

GROUP VALUE AND SETTING

- 7.53 The Chapels have strong group value with the Cemetery, having been designed by Geary, the Cemetery planner and architect at its conception. Group value is particularly derived from the relationship with the Colonnade, the two forming a Courtyard at the entrance to the West Side. The two buildings share a common architectural language and materiality.
- 7.54 The Chapels have strong group value with the boundary railings and gates, which are treated separately below, and with the adjacent tunnel which is visible in the lightwell to the south of the Chapels and provided access to the East Side of the Cemetery, facilitating the transfer of coffins after funerary ceremonies.
- 7.55 Early historic depictions of the Cemetery illustrate the Chapels with pinnacles and bell-tower, forming a prominent landmark marking the entrance to the newly formed Cemetery (see **Figures 7.4 and 7.5**). The loss of these parts of the building have served to undermine its role as a focal point in the Cemetery and surrounds. The aerial photograph at **Figure 7.18** illustrates the Chapels with bell-tower and pinnacles, with the Cemetery beyond, at this stage more open in character.
- 7.56 The loss of these parts of the building has been accentuated by tree growth and enclosure, which has served to reduce the visual scope of the Chapels to immediate views within the Cemetery and on Swain's Lane. **Figure 7.18** illustrates the main route through the West Side of the Cemetery as much more open at this time. Views of the Chapel would have been afforded on the approach along the path, whereas now it is largely obscured from view by tree and vegetation growth.

HISTORIC INTEREST

- 7.57 Historic interest is derived from the Chapels' association with Geary and the founding of the Cemetery in the late 1830s. The building is depicted in historic newspaper articles and pamphlets relaying the establishment of the Cemetery, and in historic illustrations of the Cemetery (see **Figures 7.4 and 7.5, and 6.11**, for example). In these depictions, the gothic architecture of the Chapels contributes to a sense of romanticism and the occult. Historic interest is also derived from the historic internal layout of the Chapels, which reflects the unusual liturgical practice of having an Anglican and Dissenters' Chapel within the same building. An understanding of this relationship has been eroded somewhat through alterations to the form and use of the Chapel buildings, but is still legible.



Figure 7.18 Aerial photograph from the early 20th century showing the Chapels with bell-tower and pinnacles. Part of the Cemetery is visible. (source: FoHCT Archives)

- 7.58 The interior is of lesser significance than the exterior, but vandalism and neglect also served to erode the significance of the interiors as a result of loss of fixtures and fittings. The 1984 Caroe and Saunders Condition Report notes that *"much has been destroyed, but construction in plaster formed over rusting iron nails hammered into the brickwork is thoroughly unsatisfactory"*. Works carried out in the 1980s included the reinstatement of the historic stencilled patterns found during the 1980s on some parts of the Chapel walls. This was based on a report carried out by Caroe and Martin in 1988 on the original Anglican Chapel paintwork. See **Figures 7.16 and 7.17**.
- 7.59 Historic interest is also derived from the adjacent tunnel to the southeast of the Chapels, built in 1854 to facilitate burials in the newly opened East Side of the Cemetery. The tunnel forms part of the Chapel listing, although was severed by the construction of the Winter House. The original bier is still attached to the lightwell and the mechanism can be appreciated in conjunction with the Chapels, revealing former burial practices.
- 7.60 Subsequent internal alterations to convert the building in the 1980s have also served to obscure the original planform and function of the building as designed in the 1830s.

SUMMARY OF SIGNIFICANCE

- 7.61 The significance of the Chapels is principally derived from the historic interest of the building as part of the original phase of Highgate Cemetery, and the group value with the wider grade I listed Cemetery and listed buildings within it. Its gothic architecture, though lacking stylistic authenticity, contributes to a sense of atmosphere and theatre and it forms an important gateway into the West Side.

DETRACTING ELEMENTS

- 7.62 The loss of decorative features, most importantly the pinnacles and cupola, has undermined its role as a landmark, gateway building and eroded its historic interest.
- 7.63 Poor repair works carried out in the 20th century, including use of cement mortar to the stone dressings, has accelerated deterioration of the stone. Some of this has been addressed by previous repairs but significant conservation works including some replacement of stonework will be required.
- 7.64 Internal alterations to convert the building in the 1980s have served to obscure the original planform and function of the building as designed in the 1830s, especially to the former Dissenters' Chapel.
- 7.65 Temporary shipping containers erected in West Carriage Drive and a portacabin in the main Courtyard detract from the group value of the Chapels together with the Colonnade, Courtyard and wider serpentine paths emanating from the Courtyard. They erode the sense of arrival and grandeur, and obstruct views of the elliptical form of the Courtyard, framed by the Chapels and Colonnade. This is exacerbated by the current closure of West Carriage Drive.
- 7.66 Furthermore, the Courtyard setts, which date to the 1980s, visually detract from the sense of arrival to the Cemetery and Chapels. Historically, the Courtyard was not surfaced (see illustration from 1888 at **Figure 7.23** and also 1980s photograph at **Figure 7.24**), and the laying of setts is not based on a historic precedent either at Highgate Cemetery or other cemeteries. The expansive hardstanding is indicative of vehicular movement and is not an appropriate visual introduction to the Cemetery.



