

Highgate Cemetery Conservation Plan
Initial Baseline Study *Draft*
Prepared for FOHCT
June 2017




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Contents

Executive Summary.....	1
1.0 Introduction.....	4
2.0 Evolution of Highgate Cemetery	5
2.1 The site	5
2.2 Historical development	13
3.0 Highgate Cemetery today	38
3.1 Management	38
3.2 Character and condition	42
3.3 Significance	71
4.0 Summary of issues.....	80
5.0 Sources.....	81
Appendix 1: Highgate Cemetery Metropolitan SINC Citation.....	84
Appendix 2: Ecology survey map.....	85
Appendix 3: Tree survey schedule.....	88

Executive Summary

Introduction

Alan Baxter Ltd has been commissioned by Highgate Cemetery Ltd to undertake a Conservation Plan for Highgate Cemetery. Our expertise in conservation, urbanism and the built environment is supplemented for this complex project by a team of experts including DE Landscape & Heritage Ltd (landscape), Tree and Woodland Company (arboriculture) and Tyler Grange LLP (ecology).

This document summarises our current understanding of the Cemetery. It draws together information about the history and development of the Cemetery and analyses the various elements which contribute to its significance. It also provides an overview of the Cemetery today including the condition of the monuments, burial provision, the woodland cover and the ecology of the site. The report will be used to provide a baseline understanding of the site; this in turn will inform the development of future options for managing the site.

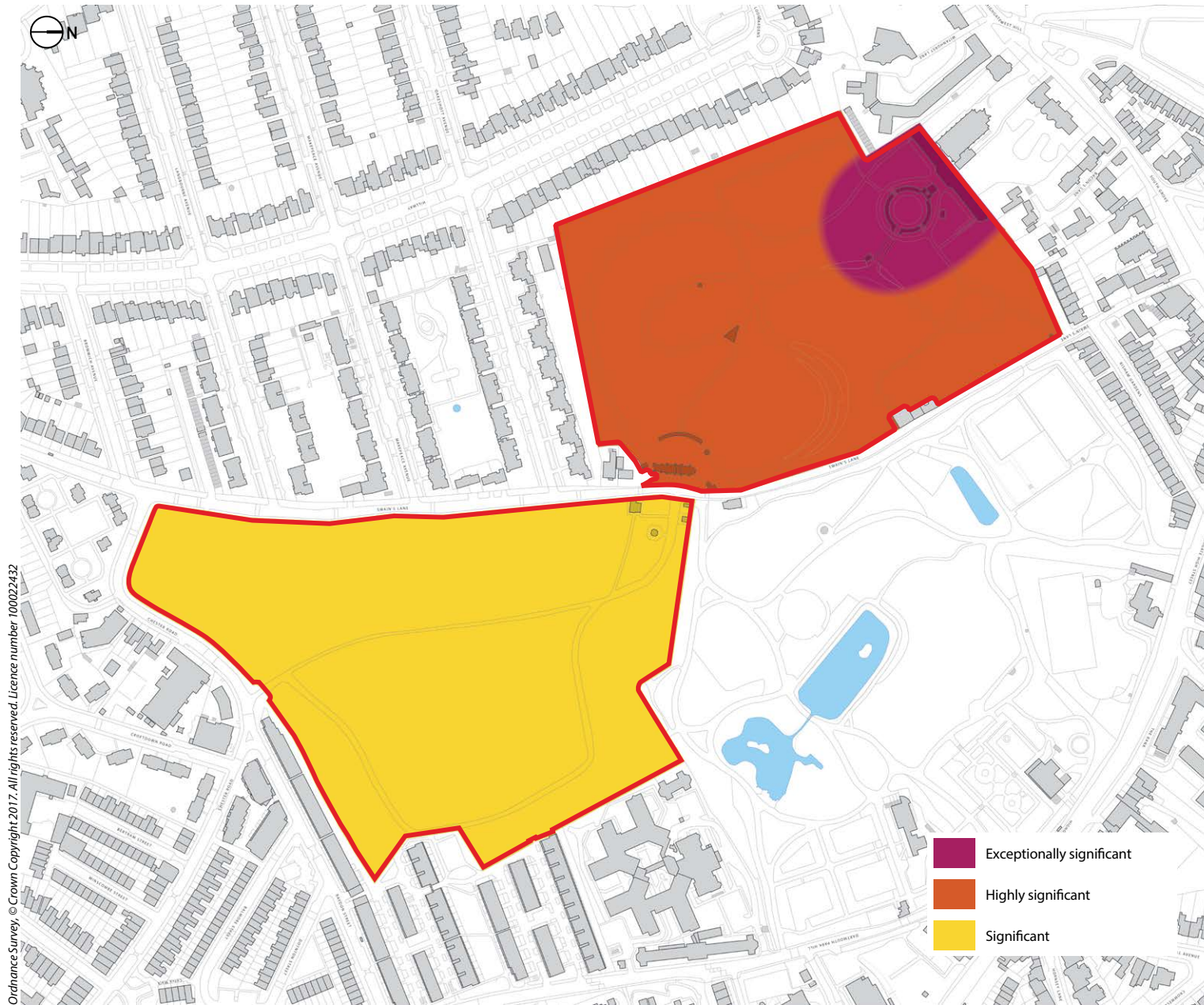
The significance of Highgate Cemetery

Highgate Cemetery is among the world's finest examples of the picturesque garden cemetery, boasting a spectacular hill-top setting and unforgettable funerary architecture. However, its historic planting has been superceded by dense woodland which restricts views to the paths, eroding the subtlety of the designed landscape.

The Cemetery combines historical, aesthetic, evidential, communal and ecological values across a 14.5ha site, divided in two by Swain's Lane. In the older West Cemetery, the historical, evidential and aesthetic values are far stronger, due partly to the higher number of historically notable burials and especially because of the rich aesthetic 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.

Highgate Cemetery holds a deep meaning for those whose relations or friends are buried there. It is also famous as the final resting place of Karl Marx, who is buried in the East Cemetery, giving the site broad communal value. Many who have visited or volunteered at the Cemetery have a strong attachment to the place.

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 Cemeteries where monuments associated with more recent burials detract from the strong aesthetic value of the historic layout and memorials, which depend upon a considered visual hierarchy.



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, yet the ecological variety is constrained by a lack of variety in the planting.

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 overall detracting from the varied, picturesque qualities of the designed landscape, including near and far views. At a tangible level, the uncontrolled tree growth has caused widespread damage to burials, both below and above ground. The extent to which these trees detract from significance is greater in the West Cemetery and particularly in the area around the Circle of Lebanon, because those areas have the highest significance to begin with.

The future

In the next stage of the project the team will advise the trustees and stakeholders on possible ways to tackle a range of conservation issues. Most pressing amongst them is the abundance of damaging trees. How can the Cemetery balance its conflicting roles as a working cemetery, a haven for wildlife and a heritage attraction?



Fig 2. West Cemetery, c. 1868-72, magic lantern slide (HC Archive)

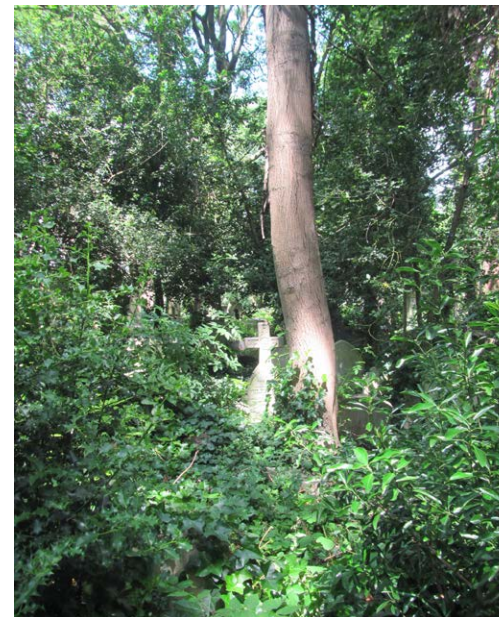


Fig 3. The same view point in 2017

1.0 Introduction

Alan Baxter Ltd has been commissioned by Highgate Cemetery Ltd to undertake a Conservation Plan for Highgate Cemetery. The team assembled for this challenging project is set out in Fig 4 opposite.

The project commenced in January 2017 and has been informed by an initial workshop with staff and trustees on 16 February 2017 and by a series of site visits and surveys including a search of the Cemetery's archive.

This document represents the first part of a three-stage approach:

1. An **Initial Baseline Study** to understand the key significances and issues confronting the Cemetery, which will lead to:
2. The setting out of **High level Options** for the future uses of the Cemetery. Interested parties will be consulted on these options in July 2017. Out of this comes a high level **Strategic Framework**, a blueprint for the Cemetery's future agreed by the Trustees, as the basis for:
3. The **Conservation Plan**, with specific policies to realise the Framework, and Implementation and Management Plans to put them into practice. The final consultation is forecast for November 2017, with document sign-off at the end of December 2017.

This is a document for discussion. As an initial study for the conservation plan it does not deal in detail with those aspects of the Cemetery that are already well understood, such as its built heritage. Rather, it concentrates on the ecology and arboriculture, which now need to be understood in order to tackle the problems that the Cemetery faces.

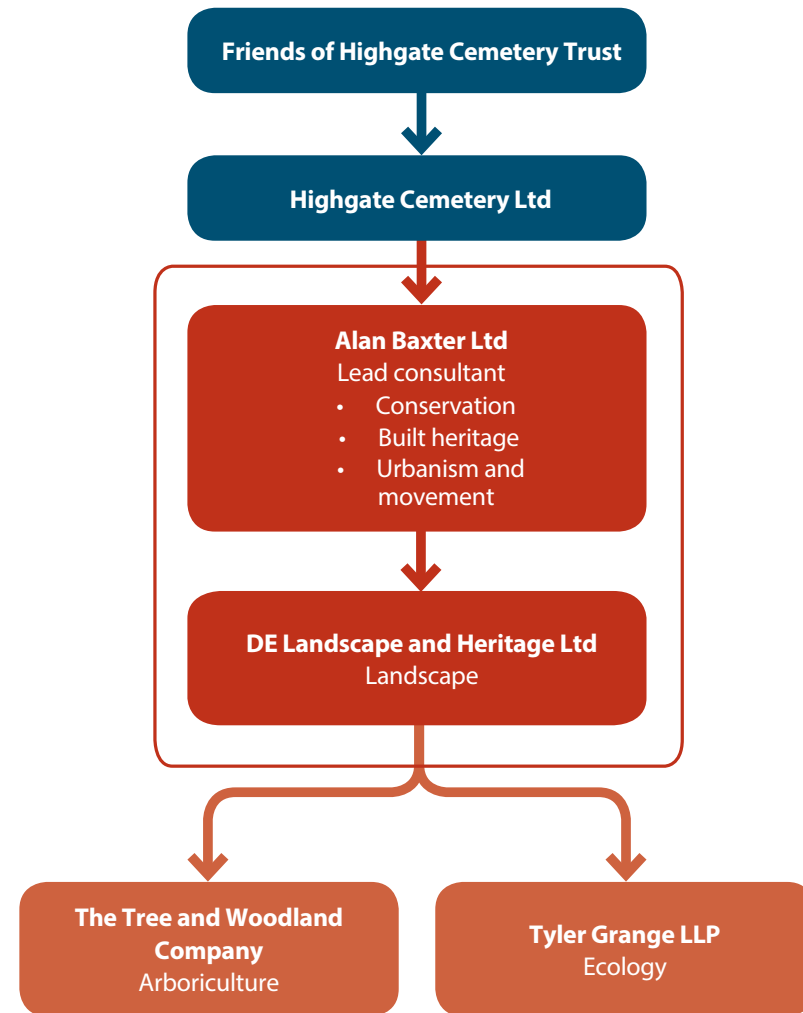


Fig 4. Organisation of the team responsible for producing the Conservation Plan

2.0 Evolution of Highgate Cemetery

2.1 The site

2.1.1 Location

Highgate Cemetery is located on Swain's Lane within the London Borough of Camden. The site comprises the East and West Cemeteries, located on either side of Swain's Lane.

The site covers c.14.8ha (36 acres) in total and slopes steeply downhill in a north-south direction:

- The East Cemetery covers 7.8ha (19 acres) and is open daily to the public.
- The West Cemetery covers 17ha (17 acres) and has restricted public access via guided tour only.

Highgate stands on rising ground to the north of the centre of London and is a predominantly urban, densely-populated area, with the exception of Waterlow Park to the north-east of the Cemetery and the large expanse of Hampstead Heath located c.400m to the west of the Cemetery (Fig 5).

The West Cemetery is bordered by Swain's Lane to the east, and residential properties with associated areas of garden and small parcels of greenspace to the north, west and south. The East Cemetery is bordered by Waterlow Park to the north, Swain's Lane to the west, Chester Road and the Whittington Estate to the south, and the Whittington Estate and buildings associated with The Whittington Hospital to the east.



Fig 5. Swain's Lane, 1958 by John Gay (HC)

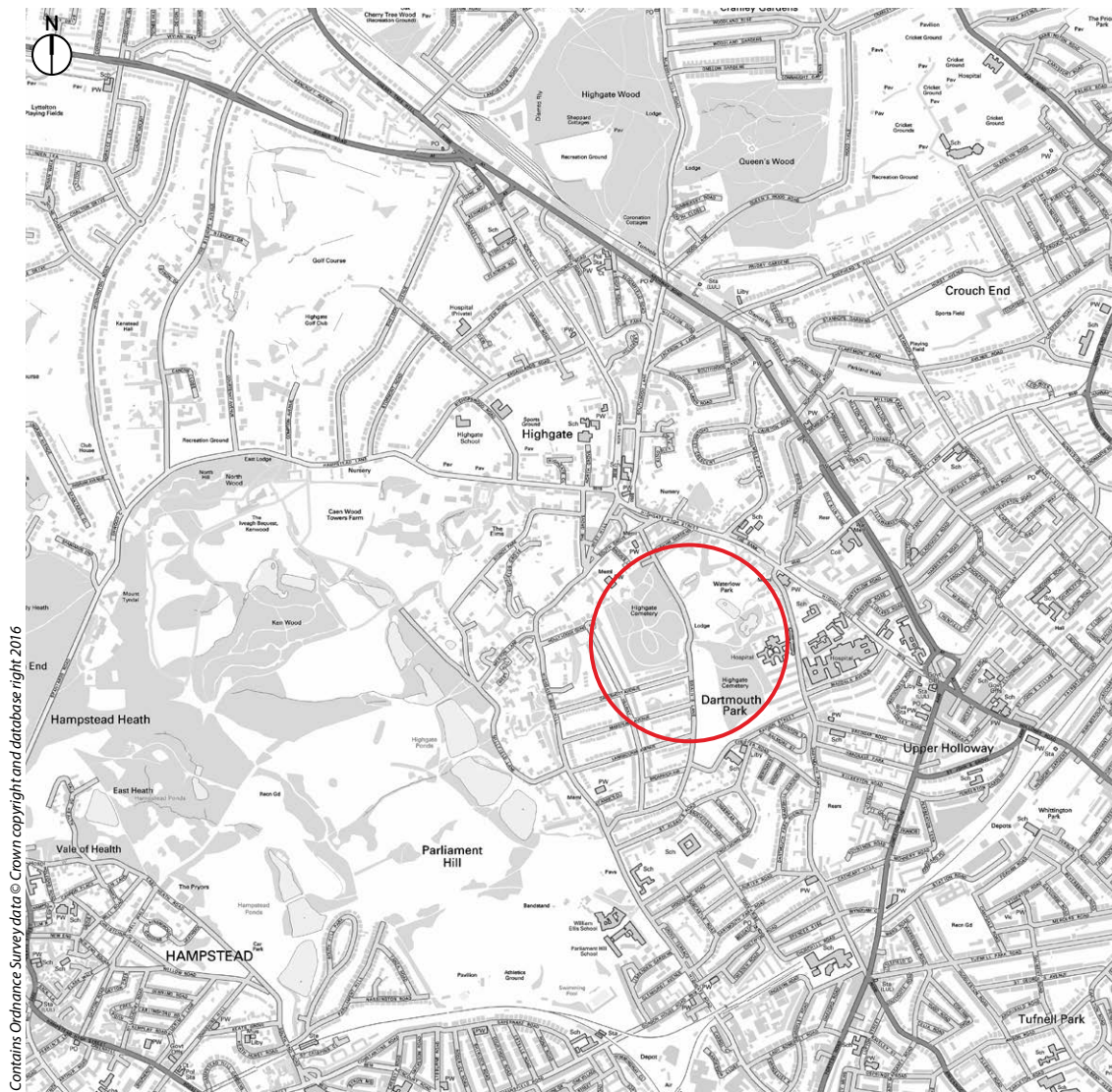
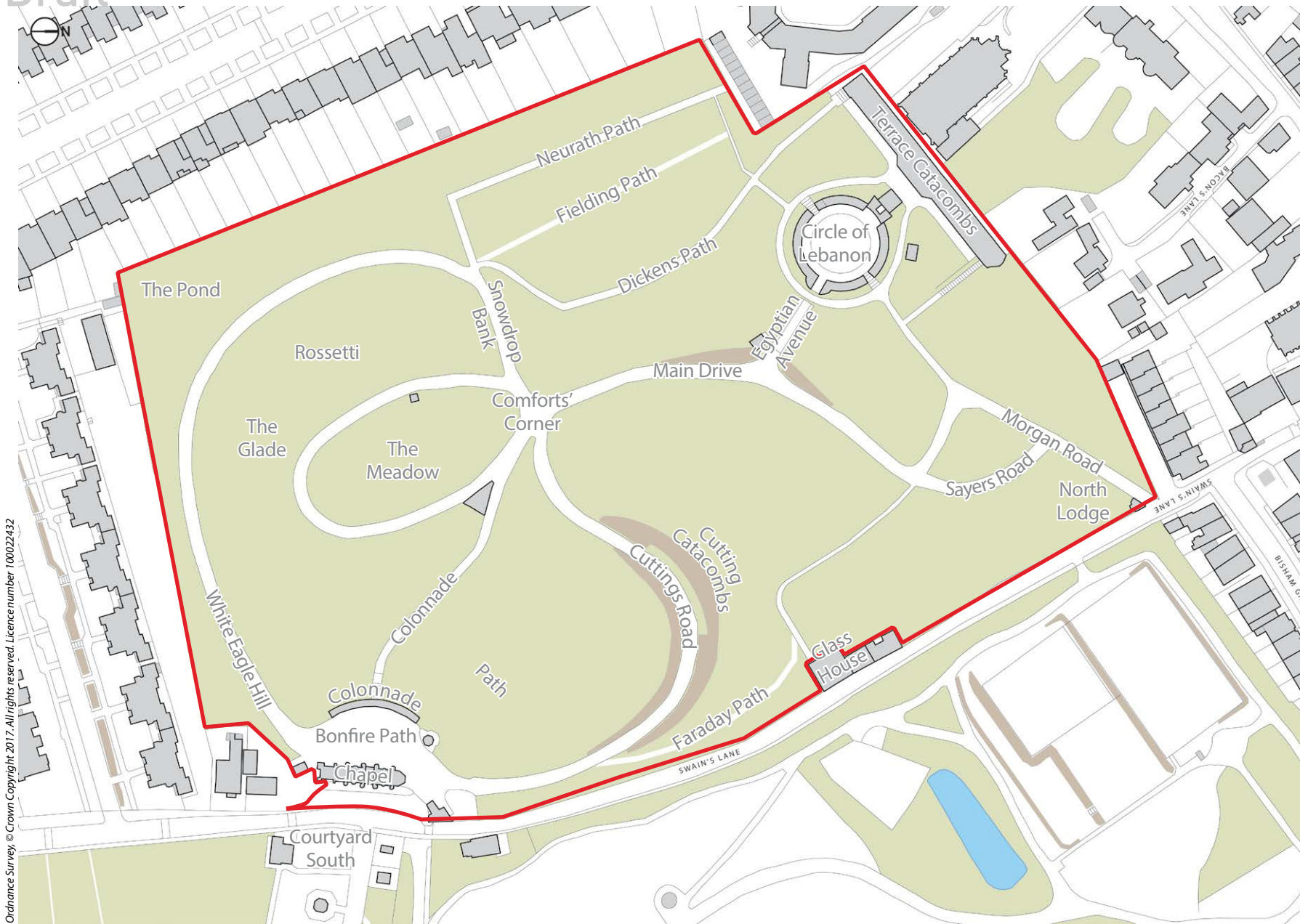


Fig 6. Location map



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Fig 7. Highgate Cemetery



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Fig 8. West Cemetery



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Fig 9. East Cemetery

2.1.2 Topography

Highgate Cemetery is set out over 14.8 hectares (c.36 acres) of ground, which slopes steeply to the south and south-east. Land within the West Cemetery falls from c.120m AOD near St Michael's Church to c.90m AOD close to the Chapel, while land within the East Cemetery falls from c.85m AOD at the Carriage Road entrance to 60m AOD at the junction of Swain's Lane and Chester Road.

2.1.3 Lidar maps

Lidar data is provided by the Environment Agency. Light Detection and Ranging (LIDAR) is an airborne mapping technique which uses a laser to create highly detailed terrain models of the land. The images on the following page show the terrain and the surface features of Highgate Cemetery in 2017. The deep excavation around the Lebanon Circle and the Cuttings Catacombs in the West Cemetery is clearly visible on the terrain map. The surface features map also shows the dense coverage of trees across both East and West cemeteries.

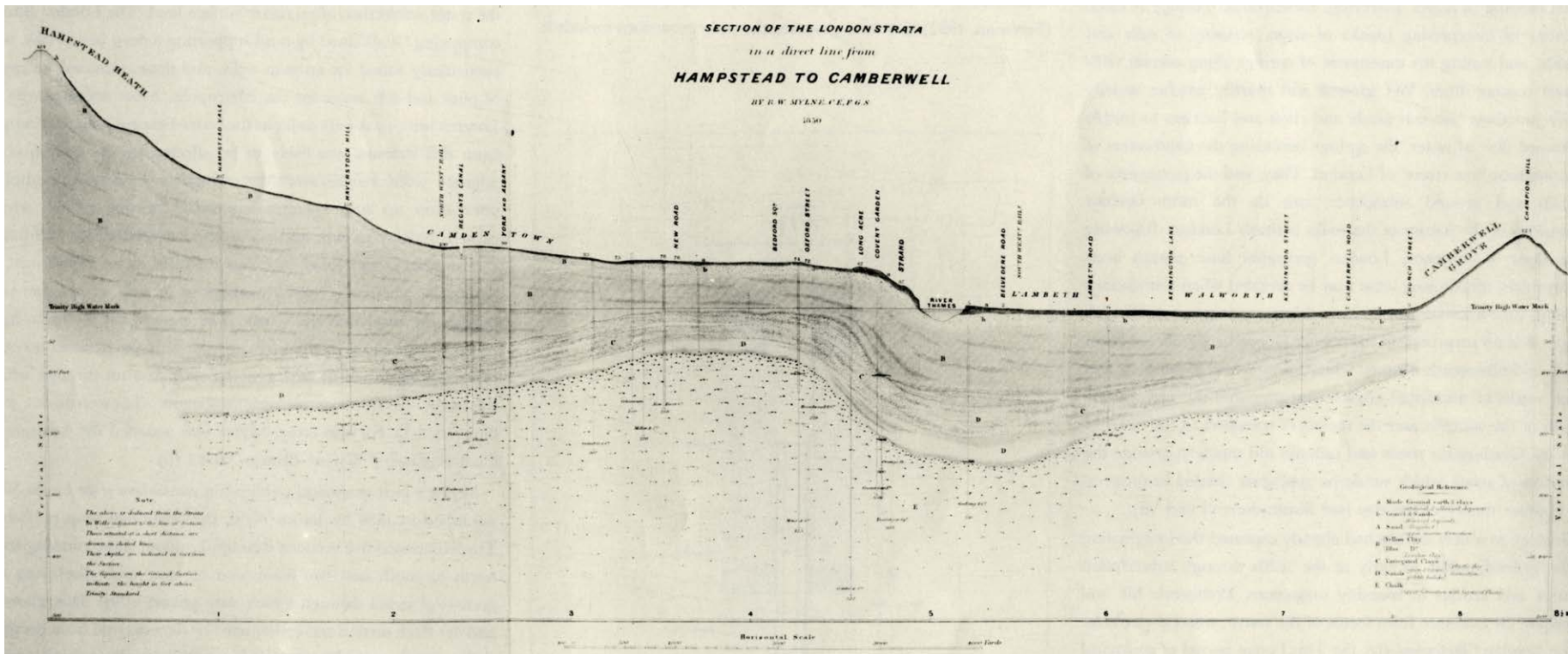


Fig 10. Section of the London Strata, 1850 by R. W. Mylne. The peak of Hampstead Heath is given as 424ft (129m), just 30ft (9m) more than the highest point within Highgate Cemetery (394ft; 120m)



Fig 11. Environment Agency LiDAR survey, showing terrain at 1m resolution (Environment Agency, 2017)



Fig 12. Environment Agency LiDAR survey, showing surface features at 1m resolution (Environment Agency, 2017)

2.1.4 Geology and hydrology

Highgate Cemetery is underlain by three key formations. In the West Cemetery the yellow fine-grained sand of the Bagshot Formation, found on the higher ground in the north-west in the area of the Circle of Lebanon, North Lodge and site of Ashurst House, gives way to the laminated brown sand and silts of the Claygate Member, which lies across the rest of the site. In contrast, the East Cemetery lies exclusively on London Clay, the distinctive blue/grey balling clay marking out recent graves.

