

**Highgate Cemetery 2024/5407/P & 2024/5432/L**

Highgate Conservation Area Advisory Committee is extremely supportive of the Trustees' proposal in general and the Conservation Architect's proposal in particular. However, we object to these two applications on the following points:

- The location of the proposed Ticket Office on the West side is not obvious as you enter. You buy tickets at a window with a smallish projecting roof over the queue, likely not big enough. There is a door next to that window into the minutest shop. It appears to be very unworkable and unsatisfactory in terms of meeting the brief
- The ticket office queue would clash with the entrance to the cafe and the whole cafe would be impossible for disabled people. There is now a note on the drawing of the cafe area stating that the layout would be up to the eventual lessee/proprietor. The cafe is very small; the windows have low cills designed as seats. This shows they expect the cafe to spill out outside with tables/umbrellas, children running about, etc. Would that activity affect the reflective ambiance of the Cemetery?
- There is an image in the DAS looking from the East cemetery to the West. It gets in the way of the view of the Swains Lane facade, probably the only place where that view can be appreciated.
- The Education Building remains a concern. Firstly, on materiality, the Applicants state that several materials are being considered including brick, concrete, battered clay lump. Each of these would result in a completely different building in appearance and size. The 'tiles' would be extremely large and heavy, possibly intended to give a reference to the Julius Beer Mausoleum on the West side:



- There is insufficient information to enable us to judge the impact of the Education building on the heritage assets: West Cemetery buildings, the Grade I listed tombs near the entrance on the West side, John Winter's house or the Highgate Conservation Area. We like the form of the central part of the building (clearly based on James Turrell's sculpture at Houghton Hall which is replicated, as a sculpture, on the Japanese Art Island where the gallery itself was designed by Tadeo Ando and is a piece of sculpture in itself). The single storey extrusions beyond this clear form in our opinion seriously detract from the simple form of the main building. The entrance you will note is an angled corridor also derivative of Turrell and probably Ando as well.
- We consider the proposed small new buildings would be unlikely to have an impact on Highgate Conservation Area. Although there is some concern the alterations to the Convener's Chapel to become additional multi-use lettable space are rather stark but, in principle, we support the proposed alterations.
- We look forward to seeing details of the landscaping proposals in due course. We understand the challenges that ash dieback present.