

DIOCESAN ADVISORY COMMITTEE

SCHEDULE OF DOCUMENTS

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2. **Map showing lift location** (Map showing stair lift.pdf)
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4. **Proposed Chair Lift** (TUV 56712.pdf)
5. **Quote** (BLjn 3641. Brothers Lifts Ltd. Pricing for Hampstead St Johns Church. GTL30 Platform Stairlift _.pdf)
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7. **Historic England comments** (W_HERef_E00238903_438853_160101-1023A.pdf)
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TO THE CHANCELLOR OF
THE DIOCESE OF LONDON

VIEWED by the London Diocesan
Advisory Committee

Statement of Significance – 1 October 2023

Guidance on completing this form can be found on the ChurchCare website at <http://www.churchcare.co.uk/churches/guidance-advice/statements-of-significance-need>

This document must be accompanied by the Standard Information Form 1A

Section 1: Brief history and description of the church building(s), contents, churchyard and setting

Grade 1 listed church –see listing particulars

Section 2: The significance of the church (including its contents and churchyard) in terms of:

- i) Its special architectural and historical interest**
- ii) Any significant features of artistic or archaeological interest**

Please state if you have taken expert advice to help you define the significance, and from whom.

See listing particulars

Section 3: Assessment of the impact of the proposals on the significance defined in Section 2

Advice sought from the Inspecting Architect, Andrew Burrell as to the viable options for disabled persons to access the chancel and vestries which are five steps above the nave of the Church.

We looked at the possibility of a ramp that could be installed as and when needed but this is not a practical option. The advice from Andrew Burrell was

“The rise up to the chancel floor level is 760mm.

The steepest ramp permissible under the building regulations is 1 in 12, however for a ramp of this gradient, it needs a level landing, 1.5m long every 2m, so although the ramp

itself is only 9.12m, you will need four landings which would make the ramp 15.12m long

If you reduce the gradient, you can increase the distance between landings, for example a 1 in 16 ramp would need to be 12.16m long but would only need one intermediate landings making the overall ramp 13.66m long.

If you can get the gradient down below 1in20, then you do not need any intermediate landings however the length of the slope is 15.2m long. The other advantage of keeping the gradient below 1in20 is that you do not need to provide handrails on both sides, as you would with a steeper ramp.

We then looked at the options for a chair lift.



There are 3 positions for a chair lift- the centre steps, the left hand steps or the right hand steps. The only practical option is the left hand side steps as there is a space at the top of the steps where there is a gap between the wall and the rear of the organ case where the lift can be stored when not in use. The Architect has suggested that the lift is painted a grey colour that fits in with colour scheme for the radiators and wood panelling around the Church.

The impact on the Church will be minimal apart from during services where the lift may be used. Outside service times visitors, choir members or staff who are disabled may require the lift to be available.



The empty portable bookcase at the top of the steps and another movable cupboard tucked into the alcove would be moved. The manufacturer states that the radiator does not need to be moved. The stair lift does not require paving to be removed.

Statement of Needs

Guidance on completing this form can be found on the ChurchCare website at <http://www.churchcare.co.uk/churches/guidance-advice/statements-of-significance-need>

This document must be accompanied by the Standard Information Form 1A

Section 1. General information

The Parish Church is a working building used by over 300 people per week with Sunday and weekday services. The Church is used for services throughout the year by the CofE school and carol services for a number of schools. The Church is kept open during the week for visitors and for prayer.

