



VIEW LOCATION PLAN

- Site Boundary
- GPB viewpoints
- HA viewpoints

GPB Viewpoints

- 1. Cemetery (West), Cuttings Road south
- 2. Cemetery (West), Comforts' Corner, looking northwest
- 3. Lodge at East Entrance, looking south
- 4. Cemetery (East), Crossland Path, looking west
- 5. Cemetery (East), Park Path, looking south
- 6. Chester Road entrance
- 7. Courtyard colonnade
- 8. Mound Road, the Mound, looking west

HA Viewpoints

- 9. The Courtyard, facing southwest
- 10. The Courtyard, facing along West Carriage Drive
- 11. Workshop Path, facing east
- 12. Swain's Lane near junction with Oakeshott Avenue facing northwards #1
- 13. West Carriage Drive facing eastwards
- 14. Mound Road facing southwards
- 15. Rear of Mound
- 16. Community & Education Building from north
- 17. Courtyard ticket booth
- 18. Courtyard north, view of storage block
- 19. East Sentry & Chapel

AVR

- 20. Swain's Lane near junction with Oakeshott Avenue facing northwards #2

LOCATION:
Highgate Cemetery

DATE:
November 2024

SCALE:
1:2,000 @ A3

FIGURE 7.3 View Location Plan

▲ NORTH



MONTAGU EVANS
CHARTERED SURVEYORS
70 ST MARY AXE,
LONDON, EC3A 8BE
T: +44 (0)20 7493 4002
WWW.MONTAGU-EVANS.CO.UK

HERITAGE ASSESSMENT
HIGHGATE CEMETERY (MAP REF. 47)

- 7.8 Highgate Cemetery was designated at grade I in October 1987.
- 7.9 As an RPG specifically related to remembrance, its significance is derived from its landscape design; the integration of landscaping, buildings and tombs to produce an arcadian effect, and; historic interest relating to its early date (in this case for a London Cemetery) and its influence on subsequent Cemetery design.
- 7.10 The Historic England Landscapes of Remembrance: Register of Parks and Gardens Selection Guide states that the Register of Parks and Gardens is primarily intended to flag up landscapes of particular design interest.
- 7.11 As such, this section will focus on the design of the Cemetery and will not go into detail on the wider significances of the Cemetery and its constituent parts, which are detailed within the preceding Section and will not be repeated here. The historic development of the Cemetery is set out in **Section 5.0**.
- 7.12 The constituent sides of the Cemetery retain their own designs which complement one another in terms of their contrasting atmospheres: the West Side being more enclosed, the East Side more open. These contrasting characters of seclusion and openness take advantage of the contrasting topographies of each side of the Cemetery, with the undulating ground of the West Side suiting a more enclosed and mysterious atmosphere.
- 7.13 In designing the Cemetery, Geary and Ramsay, and to a lesser extent Bunning, took advantage of the site's topography to create many fine views, both near and far. The view from the Terrace Catacombs was commented upon most frequently and was well known before the Cemetery existed. John Norden (c.1547 – 1625), antiquary and cartographer, commented on the view in 1593 on a visit to Lord Arundel's Estate, of which the location of the terrace formed a part, and Daniel Defoe (1660 – 1731) later described it in the 1720s when the spot formed part of the grounds of Ashurst House.



Figure 7.4 Highgate Cemetery, wood engraving of 1845, first published in Thomas Dolby's book 'Memorials of the Highgate Cemetery' (source: London Metropolitan Archives)



Figure 7.5 View of Highgate and Kentish Town Cemetery of 1839, artist unknown (source: London Metropolitan Archives)

- 7.14 Publicity of the views continued once the Cemetery opened, the design of which capitalised on the elevated position. Early advertisements by the London Cemetery Company boasted: 'The Egyptian catacombs and Gothic terrace view for thirty miles are most curious, interesting and beautiful objects so near town.'⁷
- 7.15 As remarked by a visitor in 1859: 'From here the view of London is magnificent: churches so numerous, that one fails to count them; prisons, hospitals, and crowds of public buildings, rise above the mass; but above all, and grander than any, is the dome of St Paul's. Here in the foreground rest peaceably the dead'⁸. The extent of this view is shown in **Figure 7.6**, an illustration of the view from the Terrace of 1859.
- 7.16 The description given by the historian John Lloyd in 1888 presents the view from the Terrace as the climax of the visitor experience: 'On entering the grounds, the eye is struck by the taste with which nature is combined with art, all the beauties of situation being improved by cultivation and taken the fullest advantage of. Broad gravel paths wind up either side of the steep slope to the Church of St Michael, which is seen to great advantage from every part of the grounds, and seems to appertain to the Cemetery itself... Above the Catacombs the path continues to ascend till it reaches a broad level terrace, with a handsome balustrade, a point from which the view over the Metropolis is remarkably fine.' (Lloyd, 1888, p. 494)
- 7.17 The significance of Highgate Cemetery can be summarised as follows:
- As among the world's finest examples of the picturesque garden Cemetery, taking advantage of the spectacular hillside setting;
 - For its high quality landscape design that evokes a sense of drama and atmosphere through the placing of buildings along serpentine paths, landscaped with mature trees and shrubbery;
 - For the design of the Egyptian Avenue, Circle of Lebanon and Terrace Catacombs in particular, the climactic point of the Cemetery;
 - For the pleasing contrast between the original part of the Cemetery, which is more enclosed and on a steeper gradient than the generally flatter, more open extension to the east.

