

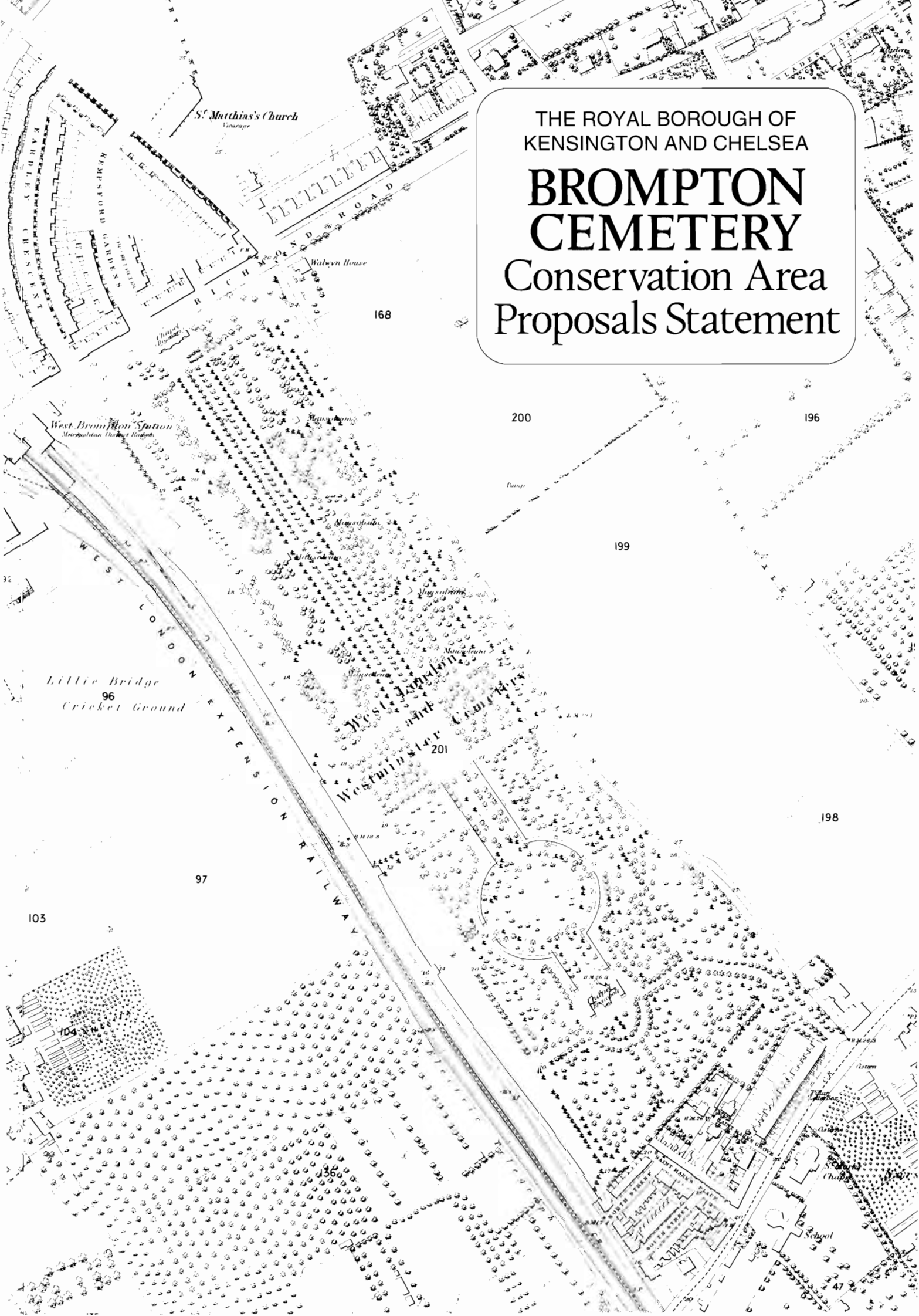


Conservation Area Proposals Statement Brompton Cemetery Conservation Area



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

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**BROMPTON
CEMETERY**
Conservation Area
Proposals Statement





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***Foreword by the Chairman,
Planning and Conservation
Committee***

The area covered by the Royal Borough of Kensington and Chelsea was principally developed by the Victorians, so it is entirely fitting that the Borough should contain one of London's great Victorian cemeteries. Just as 19th century architecture is better appreciated nowadays, so it is more widely recognised that Brompton Cemetery represents a significant resource at so many different levels for nearby residents and for the Borough as a whole.

The Council has designated the Cemetery as a conservation area, and its Unitary Development Plan recognises its contribution to the quality of the Borough as a registered park or garden, as Metropolitan Open Land and as a Site of Nature Conservation Importance. In addition, the Cemetery's main buildings and a number of memorials are listed. With the publication of this Statement, the Council has put in place a framework within which to respond to initiatives to preserve and enhance the Cemetery for future generations.

I would like to place on record the Council's appreciation of the involvement of The Royal Parks, the Friends of Brompton Cemetery, amenity societies, residents associations and any private individuals who have contributed to the production of this Statement.

Councillor David Campion BA(Arch) DipTP FRIBA MBCS



1

Introduction

STATUTORY BACKGROUND

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges local planning authorities to determine which parts of their areas are of special architectural or historic interest and to designate them as conservation areas. Once designated, councils are further obliged (Section 71) to formulate and publish proposals for their preservation and enhancement, to present such proposals for consideration at a public meeting in the Area and to have regard to any views expressed at the meeting concerning such proposals. The Public Meeting to consider this Statement was held in Brompton Cemetery Chapel on 1 February 1999.

It is the general duty of all local planning authorities, in the exercise of planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas (Section 72).

PLANNING BACKGROUND

The Council is committed by its Unitary Development Plan to the preparation of Proposals Statements for conservation areas. The Plan contains general policies governing the control of development, including policies and standards regarding conservation, design and related matters. Its overall aim is 'to maintain and enhance the character and function of the Royal Borough as a residential area and to ensure its continuing role within the metropolitan area as an attractive place in which to live and work'. Policies include presumptions against the loss of permanent residential accommodation, the encroachment of inappropriate business activities and the loss of local services which support residential character. Therefore underlying Conservation Area Proposals Statements is a continued resistance to any change of use from residential use in the Area and also to any change which damages residential amenity, for example, extra traffic generation.

The Plan provides that 'each Statement identifies the characteristics which contribute to the special nature of the conservation area and includes guidance which ensures its preservation and enhancement. Guidelines for the design of new building work (including extensions and alterations to existing properties), as well as proposals for enhancement work to be carried out by the Council itself, are also included.'

The Plan also indicates that 'The statements will set out detailed guidance to interpret and elaborate on development control policies set out in the Plan. Such detailed guidance will be applied to all relevant planning applications.' Comments in Statements are therefore subsidiary to and should be read in the light of the Council's general restrictive policies as set out in the Unitary Development Plan.

THE PURPOSE AND FORMAT OF THE PROPOSALS STATEMENT

This document presents proposals for the preservation or enhancement of Brompton Cemetery Conservation Area.

This Proposals Statement has three purposes:

1. To identify the particular characteristics of the Area which justify its designation as a conservation area and which should be preserved or enhanced.
2. To provide guidance in respect of any proposed changes and on the Council's likely response to applications for planning permission or listed building consent.
3. To identify works of improvement, enhancement or other initiatives which could be undertaken by the Council or other agencies.

*Hawkins lithograph detail
(see page 10)*

*(title page)
Fresh flowers adorn the
monument to Blanche Roosevelt
Maccheta, Marchesa d'Allegri
1858-98, biographer of Gustav
Doré, in the Great Circle*

THE EXTENT OF THE CONSERVATION AREA

Brompton Cemetery was designated a conservation area in May 1985 as part of the Borough-wide review. This was influenced by the designation of Kensal Green Cemetery Conservation Area the previous October, not only to recognise the national importance of the Victorian architectural and historical interest of the Cemetery, but to promote the restoration of buildings and monuments, to improve the prospect of grant aid, and to allow additional control over the numerous and significant trees. These three threads of recognition, control and enhancement underly the designation of Brompton Cemetery Conservation Area. The boundaries were reviewed during the production of this Statement, when it was decided that the Conservation Area was best served by boundaries that reflected the Cemetery itself and its designation as Metropolitan Open Land, as a Site of Nature Conservation Importance and as a Grade II* item in the Parks and Gardens Register. The boundaries therefore remain unchanged from the original designation.

PROCEDURE

This Proposals Statement for Brompton Cemetery Conservation Area has been pre-

pared under the direction of M J French, Executive Director of Planning and Conservation, by the Council's consultants, McCoy Associates, in liaison with The Royal Parks Agency, Ward Councillors, The Friends of Brompton Cemetery, The Victorian Society, The Kensington Society, The Chelsea Society, local residents' groups and interested parties. It has been prepared as the Council's contribution to a secure and sustainable future for Brompton Cemetery represented by the preparation of the Feasibility Study and Management Plan drafted on behalf of The Royal Parks Agency and the Friends of Brompton Cemetery.

The Statement was written by Geoffrey Huntingford BSc(Hons) MRTPI IHBC, and Mary Powell BA(Hons).

Except where credited, modern photographs are by Geoffrey Huntingford and historical maps and illustrations are reproduced from originals kindly made available by Kensington Local Studies Library. The assistance of the Council's Local Studies Librarians and of The Royal Parks Agency is gratefully acknowledged.

The map on the cover is taken from Ordnance Survey maps surveyed 1862-5 and published 1871, by permission of Guildhall Library, Corporation of London.

THIS PROPOSALS STATEMENT WAS ADOPTED BY THE PLANNING AND CONSERVATION COMMITTEE ON 19 APRIL 1999.

Royal Borough of Kensington and Chelsea
Town Hall
Hornton Street
London W8 7NX
Tel: 0171-361 2080

A detail from the weathered marble tomb of Val Prinsep (see page 36)



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There was growing recognition by the second quarter of the 19th century that London's overcrowded graveyards were in a shocking state and posed a serious risk to health. Between 1832 and 1841, Parliament authorised six commercial cemeteries around the metropolis to relieve the situation: one of these was the West London and Westminster Cemetery Company which undertook to provide a large new burial ground at West Brompton.

The Company was incorporated by Act of Parliament in July 1837 and authorised to build chapels and catacombs, to charge fees for burials, and to raise capital by selling shares. The site was 40 acres between Richmond Road (now Lillie Road/Old Brompton Road) on the north, Fulham Road on the south and Honey Lane on the east. On the west was the short-lived Kensington Canal, created from Counters Creek, a tidal inlet of the Thames long used as a common sewer. Negotiations began with Lord Kensington for the majority of the land and with the Equitable Gas Light Company for land on the Fulham Road frontage which had become surplus to the gas company's requirements.

Throughout its relatively short life, the Cemetery Company was beset with difficulties. The first of these emerged after three instalments had been paid to the spendthrift Lord Kensington: doubts over his right to sell the land following the entailing of the Edwardes estate on his son were not settled until November 1838. By this time David Ramsay, a local nurseryman, had been appointed landscape gardener, and the designs for the Cemetery prepared by its self-styled 'founder' and 'promoter', Stephen Geary, had been passed over in competition in favour of those submitted under the name of Benjamin B Baud, formerly an assistant to Sir Jeffry Wyattville on work at Windsor Castle. There is evidence to suggest that the designs emanated from the Wyattville office, with Baud nominally in charge to preserve Sir Jeffry's detachment from the project as a competition judge. Geary resigned in January 1839.