The geology permits water to rise at intervals down the slopes of the West Cemetery. In the south-west corner of the site, localised ponding encouraged the Friends to create a wildlife pond, which now supports established populations of aquatic flora and fauna.

The key water feature of Highgate Cemetery is a tributary of the River Fleet which runs underground from Waterlow Park, through a drain running inside the east boundary of the West Cemetery to emerge to the south of the site near Oakshott Avenue.

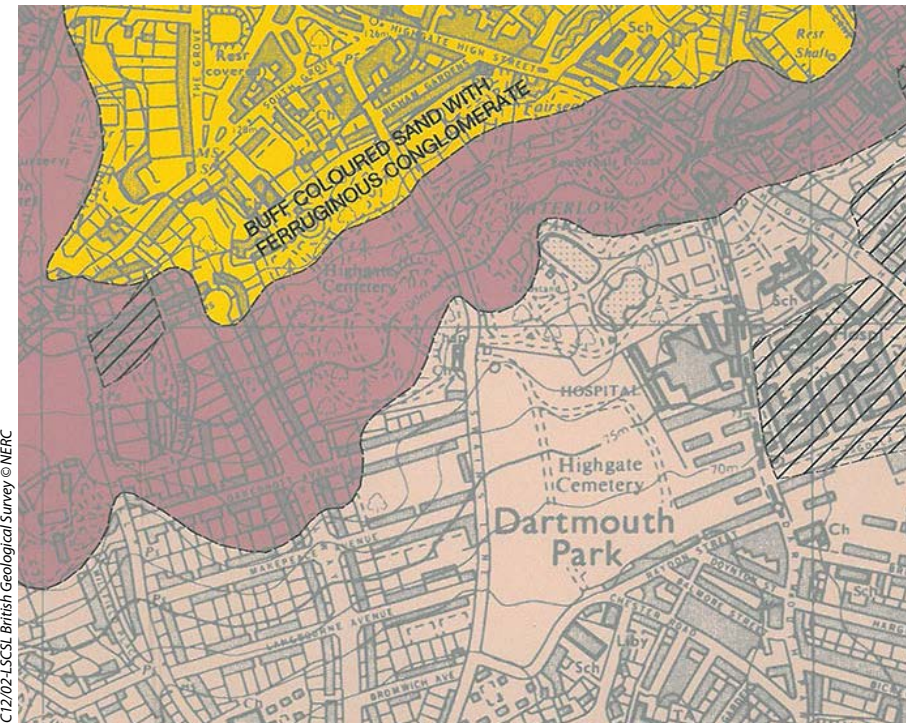





Fig 13. Geology

-  Bagshot Formation (yellow fine-grained sand)
-  Claygate Member (finely laminated brown sand and salt)
-  London Clay (blue or grey clay)

2.1.5 Archaeology

Highgate has a long history of settlement. It grew up around the High Street, which forms a stretch of the Great North Road that connected London with the north of England. The settlement began to grow in the sixteenth century with the establishment of several mansion houses by wealthy Londoners, and the basic road pattern in the village has remained relatively unchanged in four centuries — Swain's Lane, for example, was attested by 1481. The village became particularly popular in the seventeenth and eighteenth centuries as a genteel and healthy location with fine views of the city (Fig 14).

The area where the Cemetery stands was previously parkland and ornamental gardens belonging to Ashurst House, so there may be traces of this surviving. It should be noted that, because of the Cemetery's function, practically the entire site has been disturbed to a depth of at least 10 ft (3m) to accommodate burials, which may have disrupted any potential archaeological remains.

A search of the Historic Environment Record reveals that no specific archaeological investigations are recorded in Highgate Cemetery. There have been several investigations and desk-based studies in the surrounding vicinity. Some Roman-era pottery kilns were excavated in Highgate Woods, to the north of the Cemetery. There are remains of foundations beneath St Michael's church on the northern perimeter of the Cemetery; these probably relate to Ashurst House (see Section 2.2.1). Several excavations in Waterlow Park have revealed drainage and structures associated with the previous landscaping of the park as grounds of Lauderdale House, although no features earlier than the sixteenth century were uncovered.

2.2 Historical development

When Highgate Cemetery was established in 1838 it was situated in open country on the edge of the village of Highgate, several miles from London. As the maps on the following pages illustrate, this relationship has become inverted, so that the Cemetery is now a green space within a built-up suburb of London.

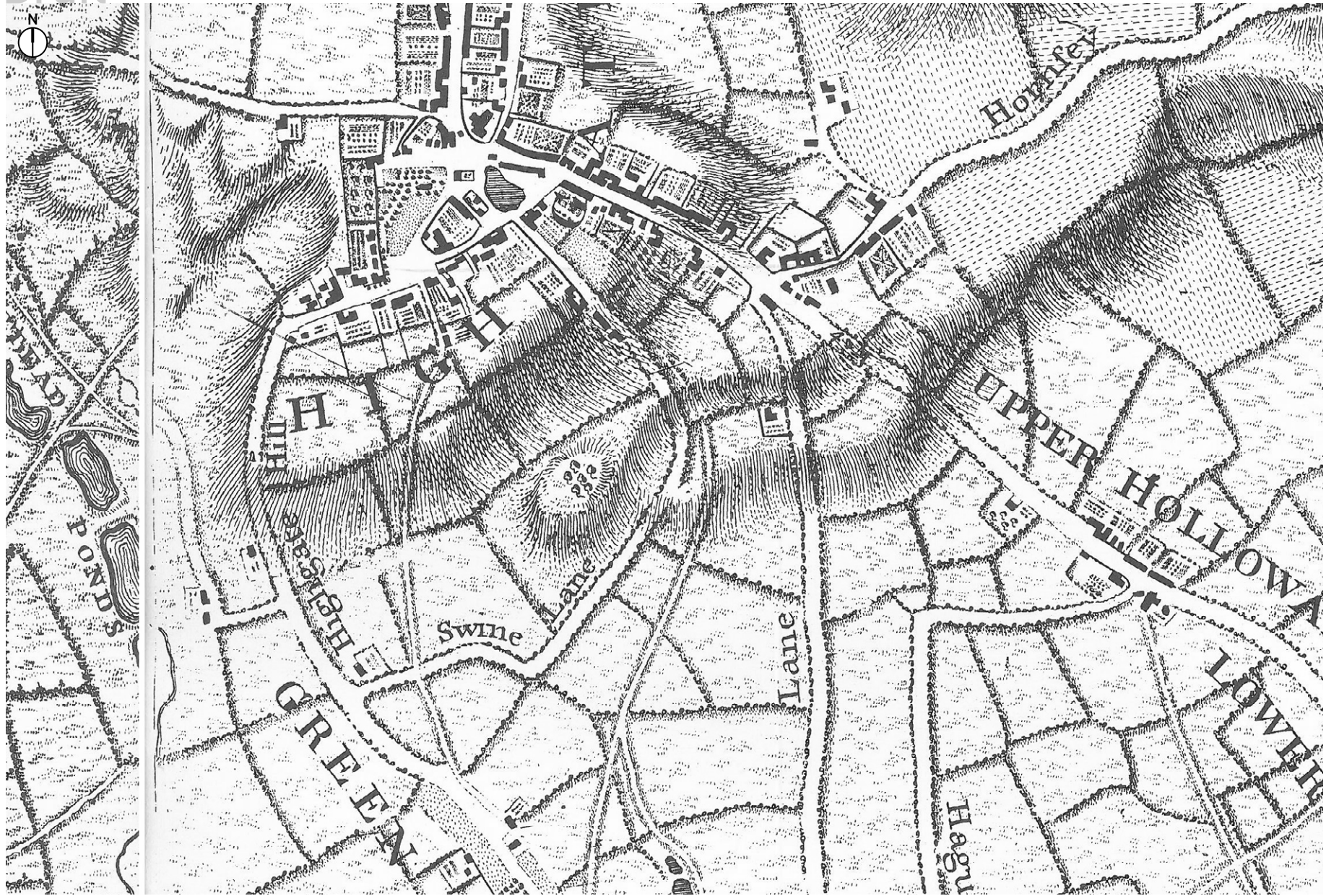
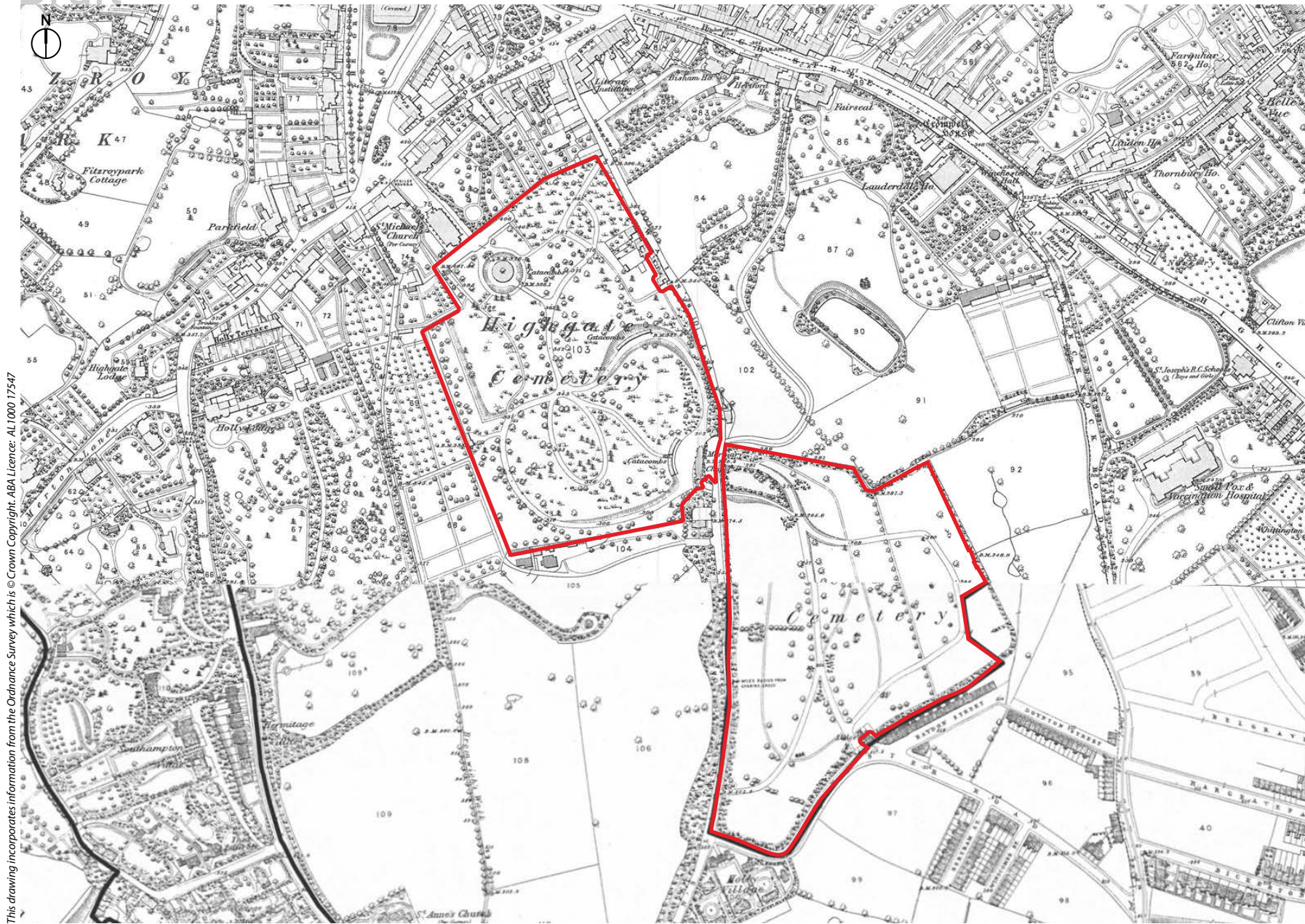


Fig 14. 1746 Rocque

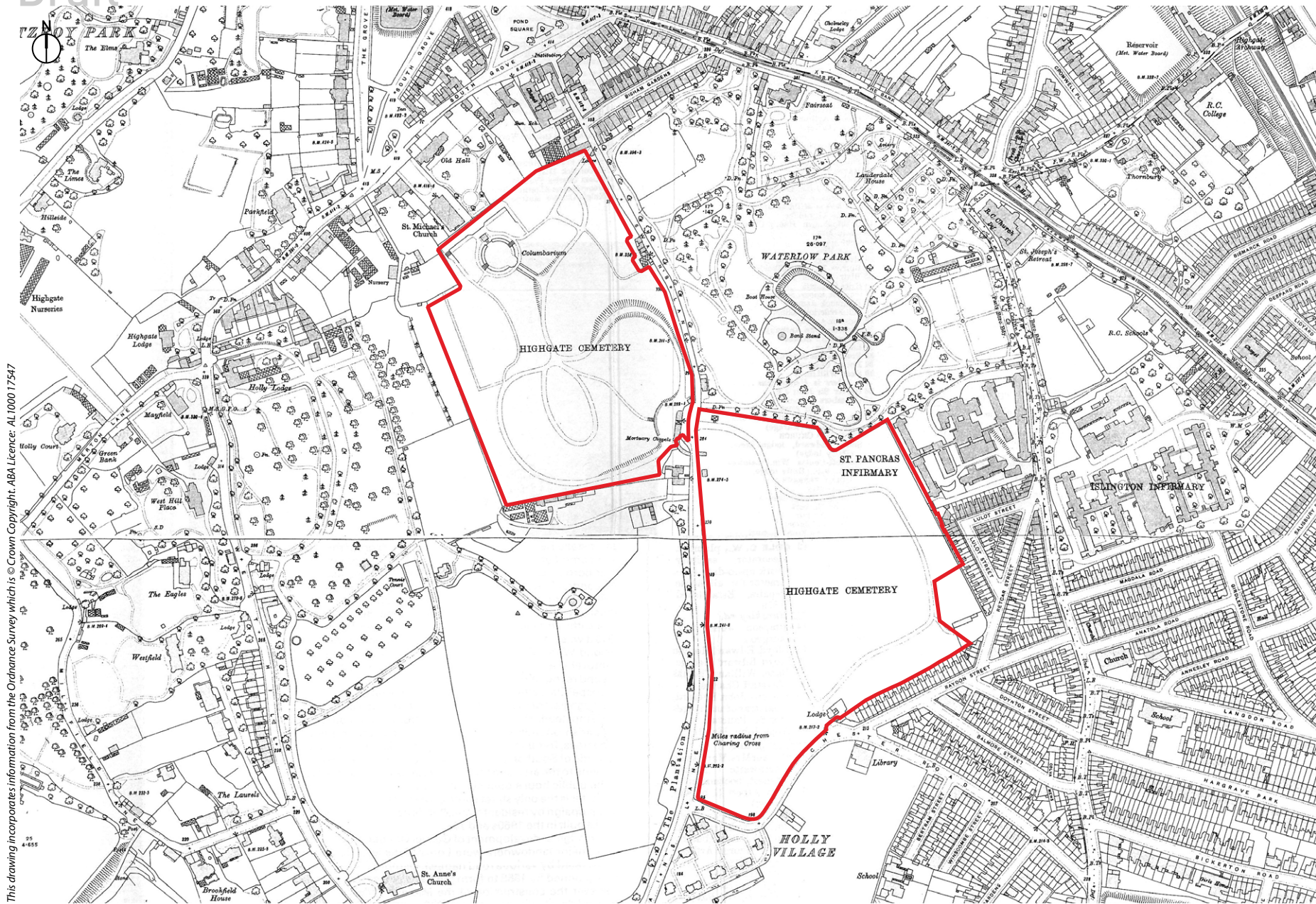
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Fig 15. OS Map 1869

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Fig 16. OS Map 1913

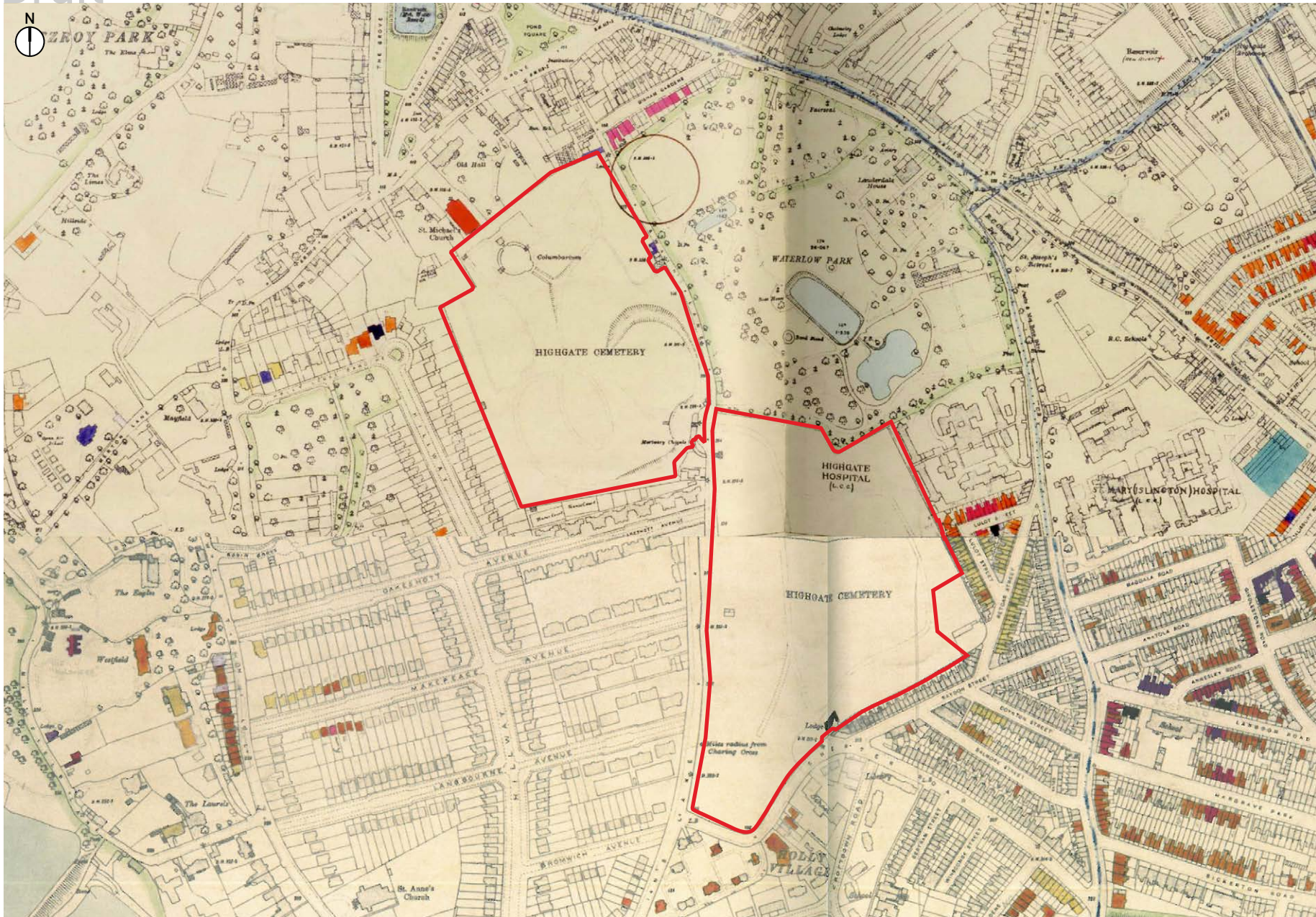
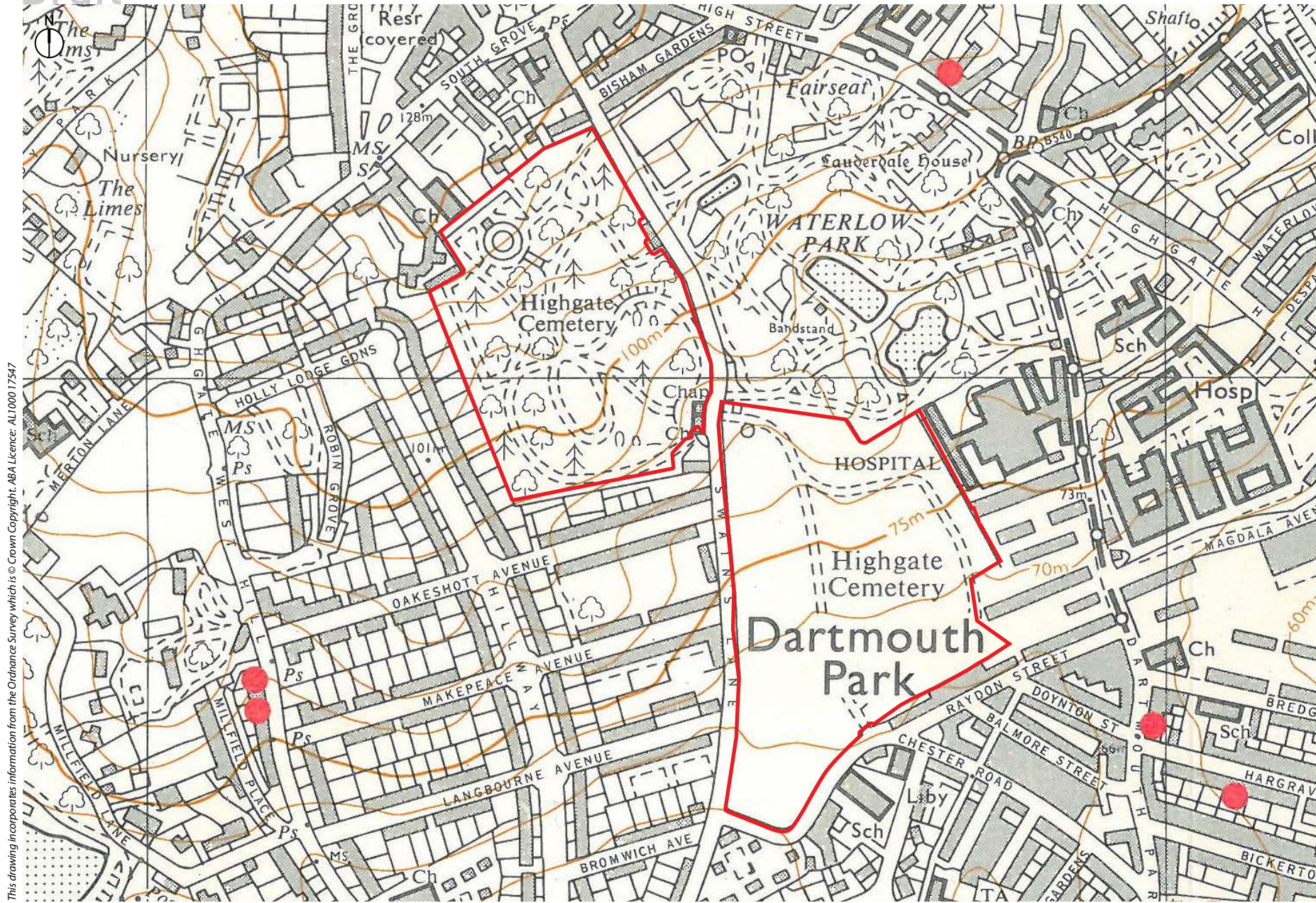


Fig 17. LCC Bomb Damage Map 1945



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Fig 18. OS Map 1976

2.2.1 Early history

The understanding of the landscape of Highgate Cemetery begins with Ashurst House, built in the late seventeenth century for the Lord Mayor, Sir William Ashurst MP. An early eighteenth-century engraving of a bird's eye view shows a baroque house set above a formal terraced landscape of allées, parterres, orchards and productive gardens, which took advantage of the south-east facing slopes (Fig 20). Pasture lay beyond the garden walls and fences to the west and east.