7 quoted in Dungavell, 2017, p.9
8 quoted in Dungavell, 2017, p.9

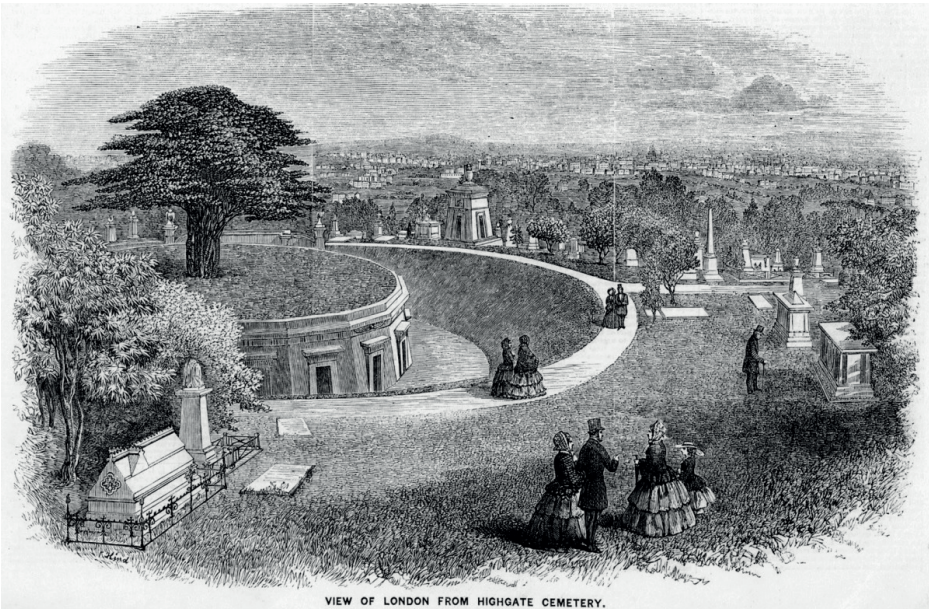


Figure 7.6 The View from the Terrace as depicted in the Illustrated News of the World, January 1859. This correlates with View 6 on the View Location Plan (source: London Metropolitan Archives)

7.18 The View Location Plan at **Figure 7.3** illustrates some of the key views within the RPG that best illustrate the above points. Given the enclosed nature of the Cemetery, viewpoints are mostly located within the Cemetery. Views 6, 8, 9 and 12, within the West Side of the Cemetery, enable an appreciation of the Cemetery’s design as formed of the constituent buildings and landscaping. The high significance of the Cemetery can be appreciated in these views, albeit extensive vegetation growth over time has changed the character of these views and in some cases, largely restricted them. Comparison of **Figures 7.6 and 7.7**, which depict the same view from the Terrace (View 6 in **Figure 7.3**), illustrates this point.



Figure 7.7 Recent photograph of the view from the Terrace across the Terrace Catacombs

HIGHGATE CONSERVATION AREA (MAP REF. A)

- 7.19 Highgate Conservation Area was designated in 1968 and is subject to the Highgate Conservation Area Appraisal and Management Strategy (HCAAMS) which was adopted in 2007.
- 7.20 The CA comprises the historic village of Highgate and surrounds, including the open spaces of Highgate Cemetery, Waterlow Park and Kenwood House. It forms a U-shape, with Highgate village at the centre.
- 7.21 The character of the CA is made up of the historic village core of Highgate, which, much like a rural village, is formed of a mixture of planned, orderly streets (these dating to the Georgian and Victorian period) as well as plots that developed individually and follow a more random plot pattern reflecting the affluent nature of the village historically.
- 7.22 Topography plays an important role, as does open space: the CA is located on relatively high ground (129.2m above sea level) with much of the development and open spaces located on undulating land and gradients. The CA has many springs, streams and ponds, reflecting its topography.
- 7.23 The Cemetery is set to each side of Swain’s Lane, which rises from the south (in Dartmouth Park Conservation Area and Holly Lodge Conservation Area) up to Highgate Village. The Cemetery and its high boundary wall to the west of Swain’s Lane, defines this part of the conservation area. This gives way to the more permeable and open area around the entrance to the Cemetery, where the Chapels and the associated entrance buildings including the railings and lodges form a marker for the Cemetery. The loss of the pinnacles and the cupola on the Chapels have served to undermine its contribution as a marker for the Cemetery in views along Swain’s Lane. Historically, the Chapels are depicted over considerable distances, visible from the northwest of the Cemetery in long views across London, in which its gothic pinnacles and cupola form attractive silhouettes against the sky. The incremental enclosure of the Cemetery by mature vegetation has concealed these views, and the loss of the architectural details has eroded the architectural integrity of the building. Both aspects have lessened the contribution of the Chapels to the conservation area.