Figure 7.19 Photograph of the Chapel prior to repair works in the 1980s. Undated but likely taken by Gay in the 1970s / '80s (source: FoHCT Archives)



Figure 7.21 Photograph of the Chapel during repair works. Undated but likely taken by Gay in the 1980s (source: FoHCT Archives)



Figure 7.20 Photograph of the Chapel prior to repair works in the 1980s. Undated but likely taken by Gay in the 1970s / '80s (source: FoHCT Archives)



Figure 7.22 Photograph of the Chapel after restoration works in the 1980s. (source: FoHCT Archives)

COURTYARD COLONNADE (MAP REF. 37)

- 7.67 The Courtyard Colonnade is grade II listed and was designated in November 1972, with an amendment to the list entry in January 1999, as 'Colonnade West of Entrance and Chapels in Highgate (Western) Cemetery'.
- 7.68 It comprises an elliptical Colonnade forming a Courtyard between it and the grade II listed Chapels and entrance gateway. As with the Chapels, it is built in Wiltshire white brick with stone dressings, formed of 15 Tudor style four-centred chamfered arches with the rear wall acting as a buttress to the higher ground within the West Side.
- 7.69 The list entry states that it was built c.1839-9, and attributes it to Stephen Geary, presumably due to stylistic similarities with the Chapels. It is likely, however, that it was designed by James Bunstone Bunning, who took over from Geary at the end of the 1830s and reconfigured the entrance sequence. It probably dates to 1840-42.
- 7.70 It has a capped parapet and stringcourse below. A central flight of steps leads to the Colonnade path. Within the Colonnade are various monuments surmounted on the wall. Brick arched vaults are carried on cast-iron beams.
- 7.71 The Colonnade has group value with the Cemetery and the listed buildings within it, in particular the Chapels, with which it shares an architectural language and materiality. The Chapels and the Colonnade form a pleasing entrance Courtyard into the West Side that contributes to a sense of occasion and theatre, allowing ample space for circulation. The light gothic detailing contributes to an understanding of the historic development of the Cemetery in the early Victorian period, and Victorian ideas of death.
- 7.72 There is little planning history relating directly to the Colonnade. However, we know from photographic evidence that minor repairs were undertaken in the 1980s (see before and after photographs taken by John Gay at **Figures 7.23 and 7.24**, and again at **7.25 and 7.26**), including removal of intrusive vegetation, and that the paving of the Courtyard in 1989, while not directly impacting the Colonnade structure, served to obscure the base of the arches and rear wall. In 2016, the Colonnade was repaired and conserved by West Scott Architects, including the reconstruction of subsided central steps, addition of handrails, and repointing of back wall in lime mortar (LBC ref. 2016/2806/L).



Figure 7.23 Illustration of The Funeral of The Late James Selby, showing the Courtyard and Colonnade beyond, from The Graphic, 29 December 1888 (source: The Graphic)



Figure 7.24 Photograph taken by John Gay of the Colonnade in the 1980s, prior to the Courtyard paving (source: FoHCT Archives)

- 7.73 The Colonnade is largely well-preserved and reflects its original form and appearance. However, during the 1980s, restoration works to the Courtyard involving the paving of cement setts was carried out and resulted in the base of the arches to be obscured due to the level change. See comparison photographs at **Figures 7.23 and 7.24**. This also served to obscure part of the brick skirting on the rear wall, with only the chamfered edge visible and two rows of brickwork obscured. This intervention has altered the proportions of the arches and space within the Colonnade. The cement setts also detract from an appreciation of the group value of the Colonnade and Chapels: though they are designed in an attractive fan layout, the cement materiality is unsympathetic to the context, especially in conjunction with the Cambridge brick and stone of the Chapels and Colonnade. The setts, while laid in an attractive fan-like pattern, are neither historically nor visually appropriate for this important entrance point into the Cemetery.