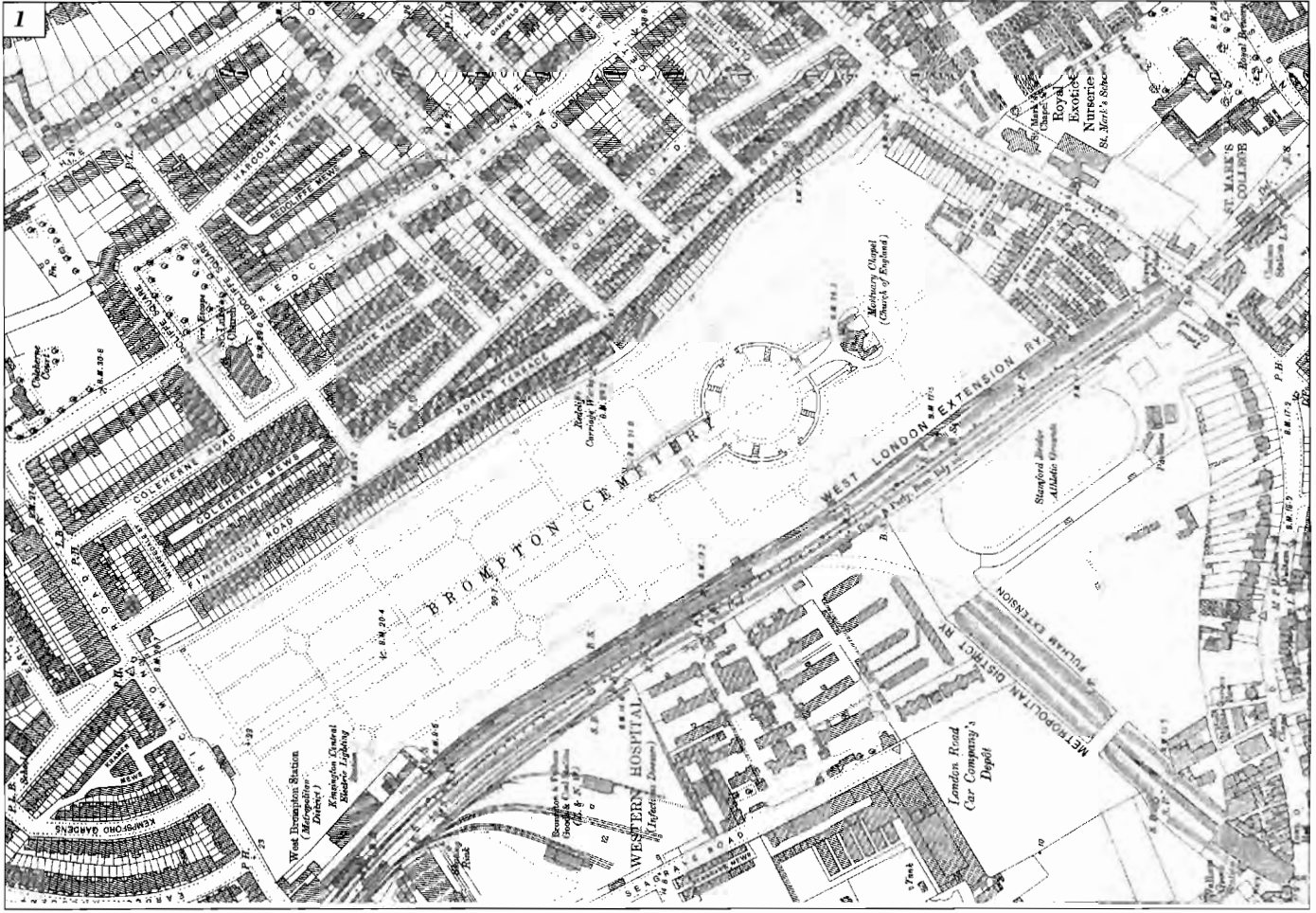
With the conveyance of Lord Kensington's land in August that year, work began on boundary walls, the western catacombs and the north entrance. A temporary exit at the southern end of Honey Lane was created because negotiations for the Fulham Road frontage had fallen through. The

2

History

*Kensington Canal & Cemetery,
William Cowen, 1841*





Equitable Gas Light Company confidently expected the Cemetery Company to purchase the whole of their holding, but the asking price of £5000 was considered extortionate. By 1842 the price had come down to £4000, but the Cemetery Company refused it and even rejected the gas company's offer to sell a small part to provide a central entrance from Fulham Road.

J C Loudon, one of the most influential garden designers of his day and a noted writer on cemetery design, was consulted about the Cemetery at the end of 1839. The minute books confirm an intention that the Cemetery should be admired for its choice and disposition of plants, in line with Loudon's writings. However, the planting of the central avenue with limes in 1840, confirmed by tree-ring analysis, shows an early and fundamental shift away from the upright and evergreen trees promoted by Loudon to enhance air movement and minimise the effects of fallen leaves in winter.

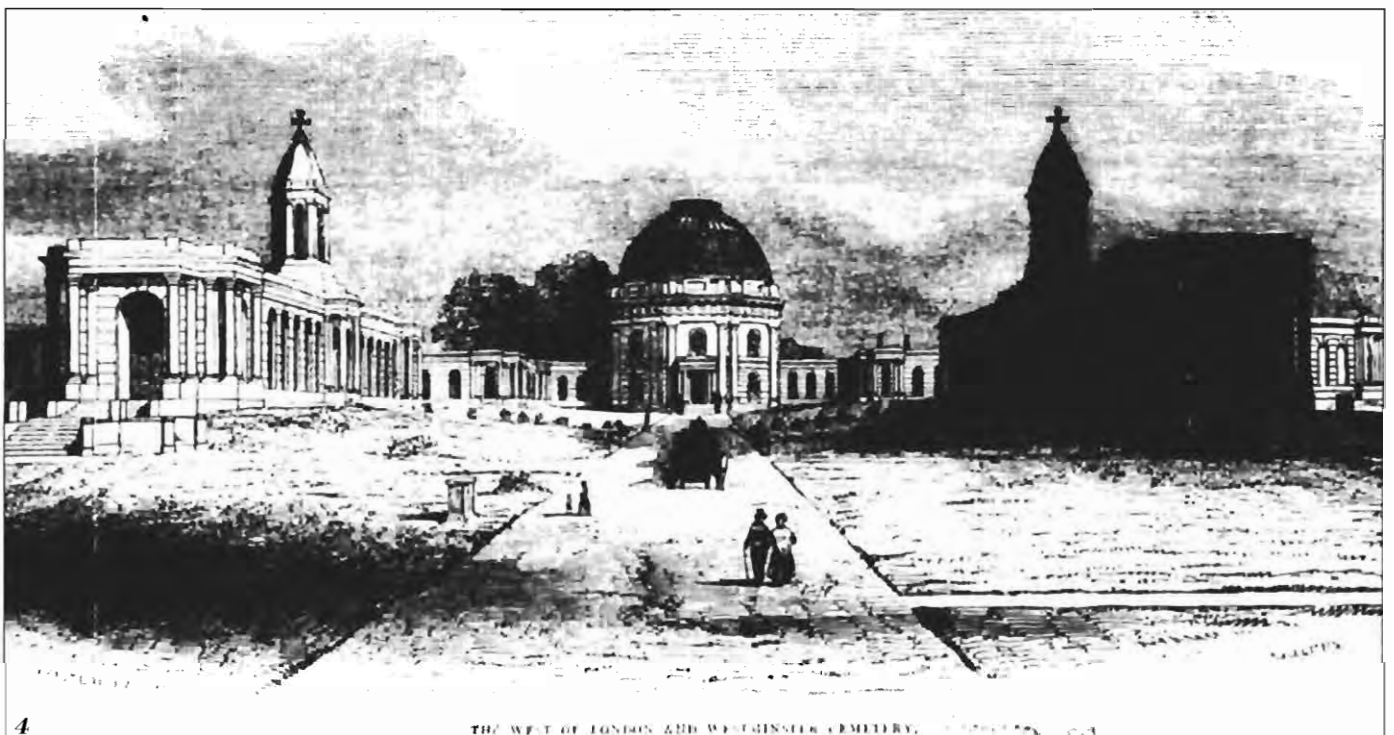
Tenders for the remaining buildings were accepted in phases over the next two years amid financial anxiety, and the buildings we see today – an unfinished scheme – were completed by June 1842 with the help of a loan of £5,000 from John Gunter. It was Gunter who helped create the Fulham Road entrance by buying two plots from the gas company at auction in February 1843 and selling them to the Cemetery. Having declined to buy land from the gas company for several thousand pounds, the Cemetery thus obtained an adequate if off-centre



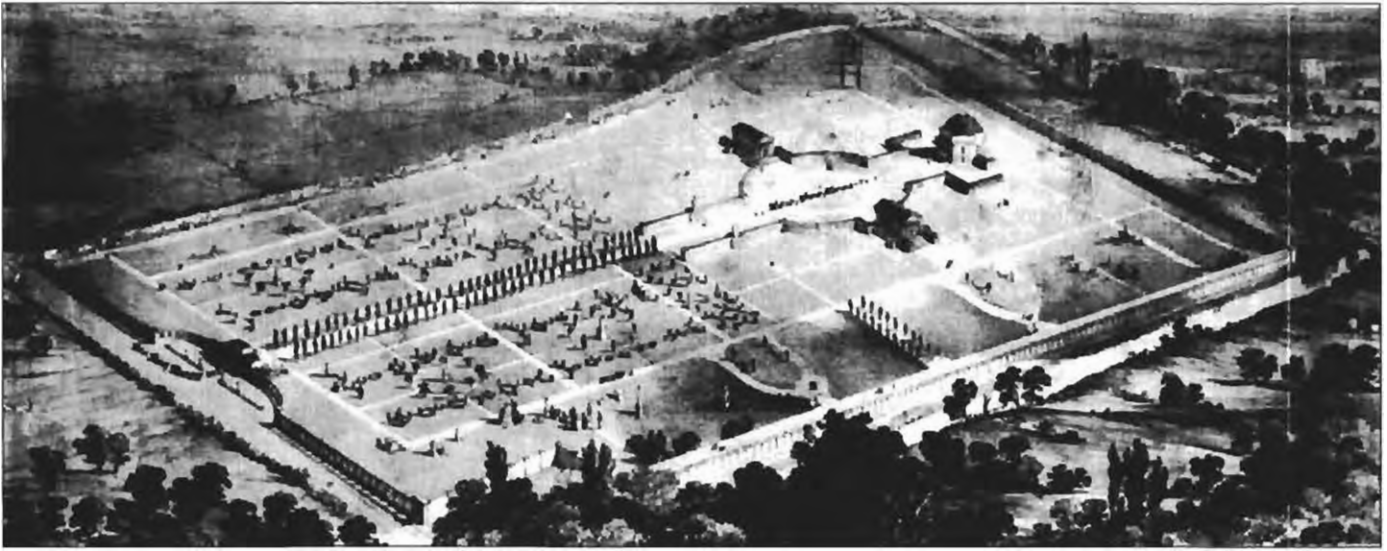
access to Fulham Road from one of the gas company's directors for £475. By this time Baud and the Cemetery Company were in dispute over fees and the quality of work, and when Baud in 1844 complained that his existing designs for the Fulham Road entrance were in turn passed over, he was dismissed.

The Company's finances remained precarious. £147,685 7s 2d had been spent on laying-out the Cemetery (more than double that at Nunhead, the next most expensive London Cemetery for which figures are available) and income had been depressed as a result of all the delays. In 1845, with liabilities nearing £22,000, a further share issue was authorised which with an improvement in income allowed a small dividend to be declared for the first time in 1847.

- 1 *Extract from 1890 Ordnance Survey*
- 2 *Extract from 1865 Ordnance Survey*
- 3 *The North Gate still carries the name of the founding company and the date (1839) of the earliest buildings*
- 4 *General view of chapel and arcades 1843*



THE WEST OF LONDON AND WESTMINSTER CEMETERY. 1843



*Above: The lithograph by
Hawkins prepared to publicise
Baud's axial layout*

*Below: Brompton Cemetery from
the air in 1987*



THE GOVERNMENT PURCHASES BROMPTON CEMETERY

London suffered a major cholera epidemic in 1849 and Edwin Chadwick, secretary to the Poor Law Commission, produced a report accusing the cemetery companies of failing to tackle the problems they had been set. Entombment of bodies in catacombs and mausoleums rather than interment did not alleviate the health risks, while the charging mechanism put cemeteries out of the reach of the poor. As a result, the Metropolitan Interments Act 1850 gave the Board of Health wide powers to provide new burial grounds, to close down those that were insanitary and overcrowded, and to purchase existing cemetery companies. Only two purchase notices were ever issued under this legislation, and one of these was for Brompton Cemetery. The Cemetery Company requested £168,762 as compensation, including the cost of buildings and lost interest: the Board of Health offered £43,836. Arbitration took place in July 1851 and the resulting award of £74,921 was announced in October that year.

The Government began to have doubts about the wisdom of the course of action it had initiated, took steps to revise the legislation, and instructed the Board of Health to withdraw from the two purchases if all parties agreed. At a special general meeting held in January 1852, the chairman and the directors recommended that the sale of Brompton Cemetery be abandoned, but the shareholders voted by 122 to 54 to enforce the award. Brompton Cemetery thus became the only London cemetery to be bought by the Government: it was conveyed to the Commissioners of Works and Public

Buildings on 5 November 1852.