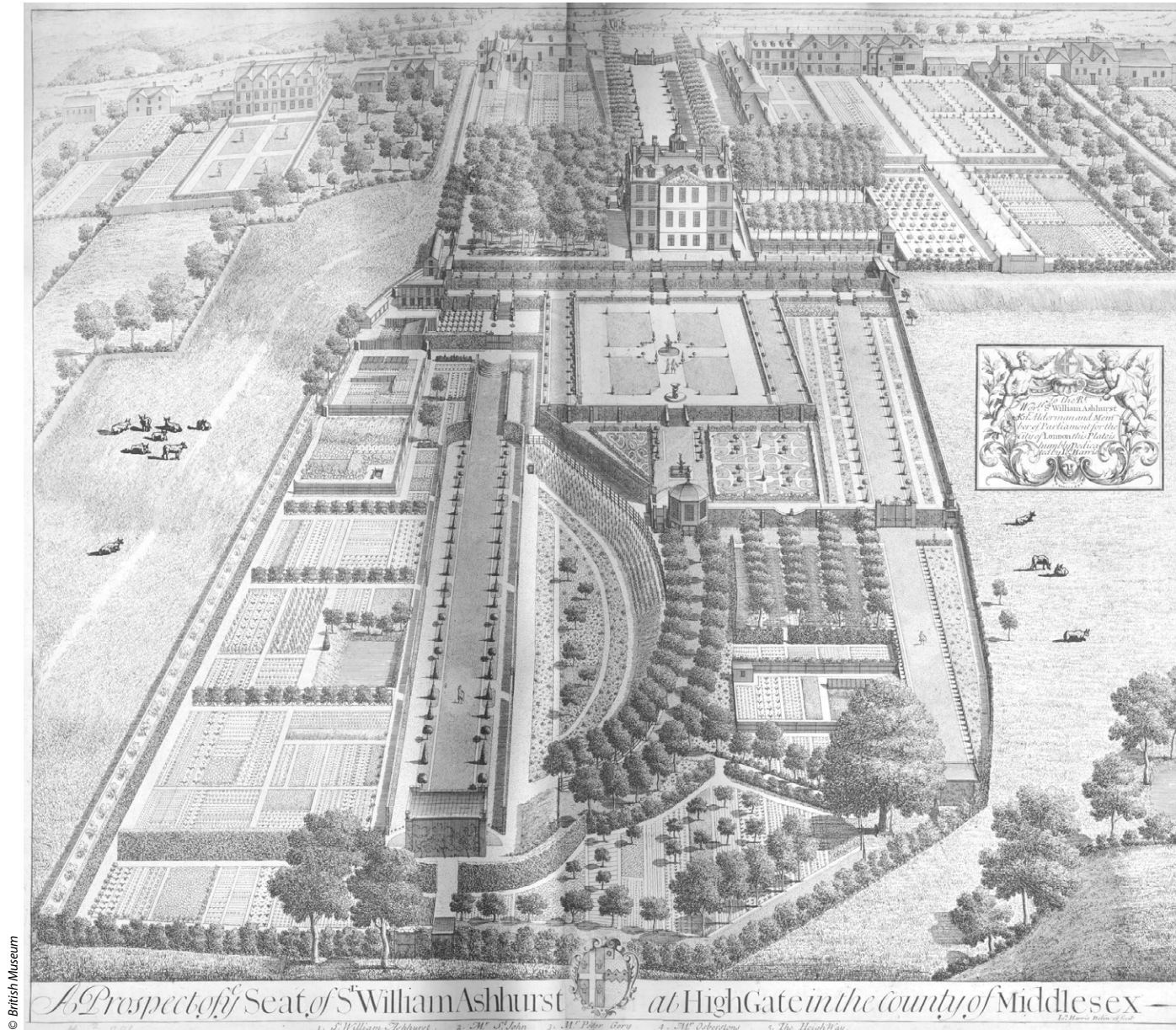
Of particular note was a steep-sided theatre of shrubs set above a lower flower garden and long walk found in the west of the garden. The approximate location of these features is evident in the West Cemetery today on account of the general lack of topographical change in the landscape there. The garden of roughly four acres corresponds to the north-west quarter of the present West Cemetery.

The earliest known mapped record of the Cemetery site is Rocque's 1746 map of London. This shows the ground laid out in rectangular fields below Highgate village. These fall to the southeast to meet Swine (Swain's) Lane, which then turns north to cut through the terraces on its approach to the village. Ashurst House is shown just to the south of the village and on the west side of the lane.



© British Museum

Fig 19. Engraving of St Michael's Church, Highgate, c.1840 showing the cemetery still predominantly open ground



© British Museum

Fig 20. View of Ashurst House, 1708-15 from Kip and Kniff, *Britannia Illustrata*

Fig 1.

By the early nineteenth century Ashurst House and much of the detail of its gardens had been lost; the house was demolished in 1830 and replaced with St Michael's Church in 1832. An engraving celebrating the new church shows the Cemetery site as a relatively uncultivated, naturalised landscape (Fig 21). The one recognisable feature is a cedar of Lebanon tree, which was to become the centrepiece of the Cemetery.

2.2.2 The London Cemetery Company

By 1830 the graveyards of London were in crisis. Overcrowded and unsanitary conditions within them had been exacerbated by a population explosion associated with industrialisation.

Joint-stock companies were formed to open cemeteries to provide new and secure commercial 'gardens of rest'. The first commercial cemetery to open was Kensal Green in 1833, with Norwood following in 1838. The London Cemetery Company was established by an Act of Parliament in 1836, which empowered the company to create cemeteries in the north, south and east of the metropolis. The company purchased 17 acres of land at Highgate, forming what is now the West Cemetery and containing enough space for 30,000 graves, to create its 'Northern Establishment'. The site took in the former grounds of Ashurst House, as well as orchard and meadowland to the south-east, and the first burial took place in May 1839. The Company also founded Nunhead Cemetery in 1840, but they never built the intended cemetery to the east. In all, eight private cemeteries were established around London in the 1830s and 40s to address the burial crisis in the city.



Fig 21. View of St Michael, c.1832

The first plan of what is now the West Cemetery was prepared by the founder of the London Cemetery Company, Stephen Geary (Fig 22). This showed a principal route (today the Colonnade Path and Main Drive) leading uphill from a grand entrance on Swain's Lane, via a chapel to a raised terrace set before St Michael's Church. The landscape was to be embellished by gently rolling, tree planted lawns, separated by sinuous circuitous walks and orientated by the careful placement of monuments and catacombs. An approach to the church of densely planted conifers alongside the path contributed a suitably sombre and symbolic atmosphere, while a small lake allowed for reflection. Although this plan differed in many details from what was eventually carried out, most of the essential elements of the Cemetery are present.

The London Cemetery Company appointed David Ramsay, nurseryman and skilled landscape designer, to work with Geary on the landscaping of the Cemetery, and it is likely that it was his advice which led to some of the modifications of Geary's initial design. Ramsay created an elegant composition which took advantage of the views within and without the initially quite open landscape, between the principal buildings and south towards the City, to create the sense of a much larger site. The genteel landscape populated by beautiful monuments was a key attraction of the Cemetery and from its earliest days, Highgate was a popular tourist destination.

However, the relationship between the Cemetery and the surrounding land was one of contrast. By 1840 the approach to the Cemetery from Kentish Town still retained a distinctly rural character with small woodlands, fields and grazing livestock, while within the walls Ramsay had created a picturesque arrangement of 'numerous plantations and flower-beds' between the principal built structures (*The Mirror of Literature, Amusement and Instruction*, 3 Nov 1838, quoted in Bulmer, 2016).

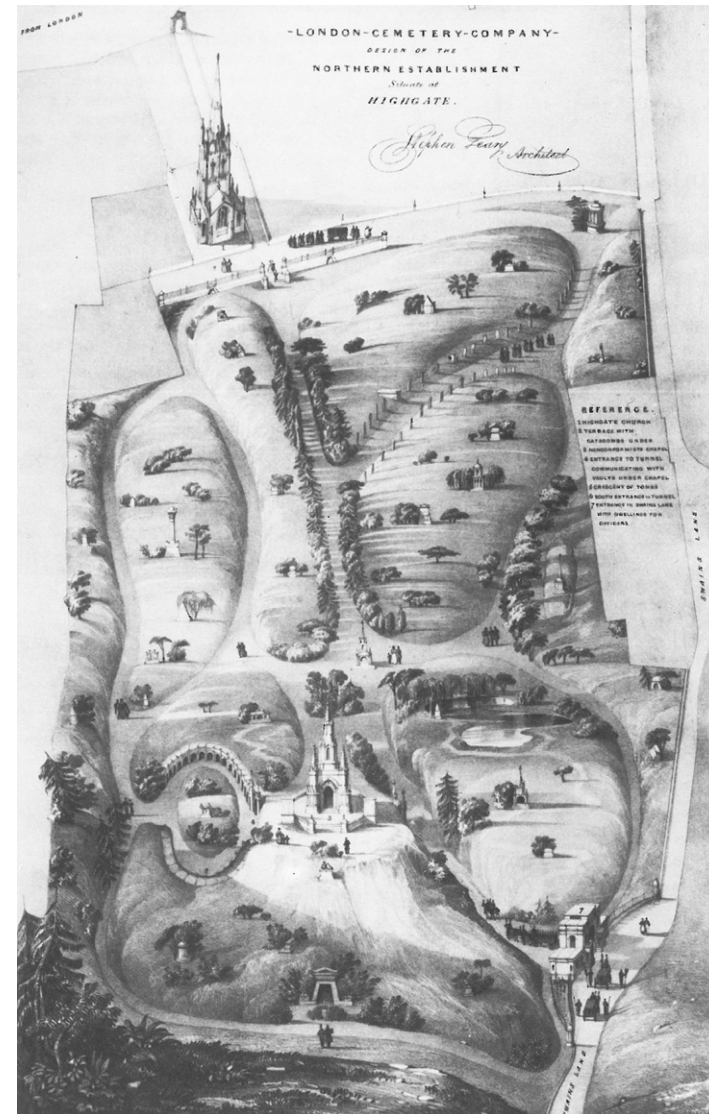


Fig 22. Geary's original design for Highgate Cemetery, 1837

'The view over the Metropolis is remarkably fine'

The great advantage of the site was its topography. The designers of the Cemetery took full advantage of this to create many fine views, both near and far, throughout the West Cemetery. The view from the Terrace Catacombs was commented upon most frequently.

- 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.' (quoted in Dungavell, 2017, p.9)
- 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' (quoted in Dungavell, 2017, p.9).
- 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)

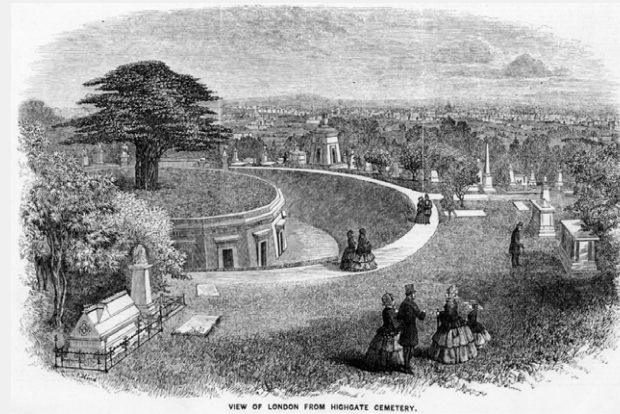


Fig 23. The view from the Terrace as depicted in *The Illustrated News of the World*, 15 Jan 1859



Fig 24. The view from the Upper Circle, 1942

The plan submitted alongside the petition for consecration of the Cemetery (Fig 25) shows the layout of the West Cemetery in 1839, including the dramatically excavated catacombs that form the centrepiece of the Geary/Ramsay design, 15 ft (4.5m) beneath ground level. The Egyptian Avenue, flanked by 16 stucco-faced brick vaults, leads to the Circle of Lebanon, designed around the fine cedar retained from the Ashurst House site. An inner ring of 20 vaults was supplemented in the 1870s by an outer half-ring of 16 outer vaults, replacing a grassy bank. It was presumably at this time that the roof was removed from the gloomy Egyptian Avenue, helping to sell the remaining vaults there (Dungavell, 2014, 4). It is notable that the 1839 plan does not show the row of Cuttings catacombs, which are generally attributed to Geary. These are depicted on the 1842 Prickett Plan of Highgate, so may have been added not long after the Cemetery opened.

Geary intended the main paths to be accessible by carriage, as indicated on the 1839 plan by several turning circles and a long ramp up to the Terrace. However, the central path proved too steep for horse-drawn carriages to ascend in wet weather. Geary was superseded by the architect J. B. Bunning, who rearranged the entrance sequence, creating a Colonnade with steps up to the central path, and carriage gates for the two side paths. The multifunctional Colonnade provides shelter in wet weather and incorporates a range of vaults (Dungavell, 2014, 5).

2.2.3 The East Cemetery

By 1854 demand for burial plots in the West Cemetery had increased following further restrictions on burials in central London. In response, the London Cemetery Company purchased 19 acres on the east side of Swain's Lane. This area was originally known as 'New Ground' before assuming the title East Cemetery. A tunnel was created leading from the Anglican chapel under Swain's Lane, connecting the West to the East Cemetery.

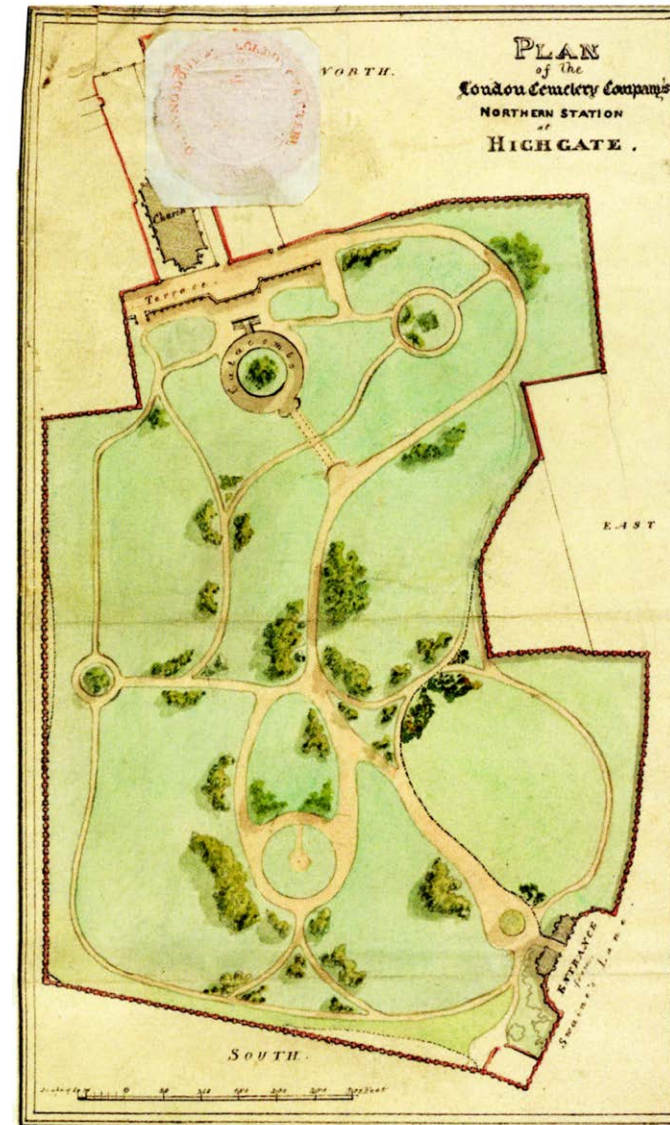


Fig 25. 1839 plan of the Cemetery

Gothic versus Egyptian

The original buildings of the West Cemetery are in a bold Gothic style, more playful than scholarly. These include the splendidly theatrical Chapels, Terrace Catacombs, North Lodge, South Lodge and the Superintendent's House (this last is no longer part of the Cemetery), all of which were designed by Stephen Geary c.1838. In 1839, the London Cemetery Company appointed a new surveyor to the Company, J. B. Bunning, who designed the Colonnade in a more restrained Gothic idiom.

The exceptions are the Egyptian Avenue and Circle of Lebanon, designed by Geary in an extrovert Egyptian style. The reasons for this difference of style are firstly that the principles of picturesque design include the introduction of variety, and secondly because the Egyptian style was associated with death and was therefore particularly fitting for catacombs. Geary's memorable design compares favourably with the more scholarly, yet less remarkable, Egyptian entrance at Abney Park Cemetery of 1840 (Dungavell, 2014, p.3). The Cuttings Catacombs were added by 1842 in a restrained Greek Revival style and the 1870s additions to the Circle of Lebanon are in a classical style, creating further incident and variety.



Fig 26. The Chapels, from *The Mirror of Literature, Amusement and Instruction*, 1838 (HC Archive)



Fig 27. The Egyptian Avenue, from *The Mirror of Literature, Amusement and Instruction*, 1838 (HC Archive)

In the original Act of 1836, there was a provision that, if the cemetery was divided in two by a road, the two separate areas could be linked by a tunnel. By building a tunnel in 1854, the Company effectively circumvented the need to obtain any additional permission to expand their site, which would otherwise have certainly been opposed (Dungavell, 2017, p. 5-7).

The East Cemetery, laid out by the architects Frederick Wehnert and John Ashdown, is designed to maximise burial space using a grid system (Fig 28). This arrangement, with its dominant straight paths and serried ranks of graves, contributed to a more open landscape character that contrasts with the dense informality of the West Cemetery. Similarly, this area also became associated with more modest memorials than those found in the West Cemetery, laid out on the broad terraces which descended the ground slope. By the late nineteenth century simple arrangements of paired London plane or lime (and later cherry) trees enclosed the principal north/south routes within the East Cemetery while a few oaks became established in the central areas.

2.2.4 Later additions to the cemeteries

The OS map of 1869 (Fig 15) records the incursion of South Hill Cottages into the West Cemetery footprint to the south of North Lodge. The West Cemetery is shown with scattered trees, particularly in the north-east corner and around the paths, and a tree-lined boundary around the perimeter of the site. The East Cemetery has a dense tree-lined boundary and scattered trees, mostly bordering the paths. The lime avenue is shown clearly.

The neighbouring Waterlow Park was converted into a public park in 1889, effectively creating three large and interrelated areas of ornamental public space in this part of the Capital.

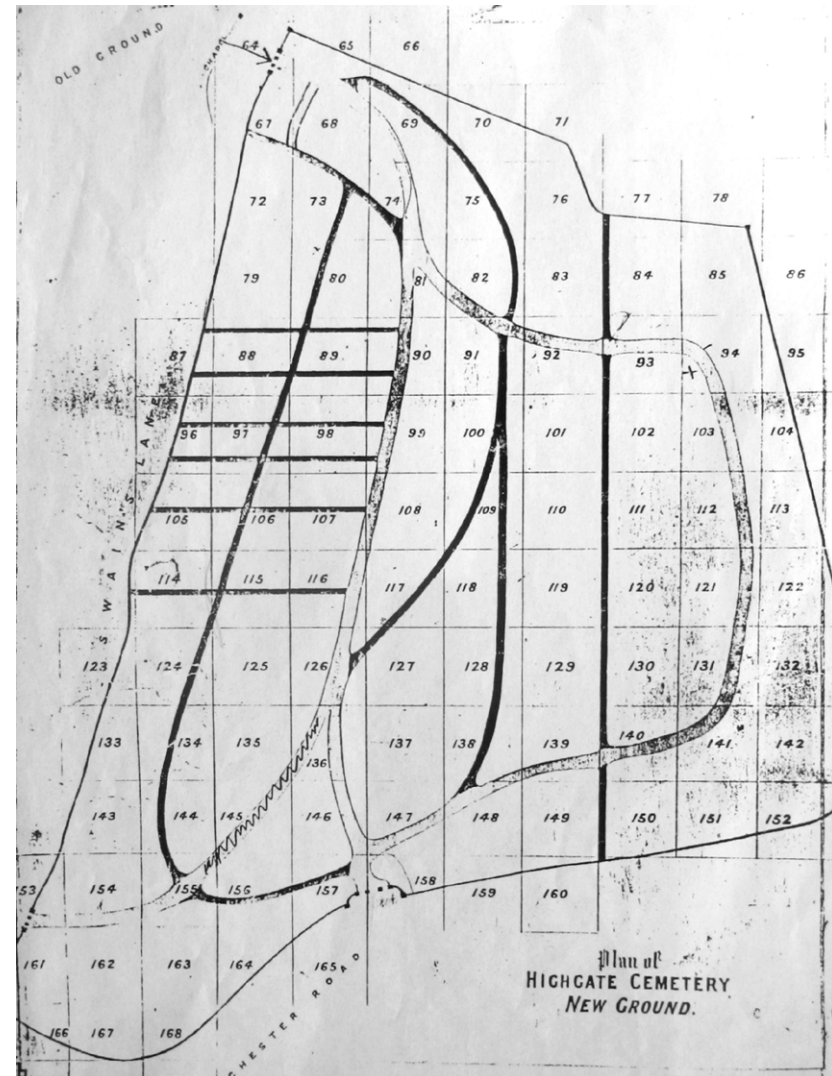


Fig 28. Early plan of the East Cemetery from the 1865 Guidebook to Highgate Cemetery

Burials in the nineteenth century

The Cemetery was consecrated by the Bishop of London on 20 May 1839, and the first interment was that of Elizabeth Jackson in May 1839. Her grave, on the main path, measured 6ft 6in by 2ft 6in and was dug 10ft deep, allowing space above her coffin for the burial of three of her relatives in later years (Barker, 24).

The scale of prices was set out in an advertisement in *The Times* on 6 March 1840:

- Private catacomb £15 15s
- Single interment £6 6s
- Private family grave £5 5s
- Single interment in a grave £1 5s

At the other end of the scale were the private mausoleums, only 16 of which were built before the First World War. In 1876, four years before his death, the banker and newspaper proprietor Julius Beer paid £800 for a space on the Upper Circle; he would go on to spend £5,000 on his family mausoleum.

In the year of opening, 204 people were interred; their average age was 36. As the Cemetery became established, the numbers rose and there were on average 2,000 burials a year for the rest of the nineteenth century. This brought enormous profits to the London Cemetery Company.



Fig 31. Grave of Henry Taubman, a chemist who died in 1874 at the age of 26, from a *carte de visite* by Millward and Co. monumental sculptors

In 1872 greenhouses (unmarked) were established in the West Cemetery to grow flowers to sell to ornament the graves. The west side remained the more prestigious: to maintain profitability the outer ring of vaults was added to the Circle of Lebanon in the 1870s, and in the 1880s extra land along Swain's Lane was purchased.

2.2.5 Twentieth-century developments

In the early twentieth century, the large Strathcona mausoleum was constructed in 1914 near the north-west entrance of the East Cemetery, with the imposing Pocklington and Dalziel mausoleums following in 1930. Following the Great War, the War Memorial was erected to the north of the Colonnade in the West Cemetery in 1926. In terms of day-to-day management, the glasshouses within the cemeteries were removed to a new site at Townsend Yard in Highgate Village in 1905, in order to make way for more burials. This nursery area was sold in 1956 as part of an effort to reduce the growing commercial losses of the Company.



Fig 29. Preparing flowers in the East Cemetery, 1902 (from *Living London*)

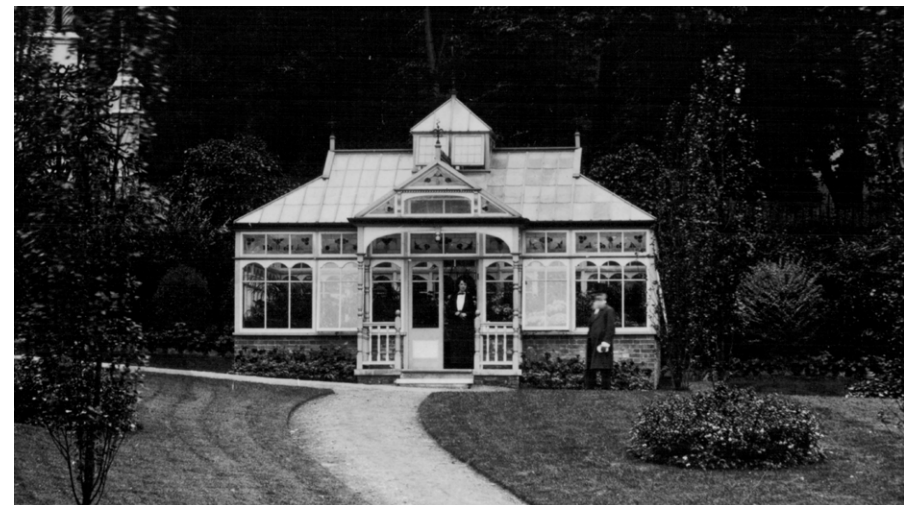


Fig 30. Conservatory in the East Cemetery, c.1915 (demolished)

Highgate has been famous as the resting place of Karl Marx since 1883, when he was interred in a plot set back from what is now known as the Lime Path. In 1956, the Communist Party of Great Britain raised money to relocate the grave to a more prominent site around 100 ft (30m) further north and erect a large imposing monument with bust by sculptor Lawrence Bradshaw. The Marx grave (Fig 32) has increased the public profile of the Cemetery but has also attracted vandals over the years.