Figure 7.25 Photograph taken by John Gay c.1990 after the Courtyard paving and level change that obscured the base of the arches (source: FoHCT Archives)



Figure 7.26 Photograph taken by John Gay of the Colonnade in the 1980s prior to the Courtyard paving (source: FoHCT Archives)



Figure 7.28 Photograph, undated but likely 1970s, showing Colonnade with temporary facilities buildings in the Courtyard (source: FoHCT Archives)



Figure 7.27 Photograph taken by John Gay c.1990 after the Courtyard paving and removal of vegetation from the Colonnade (source: FoHCT Archives)



Figure 7.29 Recent photograph of the Colonnade. The temporary ticket office detracts from the Colonnade and its group value with the Chapels, as it obscures part of the Colonnade and interrupts the elliptical form of the Courtyard

7.74 In addition, modern temporary paraphernalia associated with the running of the Cemetery is currently obscuring the Colonnade and detracting from an appreciation of its elliptical form. See **Figure 7.29**. The temporary ticket office, located in front of the south part of the Colonnade, is a portacabin and detracts from the sense of occasion and arrival signified by the Colonnade and Courtyard. Similarly, the temporary metal gate at the base of the Colonnade steps detracts from the formal character of the Colonnade and gravity associated with funeral processions.

SUMMARY OF SIGNIFICANCE

7.75 The Colonnade has historic interest for its function as part of the original Cemetery, originally used as a gathering place for funeral corteges. It therefore enables an understanding of the way in which the Cemetery was originally circulated.

7.76 The Colonnade has architectural interest for its rhythmic composition which reflects the formality and gravity of its historic function. Its elliptical form, subtle gothic detailing and proportions combine to form an attractive building that commands an ordered presence on arrival into the Cemetery.

7.77 It has group value with the wider grade I listed RPG and listed buildings within it, in particular the grade II listed entrance Chapels by Geary, owing to its shared architectural language and appearance.

SOUTH LODGE (MAP REF. 32); NORTH LODGE (MAP REF. 83)

- 7.78 The South Lodge is located to the north of the former mortuary Chapels, at the eastern gate of the West Side, and was designated at Grade II in 1974 as 'Lodge at east entrance to Highgate (Western) Cemetery'. The South Lodge is identified on the 1869 OS Map as "Offices". The building is yellow stock brick with stone dressings, and designed in a similar vein to the Chapels, North Lodge and Colonnade – that is, in a loosely Gothic revival style. Decorative features include a coved stone cornice with dog tooth decoration, lancet windows and spandrels, and octagonal buttresses. These buttresses continue as gate posts for the eastern gate.
- 7.79 The North Lodge is located in the north-east corner of the West Side as was designated at Grade II in 1974, as 'North East Lodge and Gates to Highgate (Western) Cemetery'. It is a single storey gatehouse building that corresponds with the northernmost gate to the Cemetery on Swain's Lane, providing access from the direction of Highgate Village. The lodge is Tudor-Gothic in style, constructed in brick with rendered façade, and features decorative buttresses and roofline.
- 7.80 The North and South Lodges were constructed when the original entrance sequence (by Geary) was redesigned by James Bunstone Bunning. Designed in the late 1830s or early 1840s, the North and South Lodges corresponded to new entrance gates. These entrance gates provided access from Swain's Lane to the Cemetery, using more gentle side tracks. The original carriageway, which provided access to the Cemetery through the principal Entrance Arch between the Chapels to a central avenue, was found to be too steep. At the same time as the North and South Lodge, the Courtyard Colonnade was also constructed, perpendicularly across the original central avenue.
- 7.81 The architectural and historical significance of the lodges derives from their association with the design development and plan form of the garden Cemetery.
- 7.82 Records in the Cemetery Archive reveal plans for the refurbishment of the South Lodge in 1983.
- 7.83 In 2011, planning permission and listed building consent was granted for the refurbishment of the South Lodge, including roof repair, the removal of roof existing rooflight enclosure and roofing-in of the interstices to form an outside toilet (LPA ref. 2011/1053/L).



Figure 7.30 Early photograph of the South Lodge, undated but attributed to John Gay, possibly mid-20th century (source: FoHCT Archives)



Figure 7.31 Photograph of the South Lodge, undated but attributed to John Gay, possibly 1970s or '80s (source: FoHCT Archives)

CONTRIBUTION OF SETTING TO SIGNIFICANCE

- 7.84 The setting of the North Lodge and South Lodge contributes to the appreciation of their significance, in their physical association with the boundary walls, railings and gate ways. Together, these elements indicate historic access points to the Cemetery and demonstrate the function of the burial ground. The lodges derive group value from the tombs, head stones, mausolea and landscape structures within the Cemetery, as a comprehensive illustration of a Victorian garden Cemetery.



Figure 7.32 Recent photograph of the South Lodge. The Goldhammer Mausoleum, by Craig Hamilton, was built in 2017 and has changed the setting of the lodge