LATER HISTORY

Over 155,000 interments had been made by 1889: the number had risen to nearly 200,000 by the 1920s. As the only 'national' cemetery, Brompton Cemetery provided an official burial location for minor royalty, colonial governors and members of other national churches with no London graveyard. Between 1854 and 1939, it was the London District Military Burial Ground in succession to St Johns, Smith Square. The evocative Chelsea Pensioners monument commemorates 7625 pensioners of the Royal Hospital buried nearby between 1855 and 1893. Another memorial erected in 1889 commemorates the Brigade of Guards. There are now 224 identified war graves in the Cemetery, and regular inspections are made by the Commonwealth War Graves Commission.

The Cemetery was closed from 1952 to 1966, with only a few burials taking place in family plots. The Cemetery is again open, though a large proportion of burials are still for families which own rights to plots. No new headstones are allowed, to help retain the current appearance of the Cemetery. Bomb damage and inherent structural problems have taken their toll on the western catacombs, while many individual monuments have suffered the ill effects of erosion, pollution, vandalism and theft.

The Cemetery is currently owned by the Department of Culture, Media and Sport and is managed by The Royal Parks.

1 *The Chelsea Pensioners' monument*

2 *Continuing burials as a family plot: the memorials to George Washington Lambert, George W T Lambert, the composer Constant Lambert and his wife, and of Amelia Beatrice Lambert*



'PENCILINGS IN THE SURBURBAN CEMETERIES'

FROM 'THE FAMILY ECONOMIST' 21 APRIL 1860 pp 251-2

Past the pleasant district of old Brompton, in the midst of market gardens and rural scenery, about twenty years ago, the Brompton Cemetery was enclosed and planted. Since then several thousand bodies have been interred, and yet, so great is the space, that the ground does not seem so thickly covered with memorials as in several of the other of the surburban burial places. This large plot of ground is of oblong form, and with excellent taste it has been laid out in avenues, which stretch in long perspective, with a solemn effect; and this has been added to by rows of Polish pines, and other dark-coloured trees. The walls of the enclosure have been covered with ivy; and the cypress and other tall trees, in their arrangement amongst the white tombs, reminds one of the picturesque burial places in Turkey and Syria. On one side a terrace has been raised, and at the end of the long avenue is the chapel and a circular arcade, below which are vaults. These buildings, designed in imitation of famous Roman structures, have an admirable effect, excelling anything of the kind in the vicinity of the metropolis.

The soil here is particularly adapted to the purpose of interment, being dry and porous, and a rapid stream runs past one margin to the Thames.

Passing from the Abney Park Cemetery to that of Brompton, the visitor will be struck with the difference in the style and taste of the monuments, those in the latter place being much more refined and appropriate...

Conspicuous amongst the smaller tombs are some mausoleums, of large size, of Egyptian design, formed of massive polished granite; one of these cost upwards of £7,000. The Duke of Grafton, and several of the nobility, have burial places here, which are marked by imposing monuments. Many graves are without stones, but are carefully planted with flowers, which, in the winter, show promise of beauty in the approaching spring. Several graves, on which are stones inscribed with foreign names, are particularly attended to in this respect.

Few will pass by without notice a finely designed tomb; this consists of a base, on which is lying a sleeping lion; at each end, with heads bent down, is a gladiator, holding in one hand a funeral wreath, on which is inscribed strength, valour, humanity, etc. This is to the memory of John Jackson, once famous in the prize-ring. It is a question worthy of consideration, how it is that in several instances the memorials raised in honour of prize-fighters are of a better and more fitting design than many of those erected in honour of philosophers ...

The interior of the chapel, particularly the dome, is chastely ornamented, and the general effect excellent; much better than many of the ill-finished and imperfect imitations of the Gothic style which are in some places to be met with.

Since the Polish pine trees, of which mention has been already made, have been planted, the growth has been considerable, and in future years there will be here noble trees, which will throw out long arms and produce a shade over the graves; looking from the chapel down the long vista, the effect is so good (and each year will improve) that it ought, in other instances, to be an encouragement to arrange flat spaces in long, straight lines; the horizon of the sea and extensive plains convey ideas of grandeur as impressive as lofty mountains and the most elevated buildings; it is this principle which gives effect to the straight avenues which are made at Brompton, better than would have been the case if the paths had been made circuitous ...

South entrance, probably from Wolfords 'Old & New London'



With thanks to Mrs Susie Dawson for making this extract available.

3

The architectural legacy of the Cemetery

Whatever the actual provenance of the Cemetery designs and the involvement of Wyattville, the scheme remains unfinished and the cost of building and of subsequent disputes contributed both to the failure to complete the scheme and to the continuous financial problems faced by the Cemetery Company during its short life. Furthermore, structural problems became apparent in the western catacombs relatively soon after their completion and have given cause for concern ever since.

EAST AND SOUTH BOUNDARY WALLS

The earliest structures on site are the Cemetery walls on the east and south sides, begun in August 1839. The east wall still makes a powerful impression even though Honey Lane has been replaced by the back gardens of houses on the west side of Ifield Road. Thick stock brick walls over three metres in height are topped by a solid triangular coping and punctuated by substantial piers with pyramidal caps. The effect on Honey Lane and the empty fields to the east must at first have been very striking. The treatment of the wall and piers next to the Fulham Road entrance with flashings associated with number 306B adjacent is most regrettable.

THE NORTHERN FRONTAGE AND MAIN ENTRANCE

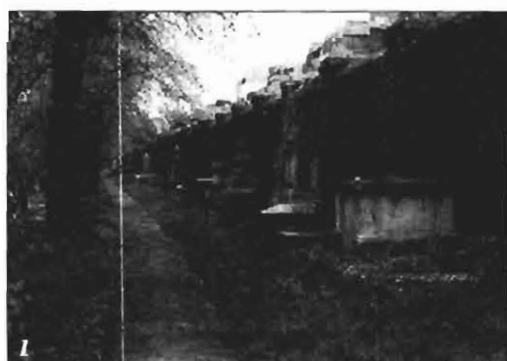
The 210 metre north frontage to what is now Old Brompton Road, listed Grade II*, was started at about the same time. The centrepiece is an entry in the style of a triumphal arch with engaged Roman Doric columns set between offices of ashlar with a channelled lower storey. It is a more spreading and comfortable design than its austere Greek Doric cousin at Kensal Green. Flanking it on either side are pedestrian gates in channelled stonework which match the substantial channelled stone piers at the ends of the semi-elliptical entrance court and at the extreme ends of the whole

frontage. Between the stone entrance and the flanking pedestrian gates are single storey office bays in stock brick. Segmental headed arches in stock brickwork with modern though very acceptable railings fill the rest of the frontage. This plain brickwork contrasts with the fine channelled stonework, while the piers sit on the continuous stone plinth of the Cemetery wall rather than rise through it. While the arcaded wall is clearly seen on the idealised aerial view of the intended scheme for the Cemetery, what we see today may not be what was originally intended. Perhaps the stone elements were first designed to be linked by continuous railings, like at the southern entrance, where the masonry piers achieve greater magnificence in relative isolation. Alternatively, the intention may have been to face the flanking offices and the frontage arcades in stone, the brick representing an economy for the hard-pressed Company. It has also been pointed out that while the street face of the North Lodge is faced in Aislaby sandstone from Whitby, the cemetery side is finished in Bath stone with a pronouncedly warmer and blander colour. The change may have been made for reasons of aesthetics or workability, although it is also likely that cost constraints again played their part: availability of Aislaby stone does not seem to have been a problem during the nineteenth century.

THE WESTERN CATACOMBS

The western catacombs appear to have been part of the original concept. The Company records show that they were not part of the original programme, being completed eight years after the original western boundary wall, the top of which was modified to allow a more elegant balustrade to the terrace walk thus created. Less than half of the western catacombs and boundary wall have survived wartime damage or demolition because of structural defects. The parts that remain, most complete at their southern end, are in a dangerous

- 1 *The formidable eastern boundary wall and the eastern lime avenue planted in the 1880's*
- 2 *The northern entrance and forecourt. The change in facing between Aislaby sandstone and Bath stone can be seen on the side of the gate below the chimneystack*
- 3 *Detail of northern frontage to the west of the main entrance*



THE WEST OF LONDON AND WESTMINSTER CEMETERY COMPANY,

EARL'S COURT, OLD BROMPTON.

OFFICE, 153, PICCADILLY, OPPOSITE BERKELEY STREET.

INCORPORATED BY ACT OF PARLIAMENT 1st VICTORIA, CAP. 130. CONSECRATED 12th JUNE, 1840.

GROUND PLAN.

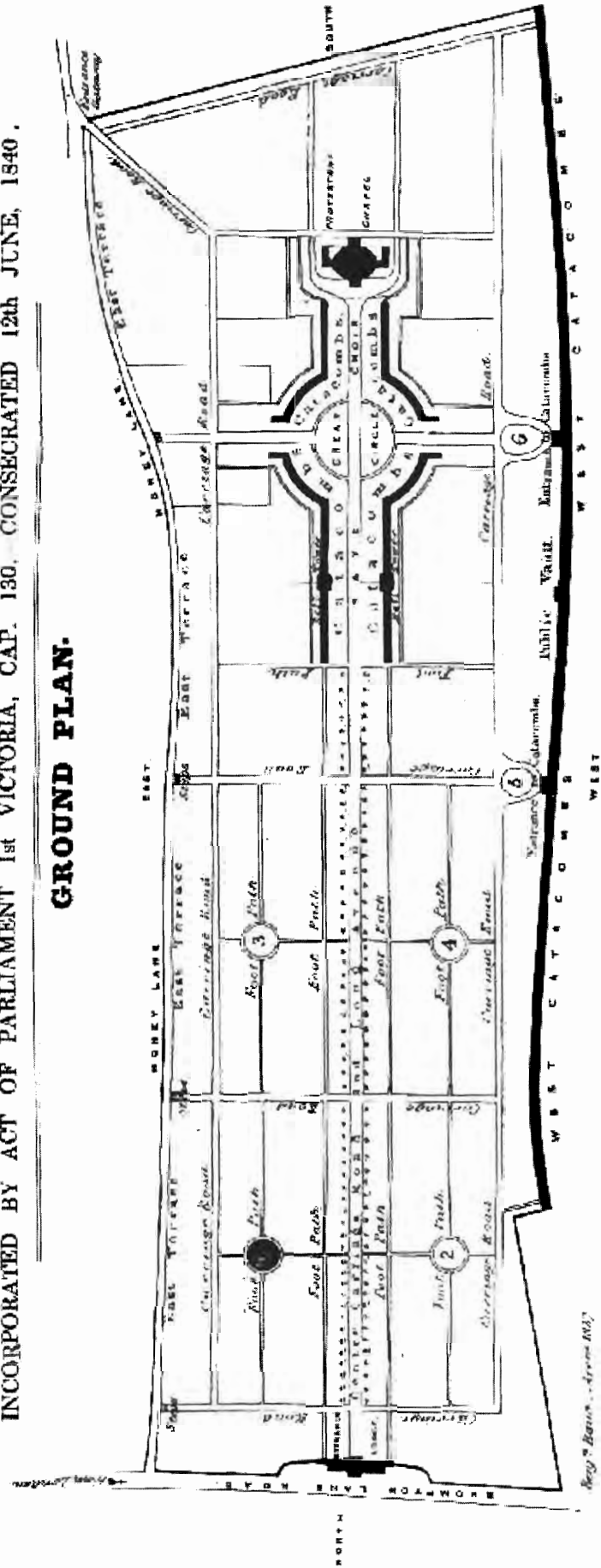


TABLE OF CHARGES AND FEES.



1 *The setting of the listed southern entrance and of the telephone boxes could be improved*

2 *The offices at the southern entrance to the Cemetery*

3 *The monument to Sir Augustus Henry Glossop Harris (1852-96) in the early 1980s*

4 *The same monument today. It is always the most attractive items that disappear: their sad loss reduces the aesthetic, artistic and historic appeal of the Cemetery as a whole*



Circle and, at the same time, extended the width of the principal buildings and their three-dimensional complexity to improve their relationship with nearby areas outside the Great Circle itself. While the scale of the arcades is compromised by the size and variety of monuments, the existence of mature deciduous planting around and within the axial imposition not only diminishes the architectural effect within the main structures themselves but renders them incidental in views around and outside the main composition. It is interesting to note that Hawkins' idealised aerial view of the complete proposal generally shows columnar evergreens for structured planting, most notably at the main avenue. The seeds of the problem may literally have been planted in the choice of broadleaved, shady, deciduous limes for the main avenue in 1840.