Section 2. What do you need? – a chair lift

Section 3. The proposals

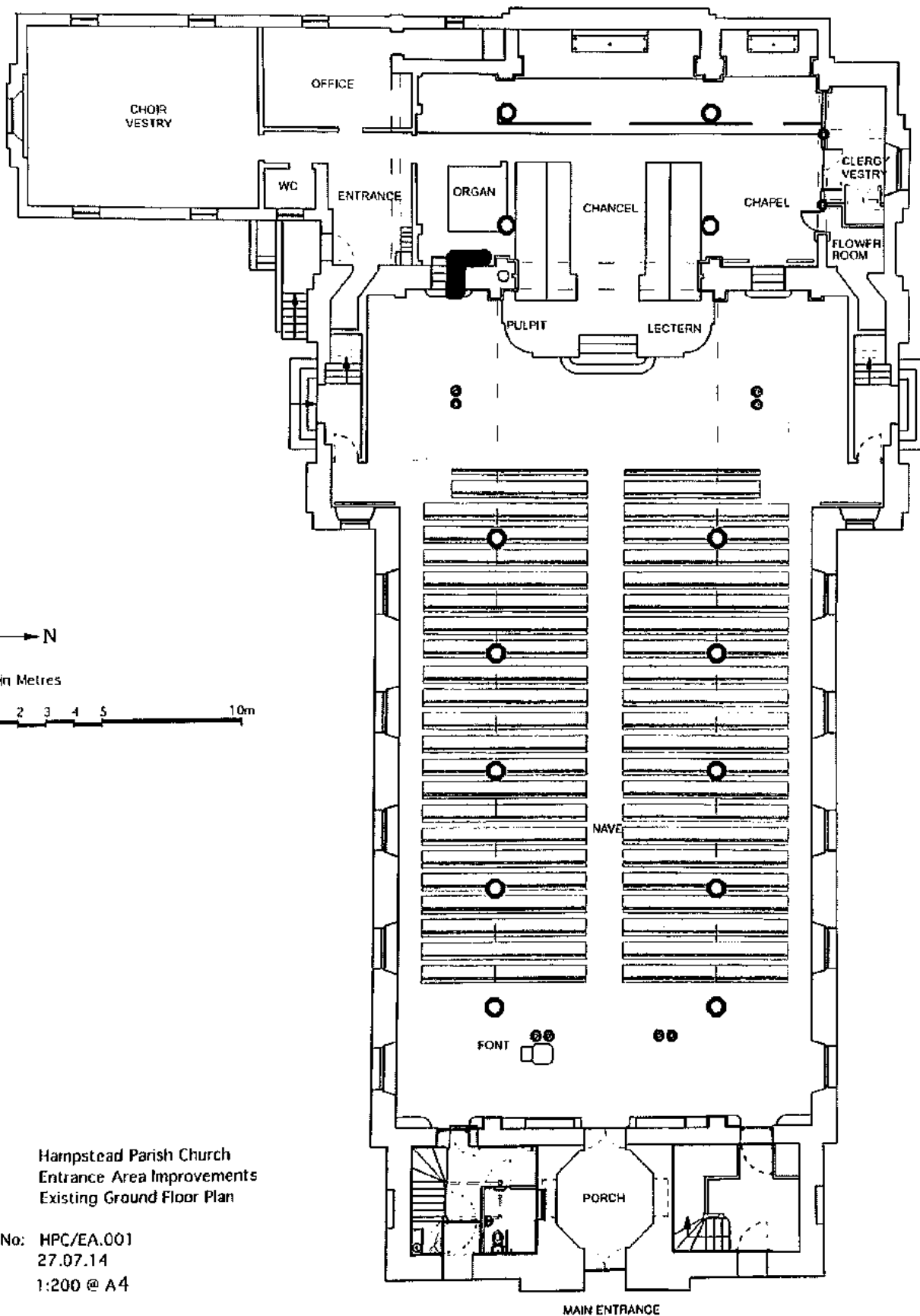
Brothers Lifts have submitted a proposal for a chair lift which satisfies the Inspecting Architect; it has battery power which enables the lift to be operated in the event of a power outage.

Section 4. Why do you need it and why do you need it now?

Some members of the congregation are becoming less able to walk up steps but the PCC is also conscious that if choir members, staff and clergy who have a disability are not able to access the vestries then it is difficult for the PCC to be an inclusive employer.

