39 The poor condition and significant loss of historic fabric and architectural features of the Chapels, as the largest and most prominent building in the Cemetery, is one of the principal detracting elements.
- 6.40 The overwhelming abundance of poorly formed ash and sycamore trees is now a dominant feature of the Cemetery, in places creating a degree of romantic atmosphere, but in its entirety detracting from the varied, picturesque qualities of the designed landscape, including near and far views.
- 6.41 The ecological variety explained above is constrained at present by a lack of variety in the planting.
- 6.42 At a tangible level, the uncontrolled tree growth has caused widespread damage to graves, both below and above ground. The extent to which these trees detract from significance is more acute in the West Side of the Cemetery and particularly in the areas of highest significance, such as around the Circle of Lebanon.
- 6.43 Similarly, planting has been superseded by dense woodland which restricts views to the paths, eroding the subtlety of the designed landscape and detracting from the overall significance of the Cemetery.
- 6.44 The temporary closure of historic routes into the Cemetery, such as the Chester Road gate and West Carriage Drive, detracts by restricting access by local residents and obscuring a full appreciation of the original layout and design. Portacabins erected to provide temporary facilities for ticketing and for use by gardeners, including in West Carriage Drive and in the main Courtyard, detract (see **Figure 6.10**).



Figure 6.10 The currently blocked West Carriage Drive and decaying shipping containers

7.0

HERITAGE ASSETS: HISTORY AND SIGNIFICANCE

HIGHGATE CEMETERY

HERITAGE ASSETS: HISTORY AND SIGNIFICANCE

- 7.1 This section identifies all the heritage assets relevant to the proposals. The level of detail provided on each asset is proportionate to its level of significance and sufficient to understand that impact of the proposals. Therefore, more information is provided for the listed buildings and structures that would be altered as part of the proposals, as opposed to listed buildings and structures that would be refurbished or conserved “like for like”.
- 7.2 The Site is designated as a grade I Registered Park and Garden. The West Side of the Cemetery is most sensitive in heritage terms for the quality of the landscape design and because it contains the grade I listed Egyptian Avenue and Circle of Lebanon, the grade II* Terrace Catacombs and Mausoleum of Julius Beer, and 68 other grade II listed monuments and structures. The East Side of the Cemetery contains the grade I listed Tomb of Karl Marx and family, and ten grade II listed monuments.
- SCOPING AND VISUAL AIDS**
- 7.3 The relevant heritage assets are identified below with a description and assessment of their significance. The location of these heritage assets are identified on the Heritage Asset Plan (**Figure 7.1**). We have also produced a focussed Heritage Asset Plan showing all heritage assets located around the Cemetery entrance, to show greater detail. This is reproduced at **Figure 7.2**.
- 7.4 A large number of heritage assets located outside the site boundary have been scoped out of assessment. This is owing to the following reasons:
- Lack of setting relationship between the Site and the asset, and / or;
 - Lack of intervisibility between the proposals and the asset.
- 7.5 Heritage assets scoped out of further assessment includes two conservation areas which bound the Site: Dartmouth Park Conservation Area to the south and east and Holly Lodge Estate Conservation Area to the west. Despite the proximity to the Site boundary, the proposals do not have the potential to impact the character and appearance of the conservation areas by virtue of development within their setting. This is due to the existing clear physical separation between the Site and the conservation areas, the siting and form of the new build elements of the proposals, and the verdancy of the Cemetery which acts as a natural cloak over much of the built form and during most of the year.
- 7.6 A View Location Plan has been prepared, combining the following scoped viewpoints:
- Architectural views selected by HA to reflect the likely positions of the forthcoming development;
 - Landscape views selected by GPB to illustrate key landscape views and areas subject to change or particular attention for arboricultural works;
 - AVR requested by LB Camden to illustrate the maximal effect of the Community and Education Building from Swain’s Lane. This is View 18 on the View Location Plan.
- 7.7 The View Location Plan is reproduced at **Figure 7.3**. The viewpoints have been agreed with LB Camden.