THE SOUTHERN ENTRANCE

The Cemetery's buildings were completed in 1844 by the erection of gates and offices for the southern entrance off Fulham Road, now listed Grade II. The degree of integration with the adjacent listed terrace at 308-328 Fulham Road supports the con-

tention that they are roughly contemporary with the entrance, and an indication that the undeveloped cordon around the Cemetery under the terms of its incorporation was being undermined at an early date. In contrast to the north frontage as described above, the sturdy channelled piers at either end are allowed to play their full role as effective foils to fine, tall, cast iron screen railings. Smaller piers in openwork iron with solid caps support the gates. Simple but well-proportioned office buildings complete the ensemble. Varied surface treatments within and adjacent to the gates are attractively handled but materials and service covers in the Fulham Road footway are haphazard and uncoordinated. The 'K2' telephone boxes are fine examples of their type, and are listed Grade II in their own right. The nearby junction boxes are a considerable intrusion.

No description of the architectural legacy of the Cemetery can end without an examination of the most significant item beyond the scope of the Company's designers: the gravestones, tombs and mausoleums themselves. While in general terms Brompton Cemetery does not display the quality and taste of other notable cemeteries of this period, there are some fine examples and the total effect is extremely memorable. Only five are listed, namely the torpid lion of John Jackson, Emmeline Pankhurst's Celtic Cross, the remarkable memorials to Frederick Leyland and Val Prinsep, and the grave of George Godwin, all of which are Grade II: the list could easily be longer with greater recognition for notable examples.





condition. Their location is poorly integrated with the rest of the Cemetery and they are overlooked to a massive degree by Chelsea Football Club's ground. Only one entrance survives with its crescent ramp, its channelled stone central archway being a cut-down version of the pedestrian entries on the north frontage: part of the approach to another has been revetted in concrete and turned into the gardeners' refuse area. Nothing also remains of the entry between these two.

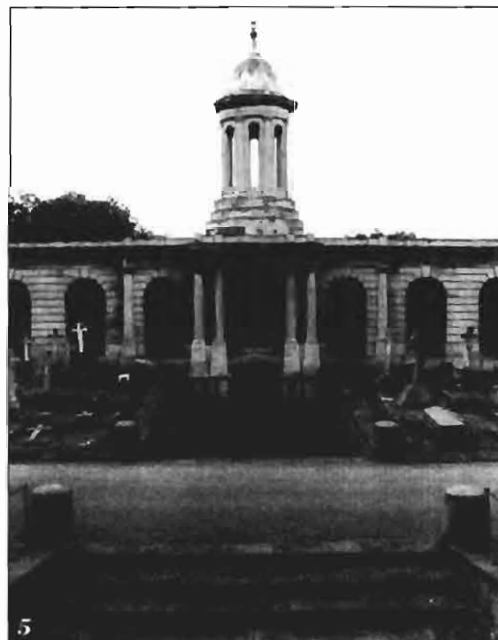
THE CHAPEL AND GREAT CIRCLE

Next to be completed were the Chapel, the 'Great Circle' and the parallel arcades. The axial composition was designed as the culmination of a long drive from the North Gate and is now listed Grade II* in its entirety. The Chapel is a very distinctive structure, being a domed and delicately-modelled octagon with a remarkable interior. Flanking wings provide reception areas and a visual link with the open arcades of the Great Circle. According to the idealised Hawkins lithograph, these were originally intended to extend further round the Chapel to enclose a courtyard. The Great Circle also remains

incomplete: the lithograph includes chapels for the other denominations housed in classical temples framed by extended arcades and facing each other across the Great Circle. On one early plan, dated 1837 with Baud's name, and thus predating the competition, the long Northern section is titled 'Nave' while the shorter Southern section between the Great Circle and the Chapel is labelled 'Choir', hinting at the possibility of grand open-air funeral services. This plan does not show any side chapels but does indicate the short extended arcades where evidence of unfinished masonry remains today. This plan is an extremely accurate depiction of the eventual arrangement of the Cemetery, with the most significant exception of the diameter of the Great Circle which is considerably more extensive as built. Though one of the parallel ranges never received its crowning cupola, the arcades march round the central part of the Cemetery effectively enough, channelled stonework giving way to Tuscan porticos at corners and junctions.

Certainly, the completion of the Scheme with temples for the other denominations would have improved the focus of the Great

- 1 *The one surviving entrance to the western catacombs*
- 2 *The Chapel seen from the Central Avenue in the Great Circle in 1998*
- 3 *The outer wall of the western catacombs at its northern end, seen from West Brompton Station on the former course of the Kensington Canal*
- 4 *Exposed brickwork is evidence that extensions to the Great Circle arcades were originally planned to frame chapels for non-Anglican denominations*
- 5 *Arcade and cupola north of the Great Circle*
- 6 *Arcade detail*



The Royal Parks Agency

4

Landscape development at Brompton Cemetery

Hawkins' lithograph (1840, commissioned by Baud) depicts an aerial view of Brompton Cemetery which shows a very formal landscape layout. This approach may have been taken because of the limited topographical interest of the site. The lithograph shows a tree-lined ceremonial approach to the chapel planted with conifers. To the east and west of this are geometric arrangements of trees and shrubs between a gridded pattern of paths.

The planting scheme is located towards the northern end of the Cemetery. The tree and shrub groups appear to be predominantly evergreen and conical in character. They are arranged in lines, diamonds, crescents and circles. Pedestrians would be able to appreciate and enjoy this planting scheme and the surrounding countryside from a walkway along the top of the catacombs on the western boundary.

A promotional illustration of the Cemetery shows a scattered layout of trees which contrasts greatly with the formal layout indicated by Baud. A comparison between Hawkins' lithograph and the 1867 Ordnance Survey map shows some similarities in the layout of trees and shrubs, particularly in the north-west quarter, but the more scattered arrangement than Hawkins' lithograph could indicate a gradual deterioration of the Hawkins/Baud layout.

To use Hawkins' lithograph as an indication of original planting schemes of the central avenue may however be unreliable. Ring-counting of one of the avenue limes lost in the storm of October 1987 indicates about 150 years' growth. This suggests that the central avenue was planted with limes at the outset and not the conical evergreens depicted on the lithograph.

Whatever the original planting layout was, it would have changed over the years in order to accommodate the requirement for

increased burial space. This would have affected the formal layout, particularly of shrubs.

Later maps of the Cemetery show the lime avenue along the east terrace. These were probably planted around 1880-90 in order to screen the housing development which superseded the old Honey Lane after the Lane was closed in 1867 and are still an important element of the Cemetery landscape. The only significant structural planting that has occurred since this time is a line of limes on the western boundary planted in the last 20 years.

Over the last 50 years, Cemetery income has dwindled because of the decline in burials. In addition the maintenance staff have been reduced to four from a staff of 40 in 1922. This has had an impact on the upkeep of the landscape but has resulted in an increase in the site's nature conservation value. The relaxation of mowing regimes has led to the reappearance of meadow species. In addition it has resulted in a certain amount of bramble and bracken colonisation, controlled by careful management in recent years.

By 1983, substantial areas of the Cemetery, particularly the eastern and southern sides which were less well visited, were neglected and sycamore, ash and bramble were re-colonising. In 1983 the Royal Borough of Kensington and Chelsea introduced an MSC clearance programme in order to address the problem of succession into secondary woodland, which has created so many problems at other cemeteries, notably at Highgate. Seedling trees are still being removed to prevent succession into secondary woodland. Very few of the tree species mentioned on the planting list submitted by Loudon survive today, if indeed much was done to implement his proposals. Planting is now characterised by a random arrangement of trees and shrubs.

1 *A great variety of trees and shrubs add character to the Cemetery's avenues*

2 *The limes flanking the Central Avenue date from the Cemetery's earliest years*





The Cemetery is a single entity, distinct from its surroundings and with varying but generally strong degrees of enclosure along its boundaries. The site is almost entirely flat, the only exception being the elevated path and lime avenue along the eastern boundary. The other land modelling affecting perceptions of the Cemetery is the cutting of the railway line along the western boundary, associated with those parts of the Cemetery with the weakest sense of enclosure.

The character and appearance of all parts of the Cemetery are at risk from tall or bulky development beyond its boundaries which would impinge on views within or out of the Cemetery. Where other buildings are in close proximity to the Cemetery, for example the houses in Ifield Road and Finborough Road, even relatively minor alterations and extensions can have a detrimental effect on views.

The likely damaging or enhancing effect of development on a vista in the conservation area will be taken into account by the council in exercising its planning powers, particularly in relation to the vistas specifically identified on the Proposals Map and in accordance with the Conservation and Development chapter of the Unitary Development Plan.

There are three main character areas in Brompton Cemetery: minor variations leading to the subdivision of these areas will be discussed as they occur.

The Cemetery is still in operation, but it is widely recognised that areas of it are so significant in terms of architecture, style, craftsmanship, sculpture, materials and

symbolism that new burials are inappropriate. These areas have been defined in consultation with The Royal Parks Agency and are indicated on the Proposals Map.

CEREMONIAL AXIS

The Cemetery is divided into two by the central spine of the Ceremonial Axis, running continuously through the Cemetery, connecting the north and south entrances and containing the most significant buildings and monuments. This area contains the Chapel, the quadrant and parallel arcades, the main avenue with monuments on either side and the North Gate all as one single ceremonial entity. It also includes the curving path connecting the Chapel to the South Gate. Its main attributes are the predominance of the Cemetery's structures and the sequence of its most significant designed spaces, the outstanding monuments, the axially and intervisibility between these visually significant items, and the strong sense of directional movement that these engender.

The experience is however compromised at present by a lack of correspondence between the central structures and the entrances. To the north, the limited scale of the Cemetery's buildings and the screening effect of mature trees hinder the appreciation of the original concept: to the south, the relationship is weak and the full effect of the axial relationship is not achieved from this direction.

The complexity and interest in this zone is derived from the multiplicity of different visual events provided along a well-defined route.



1 *The entrance to the catacombs under the north-east terrace next to the Great Circle*

2 *Monuments and trees create visual interest near the Great Circle*

5

The character and appearance of the Cemetery

1 *Mature trees enhance the character of the central section of the Eastern Burial Zone*

2 *The landscape character of the Western Burial Zone contrasts with much of the rest of the Cemetery*

3 *The northern end of the principal western avenue is dominated by offices on the former generating station site*



EASTERN BURIAL ZONE

Those parts of the Cemetery to the east of the central axis, historically the area of privately-owned graves under the Burial Act 1852, can be conveniently grouped together as the Eastern Burial Zone. This is characterised by mature tree cover and a generally continuous and dense sequence of burials, including virtually all of the Cemetery's remaining monuments of interest. Enclosure is strong between the buildings and the lime avenue of the Ceremonial Axis and the raised walk, lime avenue and substantial wall of the eastern boundary. The rear elevations of terraces on Finborough Road and Ifield Road take over this role in the winter months. The layout is generally rectilinear although the formality breaks down a little at the southern end: here the spaces are more amorphous and the burials more spread out, though the mature planting remains.

The complexity and interest of the Eastern Burial Zone therefore derives from the multiplicity of incidental events and vistas within a broad but well-defined and enclosed area.



WESTERN BURIAL ZONE

The Western Zone for historical reasons does not have the benefit of overall mature planting or the architectural interest of densely-packed and varied monuments. Formal set-pieces such as the neat and open war graves section contrast with less well-defined locations such as the tree-flanked Chelsea Pensioners' monument, and with those open areas with recent interments. These latter areas fail to provide sufficient enclosure where it is most needed on the western boundary. In this context, the relationship with the central buildings lacks conviction. The Memorial Garden and the area to the north inside the frontage wall to Old Brompton Road do not possess sufficient interest to preserve the character of the Cemetery against its surroundings.

Although there are a great many straight paths in the Western Burial Zone, these do not necessarily form themselves into identifiable vistas because of the absence of focal points and overriding visual interest.



The following objectives of the Council should be read in the light of the Council's Unitary Development Plan, and the provisions of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires local planning authorities to have regard to the desirability of preserving or enhancing conservation areas in the exercise of specified planning functions.