Section 5. Justification

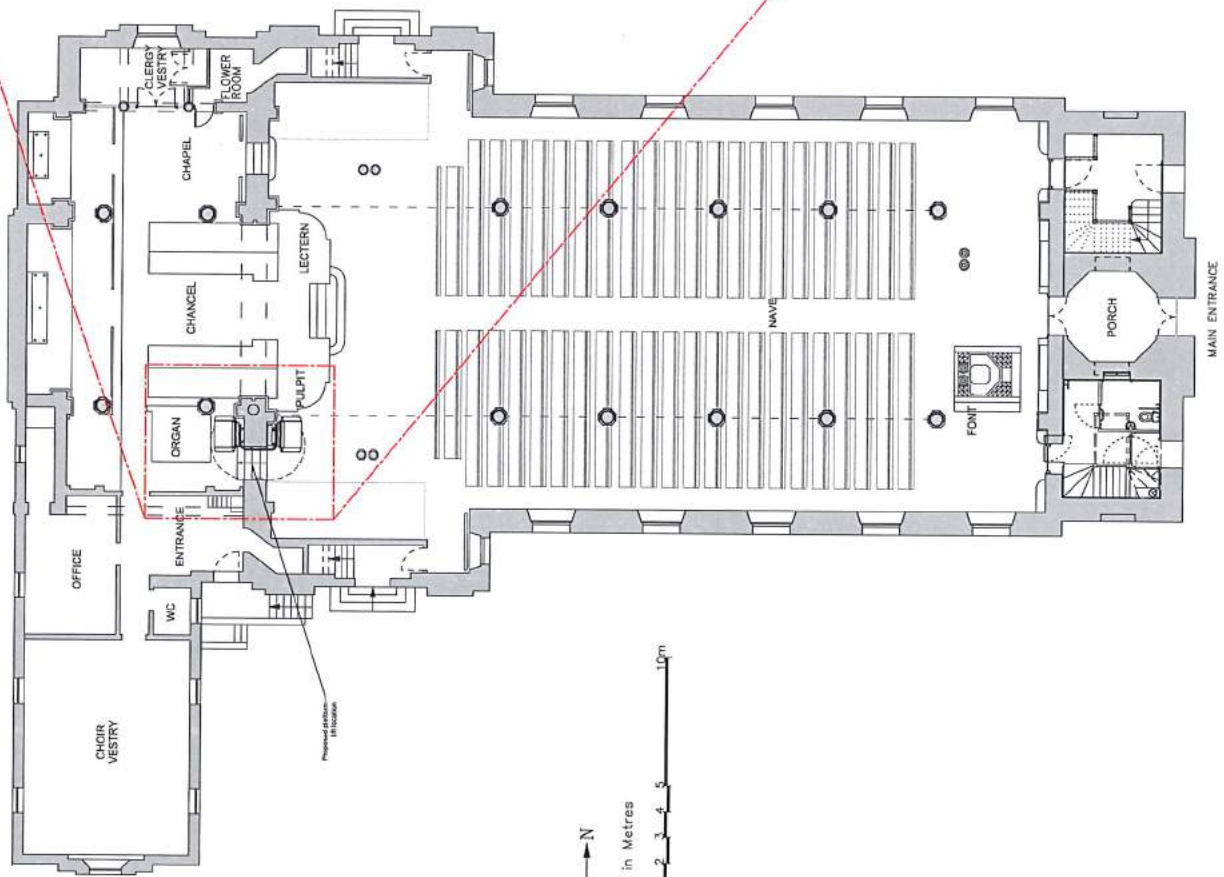
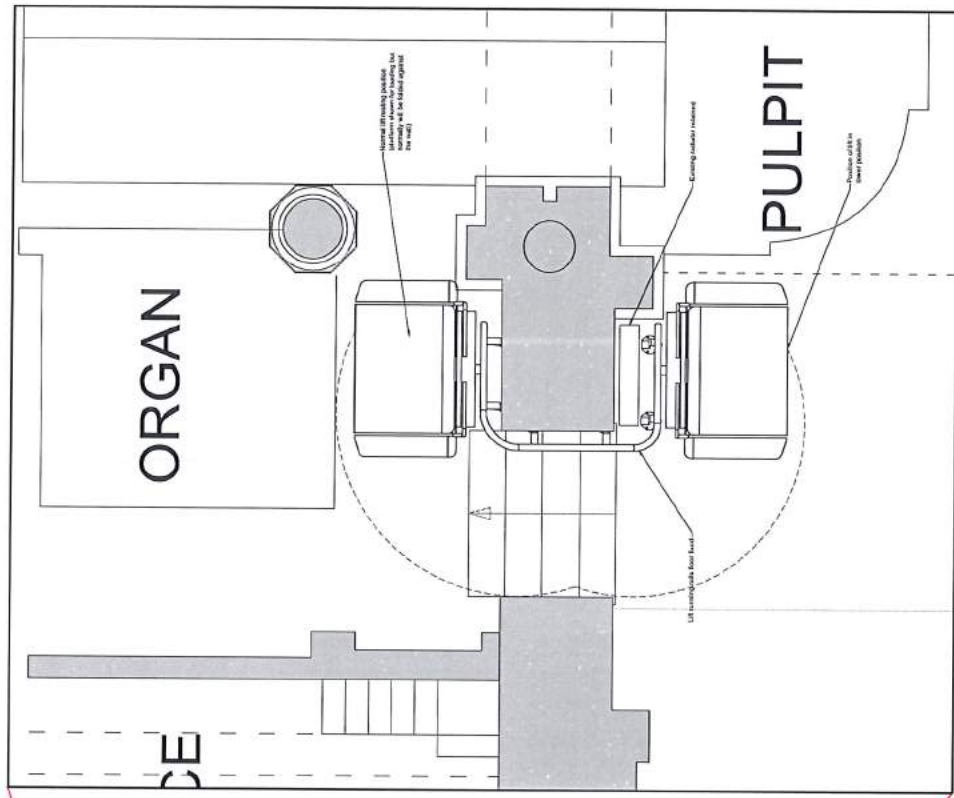
See sections 3 and 4 above. There is never a right time to become an inclusive Church but it seems fitting to use a legacy for such an investment.