The profitability of the London Cemetery Company reduced markedly in the post war years. In 1960 the London Cemetery Company became part of United Cemeteries, which in turn became part of the Raybourne Group. By the 1970s Highgate Cemetery was running at a commercial loss, which led to the closure of the West Cemetery at Easter 1975. At the time a local public petition collected over 1,000 names in protest at the closure of this much loved and valued place. This protest led to the inauguration of the Friends of Highgate Cemetery in October 1975.

From the 1950s standards of maintenance in the Cemetery had fallen: fewer repairs were made to the landscape or to the structures within it, and the trees were less diligently maintained. This was accompanied by an increase in vandalism, including some incidents of a disturbing nature. As maintenance reduced, the vegetation began to encroach upon the Cemetery, creating an increasingly overgrown and romantic wilderness. As described by the critic Ian Nairn in 1966:

At first the landscape is ordinary. But as you wind up the hill it becomes more and more overgrown, choked in winter by dead fronds with an unnerving resemblance to Spanish moss ... Then, with a shock like a blood-curdling scream, the Egyptian entrance shows up. Beyond it, the Catacombs ... gently deliquescent, crumbling away. (Nairn, 1966, p.212)



Fig 32. Karl Marx tomb unveiling, 14 March 1956 (NEA Service Inc)



Fig 33. Circle of Lebanon, c.1980s (HC)

This increasing atmosphere of romantic decay contributed significantly to the Cemetery's appeal. It became a mysterious landscape, inviting exploration and yielding unexpected discoveries as crumbling tombstones were uncovered under creeping tendrils of ivy. It exercised a potent effect on the imagination, providing a connection with the lost world of the Victorians, now quietly disintegrating under the encroaching vegetation.

This was a powerful motivating factor in the formation of the Friends of Highgate Cemetery, who wanted to preserve the Cemetery's unique atmosphere. Although the London Borough of Camden was offered the option of taking over the Cemetery in 1976, they were hesitant to assume the physical and financial burden of maintaining the neglected and decaying site. The Friends of Highgate Cemetery took on the challenge of managing the landscape and maintaining the monuments.

The Friends inherited a landscape that was increasingly overgrown and buildings and monuments which had been neglected for a number of years. They were keen to preserve the atmospheric character of the Cemetery and also lacked the resources, professional staff and time to achieve the high levels of maintenance practised historically. They took an approach to landscape management which was described as 'managed neglect', attempting to contain the uncontrolled growth of trees and undergrowth whilst preserving the romantic atmosphere of the Cemetery.



Fig 34. Overgrown Egyptian Avenue with tour group, c.1980 (John Gay)

This was a reasonable response to the management difficulties the Friends inherited, but has created its own set of problems. The atmosphere of the Cemetery has changed as the woodland has matured. 'Managed neglect' has itself proved resource hungry and its reliance on volunteer-led ground works has contributed to the present poor condition of the landscape. This is manifested in uneven and unstable ground, a dominant young broadleaf woodland (ash and sycamore), the loss of historic planting as it is overwhelmed by uncontrolled vegetation and the erosion of much of the subtlety of the landscape design in terms of views, spatial relationships and character. It has also allowed ongoing damage to hard landscaping and monuments from the vegetation.

The Friends' approach to the buildings has been one of proactive conservation and restoration. Since the mid 1980s, all of the principal buildings and monuments have been conserved, supported by grant aid from English Heritage (now Historic England). Projects include the Terrace Catacombs (1984–91 and 2002), Chapel (1985–89), North Lodge (1987), Colonnade (1987 and 1996), Forecourt (1988), Egyptian Avenue (1991–92), Circle of Lebanon (1992–97), Beer Mausoleum (1993), South Boundary Wall (2000–01) and North Boundary Wall (2004).

In recent years, as space has diminished, the Cemetery has accepted the smaller monuments associated with cremation burials, sometimes at the expense of the historic layout. The East Cemetery has become known for graves of unconventional or irreverent design, such as Patrick Caulfield's Pop Art sculpture (2005; Fig 37), Sir Colin St John Wilson's architectural work in miniature (installed 2016) and Malcolm MacLaren's film prop shield made into stone (2010; Fig 38).



Fig 35. Chapel, c.1983 (HC)



Fig 36. Chapel, 2017 (ABA)



Fig 37. East Cemetery, grave of the artist Patrick Caulfield, 2005



Fig 39. West Cemetery Terrace Catacombs, c.1984



Fig 38. East Cemetery, memorial to Malcolm McLaren, 2010



Fig 40. West Cemetery Terrace Catacombs, 2017

2.2.6 Historic photo comparison



Fig 41. Aerial view from the south, 1939 (Historic England EPW061147)



Fig 42. Satellite view from the south, 2017 (Bing)



Fig 43. East Cemetery, c.1960



Fig 44. East Cemetery, 2017



Fig 45. Otway Mausoleum, c.1960 (HC Archive)



Fig 46. Otway Mausoleum, 2017



Fig 47. Morgan Mausoleum view, 1965 (from 'Emma' film)



Fig 48. Morgan Mausoleum view, 2017



Fig 49. Circle of Lebanon, early 1980s



Fig 50. Circle of Lebanon, 2017

3.0 Highgate Cemetery today

3.1 Management

3.1.1 Management structure

The site is managed by The Friends of Highgate Cemetery Trust (FOHCT). The Trust is a registered charity, established in 1975, which manages Highgate Cemetery through its trading arm, Highgate Cemetery Limited (HCL). The charitable objectives of FOHCT are:

- to promote the public benefit in relation to Highgate Cemetery by any means appropriate and likely to preserve it as a place of historic, and other interest, and beauty;
- to permit the Cemetery to be used as a public burial ground; and
- to secure the repair, restoration and preservation of the Cemetery, its monuments and buildings and other artefacts and their setting for the public benefit.

The management structure of the Cemetery is set out in the chart on page 34.

3.1.2 Financial and legal position

Highgate Cemetery is owned by a charity and run for the public benefit, not for profit. It receives no funding from Government, and relies on income from charging for admission to the Cemetery and from the sale of burial plots and memorials.

Income is derived primarily from the following sources (based on the latest available accounts for the year ended 31 August 2015):

- Burial and memorial sales (44%)
- Visitors, tours and publications (41%)
- Subscriptions, donations and legacies (5%)
- Income from investments (10%)

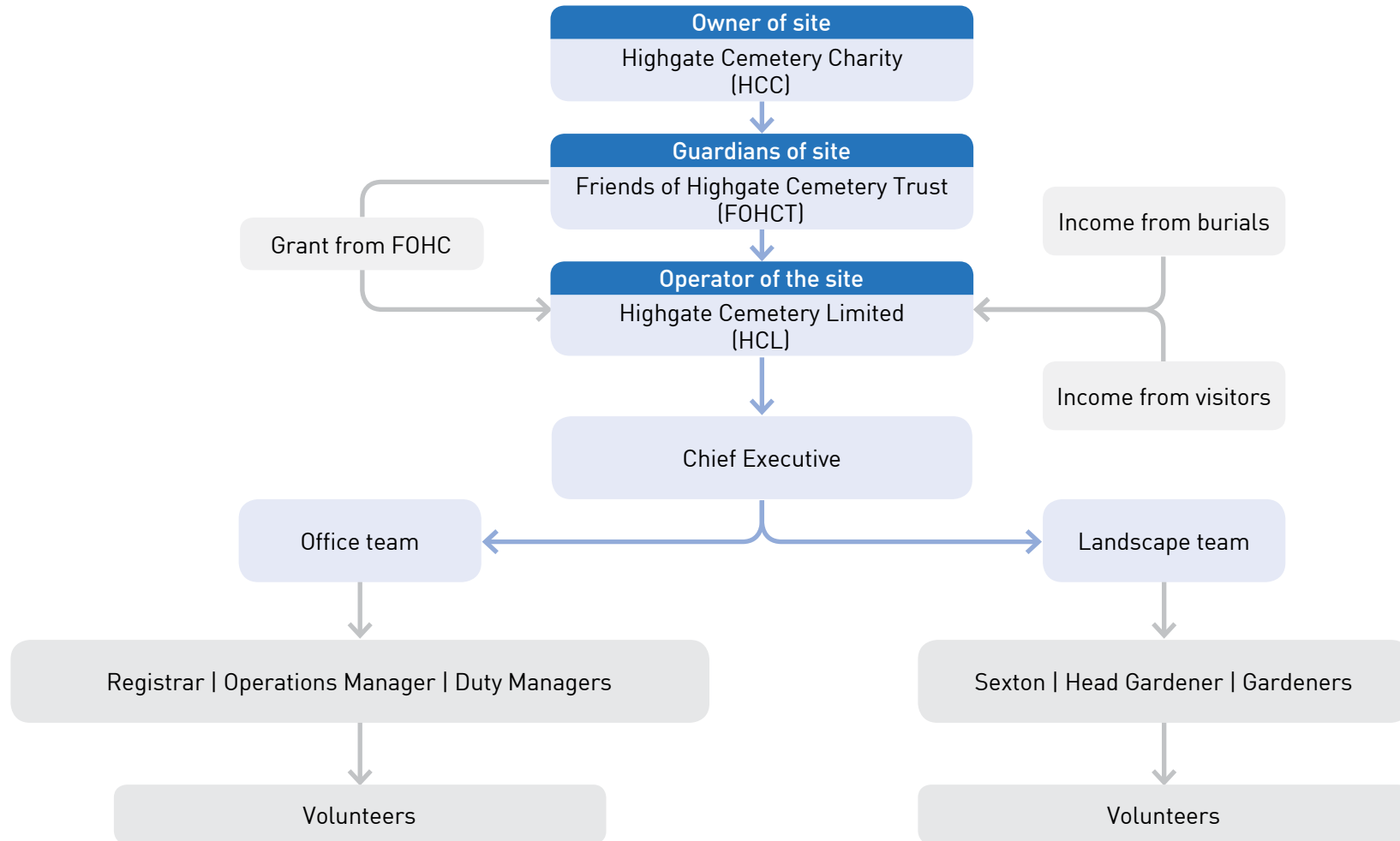
3.1.3 Management practice

Roles

The Cemetery landscape is maintained by a full-time staff including the Sexton, Head Gardener, Deputy Head Gardener and five gardeners. The Sexton and Head Gardener report to the Chief Executive and work closely with the Operations Manager. The Head Gardener and his staff are primarily responsible for the general upkeep of the grounds, steering a considered line between the policy of 'managed neglect' and the needs of a public burial site.

Draft

Management Structure



3.0 Highgate Cemetery today

These posts support one other in their work and the gardeners benefit from a voluntary contribution, namely Wednesday and Sunday work parties and the occasional corporate work party. The Head Gardener has also been able to offer limited eight-week training placements to one or two trainees under the Harrington Scheme (a local special needs training initiative).

The garden staff hold responsibility for opening and closing the site and its public facilities each day (a dedicated cleaner is employed for office and toilet duty). They also support the Registrar by locating and cleaning graves ahead of a family visit.

Volunteers

All aspects of landscape management such as grass and shrub management, small tree works, turf repairs, limited repair to hard surfaced paths, grave maintenance, the maintenance and repair of seats and emptying of litter bins, are undertaken by the staff and volunteers. It is the volunteers who deliver on-site interpretation through the popular guided tours for the public; a member of the gardening team will lead tours as part of the offer for corporate work parties.

Contractors

More complex management and repair such as high level tree work or large tree felling, drainage works, the treatment of notifiable weeds (such as Japanese knotweed) and the wider repair or resurfacing of paths are undertaken by specialist contractors. The Cemetery has an established relationship with several arboriculturalists who are familiar with the different interests and challenges of the site.

Ecological practices

The landscape of Highgate Cemetery is managed with due consideration of its designation as a Site of Metropolitan Importance for Nature Conservation. Bird and bat nesting boxes, deadwood piles and informal ponds contribute to its ecological value. The practice of on-site burning stopped in 2015. However, the garden team (Head Gardener + one) are qualified to use herbicides and do use glyphosate-based products with discretion to help reduce pernicious weeds and control weed growth on paths.

Facilities

The garden staff have a mess room and basement store for hand tools and small power tools; this is attached to the public toilet block in the East Cemetery. In the West Cemetery, the North Lodge is used as a volunteer base and a store for hand tools, but it has limited facilities. Composting facilities were reinstated following a reduction in the use of skips to move waste off site and are located within the Cemetery on the centre south boundary. The location of this necessary composting site, which services both sides of the Cemetery, is less than ideal as it literally lies on top of graves and headstones can be seen within the piles of chippings.

The machinery to support the burial operation includes a small digger, a dumper-truck and two all-terrain vehicles, which are kept in the West Cemetery in two secure but visually prominent lock-ups. Loose materials, together with salvaged pieces of broken memorials, are neatly stored along the south side of the main path on White Eagle Hill close to the south site boundary.

Burials and funerals

The Sexton is responsible for grave sales and digging and the practical aspects of funerals. The Head Gardener and other gardening staff also help prepare graves. The garden team, together with office staff, similarly might assist with car parking (in the courtyard by agreement) and gate duties on funeral days. The volunteers are generally not involved with the Sexton's work.

The presentation of graves within the Cemetery is regulated by the Highgate Cemetery Rules to discourage the addition of features such as fragile items, trinkets and artificial flowers. However, such items do appear despite the efforts of the Sexton and other staff, who can be placed in a difficult situation when they are perceived by a grieving family to be interfering with the family's wishes.

Public access

Public access to the Cemetery is controlled and differs for the West and the East Cemetery. The public pay a small entrance fee to gain access to the East Cemetery. The West Cemetery is only accessible via a guided tour. Grave owners, however, are provided with a pass.

The main entrance on Swain's Lane continues to provide access to the West Cemetery with the Carriage Road entrance providing access to the East. Other historic points of entry to the Cemetery, such as the North Lodge, the Chester Road Gate and a service gate on Swain's Lane are now closed to prevent uncontrolled access to the site.

3.2 Character and condition

3.2.1 The designed landscape today

The landscape is today characterised by dominant and dense broadleaf woodland, which generally restricts views within the Cemeteries to the paths and has eroded the visual relationship between the Cemeteries and the surrounding land and townscapes. Despite this, many aspects of the designed landscape remain, including:

- The evident hierarchy of vertical structures in the West Cemetery (St Michael's Church, the Beer Mausoleum, predominance of obelisks and medieval crosses on higher ground and near the main entrance);
- The use of evergreen planting to create distinct landscape experiences (Egyptian Avenue, Cuttings Catacombs);
- The location of historic evergreen trees near junctions in the West Cemetery to provide orientation and a sense of progression through the landscape;
- The use of amenity planting in the form of loose avenues of broadleaf trees in the East Cemetery;
- The axial placement of monuments on sight lines within the Cemeteries;
- The general arrangement of at least one row of high-status graves lining the principal paths with other graves set back at around 90° to them;
- The use of perforated boundaries to create visual relationships with neighbouring land.

To inform the conservation plan, surveys have been undertaken of the ecology and arboriculture of the West and East Cemeteries, the results of which are summarised below.

3.2.2 Ecology

Habitats and Flora

The West and East sides are described separately below. The reader is referred to the Ecology Survey plans in Appendix 2.

West Cemetery

Woodland

What follows is an overview of the woodland ecology. For a detailed assessment of trees, see Section 3.2.4.

Throughout much of the West Cemetery trees have seeded freely resulting in the dominance of tall, semi-mature ash and sycamore woodland. Although occasional mature standard trees are still present from the original designed landscape, it is now the established secondary woodland that is most apparent, resulting from the change in management over the last 40 years.

Older specimen trees present include ash, horse chestnut (the coppiced and pollarded specimen at TN 5 is notable) and pedunculate oak *Quercus robur*, along with evergreen species planted as part of the original landscape planting including cedar *Cedrus sp.* and pines *Pinus sp.* trees. There is evidence of some 'haloing' of these trees, i. e. the clearance of younger tree-stock around a mature tree to reduce competition for resources and prolong its life.

Other less frequently encountered species present in the canopy layer include yew *Taxus baccata* (originally planted as part of the designed landscape at the Cemetery), silver birch *Betula pendula*, hornbeam *Carpinus betulus*, cherry *Prunus sp.*, lime *Tilia sp.* (probably the hybrid *Tilia europaea*), alder *Alnus glutinosa*, sweet chestnut *Castanea sativa* and introduced cypress *Cupressus spp.* species. There is a lot of standing dead wood in the canopy, away from the footpaths, which provides habitat and food resources for nesting birds, bats, dead-wood (saproxylic) invertebrates and fungi (Fig 52).



Fig 51. This old coppiced horse chestnut (TN 5) that has also been pollarded is perhaps the most notable tree in the West Cemetery after the Cedar of Lebanon



Fig 52. Standing dead wood

The woodland structure varies from one part of the Cemetery to another, depending on how intensively each area is used. Where it is in more active use, there are more mature and semi-mature trees and little understorey layer, save for a few specimens. Where there is little or no intervention, the canopy layer is generally of uniform age, over-crowded and closed, and the understorey is generally quite open and poorly developed, except in a few discrete locations where dense growth of non-native cherry and spotted laurel *Prunus laurocerasus* and *Ancuba japonica* respectively, rhododendron *Rhododendron spp.* and snowberry *Symphoricarpos albus* are present (e. g. TN 12). These may be relics of some of the original planting of the Cemetery as acubas and snowberries were stocked by David Ramsay, the landscape designer, and regularly used by him as understorey planting. Native understorey species are frequent and include hazel *Corylus avellana*, elder *Sambucus nigra*, holly *Ilex europaea*, butcher's broom *Ruscus aculeatus* and hornbeam *Carpinus betulus*. There are relatively few saplings. There is some evidence of clearance of the non-native understorey growth to open up the woodland and presumably to improve access, for instance at TN 10 (arisings being stockpiled at TN 14) and TN 7. Arisings from management have been arranged into habitat piles frequently within the woodland (Fig 56). Tree stumps and fallen dead wood have been deliberately left to rot down, providing opportunities for fungi and invertebrates (Fig 57).

The ground flora in unmanaged locations is overwhelmingly dominated by ivy *Hedera helix*; other competitive species such as bramble and hogweed are present. The relatively recent origins of the woodland are reflected in the ground flora, with species typical of older woodlands being infrequently recorded; these include primrose *Primula vulgaris*, bluebell *Hyacinthoides non-scripta*, lesser celandine *Ficaria verna*, foxglove *Digitalis purpurea*, ramsons *Allium ursinum*, wood sedge *Carex sylvatica*, broad buckler fern *Dryopteris dilatata* and hart's-tongue fern *Asplenium scolopendrium*. Colonies of a horsetail (likely to be great horsetail *Equisetum telmateia*, which is notable and previously recorded at the Cemetery) was recorded at TN11. Where there is



Fig 53. Young ash-sycamore woodland with ground flora dominated by common ivy



Fig 54. Sparse young woodland in the north-west of the West Cemetery with hazel present



Fig 55. Illustrating moss, lichen and ivy growth typical in the least managed parts of the cemetery



Fig 56. Illustrating habitat piles created from woodland management arisings. These create opportunities for fungi, invertebrates and small mammals

more formal management, several non-native species include *Narcissus* and periwinkle *Catharanthus roseus* as well as snowdrop *Galanthus nivalis*, which is native though likely to have been planted.

Structurally, where the site is unmanaged the ground conditions are extremely variable, the ivy scrambling over the woodland floor and the crowded tombstones and tombs. Many of these are situated on undulating and sloping ground and the ivy and tree growth is causing many of the tombs to lean or partially collapse, which increase the microhabitats available for wildlife. Some limited lichen and lower plant growth exists on the tombstones (Fig 55).

Waterbody

There is one pond located within the west of the West Cemetery. This is lined with butyl or similar and is fed by a nearby spring such that there is a slow flow within the pond. The pond is c.5m² in area and c.50cm deep at its deepest. Wetland vegetation visible at the time of survey was limited to yellow-flag iris *Iris pseudacorus* and sedges. There is clearly substantial leaf fall into the pond, as a result of its location, which is likely to limit the flora growth. This pond is the only standing water at the site; it increases the habitat diversity and provides opportunities for wetland flora and fauna that do not exist elsewhere (see below).

Scrub

Scrub is located on the roof of the Terrace Catacombs. To the rear of the Terrace and abutting the site boundary fence are small patches of dog rose *Rosa canina*, elder and common ivy interspersed amongst gravestones. Within the amenity grassland located immediately south of building 15 there are also discrete areas of scattered scrub, comprised of bramble *Rubus fruticosus* and common ivy. Scattered scrub is also present along the top of a raised wall adjacent to the site boundary in the west of the West Cemetery, and comprises abundant common ivy with some bramble.



Fig 57. Example of fallen dead wood left *in situ* with fungi growth visible

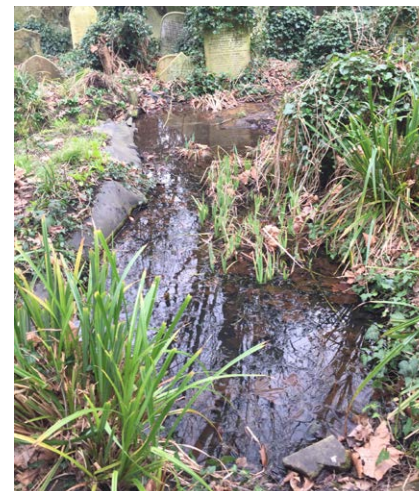


Fig 58. Pond fed by nearby spring

Grassland

Amenity grassland exists the north-west of the West Cemetery, with discrete areas in the southeast, close to the entrance. The sward within the linear amenity grassland area and within the raised circular area in the centre of the Columbarium is frequently mown and contains abundant perennial rye-grass *Lolium perenne* with some cock's foot *Dactylis glomerata*. Forbs (i. e. herbaceous flowering plants) are limited to occasional primrose, ribwort plantain *Plantago lanceolata* and lesser celandine, suggesting that although the grassland is managed and utilised as amenity grassland, it may be of greater ecological value than that of amenity grassland in general. Adjacent to the Terrace Catacombs, the grassland has been neglected and is undergoing early succession into woodland through the encroachment of scrub and trees. The grassland in the south-east is dominated by mosses, with red fescue *Festuca rubra*, bent grasses *Agrostis spp.* and common forbs such as ground ivy, creeping buttercup *Ranunculus repens* and dandelion *Taraxacum officinale*.

Scattered broadleaved trees exist within amenity grassland including evergreen oak *Quercus ilex*, silver birch and elder. Additionally, atop the Circle of Lebanon is an area of amenity grassland that contains one mature cedar of Lebanon *Cedrus libani*, which at the time of the site survey in February 2017 was undergoing restorative works to the root system.

East Cemetery

The East Cemetery is more heavily used and is under a more formal management regime, though the central area is similar in character to the west, being wooded and largely unmanaged.

Woodland

What follows is an overview of the woodland ecology. For a detailed assessment of trees, see Section 3.2.4.



Fig 59. Scattered scrub and immature trees along the northern boundary of the West Cemetery, located on the roof of the Terrace Catacombs



Fig 60. Amenity grassland in the north-west of the West Cemetery

The East Cemetery is less dominated by woodland than the West, with open areas of grassland present in the north-west, south-west and east areas of the site. The grassland contains scattered semi-mature and mature trees that grade into young woodland, located west of the main north-south hardstanding path bisecting the site. The woodland areas of the East Cemetery are broadly similar to the woodland structure described in the West Cemetery.

Old specimen London plane *Platanus x hispanica* trees are scattered throughout the woodland, with semi-mature and mature oak, ash and hornbeam also present. The understorey in this area is largely comprised of dense common ivy cover over gravestones, with some holly, elder and bramble also present.

The woodland immediately east of the north-south hardstanding footpath is of similar composition, with the canopy predominantly comprised of semi-mature ash, lime and sycamore, with scattered old specimen London plane (e. g. TN 22) also present. There is an old avenue of mature lime trees (TN 19) and mature oaks at TN20 and TN18 that are surrounded by dense, younger woodland growth and that would benefit from haloing. The understorey here is also relatively dense, formed of ivy and holly, with some areas such as the understorey in the south dominated by dense bramble scrub.

Within the East Cemetery is one small patch of continuous scrub, located in the south. The scrub is dense and is predominantly comprised of bramble and holly.

Grassland

In the East Cemetery there are four main areas of more open grassland present between the gravestones, broadly located in the four main corners of the Cemetery.