1. TO PRESERVE OR ENHANCE THE CEMETERY'S BUILDINGS AND STRUCTURES AS PART OF THE BOROUGH'S STOCK OF ITEMS OF ARCHITECTURAL OR HISTORIC IMPORTANCE, PARTICULARLY THOSE LISTED AS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST;
2. TO PRESERVE OR ENHANCE THE TOWNSCAPE IMPORTANCE AND SETTING OF THE CEMETERY'S FRONTAGES;
3. TO PRESERVE OR ENHANCE THE CHARACTER AND APPEARANCE OF THE CEMETERY AS A CONSERVATION AREA, AS THE SETTING OF LISTED BUILDINGS AND AS A REGISTERED 'PARK AND GARDEN' OF SPECIAL HISTORIC INTEREST, GRADE II*;
4. TO PRESERVE OR ENHANCE, AND TO PROMOTE ACCESS TO AND THE INTERPRETATION OF, THE GRAVES, TOMBS, MONUMENTS AND MAUSOLEUMS IN THE CEMETERY AS THE RECORD OF PEOPLE OF NATIONAL OR INTERNATIONAL IMPORTANCE, OF PEOPLE WHO HELPED SHAPE THIS PART OF THE METROPOLIS AND OF ORDINARY CITIZENS OF WHAT IS NOW KENSINGTON AND CHELSEA, AS CULTURAL EVIDENCE CONTEMPORARY WITH THE DEVELOPMENT OF THE MAJORITY OF THE BOROUGH;
5. TO PRESERVE OR ENHANCE THE CEMETERY AS METROPOLITAN OPEN LAND AND AS A SITE OF NATURE CONSERVATION IMPORTANCE (BOROUGH IMPORTANCE, GRADE I).

The Council will pursue these objectives to achieve common goals with the Department of Culture, Media and Sport, the Royal Parks Agency, the Diocese of London, English Heritage, the Friends of Brompton Cemetery and other interested parties with appropriate standing.

Objective 4 supports the quiet enjoyment of the Cemetery, on the assumption that the great majority of visitors arrive on foot and will continue to do so. The Council believes that the creation of a north-south cycle route through the Cemetery would be detrimental to its special character and appearance as a Conservation Area.

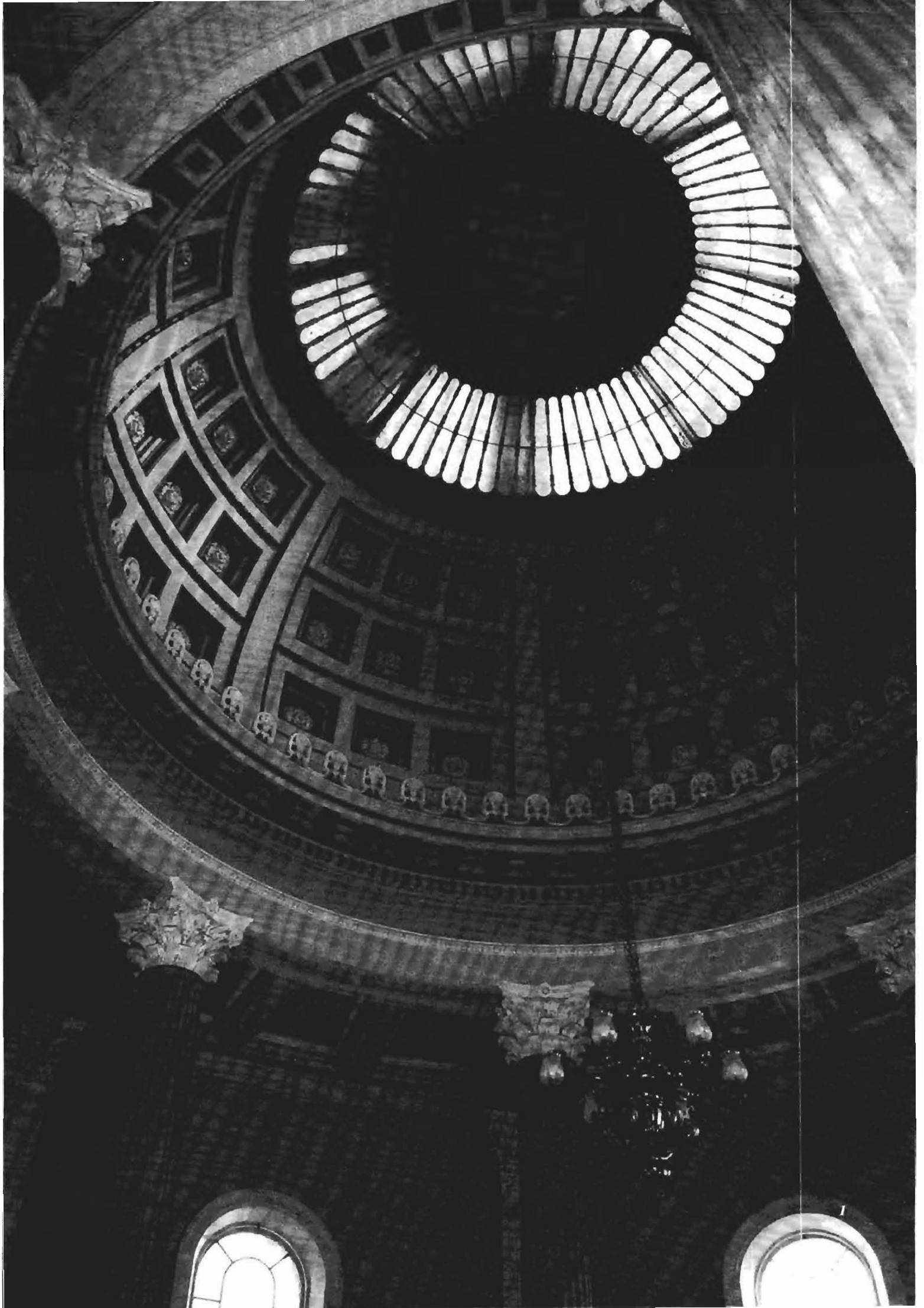
6

Conservation objectives



1 Many monuments, like the McDonald mausoleum, are fine examples of High Victorian art

2 This incidental view from the southern end of Kempford Gardens emphasises the Cemetery's role as open space in contrast to its densely-developed surroundings



THE CHAPEL
listed Grade II in 1969*

Original internal decoration could be reinstated if records exist to show what is to be re-interpreted. Cemetery activities in the chapel wings, such as the workshop in the eastern arm, could be relocated if part of a comprehensive plan. The Council supports greater public access and the principle of the Chapel as a non-denominational space with greater potential for a range of cultural uses.

THE NORTH GATE
listed Grade II in 1969*

The revival of the side entrances and the creation of an internal forecourt would enhance the setting and operation of the North Gate. Repairs should be carried out to the highest standards, such as the use of stone to repair chimneys previously patched with mortar and the replacement of unsuitable cement render on the altered internal faces of the side wings. Proposals for the formation of overflow chutes on the rear elevation would help drain water from the roofs if internal gutters become blocked.

The brick elevations to the side wings are relatively incongruous. They might be tuck-pointed if this represents a revival of the original finish, but should not be rendered as it cannot be ascertained that this was done or intended in the past, and evidence for the troubled early years of the Cemetery would be lost.

There are proposals later in this Statement for the enhancement of the forecourt of the North Gate.

**SOUTH GATE
AND ENTRANCE SCREEN**
listed Grade II in 1969

The south entrance has suffered most in becoming an incidental part of the street scene because of the encroachment of development within 50 years of the laying-out of the Cemetery. It has been suggested that accessibility, interpretation and promotion would be improved by the creation of a new courtyard to which the fine gates would generally be open. The Council supports in principle the creation of a new building for promotional activities to match and balance the existing offices. It is also recognised that a scheme to allow the main gates to be open would enhance accessibility, as long as security can be maintained and the special character and appearance of the Cemetery is not compromised.

Another problem relates to the telephone kiosks either side of the main gates. Whatever the merits or otherwise of their original siting, they are now listed in their own right and thus have their own setting and 'raison d'etre'. In many ways their construction and colouring provide an interesting foil to the Victorian railings behind. Much can be done, however, to improve the setting of both the entrance screen and the kiosks by the removal of unsightly junction boxes from the railing quadrants, and the continuation of carefully-chosen, high quality materials such as the granite paving setts and Yorkstone flags to the carriageway edge.



7

**Proposals:
Cemetery
buildings and
enclosing
structures**

- 1 *The impressive interior of the Chapel*
- 2 *The sandstone front to the North Gate contrasts with the brick elevations of the flanking offices*
- 3 *The South Gate was intended to be an imposing structure in open countryside*



1 As open, 'unoccupied' structures, the Great Circle and arcades are particularly susceptible to weathering



2 Only the outer wall was rebuilt of those western catacombs damaged in the Second World War

3 Central catacombs

4 Severe damage to this pier on the north frontage may be exacerbated by the chemicals in spray from passing vehicles



BOUNDARY WALLS

The northern frontage, listed Grade II* in 1969, is most significant architecturally and in townscape. Investigation of the precise causes of the decay of the plinth and the stone piers – most notably to the base of the pier northeast of the North Gate – is urgently required and remedial action necessary. Whilst replacement of the concrete coping and the infill railings on the frontage as a whole might be structurally or aesthetically desirable in the long term, the Council cannot see them as priorities. There seems to be no evidence of distress to the fabric resulting from the design or construction of the copings, while the existing railings are of a reasonable design and condition which it would be wrong to remove before the search for evidence of the original pattern had been rewarded.

The west frontage and catacombs have suffered more than any other structure in the Cemetery from a combination of structural failure, insufficient demand and income, and from bomb damage. Backfilling sloping areas to introduce burials would help reintegrate this boundary with the rest of the Cemetery, subject to engineering considerations such as the specification of backfill, its suitability for interment and the advisability of weepholes. Given its original function as a promenade and the possibility of attractive views from it, the re-establishment of a western walkway would be a significant enhancement for the Cemetery. Rebuilding parts of the western wall to restore some consistency to this boundary would also improve the appearance and public enjoyment of this part of



The Royal Parks Agency

the Cemetery.

There are suggestions below regarding the relocation of the current leafyard to match the original catacomb entrance nearby, which would also improve general access to the western side.

The east boundary requires general refurbishment. The ugly flashings on this wall next to the south entrance should be removed.

THE GREAT CIRCLE AND CENTRAL AVENUE ARCADES AND CATACOMBS listed Grade II* in 1969

Remedial work should be put in hand to remove elements identified as causing harm to the fabric in the past, notably the use of cement floor screeds. Yorkstone paving should be repaired, rainwater goods replaced to a suitable specification and trees controlled to prevent further damage to these important structures.

Appropriate action is required in the catacombs to control water ingress and condensation.

Proposals are made later in this document to improve the interrelationship of the Great Circle and its surroundings.

Brompton Cemetery provides an important landscape resource offering a varied habitat for a wide diversity of wildlife. It requires a landscape management strategy to preserve and enhance these aspects, balancing its heritage value, its emerging importance as a valuable site for wildlife and its significance as public open space, using maintenance regimes which will stabilise the existing range of habitats.

The original concept (if this is accurately depicted in Hawkins' 'Birds Eye View', commissioned by Baud) shows a very formal layout of shrubs or small trees within open grassy spaces. Whatever the initial design, it was amended as the Cemetery was established and evolved further over the years as the burial space was taken up. The changes revolved around fixed elements of the design such as the path system, boundary walls, catacombs, chapel and arcades.

Proposals should strike a balance between the different landscape and architectural elements in order to provide the Cemetery with a secure maintainable future. They should not seek to fix the Cemetery at the design of Baud and Loudon but aim to conserve, enhance and restore the most significant elements of all stages of its evolution. In this way it is hoped that the Cemetery will develop a new role combining a working cemetery, an educational resource, a local amenity site and a wildlife habitat.

Landscape proposals should preserve and enhance the sombre, formal Victorian landscape, by centering on the avenues and buildings as well as the 'decorous decay' of the late twentieth century. In addition there is an opportunity to enhance nature conservation by adjusting the maintenance regime. This, however, should not involve the creation of entirely new habitats as this is deemed to be inappropriate.

THE PROMOTIONAL AIMS OF LANDSCAPE PROPOSALS

Brompton Cemetery should be promoted first as a working cemetery providing carefully tended and attractive landscape that will encourage an increased number of burials. New burial plots should be identified that provide a respectful setting while retaining the open areas of the Cemetery and reflecting its historic layout. Parts of the Cemetery will not be suitable for new burials, most notably those areas associated

with the main architectural structures or already containing a considerable density of historic monuments.