Client: Hampstead Parish Church
 Project: Entrance Area Improvements
 Title: Existing Ground Floor Plan

Drawing No: HPC/EA.001
 Date: 27.07.14
 Scale: 1:200 @ A4

Robinson Thorne Architects
 Email: info@robinsonthorne.co.uk
 Tel: 02077397445
 17 Willow Street, London, EC2A 4BH



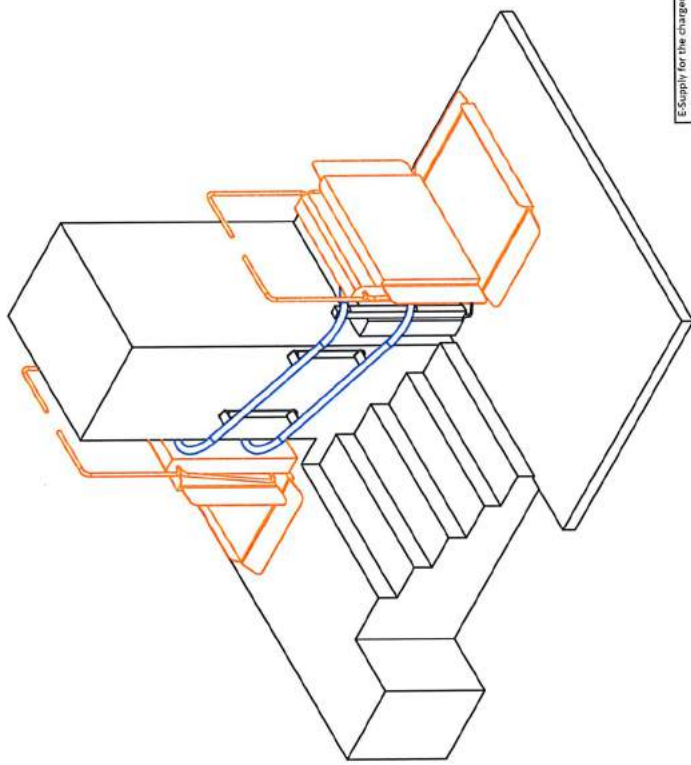
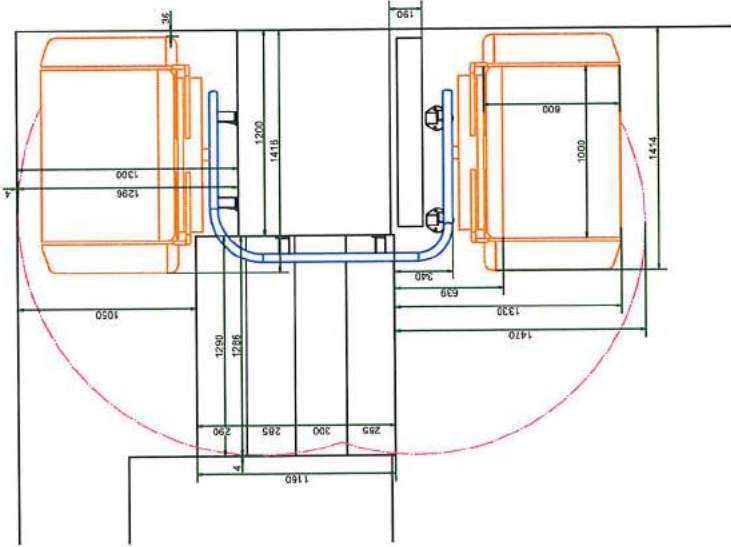
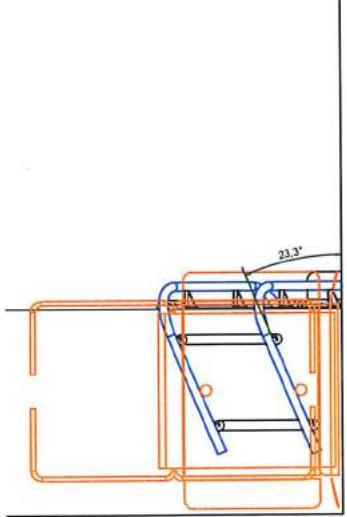
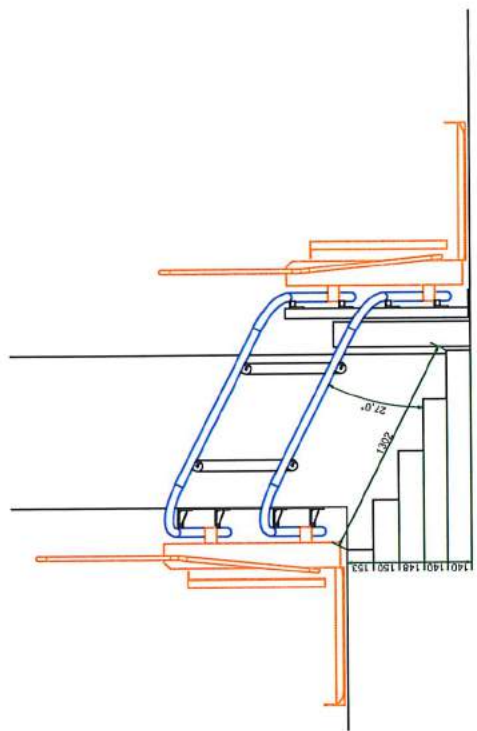
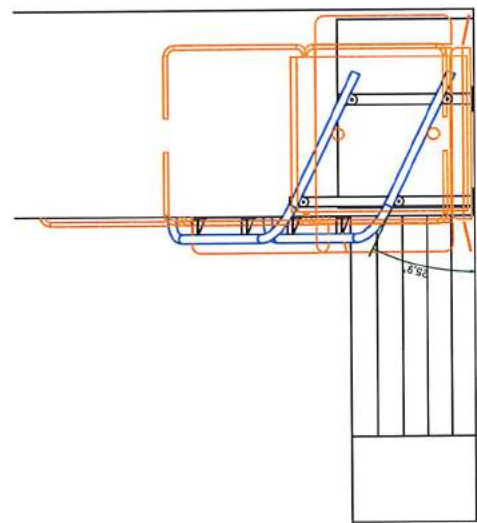
Revision Date Comments
 DO NOT SCALE FROM THIS DRAWING