Fig 61. Young woodland west of the main north-south footpath, with dense common ivy present

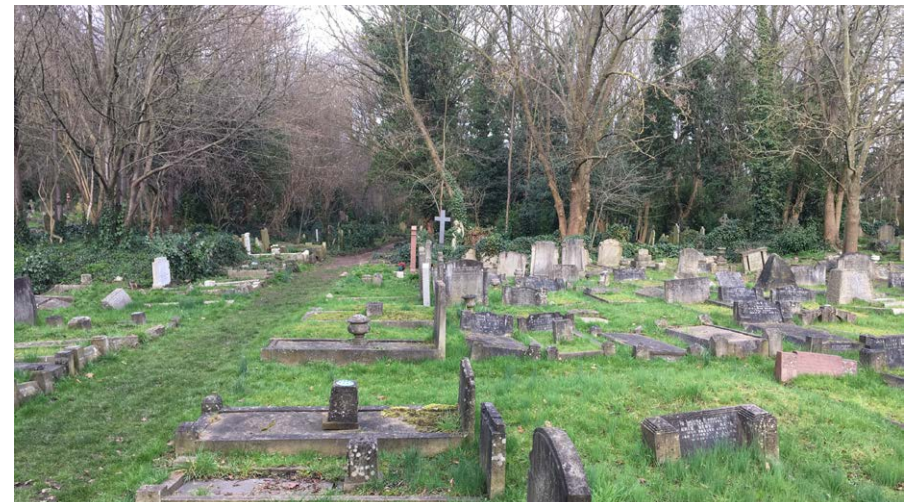


Fig 62. Amenity grassland in the south of the East Cemetery

The amenity grassland in the north-west of the East Cemetery is frequently mown and contains perennial ryegrass, red fescue and bent grasses, with occasional forb species present including common daisy *Bellis perennis*, ribwort plantain *Plantago lanceolata* and round-leaved cranesbill *Geranium rotundifolium*.

The amenity grassland in the south is evidently less regularly mown than the amenity grassland in the north. The grassland is comprised of perennial ryegrass and cock's foot interspersed with soft rush *Juncus effuses*, with limited forb species present including round-leaved cranesbill, ribwort plantain and common dandelion. The presence of soft rush indicates impeded drainage in this area of the site.

To the east, the grassland is managed similarly, with a similar species complement. Occasional woodland species and introduced flora associated with the graves are also present. Under tree canopies, the heavy shading has limited ground flora to occasional mosses, primrose and bent grasses.

As in the West Cemetery, numerous scattered trees exist within the grassland including young and mature pedunculate oak, holly, silver birch, ash, hornbeam and cherry.

The amenity grassland in the south of the East Cemetery also contains a mixture of scattered tree species including ash, London plane and pedunculate oak.

Hedgerows

In the south-west of the East Cemetery is a planted privet *Ligustrum sp.* hedgerow. The hedgerow is managed through cutting and runs the length of the eastern boundary, including within the area of broadleaved woodland abutting the western boundary of the East Cemetery (denoted by TN 15). A short, isolated privet hedge also exists to the east.



Fig 63. Scattered trees within the amenity grassland in the south of the East Cemetery



Fig 64. Amenity grassland in the south of the East Cemetery with privet hedgerow at the boundary

Protected and Notable Species

For ease of reference, descriptions of protected and notable species have been described alphabetically, below. Statistics come from the Greenspace Information for Greater London (GiGL).

Amphibians

GiGL returned no records for great crested newt *Triturus cristatus* within 1km of the site. The Local Environmental Record Centre returned 20 records for common toad *Bufo bufo*, one record of palmate newt *Lissotriton helveticus* and 33 records of common frog *Rana temporaria*, all of which were located outside of the site.

The site supports one waterbody in the form of a lined pond fed by a small, nearby spring. Three large ponds are present within 500m of the site, located within the abutting Waterlow Park SINC. The closest of these ponds is c. 40m from the site boundary, and c.250m from the onsite pond. The woodland and defunct gravestone/grave matrix onsite offers suitable terrestrial habitats for amphibians though given the site's isolation and lack of records nearby, great crested newt (GCN) *Triturus cristatus* would not be expected. During the site survey, common frog was observed preparing to breed within the on-site pond. The pond and surrounding woodland habitat is also suitable for common toad and smooth newt *Lissotriton vulgaris*.

Badger

There were no badger *Meles meles* records provided by GiGL for within 1km of the site. The woodland offers good potential foraging habitat, however, it is considered unlikely that badgers are present, given that the ground is dominated by dense common ivy and a high density of gravestones, and that no setts were observed during the site survey.

Bats

GiGL returned records for nine species of bat within 1km of the site, the most recent of which are from 2015. Eight of these species (serotine *Eptesicus serotinus*, Daubenton's *Myotis daubentonii*, Natterer's *Myotis nattereri*, Leisler's *Nyctalus leisleri*, noctule bat *Nyctalus noctula*, Nathusius's pipistrelle *Pipistrellus nathusii*, soprano pipistrelle *Pipistrellus pygmaeus* and brown long-eared bat *Plecotus auritus*) were recorded on site within the woodland. An unidentified *Myotis sp.* was recorded in 2014 c.100m from the site.

Additional records of bat species present at the site were provided by the London Bat Group. Activity data recorded between 2012 and 2014 showed that common pipistrelle and soprano pipistrelle frequently utilise the site for foraging and commuting, with occasional records of noctule, *Myotis spp.*, Nathusius's pipistrelle, Leisler's, Daubenton's, Natterer's, brown long-eared and serotine also present. 50 bat boxes are present at the site, with monitoring data from 2014–15 showing that soprano pipistrelle and Nathusius's pipistrelle utilise the boxes at the site for roosting.

The landscape and habitats supported by the site appear are highly suitable for roosting and foraging bats of several species. The woodland is likely to support abundant insect prey and sheltered locations within which to feed, together with suitable commuting routes along established paths and through the woodland itself. There are also numerous mature trees within the West and East Cemeteries that support features that are well suited to roosting bats. Given their age and the low level of disturbance they experience, some of the buildings, vaults and mausoleums on site, particularly in the West Cemetery, have potential to support roosting and hibernating bats.

Birds

Records were returned for 13 red listed bird species (those that have experienced significant declines in recent times, as defined by Eaton *et al* 2015), including; lesser redpoll *Acanthis cabaret*, skylark *Alauda arvensis*, herring gull *Larus argentatus*, cuckoo *Cuculus canorus*, linnet *Linaria cannabina*, spotted flycatcher *Muscicapa striata*, house sparrow *Passer domesticus*, starling *Sturnus vulgaris*, redwing *Turdus iliacus*, song thrush *Turdus philomelos*, fieldfare *Turdus pilaris* and ring ouzel *Turdus torquatus*, within 1km of the site.

Historic records of birds at the site recorded in the 1970s and 1980s by Friends of Highgate Cemetery provide an insight into what other bird species have been present at the site in the past, and may currently utilise the site, including wren *Troglodytes troglodytes*, goldcrest *Regulus regulus* and grey wagtail *Motacilla cinerea*. The Site of Metropolitan Importance citation (Appendix 1) also lists spotted flycatcher *Muscicapa striata* and willow warbler *Phylloscopus trochilus* as present at the site in the past.

89 bird boxes have been placed in suitable trees throughout the site, with 69 located in the West Cemetery and 20 located in the East Cemetery. The boxes are intended to attract a variety of species including nuthatch *Sitta europaea*, starling and tawny owl *Strix aluco*, with some boxes aimed at a wider variety of species such as tits. The boxes were monitored for several months during 2013 by volunteers at the Friends of Highgate Cemetery Trust, with blue tit *Cyanistes caeruleus* and great tit *Parus major* found to be utilising some of the boxes in both the west and east cemeteries. Anecdotal records of peregrine *Falco peregrinus* and buzzard *Buteo buteo* were provided, though these were apparently unverified (pers. comm. Maurice Melzak, Friends of Highgate Cemetery Trust).

A range of common species was recorded during the survey, many of which were singing and exhibiting courtship behaviour; none of the species of conservation concern for which records exist were recorded, though suitable habitat exists and they are likely to be present (some are migrants and would not have been expected at the time of the survey). Ring necked parakeets *Psittacula krameri*, an introduced species that displaces native hole-nesting birds, were frequently recorded at the site and in the adjacent park. Evidence of a probable sparrowhawk *Accipiter nisus* kill was also recorded.

The habitats within the site offer a wide range of opportunities for nesting birds, particularly species associated with woodland. Areas of grassland, bare ground, scrub, buildings and younger woodland compartments all add to the range of opportunities. Opportunities could be improved by diversifying the woodland structure to provide more open areas and better developed understorey to provide cover for nesting and also foraging.

Dormouse

There were no dormouse *Muscardinus avellanarius* records provided by GiGL within 1km of the site, and this species is not known in this area of London.

Invertebrates

The data search showed records of numerous records of invertebrates designated as Species of Principal Importance (SoPI) and Local Species of Conservation Concern within 1km of the site. These include one record of a spider *Nigma walckenaeri* located c.200m from the site, three records of stag beetle *Lucanus cervus* with the nearest record c.950m from the site, and one record of white admiral *Limenitis camilla* located c.1050m from the site.

An invertebrate survey focussing on beetles (*Coleoptera*) and spiders (*Araneae*) was undertaken at the site by Edward Milner of Acacia Environment between April 2013 and April 2014. This survey, along with data from surveys undertaken by Edward Milner in 2012–13 at the site, revealed a nationally scarce spider *Meta bourneti* to be present in the vaults within the Columbarium in the north of the site West Cemetery. 85 species of spider were recorded at the site, along with 123 species of beetle.

The species recorded include spider species uncommon in London such as *Drapetisca socialis* and *Metellina merianae*, along with Nationally Notable beetle species including *Longitarsus luridus* and *Liogluta pagana*. The invertebrate survey showed the East Cemetery to have a higher mean number of invertebrates present, likely due to the lower degree of shading and areas of grassland present in the East Cemetery.

During the survey of the site in 2017, two butterfly species were observed utilising the scrub and woodland habitats, peacock *Inachis io* and brimstone *Gonepteryx rhamni*. Both of these species are common and widespread throughout London. Given the time of year (February), it is early season for butterflies, and as such during the warmer months a greater diversity of butterfly species may be present at the site.

Plants

The Site of Metropolitan Importance citation (Appendix X) lists several plant species that are “unusual for the central London location”, including great horsetail (recorded during the present survey at TN 11), prickly sedge *Carex muricata* ssp. *lamprocarpa* and the nationally scarce ivy broomrape *Orobancha hederæ*. The site is also known to support the nationally scarce liverwort Luisier’s tufa-moss *Gymnostomum viridulum* at its easternmost site in the UK.

The matrix of largely undisturbed and aged habitats present at the site such as old gravestones, tombs and semi-natural broadleaved woodland allows the site to support lichens, for example *Xanthoria parietina*. More uncommon species (listed above) are also present at the site, although they were not recorded during the site survey. Flowering plants considered to be uncommon in this urban area were recorded during the survey, including great horsetail and butcher’s broom.

Reptiles

One record of common lizard *Zootoca vivipara* was returned by GiGL, located c.800m from the site.

Whilst much is too shaded by woodland to be suitable, potential for common and widespread reptile species was identified in the grassland and woodland margins. The gravestones and tombs in more open areas provide basking opportunities, while the subterranean structures, especially where they have deteriorated, and deadwood piles, provide potential hibernacula.

Western European Hedgehog

Records of western European hedgehog *Erinaceus europaeus*, a SoPI, were returned by GiGL, the closest of which was c.300m north of the site boundary.

The habitats at the site, the adjacent parkland, and large private gardens, are considered to be suitable for western European hedgehog, with the woodland, scrub and grassland areas providing ample foraging and refuge habitat. However, it is understood that recent efforts to introduce populations of hedgehog at the site have been unsuccessful (pers. comm. Maurice Melzak, Friends of Highgate Cemetery Trust).

Other

No other protected or priority fauna would be expected at the site. Common and widespread species such as small mammals, would be expected to be present in abundance and are likely to provide a food source for a range of other fauna, including birds and urban fox *Vulpes vulpes*, a species that was recorded during the survey.

3.2.3 Survey drawings

The drawings on the following pages show the extent of woodland cover versus amenity grassland and indicate the position of elements identified in the text.



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Fig 65. West Cemetery woodland



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Fig 66. East Cemetery woodland



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Fig 67. West Cemetery trees identified



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Fig 68. East Cemetery trees identified

3.2.4 Arboriculture

Overview of the tree cover

The tree cover at Highgate Cemetery will be considered for the West and East Cemeteries in turn, as there are some significant differences in character between the two. In both, the trees, shrubs and ground layer have become an integral part of the landscape, and they bring character, setting and ecological value, particularly in the West Cemetery with its superior designed landscape.

The West Cemetery contains a network of historic trees dating from the early twentieth century and mid to late nineteenth century, interspersed with younger naturally regenerated trees — almost exclusively Ash — dating from the 1960s. The tree cover has thus effectively become a woodland with two age classes in the upper canopy, an intermittent understory comprised of shrubs and young trees, and a ground layer dominated by Ivy (Fig 69 & Fig 70).



Fig 69. West Cemetery tree cover; overstorey ash and historic trees with intermittent understory layer



Fig 70. West Cemetery tree cover; overstorey ash and historic trees with intermittent understory layer

There are gaps in the canopy along parts of the West Cemetery boundary where the tree canopy has been removed — in the north and west corners, and on both sides of the Faraday Path adjacent to Swain’s Lane on the east edge. There has also been felling in the triangular borders each side of the catacombs creating a more open setting for these and revealing views of St Michael’s Church to the north-west (Fig 72).

The initial landscape design created by David Ramsay was based on a flowing path network complemented by clusters of trees and shrubs. The location of the current scattering of mid nineteenth century trees will therefore be based on this layout, namely several mature Yew, Cedar, False acacia, Horse chestnut and Sycamore. The large Cedar of Lebanon in the Circle (T.116) predates the creation of the Cemetery, and was incorporated into the design, and the same may be true of some of the Yew (Fig 71). There are also mature Laurel and Holly in the understorey which may be original or offspring from the original plants (Fig 73).



Fig 71. Mature eighteenth/nineteenth century Yew alongside the Neurath Path in the north-west corner of West Cemetery



Fig 72. Tree clearance has opened up views of St Michael’s Church and the setting of the catacombs



Fig 73. Laurel veiling the entrance to the catacombs in the West Cemetery may date from the nineteenth century

The East Cemetery's tree cover is even more dominated by the late twentieth century Ash woodland, and has an even less noticeable network of historic trees; the latter are mainly London plane and Lime pollards in formal rows dating from the late nineteenth century, and several mature English oak (Fig 74 & Fig 75). The layout of this cemetery is much more formal and gridlike than its western counterpart and was based on a more functional design by Frederic Wehnert and John Ashdown in 1854 to maximize burial space with less emphasis on amenity — hence its more prosaic historic tree cover.

There are several well defined open spaces in the East Cemetery — along the eastern boundary where there is still virgin ground for future burials, in the south-eastern and southern corners where the woodland cover has been cleared, and at the northern end directly below the entrance buildings (Fig 76). There are also cleared edges along each side of the central Carriage Road, and occasional canopy gaps throughout the Ash woodland.



Fig 74. A mature Oak in the East Cemetery using gravestones for support



Fig 75. A London plane pollard in the East Cemetery

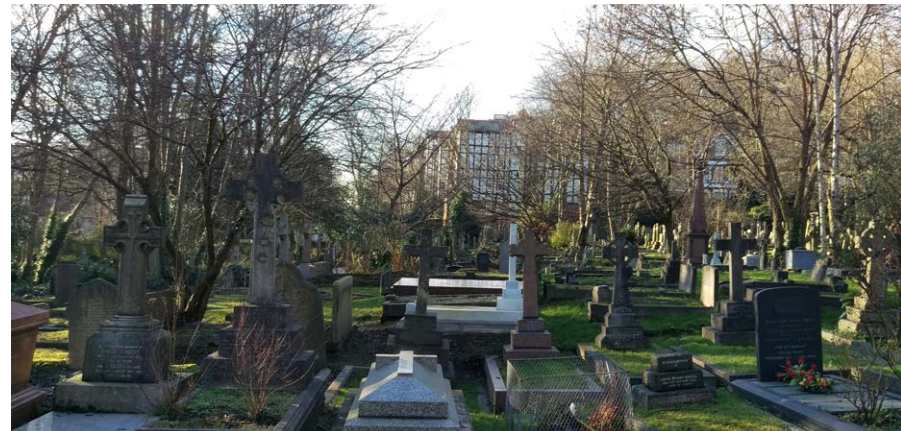


Fig 76. Open canopy where trees have been cleared in the southern corner of the East Cemetery

The shrub layer is generally sporadic and less defined than in the West Cemetery, with patches of Holly, Hawthorn, Laurel, Privet, Box and Mexican orange. There are examples of later amenity planting too such as the flowering cherries in the southwest of the East Cemetery. The East Cemetery is evidently more floristically diverse than the West which contributes to its landscape character.

The ground layer in both cemeteries is heavily ivy-dominated, and many trees are also covered in ivy (Fig 77). Ivy severance on trees and ground clearance has been carried out intermittently over the site, but particularly recently in the East Cemetery a work programme has been instigated which will help to bring this issue under control. Bramble has smothered the ground in places, especially in the central compartments of the East Cemetery between Oak path and Mound Road (Fig 78).



Fig 77. Ivy smothering trees and the ground in several areas of both cemeteries



Fig 78. Bramble in woodland cpt 3a of the East Cemetery between Lime Path and Mound Road

Historic trees

The West Cemetery has the more significant historic tree cover due largely to the way in which its designer, David Ramsay, used trees to create a pleasing setting to complement the functionality of the Cemetery. Some features relate to the earlier landscape of Ashurst House, in particular the large Cedar of Lebanon (T116; Fig 79) and the yews along Neurath Path (see below). Ramsay's serpentine path network allowed for clumps of trees and shrubs to be planted strategically in corners and gaps over the site. Thus, woodland compartment 10b (Sayer's Glade) is a small pocket nested between paths (see drawing 1148-D-004), creating an ideal location for tree and shrub planting, which would have complemented and softened the open ground and more formal gravescape.

Several mature trees dominate the upper canopy of woodland compartment 6a (White Eagle Hill), notably Ash, Sycamore, Beech and Yew (T83-90). The larger Yew (e. g. T89) were probably planted as part of the original design or incorporated into it, while the mature Ash (e. g. T88) date from the late nineteenth century; the latter may have been planted, or were self-sets retained in appropriate locations to grow on as specimen trees. In the nineteenth century and early twentieth century it is likely that species which self-seed freely, such as Ash and Sycamore, were managed so that only appropriate trees were allowed to grow on to maturity.

In this context there is a significant network of 'parent' Ash spread over the Cemetery, and 24 of the 65 notable individual trees recorded in the West Cemetery are Ash; T73 standing on the Bonfire Bank above the Colonnade is a good example (Fig 80). These trees will have been the main seed source for the secondary Ash woodland which has emerged since the 1970s.



Fig 79. The Cedar of Lebanon in the centre of Lower Circle, already a significant tree when the cemetery was created in 1839



Fig 80. Parent' Ash T72-73 on the Bonfire Bank behind the Colonnade

Historically significant Yew (T100, 101, 102, 105) line the Neurath Path next to compartment 16 (known appropriately as 'The Yews'), forming an overhanging canopy; they may be a mix of pre-existing trees incorporated into the original design and specimens planted as part of this design. Some Irish yew survive by the North Lodge. The Laurel cluster (G5) overhanging the Main Avenue, obscuring the Egyptian Avenue is probably the offspring of nineteenth century planting.

Other historic individuals are Horse chestnut T123, a fine multi-stemmed pollard in The Wild Wood (cpt.10a), Cedar of Lebanon T74 on Faraday Bank (woodland cpt.8), Cedar of Lebanon T131 overhanging the Faraday grave (Fig 77), and a characterful weeping Ash T79 at the top end of Colonnade Path (woodland cpt.8). There is a scattering of notable False acacia, e. g. T112 and 113 next to the Main Avenue in the edge of High Trees (woodland cpt.9b) and The Sanctuary (woodland cpt.14); these specimens have formed knarly twisted stems, and their strong visual presence is a characterful asset.

The historic tree cover in the East Cemetery is more formal in its layout with rows of trees bordering paths, and perimeter trees along the Cemetery boundary, being the most significant. Many of these trees are pollards, and they were probably last cut about 50 years ago. Pollarding was and still is a favoured management regime for urban trees, to lessen their size and impact in an environment constricted by competing demands for space and light.

Good examples are rows of London plane pollards bordering each side of the Carriage Road (T52-62) and of late nineteenth century origin; these may be remnants of an avenue. 6 Common lime pollards (T28-30, 35-37; Fig 83) bordering the west side of The Lime Path are probably also avenue remnants.



Fig 81. A wonderful crooked stunted Cedar overhanging the Faraday Grave (T131)



Fig 82. Common lime pollards alongside The Lime Path (T28-30)

Perimeter trees are predominantly Lime with some Horse chestnut, and T43-47 are a mix of these species on the southern perimeter with the Chester Road (woodland compartment 5b / Area 10). The edges of paths and of the site as a whole were obvious places to plant trees in a cemetery where space for burials was at a premium.

There are some historic trees which are not immediately adjacent to such features. A few English oak, of late nineteenth century and early twentieth century origin, are scattered over the East Cemetery, randomly located in the middle of woodland compartments (e.g. T11, 12, 14, 27 – see Fig 84); these may have been planted, or selected self-sets left to grow on in appropriate locations. There are 16 'parent' Ash spread over this cemetery, likely also to have been selected self-sets (e.g. T16-18 in cpt.3a east of The Lime Path).

Overall, 136 significant historic trees have been recorded between both cemeteries, and these form an important framework to the current tree cover. They have the potential to become a significant part of the future tree cover, and the appropriateness for retention of each will need to be assessed in light of many factors including their species, condition, and location in relation to the desired future landscape design.



Fig 83. An English oak away from the path edge in the East Cemetery

Key Threats to the tree population

Several factors need to be considered as threats to and / or constraints on the tree population. The first of these is lack of management. As has become apparent over the last 50 years of non-intervention, unmanaged ground will revert to woodland, in this case predominantly an Ash monoculture (Fig 80). This can be a positive outcome in a rural context, but in a cemetery where the primary use of the ground is for graves, a complete woodland cover with trees growing in random locations where they seed, rather than being planted in specific positions, leads to conflict

A lack of thinning of the Ash trees as they have grown has led to tall, thin specimens which are inherently unstable and often of poor form (Fig 86). They are therefore more prone to windthrow or stem failure, posing a risk of harm to people working in or visiting the Cemetery as well as the grave structures.



Fig 84. Ash dominates large areas of the cemetery's tree cover, and this needs to be addressed



Fig 85. The secondary woodland Ash specimens are underthinned and often of poor form

Lack of thinning and selective felling of the upper canopy also means minimal light reaching the lower canopy, and restricts the development of younger trees which will become the upper canopy specimens of the future (Fig 87). Creating light gaps in suitable locations by felling upper canopy trees is therefore essential for establishing the next generation of trees.

Secondly, the threat of pests and diseases is a major issue in single-species stands. In this context, Ash dieback — *Chalara fraxinea* — is becoming established in the UK and could potentially kill a large percentage of Ash trees over the next 10–15 years. If this does happen, and non-intervention continues as the management status quo at Highgate, its tree population would become a sea of dead trees.

Thirdly, the unmanaged development of the secondary Ash woodland impacts on the historic trees which were planted as part of the designed landscape layout. The younger trees restrict light to the lower and side branches of the older trees (Fig 88), causing death of these branches and hence undermining the latter's health and vitality. Furthermore, the younger trees develop into a wind shield to the old ones lessening their need for adaptive growth to wind stresses; this is a disadvantage when desirable historic trees are re-exposed to wind forces by removal of surrounding tree cover. The foliage of the historic trees could also be less tolerant of increased light levels when re-exposed as they have become used to shading from adjacent younger Ash. All these factors affect the ability of the historic trees to cope as stand-alone specimens in the future.



Fig 86. The Ash overstorey is generally underthinned and there is a lack of younger trees beneath



Fig 87. A mature London plane pollard with younger Ash overshading it from the sides

Fourthly, the trees and the built structures over graves are not compatible. As is evidenced over the site, roots and trunks expand in girth as they grow and can lift stone slabs by direct force, undermining the stability of gravestones (Fig 51 & Fig 90).

Many of the tree species found in the Cemetery, including Ash, can grow to significant trunk diameters and therefore their potential to destabilize grave structures as they mature is increased.

Since the graves take up almost all the ground space that lies between the path network, the scope for trees to grow on in harmony with the gravescape is significantly restricted.



Fig 88. Sometimes trees and gravestones reach a mutually-beneficial agreement, but in time the tree will topple the gravestones (East Cemetery)



Fig 89. A multi-stemmed Elm growing between 2 tombs and causing damage in West Cemetery

3.2.5 Burials

Highgate is a working cemetery and carries out around 70 burials a year. In the year ending August 2015, this consisted of 25 full burials and 46 of cremated remains.