The Cemetery should also be promoted as an educational resource using the geological, genealogical, historical and ecological aspects for local or regional schools and other user groups, as an amenity site offering various opportunities including increased horticultural interest and interpretation to enhance passive recreation. This will encourage use of the site as an open space, as an historic landscape showing the development of the Cemetery and its formal layout, and as a model cemetery restoration which will be an inspiration for similar projects in the United Kingdom.

This vision for the conservation of the Cemetery will be achieved through a combination of restoration, new design, interpretation and landscape management proposals with constant reference to the historic framework.

LANDSCAPE STRATEGY

Landscape character

The relationship between the formal 'designed' landscape and informal 'natural' landscape should be maintained and enhanced, while ensuring that further encroachment of bramble and secondary woodland is controlled. This involves accepting that much of Brompton Cemetery has evolved from lawn cemetery into a more natural meadow character, an appropriate and acceptable backcloth for ageing and less-frequented burial areas.

8

Proposals for landscape and monuments

- 1 *Proposals for the Brompton Cemetery landscape must respect its formal layout and mature planting*
- 2 *Informal planting, here framing the monument to Alfred Mellon, provides a softer setting than the carefully controlled environment originally planned*



Tree planting

Trees should be planted, replanted and managed while recognising the constraints imposed by a mature cemetery, notably the possibility of root damage to monuments. This means in particular:

- * retaining central and eastern limes and replacing in the same position when they die;
- * avoiding schemes to replant other lines of trees which feature on historical plans or artistic impressions;
- * under-planting specimen trees (planting young trees close to old ones so eventually they can supersede the mature specimens) to preserve age-diversity and species-mix;
- * planting of specimen trees to increase variety or arboricultural interest (with reference to Loudon's original planting list);
- * avoiding species which risk becoming a management problem through self-seeding;
- * using trees to promote enclosure and screen unsympathetic developments eg. Chelsea Football Club;
- * using interpretative facilities to highlight important, unusual and significant trees;
- * maintaining tree canopy cover at 20-30% and at current distribution.

All tree planting should be of native species able to support a diverse range of habitats for wildlife.

Shrub planting

Shrubs have become straggly and overgrown since the Cemetery opened: a strategy for the management of existing examples and for future planting is required. Shrub planting proposals must not however create their own management problems. Seemingly suitable parts of the Cemetery – with a relatively low density of graves – may be currently planted with mature or maturing trees. Increasing shrub planting in such areas will create too much enclosure and shading. Introducing further shrubs, even the evergreen and conifers mostly indicated in Loudon's list of 1843, without proper regard for the numerous caveats he introduced against their massing and layout could increase the liability for pruning and the removal of leaf litter. Further planting may also contradict any strategy to avoid creating areas where antisocial behaviour can occur.

Shrub planting should therefore seek to:

- * enhance ornamental planting amongst medium-density frequently-visited graves in the open sections of the north-west quarter of the Cemetery and at north and south entrance points. This planting could take the form of the 'Gardenesque' approach. Planting should be carried out in small groups where there is sufficient clear space between monuments to allow an effective display with shrubs taken from Loudon's list of 1843;
- * avoid areas of the Cemetery where meadow grasses predominate and where the distribution of monuments is particularly dense, because it would be difficult to create attractive shrub groups and it would be out of character with long meadow grasses in the summer;
- * maintain ornamental shrubs so that monuments and antisocial behaviour alike are not obscured.

Shrub planting should normally be species native to the area, although some exotics of wildlife benefit such as berry-producing species could be considered for ornamental planting.

Shrub planting to commemorate the deceased must be considered only on a strictly limited basis which is compatible with the vision for the Cemetery as a whole.

1 *The ubiquitous and often destructive grey squirrel is not welcome in the Cemetery*

2 *This attractive group (the Morgan and McDonald mausoleums with the memorial to Anne Alicia Hughes Lady Hawkins Whitshed in the centre) must be kept free of invasive species*



Any proposals to reintroduce even a small part of what may have been Baud's original planting layout conflict with the general strategy to use the Cemetery as it has evolved as the starting point for management proposals, and may put in place part of a scheme which was never actually implemented.

Monuments

The majority of stonework should be allowed to age and decay naturally whilst ensuring that all damaged monuments that constitute a risk to the public are made safe. The most significant monuments should be conserved and restored where resources are available. Areas between monuments should be kept free of potentially damaging tree growth.

Areas of open space could be made available for passive recreation through the natural decay of monuments.

Presentation of the Site

Interpretation and signage need to be low-key and simple in character. New seating could be provided, and path surfaces could be upgraded with tar-spray-and-chip or hoggin depending on hierarchy. More significant proposals for altering path surfaces must be carefully scrutinised to ensure that they do not require a disproportionate capital outlay and represent an ongoing maintenance liability.

Current and Future Burial Areas

Current funerary operations may be expanded to help pay for other proposals, and parts of the cemetery with capacity for burials may be promoted. In these areas, limited additional paths could be provided to allow easy access to burial space. It is recognised, however, that new burials are inappropriate in the most sensitive areas: these are indicated on the Proposals Map.



NATURE CONSERVATION - OUTLINE MANAGEMENT

Grass

A decrease in maintenance levels has conversely led to an increase in the site's nature conservation value. Limited mowing has led not only to the reappearance of meadow species which had formerly lain dormant but also to a recolonisation of bramble and bracken, although both are controlled now to avoid complete invasion. Seedling trees have also been removed in order to prevent succession into secondary woodland.

Any future strategy should enhance nature conservation by introducing a flexible hierarchy in the timing and frequency of grass cutting, ranging from regular cutting of formal, ceremonial areas to the creation of habitats for wildlife in some small scattered sections. This regime should be flexible to include intensive grass cutting to reveal important monuments and to open up views around new burial sites.

Bramble, scrub, ivy, bracken and invasive species

Bramble should be retained at its current extent for safety and security and to maintain historic integrity, and brought into a management regime in order to prevent it progressing into secondary woodland. Over-zealous clearance of ivy from monuments and walls should be avoided to leave some for nature conservation value. However, funeral monuments are particularly susceptible to damage by vegetation because of their essentially demountable construction. The integrity of significant and vulnerable monuments is the greatest priority and must outweigh landscape considerations. Encroachment of bracken onto grassland should be monitored as should invasive vegetation species such as Japanese Knotweed which should be immediately removed.



1 More intensive cutting regimes maintain the architectural interest of the Ceremonial Axis

2 Ivy and other invasive species must be monitored to ensure that monuments are not at risk

THE COURTOI MAUSOLEUM

The Courtois are a mystery. Their two-storey black granite 'Egyptian' style temple, erected in 1854 and one of the largest and most expensive mausolea in the cemetery, carries no inscription. Its ownership is frequently wrongly attributed to the eccentric Lord Kilmorey – partly because he once had a similar Egyptian Temple at Brompton (which was removed first to Worthing and then to Twickenham), partly because the Courtoi Mausoleum has no external inscription, and partly because, unlike most of the other large structures at Brompton, the design drawings for this mausoleum seem never to have been filed with the cemetery superintendent.



It would have been designed by one of the, then scarce, experts in Egyptology, a science which was exceedingly, and newly, fashionable at the time. The design might have been by Kilmorey's architect, or it might have been inspired by Joseph Bonomi who did the detailed sketches for the first expeditions to the Valley of the Kings and was a trained engineer. His contemporaneous family grave is just a few yards west from the Courtoi Mausoleum and was erected in memory of four of his children, who had all died one Easter weekend aged 5 years to 8 months.

It would have been very expensive to build, costing at least £30,000 – an enormous sum in the 1850s, equivalent to nearly £2 million today. Why spend so much? Who were the Courtois?

We know that interred in the Mausoleum are a mother and her two unmarried daughters. Nearby on the Eastern terrace, is the third, married daughter with her husband. There would have been plenty of room for both of them too, so why did they have a separate interment?

Courtoi Maman first appears in the social register in the mid 1820s, living in a rented house in fashionable Marylebone with her children, but apparently unmarried. (The name in her will is Peters.) She subsequently bought an expensive property in Wilton Crescent, as its first occupant, which she enlarged and improved.

Where did that money come from? Her appearance in Baron's social register and the fashionable address would seem to rule out anything too 'near beer'. One suggestion could be that the name may be a corruption of the French 'Court-Roi'; in other words of French Royal birth and therefore implying that she was the mistress of somebody rather important. That could explain where the money came from and why she was given such an important-seeming, but inscriptionless, mausoleum.

Information contributed by James Mackay to the Spring 1999 newsletter of the Friends of Brompton Cemetery, and reproduced by kind permission.

FORECOURT ENHANCEMENT, NORTH GATE

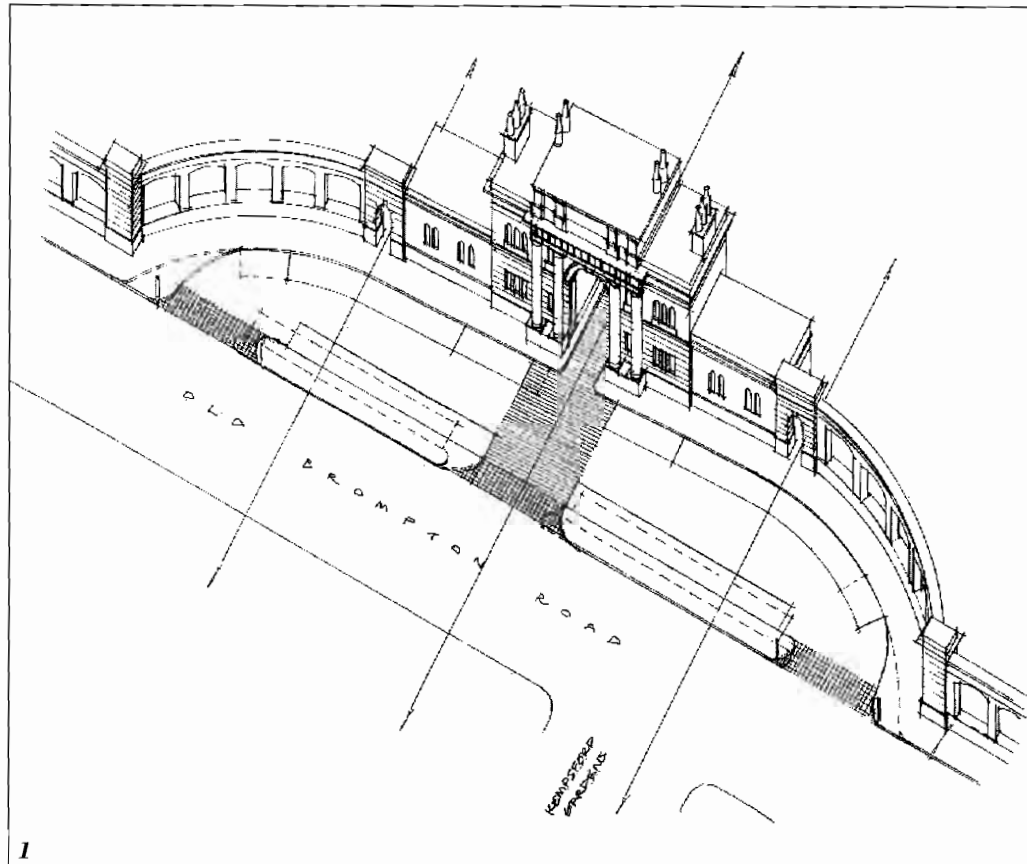
The principal entrance to the Cemetery is set back behind a forecourt created within the arcaded north wall fronting Old Brompton Road. This forecourt, legally part of the highway, is used for Cemetery and for residents' parking, and also by vehicles servicing the Council's popular recycling bins. It is also used on an ad-hoc basis by motorists changing direction, possibly as a result of the one-way system in the vicinity.

At present, the forecourt is divided from the main highway by a narrow pathway. This is reasonably used by most pedestrians as the shortest route along the forecourt, but is functionally inadequate and unattractive. The central gap does not relate to the Cemetery entrance itself, and no account has been taken of the side entrances which the Royal Parks' strategy seeks to revive.

The proposals retain the parking and access functions of the forecourt in the short term, while improving pedestrian comfort, relating to the side entrances and reasserting the primacy of the main Cemetery entrance. Provision for a bicycle park could be made at detailed design stage. High quality paving materials with distinctive bollards complete the scene.

The long-term aim is to remove the parking and relocate the refuse bins to a convenient alternative location accessible to residents and to Council cleansing staff. The decision can be made at this stage as to how much soft landscaping to include as a foil to the retained vehicular entrance to the Cemetery itself. The use of wooden paving blocks as the original paving material might also be considered.

Any schemes for the forecourt must take into account and preserve the two manhole covers entitled 'House to House Electric Light Supply Company' as a relic from the earliest days of electricity supply in the area in 1889.

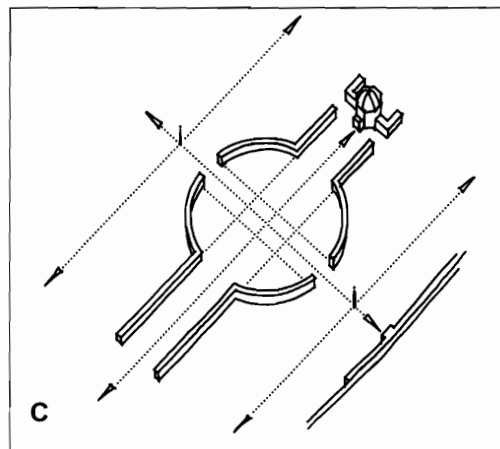
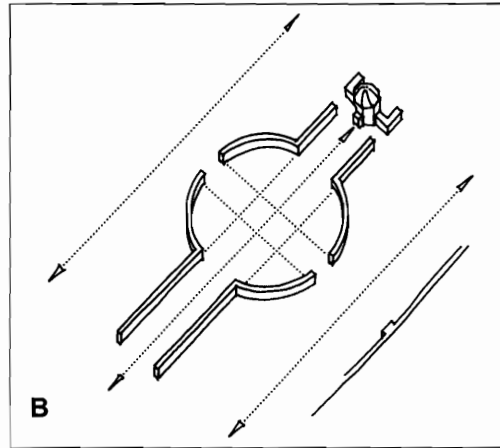
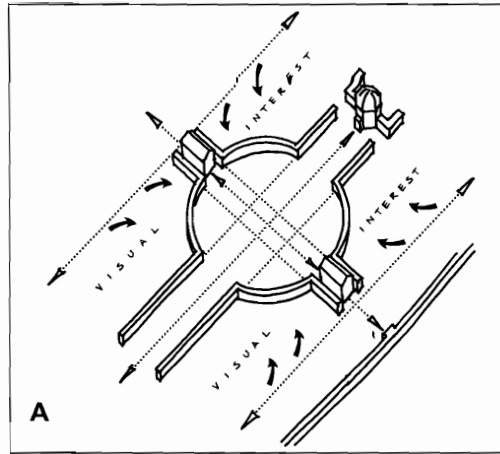


- 1 *Sketch proposal for short-term enhancement of North Gate and forecourt*
- 2 *The direct pavement in front of the North Gate is inadequate in most respects*
- 3 *The pedestrian entrances either side of the North Gate line up with the Great Circle arcades*



VISUAL IMPROVEMENT OF THE GREAT CIRCLE

The failure to complete Baud's original concept has meant that the interrelationship between the Great Circle and its surroundings has always been impaired. The relevant illustration analyses the problem and suggests a solution.



A The original intention – Dissenters and Catholic Chapels complete Great Circle, providing stronger focus and cross axis, and engaging with paths to East and West of ceremonial axis. Complexity of Great Circle provides greater visual interest from exterior.

B As built – Great Circle lacks real focus and enclosure. Paths to East and West do not engage with Great Circle, which remains incidental to views from areas outside ceremonial axis.

Any resolution must be significant enough to meet the visual challenge, yet not so large as to alter the existing balance between original major structures and open space. It must not disturb graves or monuments. It would help if it contributed to Cemetery income.

C Suggested solution – Two obelisks at path intersections, placed as memorials in their own right. They would recreate the axis across the Great Circle and help link the East and West long paths to it. A further link would be established with the remaining entrance to the Western Catacombs. Visual complexity would be re-established and various aspects of the Cemetery would be better integrated.

The Great Circle from the east as existing (below left) and as proposed (below right)





LEAFYARD, WESTERN CATACOMBS

The current leafyard is functional but unattractive. Its proximity to an entrance to the catacombs, demolished since the last war, and The Royal Parks' desire for increased access to this part of the Cemetery requires a new leafyard in a more sympathetic location. The crescent path should be reinstated and access improved so that part of the original Cemetery plan can be experienced once more.

306B FULHAM ROAD

This building abuts the east wall of the Cemetery next to the southern entrance. The flashings which provide a weathering for the junction between the building and the wall are obvious and unsightly. The Council would be pleased to be able to comment on proposals for alternative flashings which would protect both structures and be less intrusive.



SCREEN PLANTING, WESTERN SIDE

The Royal Parks' proposals include planting to help screen the Cemetery on the western side. This is the most open of the prospects from the Cemetery, and is characterised by modern development, most notably Chelsea Football Club's stadium at Stamford Bridge.

As the proposed planting is within the Cemetery, it will affect the views from the western catacombs themselves, and indeed may serve visually to separate the catacombs even further from the rest of the Cemetery. An alternative proposal is to place suitable screen planting in the railway cutting.



- 1 *The existing leafyard is unattractive and unduly prominent*
- 2 *Screen planting would help protect the setting of the Chapel*
- 3 *There may be opportunities to plant a screen outside the western boundary*
- 4 *Ugly flashings over the cemetery wall affect the character of the boundary and the setting of the South Gate as a Grade II listed building*

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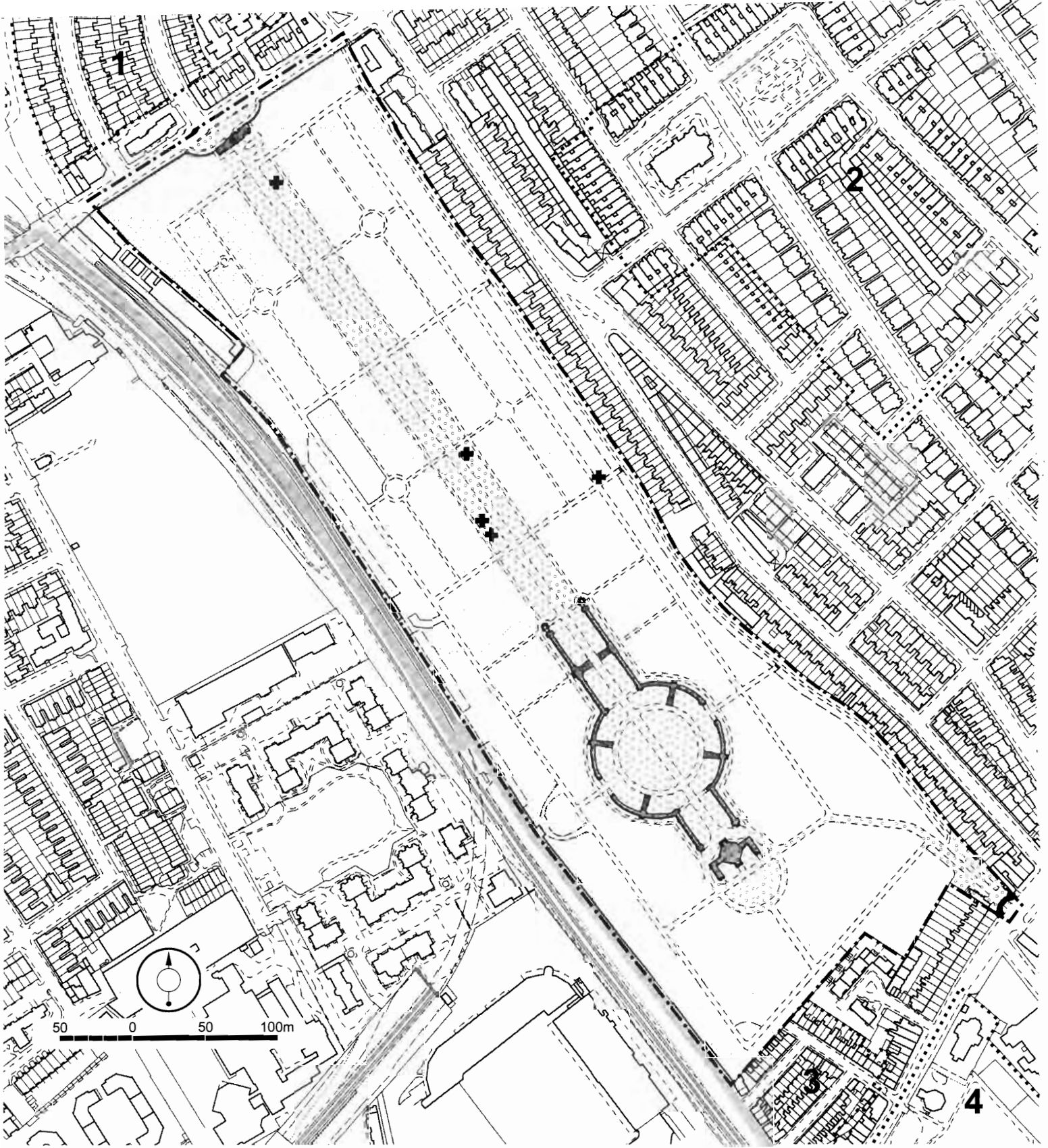
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THE ROYAL BOROUGH OF
KENSINGTON AND CHELSEA



BROMPTON CEMETERY

Conservation Area Proposals Statement Townscape analysis




BOUNDARIES

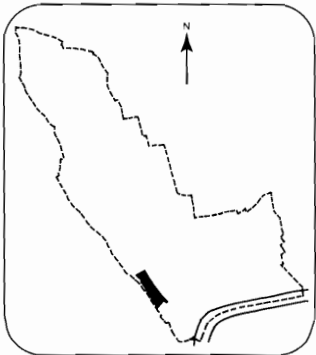
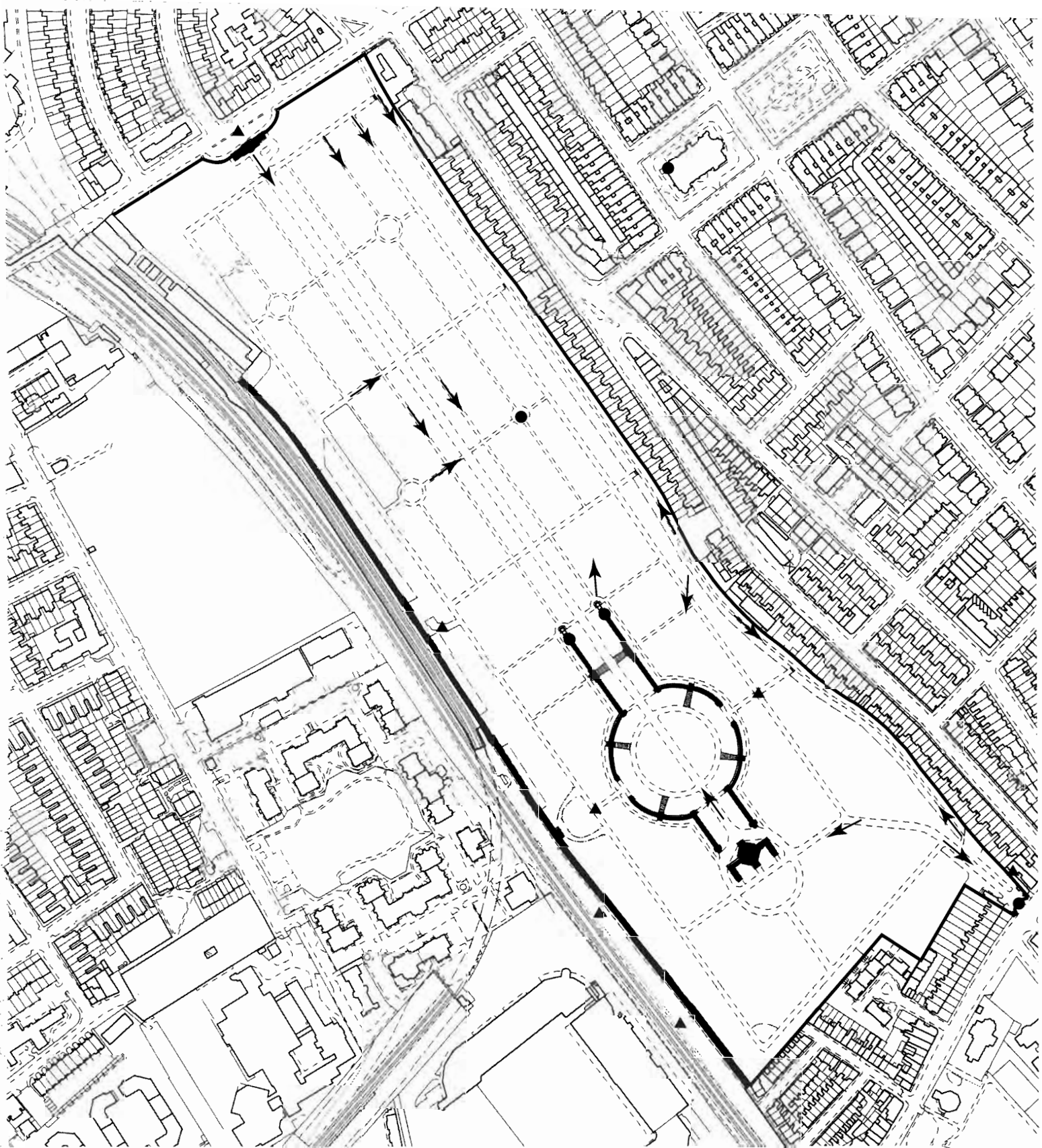
-  Borough
-  Conservation Area
-  Nearby Conservation Areas
 - 1 Philbeach
 - 2 The Boltons
 - 3 The Billings
 - 4 College of St Mark and St John