Most of the burial plots in the Cemetery were sold in perpetuity. Consequently the Trust does not have the power to disturb previously buried remains to create additional burial space without obtaining a private Act of Parliament enabling the reuse of graves and memorials. At present, the Trust can only provide additional burials in available depth within un-purchased graves and in any remaining unused land.

The principal new burial space that has been created since 1975 is the Mound in the East Cemetery, which is now almost at capacity. In the West Cemetery, burial space has been created on Cuttings Road, which has not proved popular, and also near the Meadow where a principal path has been narrowed. New burial space is extremely limited and the Trust estimates that the current provision will be entirely exhausted in around ten years.

Older monuments

Highgate Cemetery contains over 50,000 monuments and memorials, primarily dating from the nineteenth and early twentieth centuries.

Throughout most of the West Cemetery and on the avenues of the East Cemetery there is a hierarchy to the layout of the monuments. The principal paths are flanked with larger, grander monuments, which generally have substantial brick-lined vaults beneath. Behind these burials is typically a second rank of monuments, some including vaults. Beyond are a series of simpler and more modest headstones, with occasional taller monuments to provide accent points.



Fig 90. East Cemetery, Lime Avenue



Fig 91. West Cemetery, Cuttings Path

A scoping survey on the condition of monuments in the West Cemetery has indicated that a large number of the monuments are in a poor condition. This is primarily caused by tree growth and vegetation, which has caused major damage throughout the West Cemetery and in parts of the East Cemetery. Other causes of damage include earth movement and uneven settlement, which is exacerbated by the sloping site; general decay caused by weathering; and some cases of vandalism.

There has been a programme of restoration and repair to the key architectural set-pieces and many of the listed monuments, including the Circle of Lebanon and the Beer Mausoleum. These structures are generally in good or stable condition.

In the East Cemetery, the most significant monuments are arranged in double ranks on either side of the main pathways, in particular the Carriage Road and Marx Road. There is also a cluster of set-piece tombs and mausolea around the main entrance leading down to Cundy's Corner. Behind these are a dense array of headstones and lesser monuments.

The scoping survey revealed that, although tree growth is a less severe problem than in the West Cemetery, it is still placing many monuments at risk. Monuments on sloping ground are suffering from subsidence as the ground sinks away from under them. This is often exacerbated by tree growth making monuments unstable. Uncontrolled ivy growth has also swamped memorials in some parts of the Cemetery.



Fig 92. East Cemetery, overgrown graves



Fig 93. East Cemetery, trees uprooting graves

Recent memorials

Additional burial space has been provided by infilling spaces amongst existing graves or creating areas for new burials within the historic cemetery landscape. New memorials interact with the historic character of the Cemetery as they are scattered throughout the existing older monuments.

In the West Cemetery, a space near the Glade has been created for cremation burials. This is discreetly tucked away from the main path and screened from view by larger historic monuments (Fig 94). The loosely informal arrangement of memorials that has evolved here differs from the prevailing character of the West Cemetery. Along the Cuttings Path, space created by clearing vegetation has been only partially taken up for burials (Fig 95). Here, the modern memorials are more prominent and contrast in terms of form and materials with the older monuments nearby.

In the East Cemetery, a series of recent monuments have been added along Carriage Road. These are sometimes quirky in design and often stand out against the nineteenth-century monuments. The memorial to Malcolm McLaren, for example, contrasts in form and materials with the Portland stone and granite memorials adjacent (Fig 38).



Fig 94. West Cemetery, new cremation graves near the Glade

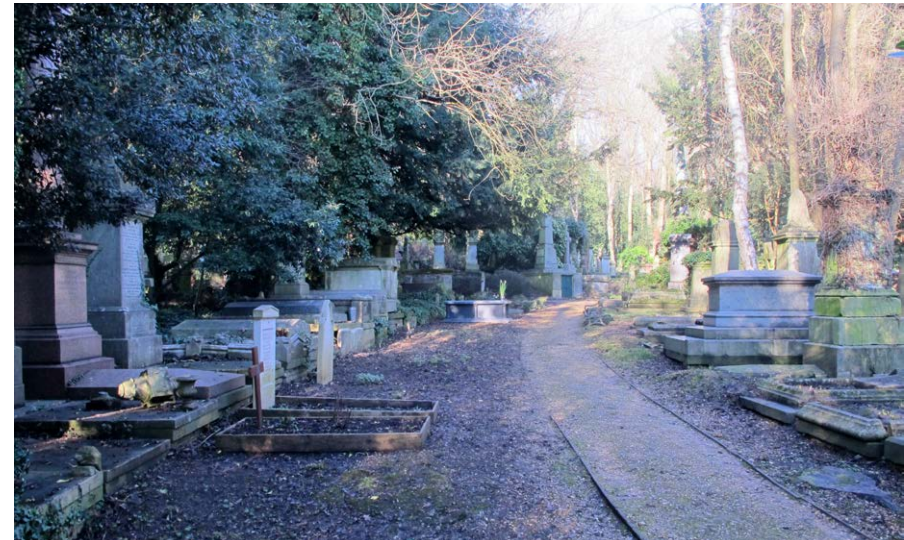


Fig 95. West Cemetery, path narrowed to create burial space

The smaller memorials associated with cremation burials has altered the character of the East Cemetery, particularly between the main gate and Cundy's Corner. Their loosely informal arrangement, coupled with their smaller scale, contrasts with the formal and monumental groupings. These contrasts are especially acute around the Dalziel Mausoleum (Fig 96) and the Cundy Memorial. In both cases the historic, landscaped boundaries have been infilled with smaller memorials, so that they have lost the intended formality of their setting.

Recently, the Goldhammer Mausoleum, erected in the Courtyard 2016–17, has shown that it is possible to add new structures to sensitive areas in a way that complements and reinforces the historic character of the West Cemetery.



Fig 96. Recent graves around the Dalziel Mausoleum



Fig 97. The Goldhammer Mausoleum from Waterlow Park, 2017

3.3 Significance

3.3.1 What is significance?

Assessing significance is the means by which the cultural importance of a place and its component parts is identified and compared. The purpose of this is not just academic; it is essential to effective conservation and management. The identification of elements of higher and lower significance, based on a thorough understanding of the site, enables owners and designers to develop proposals that preserve and where possible enhance the site's cultural values. This helps to identify areas where no change, or only minimal change should be considered, as well as those areas where more intrusive change might be acceptable and could enrich understanding and appreciation of significance.

In England 'significance' is a key concept within the National Planning Policy Framework (NPPF; 2012), where significance is defined as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.' However, the government's advisor on heritage, Historic England, recommends that in addition to these particular heritage values, other values should also be taken into account whether or not they are subject to planning controls:

People may value a place for many reasons beyond utility or personal association; for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community. These are examples of cultural and natural heritage values in the historic environment that people want to enjoy and sustain for the benefit of present and future generations, at every level from the 'familiar and cherished local scene' to the nationally or internationally significant place. (NPPF. Para. 30).

The Australia chapter of the International Council on Monuments and Sites (ICOMOS) has published the Burra Charter (2013), now internationally recognised for its definition of 'cultural significance':

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.



Draft



Fig 99. East Cemetery designations plan

3.0 Highgate Cemetery today

3.3.2 Summary of designations

A number of formal designations apply to Highgate Cemetery.

The site as a whole is listed at Grade I in Historic England's Register of Historic Parks and Gardens. This places it amongst the top 10% of registered sites and one of only ten Grade I cemeteries and memorial gardens on the register.

Within the site there are a number of listed monuments and structures. The majority of these are located in the West Cemetery.

West Cemetery:

- Grade I: The Egyptian Avenue and Lebanon Circle
- 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 Cemetery:

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

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 graves are protected by conservation area legislation.

The area to the north of the Cemetery is an Archaeological Priority Area.

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 M088), 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.

The greater part of both the East and the West cemeteries is consecrated by the Church of England under the Diocese of London.

3.3.3 Comparing significance values

At Highgate Cemetery 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. There is no simple formula for this comparison, but what matters is that the different values have been taken into account, as set out in guidance from Historic England:

It is normally desirable to sustain all the identified heritage values of a place, both cultural and natural; but on occasion, what is necessary to sustain some values will conflict with what is necessary to sustain others. If so, understanding the relative contribution of each identified heritage value to the overall value of the place – its significance – will be essential to objective decision-making. A balanced view is best arrived at through enabling all interested parties to appreciate their differing perspectives and priorities.
(NPPF, Para. 31)

Historic England defines four value categories that contribute to significance:

Evidential value: ‘the potential of a place to yield evidence about past human activity.’

Historical value: ‘the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.’

Aesthetic value: ‘the ways in which people draw sensory and intellectual stimulation from a place.’

Communal value: ‘the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.’

To these can be added:

Ecological value: the quality and extent of habitats and the rarity of species supported.

3.3.4 Summary Statement of Significance

Highgate Cemetery is among the world’s finest examples of the picturesque garden cemetery, boasting a spectacular hill-top setting and unforgettable funerary architecture. However, its historic planting has been superceded by dense woodland which restricts views to the paths, eroding the subtlety of the designed landscape.

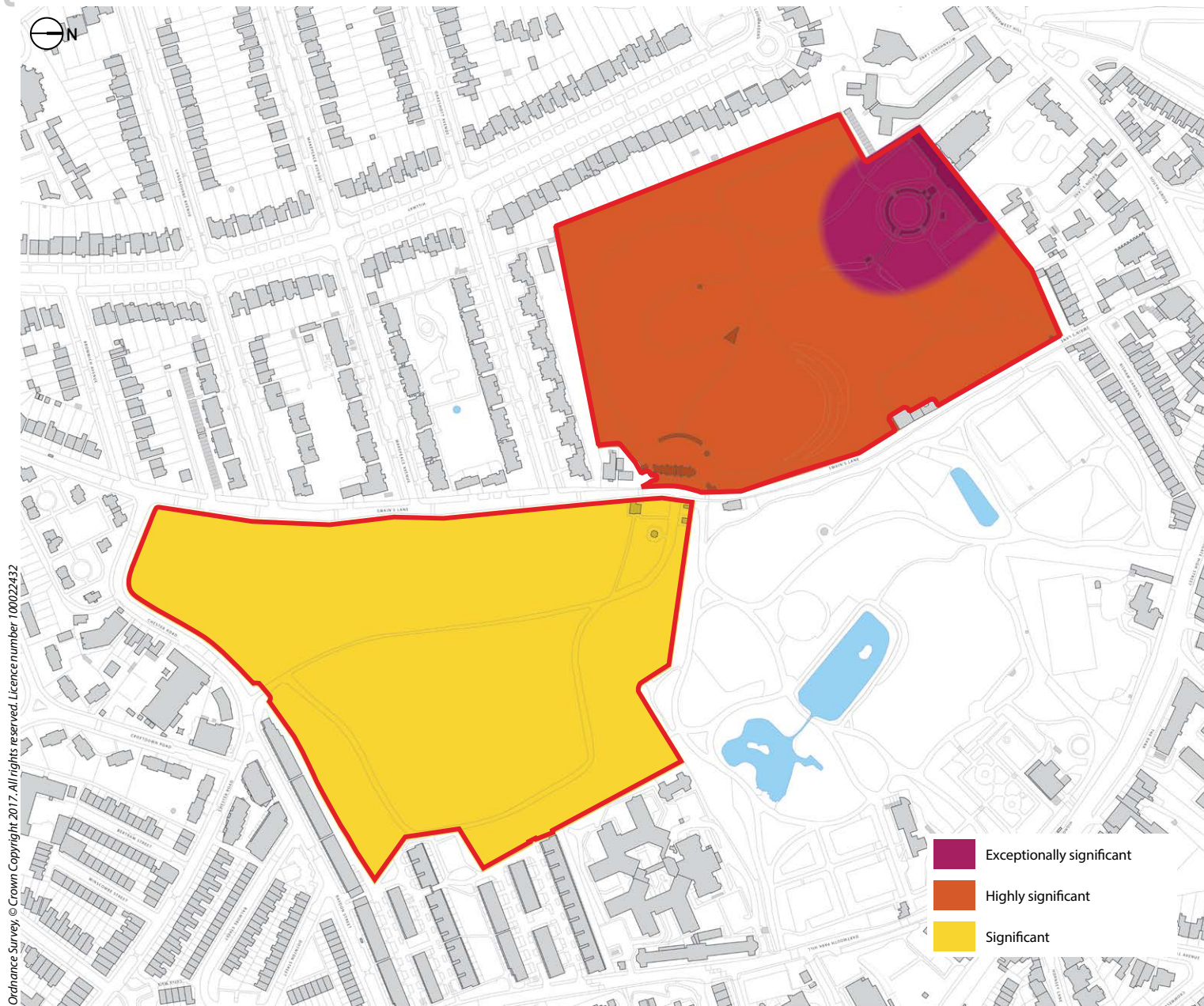
The Cemetery combines historical, aesthetic, evidential, communal and ecological values across a 14.5ha site, divided in two by Swain’s Lane. In the older West Cemetery, the historical, evidential and aesthetic values are far stronger, due partly to the higher number of historically notable burials and especially because of the rich aesthetic 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.

Highgate Cemetery holds a deep meaning for those whose relations or friends are buried there. It is also famous as the final resting place of Karl Marx, who is buried in the East Cemetery, giving the site broad communal value. Many who have visited or volunteered at the Cemetery have a strong attachment to the place.

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 Cemeteries where monuments associated with more recent burials detract from the strong aesthetic value of the historic layout and memorials, which depend upon a considered visual hierarchy.

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, yet the ecological variety is constrained by a lack of variety in the planting.

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 overall detracting from the varied, picturesque qualities of the designed landscape, including near and far views. At a tangible level, the uncontrolled tree growth has caused widespread damage to burials, both below and above ground. The extent to which these trees detract from significance is greater in the West Cemetery and particularly in the area around the Circle of Lebanon, because those areas have the highest significance to begin with.



3.3.5 Significance in terms of values

Evidential value

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. It provides evidence of early nineteenth-century ideas of landscaping and cemetery design, inspired by ideas of the picturesque.

Historical value

Highgate Cemetery is notable as one of the pioneering metropolitan cemeteries established in the early nineteenth century – the third after Kensal Green (1833) and Norwood (1838). It demonstrates the cultural influence of pioneering French cemeteries especially Pere Lachaise in Paris (1804), which was also notable for its fine views back over the city. It has great historical value for its associations with a large number of notable historic figures including George Eliot, Michael Faraday, Karl Marx and Christina Rossetti. The West Cemetery has stronger historical value due to the far larger number of notable persons buried there as reflected in the number of statutory designations. Despite considerable change to the pattern of planting, the key components of the historic landscape design such as the main paths, boundaries, principal buildings and monuments and surviving historic trees has remained broadly unchanged since c. 1870, adding further historical value. The fact that Highgate Cemetery remains in use for burials today adds to its historical value because it illustrates the historic function and connects the past to the present.

Aesthetic value

Highgate Cemetery has high aesthetic value arising from its layout of paths, graves and planting which combine into a memorable experience. The West and East Cemeteries retain their own distinct aesthetic characters which compliment one another in terms of their contrasting atmosphere: the

West more enclosed, the East more open. The West Cemetery has higher aesthetic value due to its dramatic topography, the way this is accentuated by the serpentine layout of paths and the many interesting monuments and buildings. Some of the more recent monuments have been designed and placed in ways that disrupt the prevailing character, which is based on a visual hierarchy, and these detract. 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 cemeteries 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. However, at present the abundance of young trees detracts from these strong aesthetic values, due especially to the loss of a great variety of interesting views, both near and far reaching. 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 aesthetic values and has become a powerful factor in the Cemetery's appeal to Friends and visitors. This extra layer of interest has its own importance, but not enough to take precedence over the core aesthetic values of the designed memorial landscape.

Communal value

A public space since inception, the Cemetery, in association with Waterlow Park, contributes to an important historic and communal green space in north London. The permanent closure of historic routes into the Cemetery, such as the Chester Road gate, detracts by restricting access by local residents. 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. However, the site holds deeper meaning for those who have visited and especially those whose friends or relations are buried there.

Ecological value

The extent and nature of the broad-leaved woodland habitat in the Cemetery holds considerable value in the context of its urban surroundings, yet the site is not ecologically notable in a national context (unlike the buildings and monuments, which are). The ecological value of the woodland is furthered by its association with grassland and extensive varied stone structures, which in themselves provide unusual substrates that support a range of taxa. The West Cemetery has richer ecological interest, especially where areas have developed naturally over the last 40 years or so, but the trees in particular are of a relatively uniform age and therefore fail to provide ecological variety. In terms of species, the Cemetery is significant insofar as it supports an important assemblage of birds, bats and invertebrates. The dark, undisturbed habitat provided by the vaults and mausolea of the West are high in value as they provide another uncommon habitat type, supporting a population of nationally notable *Meta bourneti* spiders in the Egyptian Avenue.

4.0 Summary of issues

Among historic cemeteries Highgate is in a unique position. It has been brought back from the brink and now secures enough income from burials and visitors to maintain a skilled workforce while undertaking conservation projects. Its principal monuments are in good condition, but its trees are poorly formed and are harming the significance of the site (see Chapter 3.0).

Based on an initial workshop with staff and trustees (16 February 2017) and on the analysis undertaken by the conservation plan team, the overarching conservation issues that the Cemetery faces are summarised here as a series of questions:

Overall

- How can the significance of the site be better revealed, enhanced and celebrated?
- How can the Cemetery balance its conflicting roles as a working cemetery, a haven for wildlife and a heritage attraction?

Landscape

- What will happen if the policy of 'managed neglect' continues?
- How can the romantic atmosphere of the Cemetery be sustained without harming its significance?
- Should lost views be restored?

Burials

- Can burials continue into the future without harming the significance of the site? Is it the same for the east and the west sides?
- Will the significance of the site be harmed by not continuing burials?
- Can the conservation of existing graves and monuments be reconciled with the management of trees?

Ecology

- How can the growth of plants and especially trees be managed in a way that preserves or enhances the significance of the site?
- Can the ecology of the site be enhanced?

5.0 Sources

5.1 Books and articles

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Dungavell, Ian. *Why did they build the tunnel to Highgate Cemetery East?*, Highgate Cemetery Newsletter, April 2017, 4-7

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Lloyd, John H. 1888. *The History, Topography and Antiquities of Highgate* (Highgate: Library Fund)

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5.2 Reports

5.2.1 Cemetery operations

Highgate Cemetery, *Sustainability of Burial Provision*, ICCM, Tim Morris and Julie Dunk, June 2015

5.2.2 Site wide reports

Highgate West Cemetery: Report on Landscape, Vegetation, Proposals for Management, Jenny Cox, September 1976

Highgate Cemetery: Preliminary report on feasibility of Conservation, Caroe and Martin, November 1980

The East Cemetery: Landscape Report, Jenny Cox, August 1982

Recommendations for Landscape Management in Highgate West Cemetery, Jenny Cox, 2008

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Highgate East Cemetery, Monument Scoping Survey, Richard Griffiths Architects, September 2014

5.2.3 Listed monuments and individual structures

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Mausoleum to Julius Beer, Condition Survey and Recommendation for Conservation, Odgers Conservation, June 2014

Conservation Assessment of Egyptian Avenue and Circle of Lebanon, Odgers Conservation, Nov 2014

Highgate Cemetery Tender Presentation for the reinstatement of the Chapel Ceiling, Cliveden Conservation, May 2011

North Lodge Final Report, Jon Allen Architects, September 2012

The Otway Mausoleum Conservation Report, London Stone Conservation Ltd, 2012

Notes for Highgate Cemetery Colonnade and Stair, by Terry Girdler for Conisbee, 2016

Highgate Cemetery: The Colonnade Part 1: Design Statement, John Scott AABC, March 2016

Highgate Cemetery Chapel, Reinstatement of Pinnacles and Cupola, Estimate of Costs, Synergy Conservation, January 2016

English Heritage, Monuments Assessment for Listing Highgate Cemetery, David Garrard, 8 July 2011

Highgate Cemetery, Report on a ground invertebrate survey April 2013-April 2014, Edward Milner, Acacia Environment, June 2014

5.2.4 Rules and Policies

Highgate Cemetery Rules 2014

Memorial Benches Policy 2015

Monument Repair programme paperwork, October 2015

Monument Restoration worksheet, October 2015

5.3 Planning and guidance

Camden Council, *Highgate Conservation Area Appraisal and Management Strategy*, adopted 4 October 2007

English Heritage, *Paradise Preserved: an introduction to the assessment, evaluation, conservation and management of historic cemeteries*, January 2007

English Heritage, *Caring for Historic Graveyard and Cemetery Monuments*, November 2011

Historic England, *Easy Access to Historic Landscapes*, 2nd Edition, June 2015

Heritage Lottery Fund, *Conservation Plan Guidance*, October 2012

Australia ICOMOS, *The Burra Charter*, adopted 31 October 2013

5.4 Acts of Parliament

1836 London Cemetery Company Act

1843 Act for Amending the Act establishing the London Cemetery Company

5.5 Archives

Highgate Cemetery Archives

London Metropolitan Archives

Historic England Archives

5.6 Web resources

www.deceasedonline.com

www.highgatecemetery.org

www.historicengland.org.uk

Appendix 1: Highgate Cemetery Metropolitan SINC Citation

Site Reference: M088

Site Name: Highgate Cemetery

Summary: One of London's great Victorian cemeteries, with a blend of historic, cultural and wildlife attractions, which gives it a unique character.

Grid ref: TQ 287 867

Area (ha): 14.81

Borough(s): Camden

Habitat(s): Secondary woodland, Semi-improved neutral grassland, Vegetated wall/tombstones

Access: Public access (entry fee)

Ownership: Friends of Highgate Cemetery

Site Description:

This site comprises the paired Victorian cemeteries at Highgate, of great historic and cultural interest. Secondary woodland of ash (*Fraxinus excelsior*) and sycamore (*Acer pseudoplatanus*) has become established amongst the ornate tombs and mausolea, and the stonework supports a diversity of lichens, ferns and mosses. A rich assemblage of plants, invertebrates and birds occurs in the woodland and glades, including many unusual species for this central location. Examples include great horsetail (*Equisetum telmateia*), prickly sedge (*Carex muricata* ssp. *lamprocarpa*) and the nationally scarce ivy broomrape (*Orobanche hederaceae*); spotted flycatcher and willow warbler.

The nationally scarce liverwort, Luisier's tufa-moss (*Gymnostomum viridulum*) has recently been found here at its easternmost site in the UK. This combination of high historical and biodiversity interest presents an extraordinary opportunity as an educational resource. The cemetery is owned and managed by the Friends of Highgate Cemetery. There is access to the East Cemetery every day, except Christmas Day and Boxing Day, for a small fee. Access to the West cemetery is on special tours only - for details visit the Friends of Highgate Cemetery web site, or telephone 020 8340 1834.

Site first notified: 19/09/1988

Boundary last changed: 01/01/1993

Citation last edited: 29/11/2004

Mayor Agreed: 25/11/2002

Defunct: N

Appendix 2: Ecology survey map

West Cemetery

- Target Note 1 – Large stand of cherry laurel
- Target Note 2 – Active apiary containing 10 hives
- Target Note 3 – Discrete stand of butcher's broom
- Target Note 4 – Stockpiled arisings from shrub clearance
- Target Note 5 – Mature horse chestnut pollard
- Target Note 6 – Mature ash pollard
- Target Note 7 – Some clearance of understorey growth with frequent habitat piles
- Target Note 8 – Cemetery in active use; manicured area with mature trees
- Target Note 9 – Cemetery in active use and manicured
- Target Note 10 – Understorey clearance to open up woodland
- Target Note 11 – Colony of (probable) great horsetail
- Target Note 12 – Unmanaged woodland with extensive ivy and some dense non-native understorey growth

East Cemetery

- Target Note 13 – Large cherry laurel stands
- Target Note 14 – Large cherry laurel stand
- Target Note 15 – Ornamental privet hedgerow forming the western boundary of the eastern land parcel
- Target Note 16 – Amenity grassland between gravestones
- Target Note 17 – Heavily shaded, sparse grassland
- Target Note 18 – Group of mature pedunculate oak
- Target Note 19 – Avenue of mature limes
- Target Note 20 – Mature oak, no haloing
- Target Note 21 – Recent understorey clearance to open up woodland
- Target Note 22 – Mature London Plane

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Draft



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East Cemetery

Appendix 2

Draft

Appendix 3: Tree survey schedule

Please refer to the drawings: Fig 67 and Fig 68

Highgate Cemetery - Tree Survey Schedule DRAFT

Surveyor: RO'S Date: 01.03.17

Tree No.	Species	DBH (mm) @ 1.3m	Age	Form	Condition	LLE	Landscape value	Ecological value	Comments	Work Recommendations	Work Priority
EAST CEMETERY											
1	Yew	770	M	2S @2	F	30-50	H	M	Prominent location. Reduced vigour and crown density, minor deadwood. Past crown lifted.	-	
2	Common Lime	550	M	LP	F	30-50	M	M	Next to wall. Pollard at 7m with regrowth. Crown bias east and minor branch failures. Basal epicormics - managed. Bacterial ooze mid stem.	Remove ash to north. Repollard within 5 years	
3	Horse Chestnut	1030	OM	LP	P	0-10	L	M	By wall with unstable pillar. Pollard at 4m, limited epicormic regrowth. Cavities and peeling bark	-	
4	Sycamore	470	MM	2S @3	G/F	30-50	L	L	By wall. Crown lifted in past, minor crown thinning.	-	
5	Hornbeam	840	M	MS @2	G/F	50-100	M	M	Edge of footpath. Leaning trunk and crown bias east. Large old crown lift wounds at 1m with minor decay. Young oak growing through crown.	Remove young oak	
6	Horse Chestnut	800	M	3S @2	G/F	30-50	M	M	Pollard at 5m with established regrowth. Slight reduced vigour, minor branch failures and cavities	-	
7	Horse Chestnut	790	M	LP	G/F	30-50	M	M	Near path. Pollard at 6m with established regrowth, broad spreading. Good crown health. Surface roots over grave stones. Old branch failures; moderate tear cavity, and minor deadwood.	-	
8	Turkey Oak	700	MM	M	G/F	30-50	L	M	Drawn and slender. Slight reduced vigour.	-	
9	Ash	430	MM	LP	P	0-10	L	M	Pollard at 4m with established regrowth. Asymmetric crown bias from Turkey oak. Large fungal bracket at base (Ganoderma sp.) and low stem decay. Small diameter deadwood limb over path. Old crown lift occluded wounds.	Fell	
10	Ash	440	MM	LP	F/P	10-30	L	M	Pollard at 4m with established regrowth. Drawn & slender. Cavities from old failures.	Halo	
11	Oak	630	MM	2S @3	G/F	50-100	M	M	In between 2 headstones. Minor lean south, moderate deadwood and epicormics.	Halo	
12	Oak	820	M	M	G/F	50-100	M	M	Slight stem lean, broad crown spread, branching at 3m. Minor deadwood and epicormics.	Halo	

1148-S-001

1

Highgate Cemetery - Tree Survey Schedule DRAFT

Surveyor: RO'S Date: 01.03.17

Tree No.	Species	DBH (mm) @ 1.3m	Age	Form	Condition	LLE	Landscape value	Ecological value	Comments	Work Recommendations	Work Priority
13	Oak	570	MM	2S @2	G/F	50-100	M	L	Path edge. Stem lean and crown bias north. Minor branch failure wounds.	Halo	
14	Oak	680	M	M	F	50-100	M	M	Growing over headstone. Reduced vigour and crown density. Moderate deadwood and epicormics.	Halo	
15	Ash	650	MM	LP	F/P	10-30	L	M	Pollard at 5m with established regrowth. Decay below union and Inonotus hispidus brackets; Basal regrowth, minor deadwood.	-	
16	Ash	400, 550	M	LP	F/P	10-30	L	M	Twin stem basal and pollarded at 4m with regrowth. Cavity at 1m and in crown. Reduced vigour and crown density.	-	
17	Ash	450	MM	LP	F	10-30	L	M	Pollard at 6m with regrowth, 3 main stems, drawn & slender. Cavities and deadwood.	-	
18	Ash	560	M	LP	F/P	10-30	L	M	Pollard at 5m with established regrowth. Drawn & slender. Minor cavities, deadwood and dieback.	-	
19	Oak	950	M	2S @2	G/F	100+	M	M	Broad spreading. 2 main stems and 1 primary limb at 2m. Minor deadwood.	-	
20	Laurel	20	MM	MS @ Base	G/F	10-30	M	L	Broad spreading multi-stemmed evergreen.	-	
21	Ash	510	M	NP	P	10-30	L	L	Old main stem failure at 2m with decay and an early mature regrowth stem at 1m.	-	
22	Ash	95	MM	2S @ Base	F	30-50	M	M	Path edge. Pollard at 5m with regrowth. Fused low stem, past crown lifted and stem cavity with decay.	-	
23	London plane	1120	M	3S @2	G/F	100+	H	M	Pollard at 5m with good established regrowth. Burry stem and broad spreading. Minor stem lean and bias east.	Halo	
24	Ash	500 Ave	MM	MS @ Base	G/F	50-100	M	L	4 basal stems, broad spreading crown. Ivy clad.	Sever ivy	

1148-S-001

2

Highgate Cemetery - Tree Survey Schedule DRAFT

Surveyor: RO'S Date: 01.03.17

Tree No.	Species	DBH (mm) @ 1.3m	Age	Form	Condition	LLE	Landscape value	Ecological value	Comments	Work Recommendations	Work Priority
25	Lawsons cypress	450	MM	2S @ Base	F/P	10-30	M	L	Irregular form; stems bent over, past pruned/failed with regrowth.	-	
26	Ash	580	MM	2S @ Base	F	30-50	M	M	Basal twin stem; forks again 2-4m and lapsed pollard. Old crown lift wounds; minor cavities, branch failures and deadwood.	-	
27	Oak	720	M	M	G/F	100+	M	M	Broad spreading, main stem bias south east. Minor branch failures and deadwood.	-	
28	Common Lime	500	M	LP	G/F	30-50	M	M	Linear feature alongside path. Pollard at 4-5m, early regrowth. Cavities, deadwood and old crown lift pruning wounds. Tag 1912	Halo and Repollard in 5yrs	
29	Common Lime	500	M	LP	G/F	30-50	M	M	Linear feature alongside path. Pollard at 4-5m, early regrowth. Cavities, deadwood and old crown lift pruning wounds. Tag 1913	Halo and Repollard in 5yrs	
30	Common Lime	450	M	LP	F	30-50	M	M	Linear feature alongside path. Pollard at 4-5m, early regrowth. Cavities, deadwood and old crown lift pruning wounds. Tag 1914	Halo and Repollard in 5yrs	
31	London plane	1120	M	3S @2	G	100+	H	M	Pollard at 5m with good established regrowth. Broad spreading. Minor cavities, deadwood and branch failures.	Halo	
32	London plane	490	MM	M	G/F	100+	L	L	Forks at 3m, broad spreading. Crown lifted in past and moderate flush wounds.	Halo	
33	Aspen	1350	OM	LP	F/P	0-10	L	M	Large former tree, pollarded at 2m with 4 regrowth stems. Significant stem decay. Vigorous stem to west (40cm diam).	-	
34	Poplar sp.	1350	OM	MP	P	0-10	L	M	2m monolith; large stem cavities, decay and fungal brackets. Epicormics.	-	
35	Common Lime	450	M	LP	F/P	10-30	M	M	Linear feature alongside path. Pollard at 4-5m, early regrowth. Cavities, deadwood and old crown lift pruning wounds. Tag 1917.	Halo and Repollard in 5yrs	
36	Common Lime	450	M	LP	F	30-50	M	M	Linear feature alongside path. Pollard at 4-5m, early regrowth. Cavities, deadwood and old crown lift pruning wounds. Moderate stem union cavity with decay. Tag 1916.	Halo and Repollard in 5yrs	

1148-S-001

3

Highgate Cemetery - Tree Survey Schedule DRAFT

Surveyor: RO'S Date: 01.03.17

Tree No.	Species	DBH (mm) @ 1.3m	Age	Form	Condition	LLE	Landscape value	Ecological value	Comments	Work Recommendations	Work Priority
37	Common Lime	450	M	LP	F	30-50	M	M	Linear feature alongside path. Pollard at 4-5m, early regrowth. Cavities, deadwood and old crown lift pruning wounds. Tag 1915	Halo and Repollard in 5yrs	
38	Oak	580	M	2S @4	F	30-50	L	L	Poor upper crown form, bias south east. Reduced vigour, branch failures and minor deadwood. Burry stem.	-	
39	Ash	970	M	2S @ Base	F	30-50	L	M	Pollard at 5m with regrowth. Ivy at base. Crown reduced to south, crown lifted, branch failures and cavities.	Sever and remove ivy	
40	Japanese Red Cedar	370	MM	M	F/P	10-30	L	L	Stem lean south, 3 stems at 3m. Crown lifted.	-	
41	Sawara Cypress	300	MM	2S @ Base	F	10-30	L	L	2 stems; main upright stem and southern sub stem. Bias south west.	-	
42	Ash	850	M	2S @ 3m	F/P	10-30	L	M	Ivy clad. Stem failure at 6m with regrowth; other stem has suffered branch failures with cavities.	-	
43	Horse Chestnut	680	M	MP	F/P	10-30	M	M	Pollard at 3m, young epicormic regrowth. Minor cavities.	-	
44	Horse Chestnut	850	M	MP	P	0-10	M	M	3m monolith with epicormics. Ganoderma brackets.	-	
45	Common Lime	550	MM	LP	F/P	10-30	M	M	Pollard at 3m with regrowth. Low vigour, dieback and deadwood. Green tag 01647.	-	
46	Common Lime	630	MM	LP	F	30-50	M	M	Pollard at 5m with regrowth. Minor deadwood; basal epicormics. Green tag 01646.	-	
47	Common Lime	640	M	LP	F	30-50	M	M	Pollard at 7m with good regrowth. Decay in union. Lean east and drawn & slender. Green tag 01643.	-	
48	Ash	400	MM	MS @ Base	G/F	30-50	M	M	Coppice stool; 7 vigorous upright stems, 30-40cm diam.	-	

1148-S-001

4

Highgate Cemetery - Tree Survey Schedule DRAFT

Surveyor: RO'S Date: 01.03.17

Tree No.	Species	DBH (mm) @ 1.3m	Age	Form	Condition	LLE	Landscape value	Ecological value	Comments	Work Recommendations	Work Priority
49	London plane	98	M	LP	G/F	50-100	H	M	Path edge. Pollard at 6m with regrowth. Deadwood stubs at 3m. Burry stem.	Halo	
50	London plane	990	M	LP	G/F	100+	H	M	One of 13 L.Plane lining principal pathway. Pollard at 5m with good regrowth. Minor cavities. Silver tag 1904	Halo	
51	Ash	750	MM	2S @2	G/F	50-100	M	M	Broad spreading open canopy. Crown lifted in past with minor wounds. Large surface roots lifting headstone.	-	
52	London plane	930	M	LP	G/F	100+	H	M	Pollard at 5m with good regrowth. Minor cavities. Silver tag 1905.	Halo	
53	London plane	1060	M	LP	G/F	100+	H	M	Pollard at 4m with regrowth. Minor cavities. Silver tag 1906.	Halo	
54	London plane	780	M	LP	G/F	100+	H	M	Pollard at 6m with regrowth. Crown bias east, minor cavities. Silver tag 1907.	Halo	
55	London plane	1080	M	LP	G/F	100+	H	M	Pollard at 6m with regrowth. Crown bias east, minor cavities. Silver tag 1908.	Halo	
56	London plane	970	M	LP	G/F	100+	H	M	Pollard at 5m with regrowth. Crown bias east, minor cavities. Silver tag 1903.	Halo	
57	London plane	780	M	LP	G/F	100+	H	M	Pollard at 4m with regrowth. Crown bias east. minor cavities. Silver tag 1909.	Halo	
58	London plane	820	M	LP	G/F	100+	H	M	Pollard at 4m with regrowth. Minor cavities. Silver tag 1910.	Halo	
59	London plane	710	M	LP	F	30-50	M	M	Pollard at 5m with regrowth. Crown bias north east. Cavities in union. Silver tag 1911.	Halo	
60	London plane	950	M	LP	G/F	100+	H	M	Pollard at 6m with regrowth. Crown bias east.	Halo	

1148-S-001

5

Highgate Cemetery - Tree Survey Schedule DRAFT

Surveyor: RO'S Date: 01.03.17

Tree No.	Species	DBH (mm) @ 1.3m	Age	Form	Condition	LLE	Landscape value	Ecological value	Comments	Work Recommendations	Work Priority
61	London plane	840	M	LP	F	50-100	H	M	Pollard at 5m with regrowth. Crown bias north east, minor cavities. Silver tag 1901	Halo	
62	London plane	1000	M	LP	G/F	100+	H	M	Pollard at 5m with regrowth. Crown bias west, minor cavities.	Halo	
63	Wild cherry	710	M	3S @2	F/P	0-10	L	L	3 main stems at 1m and a basal sub stem (40cm diam). Recently reduced to 10m high with limited crown regrowth. Past crown lifted; old moderate wound with decay. Green tag 01624.	-	
64	Ash	550	MM	MS @ Base	F	30-50	M	L	Main stem and 2 sub stems; main stems bias west. Significant grave stone damage.	-	
65	Ash	400	M	2S @ Base	F	10-30	M	L	Twin stem at 0.5m, crown bias north. Reduced vigour and epicormics. Significant gravestone damage.	-	
66	Ash	910	M	M	P	0-10	M	M	Path edge. Large basal cavity with decay. Reduced to 10m high, limited regrowth. Numerous cavities. Green tag 01619.	-	
67	Common Lime	58	MM	LP	P	0-10	M	L	Recent re-pollard at 5m; no regrowth yet; Lean east. Green tag 01616.	-	
68	Common Lime	420	MM	LP	P	10-30	M	L	Recent re-pollard at 4m; no regrowth yet. Green tag 01614.	-	
69	Hornbeam	300	MM	MS @2	F	30-50	L	L	Small stunted tree, asymmetric crown away from Cherry. Extensive squirrel damage.	-	
70	Cherry sp	620	M	3S @2	G/F	30-50	M	L	Vigorous tree, balanced crown. Minor included union.	-	
71	Common Lime	650	MM	LP	F/P	30-50	M	L	Pollard at 4m with regrowth, secondary re-pollarded at 10m with younger regrowth. Green tag 01612.	-	

1148-S-001

6

Highgate Cemetery - Tree Survey Schedule DRAFT

Surveyor: RO'S Date: 01.03.17

Tree No.	Species	DBH (mm) @ 1.3m	Age	Form	Condition	LLE	Landscape value	Ecological value	Comments	Work Recommendations	Work Priority
EAST CEMETERY - GROUPS OF TREES											
G1	Lime, Wild cherry, Elder, Ash. Berberis (hedge)	10-50	1960-1990	M	M-MG	50+	M	L	Along site boundary at south end of cpt.2b. Line of early-mature trees, with Berberis hedge in front.	Manage as screen to housing.	
										Remove Ash: underplant evergreen trees / shrubs (using Holm oak / Holly / Yew / Box / Portuguese laurel)	L
G2	Blackthorn, Hawthorn, Ash	5-20	1970-2000	M/MS	M	50+	L	M	Shrubs along southern boundary; overgrown hedge to 8m. Useful screening in southern corner.	Maintenance: Control spread of Blackthorn into open ground.	Ongoing
G3	Overstorey: Ash, Wild cherry	15-40	1980-2000	M/MS	M	10-50	M	L	Overgrown hedge on bank with early-mature Ash and Wild cherry.	Retain as visually permeable barrier.	
	Understorey: Elder, Hazel, Hawthorn, Holly	5-15	1970-1990	M/MS	M	30-50				Thin Wild cherry and Ash to favour best specimens of Wild cherry.	M
WEST CEMETERY											
72	Ash	970	M	3S @4	G/F	50-100	H	H	Prominent tree in elevated position. Broad spreading. Old branch failures, pruning cuts, cavities; deadwood. Dead tree leaning up in main union to 6m.	Clear dead tree; clear ivy from encroaching holly and possible reduce holly height.	
73	Ash	1150	M	2S MS	G/F	50-100	H	H	Prominent tree in elevated position. Broad spreading, crown lifted in past, branch failures, cavities and deadwood.	-	
74	Cedar of Lebanon	1100	M	M	F	50-100	H	M	Prominent tree on path edge. Asymmetric crown east, old reduction cuts and crown lifted in past.	-	
75	Ash	940	M	M	F	30-50	M	H	Slight lean north, basal flare and decay. Broad spreading crown, large branch failures, fracture wounds and cavities.	-	
76	Sycamore	680	M	LP	F	30-50	M	M	Pollard at 3m with regrowth. Minor cavities and epicormics.	-	

1148-S-001

7

Highgate Cemetery - Tree Survey Schedule DRAFT

Surveyor: RO'S Date: 01.03.17

Tree No.	Species	DBH (mm) @ 1.3m	Age	Form	Condition	LLE	Landscape value	Ecological value	Comments	Work Recommendations	Work Priority
77	Lawsons cypress	450	MM	M	G/F	10-30	M	M	Rooted on narrow shelf on raised bank behind memorial. Basal wound. Typical form.	-	
78	Monkey puzzle	500	MM	M	P	10-30	M	L	Suppressed, leader died/broken out. Limited live crown.	-	
79	Weeping Ash	930	M	M	F	10-30	H	M	Charcterful tree on path edge. Large cavities with decay on both sides of main stem at 1m. Branch failures, deadwood and inonotus hispidus fungal brackets. Crown weeping over path. Green tag 01766.	Halo	
80	Yew	540	MM	3S @2	G	100+	M	M	Prominent position at main path junction. Younger than other 2 notable yews. Crown lifted over path, slight bias south.	Remove Ash to north of path encroaching into crown.	
81	Yew	960		M	G/F	100+	H	M	Prominent tree. Large broad spreading tree, forming pair with T82. Balanced crown, good health.	Halo	
82	Yew	900		3S @2	G	100+	H	M	Prominent tree forming pair with T81. Good health 3 stems at 1m.	Halo	
83	Ash	930	M	2S @3	F	30-50	M	M	2 stems; one stem pollarded at 4-5m. Branch failures deadwood and cavities.	-	
84	Ash	700	M	M	F	30-50	M	M	Drawn form and crown bias south. Branch failures, cavities and deadwood. Green tag 01764.	-	
85	Beech	550	MM	2S @ Base	G/F	30-50	M	M	2 trees close together. One upright stem growing through crown of beech and other stems leans and heavily bias south.	Reduce ash limb to provide space for upper crown of beech to develop.	
86	Ash	830	M	M	F	30-50	M	M	Mid stem branch failures, cavities, tears and deadwood hangers. Green tag 01753.	Reduce limbs affecting beech	
87	Yew	700	M	2S @4	G	100+	M	M	Good specimen. Ash branches growing through crown and laurel, cherry and holly encroaching on outer canopy edge.	Halo	

1148-S-001

8

Highgate Cemetery - Tree Survey Schedule DRAFT

Surveyor: RO'S Date: 01.03.17

Tree No.	Species	DBH (mm) @ 1.3m	Age	Form	Condition	LLE	Landscape value	Ecological value	Comments	Work Recommendations	Work Priority
88	Ash	1000	M	3S @2	G/F	50-100	M	M	3 main stems, upright and balanced crown. Minor deadwood.	Remove 2 branches from crown of yew.	
89	Yew	1000	M	2S @ Base	G/F	50-100	M	M	Lean south east; suspected past root plate movement. Old stem wound with minor decay. Minor deadwood.	-	
90	Sycamore	740	M	LP	F	30-50	L	M	Old pollard with regrowth; decay in main union. Crown bias south, minor deadwood and cavities.	-	
91	Ash	850	EM	3S @3	F/P	10-30	L	M	Probably past pollard at 4m; 3 main stems. Low vigour and dieback.	-	
92	Sycamore	770	M	LP	F/P	10-30	L	M	Pollard at 6m with regrowth. Pruned over fence, large wounds at 1-2m. Reduced vigour and crown density, minor deadwood and cavities. Green tag 01745.	-	
93	False acacia	600	M	M	F/P	10-30	M	M	Spindly tree, remaining stem leaning and crown weighted west. Old twin stem failure at 2m with slowly decaying stub. Pollard sycamore growing immediately to east.	-	
94	Ash	820	M	LP	F	30-50	M	H	Path edge. Pollard at 8m with regrowth. Old crown lift wounds, branch failures, minor cavities and deadwood.	-	
95	Ash	700	M	LP	F	30-50	M	H	Path edge. Pollard at 7m with regrowth. Crown bias north east, minor branch failures and deadwood. Stem and crown cavities.	-	
96	Ash	940	M	LP	F	30-50	M	M	Pollard at 7m with regrowth. Old crown lift wounds, branch failures, minor cavities and deadwood.	-	
97	Ash	120	M	2S @2	P	0-10	M	M	Twin stem at 1m. One stem past pollarded at 5m with no regrowth. Other stem heavily bias north. Basal decay and Daldinia concentrica brackets on low stem and upper side of lean. Appears to have recent rootplate movement.	Fell or pollard to 3m high	
98	Yew	530	MM	M	G/F	100+	M	L	Good specimen, tall, vigorous balanced crown. Forks upper crown.	-	

1148-S-001

9

Highgate Cemetery - Tree Survey Schedule DRAFT

Surveyor: RO'S Date: 01.03.17

Tree No.	Species	DBH (mm) @ 1.3m	Age	Form	Condition	LLE	Landscape value	Ecological value	Comments	Work Recommendations	Work Priority
99	Ash	1220	M	2S @2	F	30-50	M	M	1 upright stem, 1 bias south. Old branch failures, wounds and cavities.	-	
100	Yew	800	M	MS @2	G/F	50-100	M	M	Balanced crown, minor tip dieback. Ash encroachment.	Halo - remove ash to north east	
101	Yew	730	M	MS @2	G/F	50-100	M	M	Tall, vigorous. Thin low northern crown.	-	
102	Yew	830	M	MS @3	F	30-50	M	M	Asymmetric crown, west from yew. Old crown lift stubs. Low crown deadwood.	-	
103	False acacia	850	M	M	F	30-50	M	M	Drawn & slender, bias north. Heavily Ivy clad.	Sever and remove ivy	
104	False acacia	650	M	2S @2	G/F	30-50	M	M	On raised bank. Drawn and slender, crown bias south east. Minor deadwood.	-	
105	Yew	550	M	2S @ Base	G/F	100+	M	M	Path edge on raised bank. 2 main stems, crown encroaching opposite yew. Low crown deadwood.	-	
106	Ash	730	M	MS @4	F	30-50	L	M	Pollard with regrowth. Cavities and deadwood.	-	
107	Sycamore	870	M	MS @3	G/F	50-100	L	L	Pollard at 3m with regrowth; 3 main stems. Basal flare. Minor deadwood.	-	

1148-S-001

10

Highgate Cemetery - Tree Survey Schedule DRAFT

Surveyor: RO'S Date: 01.03.17

Tree No.	Species	DBH (mm) @ 1.3m	Age	Form	Condition	LLE	Landscape value	Ecological value	Comments	Work Recommendations	Work Priority
108	Ash	900	M	2S @2	F/P	10-30	M	M	Recent reduction with minor regrowth. Bark peeling low stem, crown cavities and dead stubs.	-	
109	Ash	750	M	2S @ 0.5m	F/P	0-10	M	M	2 stems 0.5m. Rotting Armillaria fungus at base, basal bulge and significant basal decay. Crown bias south. Branch failures, cavities and deadwood. Green tag 01730.	Pollard to 6m height	
110	Ash	710	M	LP	F	30-50	M	M	Pollard at 3m; 4 main stems. Asymmetric crown south, reduced vigour and crown density. Minor cavities, cankers, branch failures and deadwood Green tag 01732.	-	
111	Sycamore	750	M	LP	F/P	10-30	M	M	Pollard at 2m with regrowth. Poor form, asymmetric crown and reduced vigour. Branch failure wound on low east stem. Minor branch failure cavities.	-	
112	False acacia	850	M	3S @ M/S	G/F	30-50	H	M	3 main stems, burry low stem. Crown bias east. Minor deadwood. Best quality F.acacia in cemetery.	Halo	
113	False acacia	950	M	M	F/P	30-50	M	M	On raised bank edge. heavily ivy clad. Minor deadwood.	Sever and remove ivy	
114	Sycamore	670	M	LP	F	30-50	M	M	Pollard at 5m with regrowth. Minor branch failures, cavities and deadwood.	-	
115	Ash	750	M	M	G/F	30-50	M	M	Forks mid-stem. Heavily Ivy clad.	Sever and remove ivy	