SPECIAL CONTROLS

-  Grade II* listed
-  Grade II listed

AREA APPRAISAL (pp19-20)

-  Ceremonial axis
-  Eastern burial zone
-  Western burial zone



PROPOSALS

- Proposals for buildings and enclosing structures (p 23-4)
- ▲ Enhancement locations (pp29-31)
- ← Views and Vistas (p19)
- Focal points

THE ROYAL BOROUGH OF
KENSINGTON AND CHELSEA

**BROMPTON
CEMETERY**
Conservation Area
Proposals Statement
Proposals Map

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1 *List of properties in the Conservation Area*

Brompton Cemetery All

10

Appendices

2 *Listed buildings in the Conservation Area*

FULHAM ROAD

Ironwork piers, gates and screen on Fulham Road

Listed grade II on 15 April 1969

Circa 1840. Pierced ironwork piers to south-east entrance to Brompton Cemetery with gates, set in bowed iron screen with rusticated stone piers.

K2 Telephone kiosk outside Brompton Cemetery (two items)

Listed grade II

Telephone Kiosk. 1927. Designed by Giles Gilbert Scott. Cast iron. Square kiosk of K2 type with domed roof, perforated crowns to top panel and glazing bars to windows and door.

OLD BROMPTON ROAD

Church of England Chapel

Listed grade II* on 15 April 1969

Cemetery chapel. Benjamin Baud 1839-1840. Chapel is octagonal, stone with lead dome and Roman Doric pilaster decoration. Projecting porch with coupled columns. Lower flanking blocks with niches. The Chapel is the focal point of an elaborate layout of stone arcading, intended for the fixing of Memorial plaques.

Arcade forming North East quarter of circle and avenue

Listed grade II* on 15 April 1969

Arcade. 1839-40. Benjamin Baud. Round arched rusticated stone arcade with brick back intended for fixing of memorial plaques. Arcade breaks forward at intervals with Doric columns. Flights of steps down into catacombs to centre of quadrant and avenue ranges. Cast iron gates with symbols of death. Forms part of unified layout with chapel and other arcades.

Arcade forming North West quarter of circle and avenue

Listed grade II* on 15 April 1969

Arcade. 1839-40. Benjamin Baud. Round arched rusticated stone arcade with brick back intended for fixing of memorial plaques. Arcade breaks forward at intervals with Doric columns. Flights of steps down into catacombs to centre of quadrant and avenue ranges, the latter with domed octagonal tower over. Cast iron gates with symbols of death. Forms part of unified layout with chapel and other arcades.

Arcade forming Southern half of circle and avenue (two items)

Listed grade II* on 15 April 1969

Arcade. 1839-40. Benjamin Baud. Round arched rusticated stone arcade with brick back intended for fixing of memorial plaques. Arcade breaks forward at intervals with Doric columns. Flights of steps down into catacombs to centre of quadrant. Cast iron gates with symbols of death. Forms part of unified layout with chapel and other arcades.

Entrance gates and screen on Old Brompton Road

Listed grade II* on 15 April 1969

Entrance to Brompton Cemetery. 1839-40. Benjamin Baud. Triumphal arch entrance with engaged Roman Doric columns. Brick boundary walls with large segmental headed openings along Old Brompton Road.



Tomb of John Jackson

Listed grade II

Tomb. 1845. T Butler. Massive tomb chest with almost plain raked faces and splayed angles supporting life-size couchant lion. Low-relief profile head of Jackson on south face. Flanking gadrooned urns, that to south-east broken. Jackson was a celebrated pugilist.



Tomb Chest of Frederick R Leyland

Listed grade II

Tomb. After 1892. Stone shrine on short Romanesque piers with cushion capitals. Copper roof worked to suggest scales. Inlay of floral scrolls in bronze to all four sides. Tomb set on stone plinth surrounded by fine wrought iron railings with lilyhead finials to corners. Leyland was a ship owner and patron of Whistler and the Pre-Raphaelites.



Tomb of Emmeline Pankhurst

Listed grade II

Tomb in form of Celtic cross. Circa 1928. Red sandstone. Shaft with incised inscription and haloed figure in low relief with hand raised in blessing. Head of cross with two angels and the extended hand of God. Mrs Pankhurst was leader of the Suffragettes.



Tomb Chest of Valentine Cameron Prinsep

Listed grade II

Tombchest. Circa 1904. Stepped plinth surmounted by chest on pink marble on 8 columns. This is carved in high relief with 14th Century style figures in a colonnade of cusped ogee arches, the spandrels above, pierced with quatrefoils. The plinth bears circular bronze plaques within bayleaf garlands. Prinsep was a successful painter, professor at the RA and writer.



Tomb of George Godwin

Listed grade II on 7 November 1990

Tomb of George Godwin. C1888. Stone. Rectangular pedestal base with central pillar enriched with bas relief portrait medallion and tools and surmounted by a lamp of knowledge. Flanking the column sculpture figure and in classical robes [sic] representing the muses of literature and architecture. Godwin was an architect and editor of The Builder, the foremost architectural journal of the day, for 40 years. He also founded and administered the Art Union of London.

3

Trees: a general statement covering all conservation areas in the Royal Borough

Tree Preservation Orders

If a tree is the subject of a Tree Preservation Order it is an offence to damage or destroy it wilfully, or to fell, top, lop or uproot it, without the written consent of the Council. The owner is also required by law to plant another tree of appropriate size and species at the same place as soon as is reasonable.

Trees in conservation areas

The Council must be given six weeks' notice of any proposal to fell, lop, top or uproot trees in a conservation area, other than those already covered by a Tree Preservation Order. It is an offence to carry out the work within that period without consent. Exemptions from this requirement include trees with trunks less than 75mm in diameter at 1.5 metres above ground level.

The best interests of the conservation area do not always demand the retention of every tree for as long a life as possible. The characteristics of some species can mean that they become quite unsuitable for a particular location before maturity. Replacement with a younger specimen or different species is then appropriate. Phased replacement ensures continuing cover within groups.

Street trees

Street trees and trees on publicly owned land represent a vital and enhancing resource and are managed by the Council with an awareness of their great visual value. Its arboriculturalists are willing to investigate reasonable requests and proposals for additional street trees in appropriate locations.

Obstruction to public highway (Highways Act 1980: Section 154)

Many trees and shrubs growing in private gardens constitute a hazard to users of the public highway, particularly the blind and infirm. Low-growing twigs and overhanging branches should be cut back to boundary

walls to create a clearance of 2.5m from pavement level. Branches obscuring street lamps, traffic lights or road signs should be pruned or removed.

All such work should be carried out at the earliest opportunity and may be executed without the prior consent of the Council. However, where further work is required beyond the minimum necessary to clear the obstruction, the Council advises residents to contact the Town Hall to establish whether the trees are subject to a Tree Preservation Order or any other restriction.

Emergency work

The Council's arboriculturalists will be pleased to provide advice if work to a dead, dying or dangerous tree is needed urgently.

Penalties for unauthorised works and damage

If, in contravention of an Order, a tree is cut down, uprooted or wilfully destroyed or if wilfully damaged, topped, or lopped in a manner likely to destroy it, the person responsible is guilty of an absolute offence and shall be liable to a fine of up to £20,000 on summary conviction, or an unlimited fine on conviction on indictment. There is also a fine for other contraventions. The same penalties apply to unauthorised works or damage to trees in conservation areas.

Further Information

The Council's Arboricultural Section (0171-361 2767) should be contacted in order to ascertain whether a tree is protected or is in a conservation area, or in the event of any query concerning the procedural aspects of work to trees.



Trees, whether they be in front or rear gardens or in the street, lift the spirit and add immeasurably to the character and appearance of the Borough's conservation areas. The planting of suitable species can add to the enjoyment of property, act as a foil to buildings particularly at the ends of terraces or when glimpsed through gaps in frontages, and improve amenity by screening neighbouring uses. Because trees are living and growing they need care and attention at various stages throughout their lives. Owners are responsible for their trees but assistance is available from the Council's arboricultural officers and via the Arboricultural Association. Tree surgery offered on the doorstep may be unnecessary and costly and may lead to irrevocable damage. In contrast, the Council can offer skilled advice in general terms or in the event of an emergency, including the rights and liabilities of tree owners, and maintaining a list of contractors approved by the Arboricultural Association.

4 *Sources of grant aid for buildings of architectural and townscape importance*

Grants are available from the Council for the restoration of many ornamental features such as boundary railings, piers and balustrades, porches, window and door surrounds and stucco cornices. Because this kind of work is much more valuable if carried out to more than one property in a group, the Council will only consider grant aid:

- 1) Where the property concerned is the only one, or one of the only two, in a clearly-defined group which is missing the particular feature to be restored; or
- 2) Where the owners of three or more properties in a clearly-defined group are doing similar work at the same time.

In either case, the properties concerned must be within a conservation area. They need not be listed.

Grant aid may also be available from English Heritage. Further information can be obtained from the Design and Conservation Section in the Town Hall.

These notes are intended to apply to conservation areas throughout the Borough.

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THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

**BROMPTON CEMETERY
CONSERVATION AREA**

Brompton Cemetery, commenced in 1839, is one of London's great Victorian cemeteries and represents an important cultural, architectural, historical and landscape resource. Many of these attributes have been under-rated or neglected in the past, with the result that buildings and landscaping have been in decline, and monuments stolen or vandalised.

The only cemetery to be acquired by the government under legislation passed in 1850, Brompton Cemetery contains a significant number of war graves as well as those of celebrated personages and ordinary residents of west London. It is now more generally valued. Most of the Cemetery's main structures are listed; the Cemetery was designated a conservation area in 1989 and the Council's Unitary Development Plan recognises its qualities as open space and for nature conservation.

New initiatives have arisen from The Royal Parks – which maintains the Cemetery on behalf of the government – in association with the Friends of Brompton Cemetery for the preservation and enhancement of the Cemetery. This Statement, one of the series prepared by the Royal Borough of Kensington and Chelsea, has been prepared as the Council's contribution to a secure and sustainable future for Brompton Cemetery.

THE PROPOSALS STATEMENT

The Cemetery's chequered history is outlined first, together with an appraisal of its architectural and landscape legacy. The character and appearance of the Cemetery as a Conservation Area is described, and conservation objectives are set out. Proposals are made for the Cemetery's buildings, monuments and landscape, and specific enhancements suggested.

CONSERVATION AREA STATEMENTS NOW COVER: Brompton Cemetery; Nevern Square and Philbeach; Kensington Palace; Kensington; Kensington Square; Chelsea Park/Carlyle; Holland Park; Sloane Square; Oxford Gardens/St.Quintin; Ladbrooke; Queen's Gate; Brompton; Earl's Court Village; Earl's Court Square; Courtfield; Chelsea; De Vere, Kensington Court and Cornwall; Sloane Stanley; Royal Hospital; The Billings; Cheyne; Thames; Norland; Pembridge; Edwardes Square, Scarsdale and Abingdon; Thurloe/Smith's Charity; The Boltons.

Proposals Statements will be produced for all the conservation areas in the Borough.

THE UNITARY DEVELOPMENT PLAN (UDP) sets out the Council's policies and proposals for the whole Borough and is available from the Planning Information Office.

CONSERVATION AREAS AND LISTED BUILDINGS is updated regularly and schedules all the properties in conservation areas and all the listed buildings in the Borough.

MAPS OF EACH CONSERVATION AREA are available from the Planning Information Office.



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