Highgate Cemetery - Tree Survey Schedule DRAFT

Surveyor: RO'S Date: 01.03.17

Tree No.	Species	DBH (mm) @ 1.3m	Age	Form	Condition	LLE	Landscape value	Ecological value	Comments	Work Recommendations	Work Priority
116	Cedar of Lebanon	1600		MS @ Base	F/P	30-50	H	H	Veteran tree in remarkable setting. Multi-stemmed at base. Crown imbalanced from past failures; low west crown-high east crown. Numerous failures with associated wounds, cavities, decay and deadwood. Decay evident at stem base and in upper central crown. Flexible bracing supporting low west crown. Recent rootzone assessment carried out and subsequent mulching applied.	Monitor	
117	Ash	750	M	M	F	30-50	M	M	Forks in upper crown, drawn and slender. Heavily ivy clad. Green tag 01729.	Sever and remove ivy	
118	Common Lime	740	M	LP	F	30-50	M	L	Pollard at 3m, vigorous regrowth.	-	
119	Ash	880	M	2S @3	F	30-50	M	M	Pollard at 3m; 1 failed stem with decaying stub. 2 remaining stems, crown bias east, minor branch failures, cavities and deadwood. Basal flare.	-	
120	Ash	860	M	LP	P	0-10	L	H	Monolith, fungal brackets on decaying stem. Young epicormics.	-	
121	Sycamore	810	M	LP	G/F	50-100	M	M	Pollard at 3m, multi-stemmed regrowth, good vigour.	-	
122	Wellingtonia	1000	MM	M	G	100+	M	L	Specimen tree. Typical form, forks at 8m.	-	
123	Horse Chestnut	750	M	MS @ Base	F	30-50	H	M	Notable tree on path edge. 4 large basal stems, pollarded at 3m with good regrowth and broad spreading.	-	
124	Corsican pine	670	M	M	G/F	30-50	M	M	Edge of cemetery, near to property. Prominent tree in location, crown lifted in past, high canopy with exception of long low limb south. Good health.	-	

1148-S-001

12

Highgate Cemetery - Tree Survey Schedule DRAFT

Surveyor: RO'S Date: 01.03.17

Tree No.	Species	DBH (mm) @ 1.3m	Age	Form	Condition	LLE	Landscape value	Ecological value	Comments	Work Recommendations	Work Priority
125	Ash	1120	M	M	G/F	50-100	M	M	Large tree, good vigour. Past crown lifted, branch failures, deadwood and minor cavities.	-	
126	Yew	750	M	M	G	50-100	M	L	Multi-stem at 1m, balanced crown, good health. Past crown lifted.	-	
127	Ash	780	M	3S @3	F	30-50	L	M	2 main stems; 1 low limb west. Drawn & slender, high crown. Minor branch failures, cavities and deadwood.	-	
128	Horse Chestnut	650	MM	2S @3	G/F	30-50	M	L	On edge of bank above mausoleums. Crown bias east.	-	
129	Ash	720	M	2S @ 1m	P	0-10	L	H	Low vigour and dieback. Stem and branch cankers, moderate cavities, decay and deadwood. Full sized crown. Green tag 01713.	Reduce to 8m monolith	
130	Sycamore	850	M	2S @ M/S	G/F	50-100	M	M	Pollard at 5m with regrowth. Crown lifted in past. Broad spreading.	-	
131	Cedar of Lebanon	630	M	2S @3	F/P	10-30	M	M	Past rootplate fail and propped on top of headstones. 1 stem pruned back to stub, other stem forms low Charcterful crown. Crown bias south east, fair health.	-	
132	Sycamore	720		LP	F	30-50	M	M	Along wall edge. Pollard at 4m with regrowth. Crown bias west, old crown lift wounds and deadwood. Green tag 01705.	-	
133	Common Lime	760	M	LP	F	30-50	M	M	Along wall edge. Pollard at 8m with regrowth. Drawn & slender, reduced vigour and deadwood. Green tag 01704.	-	

1148-S-001

13

Highgate Cemetery - Tree Survey Schedule DRAFT

Surveyor: RO'S Date: 01.03.17

Tree No.	Species	DBH (mm) @ 1.3m	Age	Form	Condition	LLE	Landscape value	Ecological value	Comments	Work Recommendations	Work Priority
134	Yew	820	M	2S @2	G	100+	H	M	Good form and health. Forms pair with adjacent yew.	-	
135	Yew	600	M	MS @ Base	G/F	50-100	H	M	On top of bank. 1 main stem and sub stems. Good health.	-	
136	Horse Chestnut	1000	M	LP	G/F	30-50	H	M	Edge of path. Pollard at 4m with good regrowth. Green tag 01703.	-	
WEST CEMETERY - GROUPS OF TREES											
G4	2no.Sawara cypress & 1no. Lawsons cypress	40-50	1960	M/MS	M	10-30	L	L	Reasonable specimens near path, one with poor form.	-	
G5	3no.Cherry laurel	30-50	1950	M/MS	M	10-30	L	L	Stems have heavy lean over path leading to catacombs: important veil to entrance.	Prop crossing stems with single support for both stems.	H
										Reduce crown height and spread by upto 20%, to lessen end weight whilst maintaining veil to catacomb entrance.	H
G6	Wych elm	30-50	1970	M/MS	M-G	10-30	L	L	On top of bank. 1 main stem and sub stems. Good health.	Retain, and monitor for signs of Dutch Elm Disease	On-going

Cpt no	Species	DBH (mm) @ 1.3m	Age	Height	Form	Condition	LLE	Ecological value	Comments	Work Recommendations	Priority
EAST CEMETERY											
1a-b	Overstorey: Ash (80%), Sycamore (15%), English oak (5%) with Common lime (1no.), Horse chestnut, Laburnum, Common laurel	15-50	30-50	15-18	M/MS	M	50-100	LM	1a: Ash overstorey (widely-spaced) with some Sycamore / Oak. Open space in parts (see map). Scattered shrubs / small trees in understorey. Some Ivy-clad: a lot severed and falling off. Widespread deadwood: a lot fallen on paths in high winds. Ash form: some drawn. All self-set and growing inbetween / on graves. 1b: Largely open ground with scattered trees.	Staged removal of Ash. Replant well located specimens to an overall design.	On-going
	Understorey: Blackthorn, Hawthorn, Holly, Privet, Box, Aucuba, Camellia, English elm, Berberis, Silver birch, Lawsons Cypress (1no.), Norway spruce (1no.)	2-25	10-40	1-10	MS	M	30-50	LM		Favour Oak in thinning / felling programme (if well positioned)	
2a-b	Overstorey: English oak, Ash, Sycamore, Turkey oak, Hornbeam	15-60	1950-2000	10-18	M/MS	M	50-100+	L	2a: Largely open ground with scattered individual trees. Clump of Ash in south-east corner of cpt.2a - see map. Hedges along boundary with cpt.2b (mixed Eleagnus, Laurel, Photinia, Holy): out of place. 2b: Open grass area.	Retain as open ground with scattered specimens.	
										Remove Ash in central area on graves.	H
	Understorey: Elder, Elm, Laurel	10-20	1990-2000	5-10	M/MS	M	10-50	L		Develop screen planting along southern edge.	M
										Cpt.2b: grow on hedge as screen.	H
3a	Ash (90%), English oak / Goat Willow / Wild cherry (10%)	15-50	1940-1990	16-18	M/MS	M	50-100	M	Ash-dominated overstorey with occasional older Ash pollards in north end. Thinned hard in central area to leave open canopy. Ground layer swamped by Bramble and Ivy: cleared in small patches.	Phased removal of Ash and replant of specimens. Manage ground layer; create suitable ground cover for long term management (grass sward)	On-going
3b	Overstorey: Ash (90%), English oak, Common lime (pollards), Sycamore	20-80	1920-1980	15-18	M/MS	M	50+	LM	Ash overstorey with some Oak: 4 older Oak scattered through and Lime pollards alongside path between cpts.3a & 3b. Ash drawn / moderate form: well thinned in central area. A lot of Ivy on ground / occasional Bramble: widespread clearance has occurred.	Phased removal of Ash and replant of specimens.	On-going
	Understorey: Holly, Elm, Cherry laurel, Hawthorn, Box, Choisya	10-20	1960-1990	2-8	M/MS	M	10-50			Retain / favour mature and young Oak / Ash pollards in thinning.	H

Cpt no	Species	DBH (mm) @ 1.3m	Age	Height	Form	Condition	LLE	Ecological value	Comments	Work Recommendations	Priority
3c	Overstorey: Ash (70%), Wild cherry, English oak, Sycamore, Holm oak, London plane (pollards)	30-80	1900-1980	12-18	M/MS	M	50+	M	Ash overstorey with some Oak: 4 older Oak scattered through and Lime pollards alongside path between cpts.3a & 3b. Ash drawn / moderate form: well thinned in central area. A lot of Ivy on ground / occasional Bramble: widespread clearance has occurred.	Fell Ash to favour specimen trees and replant specimens	M
	Understorey: Cherry laurel, Holly, Berberis, Privet, Choisya	2-20	1970-2000	2-10	M/MS	M	10-50				
3d	Overstorey: Ash, Field maple, Sycamore, Manchurian cherry	20-80	1930-1980	12-18	M/MS	M	30-100	ML	Ash overstorey with some larger specimens. Younger Ash dense / underthinned understorey scattered shrubs and young Ash / Holm oak natural regeneration. Ground layer: dense Ivy / Bramble. Very neglected sub-cpt.	Phased removal of Ash, and understorey clearance. Replant specimens.	On-going
	Understorey: Ash, Hawthorn, Holly, Box, Privet, Choisya, Holm oak	2-15	1970-1990	2-8	M/MS	M	10-50				
4a	Overstorey: Ash, Aspen (1no. - 80dbh), Wild cherry, London plane (1no.), Hybrid poplar (1no.)	20-60	1940-1975	15-18	M/MS	M	30-50	LM	Open ground with some trees (30% canopy cover). Scattered understorey shrubs. Ground layer is grass. A lot of felled Ash stumps: treated. 2-3 large trees (Poplar / Aspen) along south boundary by housing block.	Consider screen planting of housing blocks.	M
	Understorey: Holly, Elder, Choisya, Hawthorn	10-20	1960-1990	2-10	M/MS	M				Plant some well-placed specimen trees.	M
4b	Overstorey: Ash (80%), Wild cherry, English oak, Field maple, Sycamore, Hornbeam	25-70	1930-1980	15-18	M/MS	M	50+	LM	Ash-dominated overstorey with some Oak / Sycamore and minor species. Tree spacing decent, underthinned at west end. A lot of Ivy - now severed. Form of trees generally moderate to poor. Scattered understorey shrubs. Ground layer Ivy / Bramble / Sedge	Phased Ash removal, and replant specimens	L
	Understorey: Spindle, Holly, Privet, Elder, Choisya, Hawthorn	2-25	1970-1990	2-6	M/MS	M	20-50	LM			
4c	Hawthorn, Cherry laurel, Privet	15-25	1970	5-8	M/MS	M	50+	ML	Open ground with line of small trees .	Retain as high hedge to give screening.	Ongoing
5a	Overstorey: Ash, Goat willow	30-70	1930-1980	15-20	M/MS	M	10-50	LM	Ash overstorey; underthinned in places. Tree form generally poor. Scattered parent Ash. Heavily Ivy-clad: recently severed. Understorey has scattered shrubs / small trees. Ground layer is Ivy dominated.	Phased Ash removal and specimen replanting	H / On-going
	Understorey: Irish yew, Privet, Hawthorn, Box, Holly, Cherry laurel, Lilac, Eleagnus, Elm	5-20	1960-1990	2-10	M/MS	M	10-50				

Site: Highgate Cemetery - East & West Cemeteries

Surveyor: Andrew Bowman-Shaw

Date: February 2017

Cpt no	Species	DBH (mm) @ 1.3m	Age	Height	Form	Condition	LLE	Ecological value	Comments	Work Recommendations	Priority
5b	Overstorey: Ash, Sycamore, Common lime, Horse chestnut, Wild cherry	20-70	1930-1990	10-12	M/MS	M	50+	LM	Scattered individual trees in open ground (canopy cover = 20%). Ground layer; grass with bulbs.	Replant individual specimens	M
	Understorey: Privet, Hawthorn, Blackthorn, Ash, Holly	2-15	1970-2000	2-8	M/MS	M	10-50			Consider screening road along east/ south boundary.	M
5c	Overstorey: Ash (95%), Sycamore, London plane	30-80	1900-1980	15-20	M/MS	M	50+	LM	Ash overstorey with occasional historic specimens. Ash drawn / moderate -poor form. Heavily Ivy-clad: recently severed. Understorey; occasional shrubs and young natural regeneration trees. Ground layer has dense Ivy (cleared in places) and some Bramble.	Retain historic London plane and parent Ash	On-going
	Understorey: Privet, Hawthorn, Wild cherry, Ash, Holly, Elm, Choisya	5-20	1960-1990	2-8	M/MS	M	10-50			Phased Ash removal and specimen replanting	M
5d	Overstorey: Ash, Sycamore, English oak, Wild cherry, Goat willow, Lombardy poplar	20-80	1900-1980	12-20	M/MS	M	20-100	ML	Ash overstorey with occasional historic specimens. Ash drawn / moderate -poor form. Scattered parent Ash. Some sections underthinned. Heavily Ivy-clad: recently severed. Understorey; occasional shrubs and young natural regeneration trees. Ground layer has dense Ivy (cleared in places) and some Bramble.	Retain historic trees and manage appropriately	On-going
	Understorey: Privet, Hawthorn, Holly, Elm, Choisya, Cherry laurel	5-20	1950-1990	2-10	M/MS	M	10-50			Phased Ash removal and specimen replanting	M
5e	Overstorey: Ash, Wild cherry, Silver birch, Hornbeam, Holm oak, Yew, Common lime	20-60	1930-1980	10-18	M/MS	M	30-100	L	Open area with scattered trees. Occasional shrubs. Ground layer: mown grass / some Ivy at south end near woodland areas.	Replant specimen trees in line with new design.	M
	Understorey: Privet, Hawthorn, Box, Holly, Aucuba, Amelanchier	5-20	1950-2000	2-8	M/MS	M	10-50				

Site: Highgate Cemetery - East & West Cemeteries

Surveyor: Andrew Bowman-Shaw

Date: February 2017

Cpt no	Species	DBH (mm) @ 1.3m	Age	Height	Form	Condition	LLE	Ecological value	Comments	Work Recommendations	Priority
WEST CEMETERY											
6a	Overstorey: Ash (60%), Sycamore, Beech, Common lime, Oak, Wild cherry, Yew	30-80	1850-1970	15-25	M/MS	M-G	50+	ML	Mixed overstorey with several historic trees. Strong understorey with wide range of species. Patches of younger Ash natural regeneration interspersed into overstorey canopy. Ground layer: Ivy / Bramble / bare patches. Generally suppressed.	Phased removal of young Ash to favour historic specimens.	M
	Understorey: Holly, Elder, Choisya, Hawthorn, Cherry laurel, Hornbeam, Hazel, Silver birch, Yew, Aucuba, Wild cherry, Snowberry, Holm oak, Common lime, Box, Robinia.	2-20	1950-1990	2-10	M/MS	M-G	30+			Review need to replant Ash removal. If restocking understorey remove understorey shrubs where necessary to recreate planting gaps.	
6b	Overstorey: Ash (90%), Wild cherry, Yew	20-80	1870-1980	16-22	M/MS	M	50+	ML	Younger Ash dominated overstorey, open in places. Understorey cleared in part, but still dense at north end (especially a lot of Holly). Ground layer: Ivy in places. Snowdrops suppressed.	Fell Ash to favour specimen trees and replant specimens	M
	Understorey: Yew, Cherry laurel, Holly, English oak, Hawthorn, Sycamore, Choisya, Cryptomeria	2-20	1960-1990	2-10	M/MS	M	30+				
6c	Overstorey: Ash (50%), Whitebeam, Wild cherry, Yew, Silver birch, Weeping silver lime, Common lime,	20-80	1870-1980	15-20	M/MS	M-G	50+	ML	Mixed open canopy with 2-3 significant light gaps. Scattered shrubs / trees in understorey. Generally open understorey. Ground layer: Ivy / grass/ Snowdrops. Generally suppressed.	Remove Ash. Replant specimens in gaps.	M
	Understorey: Holly, Hawthorn, Hazel, Aucuba	5-20	1970-1990	2-10	M/MS	M-G	30+				
7a	Overstorey: Ash (90%), Sycamore, Common lime, Robinia	20-70	1900-1980	15-22	M/MS	M-MG	50+	L	Ash dominated overstorey: younger regeneration, very few older trees. Reasonable understorey layer: shrubs plus natural regeneration young trees.	Phased Ash removal and specimen replanting. Retain historic trees.	M
	Understorey: Cherry laurel, Holly, Yew, Aucuba, Common lime, Holm oak, Elder, Silver birch	5-20	1970-2000	2-10	M/MS	M	30+	L		Strengthen boundary screen with Yew, Holly, Cherry laurel or native hedging / shrub clumps.	M / On-going
7b	Overstorey: Ash (99%), Wild cherry	15-50	1960-1980	18-22	M/MS	M	50+	L	Almost exclusively secondary Ash overstorey, with only occasional shrubs / trees in overstorey. Understorey recently cleared. Ash drawn, underthinned in places.	Phased Ash removal and specimen replanting. Retain historic trees.	M
	Understorey: Cherry laurel, Holly, Yew, Holm oak, Elder, Choisya	2-20	1970-2000	2-8	M/MS	M	30+	L		Strengthen boundary screen with Yew, Holly, Cherry laurel or native hedging / shrub clumps.	M / On-going

1148-S-002

4

Cpt no	Species	DBH (mm) @ 1.3m	Age	Height	Form	Condition	LLE	Ecological value	Comments	Work Recommendations	Priority
8	Overstorey: Ash (85%), Sycamore, Yew, Cedar of Lebanon, Wild cherry, Monkey puzzle	30-80	1870-1980	15-20	M/MS	M-MG	50+	ML	Ash dominated overstorey with scattered specimens. Understorey open in centre but dense in northern / western sections (mainly Holly). Ground layer: Ivy/ Bramble / base ground. Suppressed.	Phased removal of young Ash overstorey: retain suitable historic trees including Ash. Replant specimen trees.	M
	Understorey: Ash, Hawthorn, Holly, Aucuba, Elder, Cherry laurel, Yew, Horse chestnut	5-40	1950-1990	2-10	M/MS	M-G	30+				
9a	Overstorey: Ash (90%), Yew, Sycamore	20-70	1900-1980	15-20	M/MS	M-G	50+	ML	Open canopy section bordering wall. 40% intermittent canopy cover. Understorey: covering of shrubs and small trees. Row of Whitebeam alongside path by buildings. Ground layer: Ivy / grass. Generally suppressed.	Consider replanting specimen trees in suitable light gaps.	M
	Understorey: Hazel, Holly, Hawthorn, Whitebeam, Elder, Aucuba	2-20	1960-1990	2-10	M/MS	M-G	30+				
9b	Overstorey: Ash (90%), Robinia, Wild cherry, Yew, Horse chestnut	20-70	1900-1980	15-22	M/MS	M-G	50+	ML	Young Ash dominated overstorey with scattered parent Ash. Robinia in southwest corner. Understorey: shrubs / small trees scattered through with denser patches (southwest / northern corners). Ground layer: Ivy / bare patches. Suppressed.	Phased Ash removal to favour good historic specimens (Robinia / Horse chestnut / Ash)	M
	Understorey: Hawthorn, Aucuba, Yew, Cherry laurel, Holly, Holm oak, Snowberry, Hazel, Goat willow, Ash natural regeneration	5-20	1950-1990	2-12	M/MS	M-G	30+			Replant specimen trees in suitable gaps	M
10a	Overstorey: Ash (70%), English oak, Horse chestnut, Sycamore, Silver birch	20-100	1850-1970	15-20	M/MS	M-MG	50+	ML	Younger Ash dominated overstorey. Occasional historic specimens including 1 fine Horse chestnut coppice / pollard. Understorey denser along southern / western edges (Holly). Hawthorn line along north wall / boundary (old hedge?). Ground layer: heavy Ivy	Phased Ash removal and specimen replanting	M
	Understorey: Irish yew, Holly, Elder, Monkey puzzle, Wild cherry, Aucuba, Box, Choisyia	2-20	1950-1990	2-12	M/MS	M-G	30+			Consider replanting boundary screening (but backdrop is good).	L
10b	Overstorey: Ash (30%), Sycamore, English oak, Wellingtonia, Eucryphia, Goat willow, Silver birch	20-90	1920-1980	18-22	M/MS	M-G	50+	ML	Small triangle between paths. Mixed overstorey canopy. Intermittent shrubs, especially Holly, in the understorey. Ground layer: Ivy. Generally suppressed.	Selectively thin to favour Wellingtonia / English oak: remove Ash	M
	Understorey: Hawthorn, Holly, Yew, Choisyia, Box	2-15	1950-1990	2-12	M/MS	M-G	30+				

Site: Highgate Cemetery - East & West Cemeteries

Surveyor: Andrew Bowman-Shaw

Date: February 2017

Cpt no	Species	DBH (mm) @ 1.3m	Age	Height	Form	Condition	LLE	Ecological value	Comments	Work Recommendations	Priority
11	Overstorey: Ash (40%), Elm (40%), English oak, Sycamore, Holly, Beech, Lawsons cypress	20-90	1880-1980	15-22	M/MS	M-G	10-50+	LM	Overstorey dominated by Elm clumps and Ash. Understorey: intermittent small trees / shrubs denser in southwest corner (mainly Holly). Ivy dominated with some Bramble and Snowberry.	Phased Ash removal to favour good historic specimens (Robinia / Ash)	M
	Understorey: Hawthorn, Holly, Holm oak, Snowberry, Aucuba, Elder, Privet, Choisya, Yew	2-20	1950-1980	1-12	M/MS	M-G	30+			Replant specimen trees in suitable gaps	M
12a/b	Overstorey: Holm oak, English oak, Silver birch, Wild cherry, Himalayan birch, Cryptomeria, Lawson cypress	20-70	1920-1990	10-15	M/MS	M-G	50+	L	Open canopy with occasional Holm and English oak / Wild cherry. Younger Silver birch interplanted in gaps. Original understorey shrubs retained post tree clearance. Area open.	TBC, dependent on landscape strategy.	N/A
	Understorey: Hawthorn, Holly, Rowan, Irish yew, Hazel, Cherry laurel, Holm oak, Yew, Buddleia, Aucuba, Choisya, Elder	5-30	1950-1990	1-6	M/MS	M-G	30+				
12c	Overstorey: Ash, Yew, Holly, Robinia	10-40	1950-1990	10-18	M/MS	M	50+	LM	Narrow strip of intermittent trees / shrubs along boundary. Large gap by wall with view of flats.	Consider replanting screen along boundary wall.	H
	Understorey: Aucuba, Holm oak, Cherry laurel, Norway maple, Chinese red birch (<i>Betula albosinensis</i>)	5-20	1970-2000	2-10	M/MS	M-G	30+				
13	Overstorey: Ash (90%), Silver birch, Holm oak, Yew	20-60	1940-1980	15-20	M/MS	M	50+	LM	Young Ash dominated overstorey with 2 canopy gaps on southern edge. Trees heavily ivy-clad and drawn / underthinned. Ground layer: dense Ivy	Phased Ash removal and replant specimens	H
	Understorey: Hawthorn, Holly, Privet, Irish yew, Yew, Mock orange, Common lime	5-20	1950-1990	2-8	M/MS	M-G	30+			Sever / remove Ivy on all trees	H
14	Overstorey: Ash (95%), Wild cherry	20-80	1900-1970	15-22	M/MS	M-G	50+	LM	Ash dominated overstorey: trees drawn, underthinned. Small canopy gap next to cleared path. Trees heavily ivy-clad. Understorey has intermittent shrubs / small trees. Ground layer: dense Ivy	Phased Ash removal and replant specimens	M
	Understorey: Hawthorn, Holly, Yew, Aucuba, Elder	5-20	1950-1980	2-10	M/MS	M	30+			Sever / remove Ivy on all trees	H

Site: Highgate Cemetery - East & West Cemeteries

Surveyor: Andrew Bowman-Shaw

Date: February 2017

Cpt no	Species	DBH (mm) @ 1.3m	Age	Height	Form	Condition	LLE	Ecological value	Comments	Work Recommendations	Priority
15	Overstorey: Ash (90%), Yew, Sycamore	20-80	1900-1970	16-22	M/MS	M	50+	ML	Ash dominated overstorey, mostly younger trees. Heavily Ivy-clad. Scattered shrubs in understorey. Canopy gaps at north and south ends. Ground layer: dense Ivy	Phased Ash removal and replant specimens	M
	Understorey: Hawthorn, Holly, Choisya, Cherry laurel	5-20	1950-1990	2-12	M/MS	M-G	30+			Sever / remove Ivy on all trees	H
16	Overstorey: Ash (50%), Yew	20-80	1870-1970	10-20	M/MS	M-G	30+	M	Open canopy edge with scattered mature Ash, Yew alongside path on eastern edge. Yew planted as avenue along path. Strip next to wall: intermittent shrubs / young trees in understorey, and Hazel stools.	Plant specimen trees in suitable gaps	M
	Understorey: Ash natural regeneration, Common lime, Elder, Hazel, Holm oak, Hawthorn, Holly, Dog rose	2-20	1900-1990	2-10	M/MS	M-G	30+			Reinstate Yew along sunken path	M
										Consider screen planting along wall	M

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