DAC / FACULTY

PCC OF ST JOHN-AT-HAMPSTEAD
 PLATFORM LIFT
 GA PLAN AS PROPOSED

ANDY BURRELL
 ARCHITECTURE
 Scale 1:100, 20 A1 Date 25/10/23 AB No. 1034/3/01
 No. 1034/3/01
 No. 1034/3/01

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- Lift:**
 GTL30 battery operated;
 indoor installation;
 PLC controller;
 platform 800x1000;
 mountain-side ramp 170mm (15° bevelled);
 valley-side ramp 170mm (15° bevelled);
 225kg capacity;
 coated RAL 7040;
- remote controller:**
 2 Pcs. Wireless wall switch with key switch - GFA18
- Rail:**
 3,5 m
 2 Pcs. Standard holder - without connector
 2 Pcs. holder + 60 mm - with connector
 2 Pcs. holder + 70 mm - with connector
- columns:**
 2 Pcs. columns 60/60 - standard - RAL 7040

The drawing was created and based on the information which was provided to us.
 Gansser Maschinen GmbH assumes no responsibility for errors
 resulting from incorrect measurements.
 I agree with the design of this construction in this way. Further I agree with the terms
 and conditions which are available under www.gansserlift.at
 Date, signature from the customer/operator

Date, signature from the customer/operator

| | | | | |
|--|------------|----------|-------------------|---------------------|
| Modell: 30 | Formel: A3 | Revisor: | Datum: 05.10.2023 | Gesamtheit: Liftbau |
| Lift: Plattformtreppenlift GTL30 | | | | |
| Firma: Brothers Lifts Ltd | | | | |
| BV: GTL30 JN3641-Hampstead St. Johns Church | | | | |
| Auftr. Nr.: TUV 56712 | | | | |
| GANSER Maschinen GmbH LIFTSYSTEME www.gansserlift.at | | | | |
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E-Supply for the charger by client
 230V, 50Hz 11A
 6mm² potential equalisation inside installation
 16mm² Potential equalisation outside installation

St Johns Church,
Hampstead



BROTHERS
▪ LIFTS ▪

Brothers Lifts Ltd

63 Hitchin Road
Arlesey
Bedfordshire, SG15 6RR
United Kingdom
Email: info@brotherslifts.co.uk
T: 01462 621 363 M: 07722 566 122

Date 04/09/2023

JN 3641

Reference –Hampstead St Johns Church– GT30 Platform Stairlift Lift.

Thank you for considering Brothers Lifts Ltd in this project. We are pleased to provide a quote for the supply and installation of a GT30 Platform Stairlift Lift.

Product Description

Sometimes a few stairs pose a major obstacle for physically handicapped people. Therefore, we offer individually adjusted platform stairlifts to provide a suitable solution. If there is no more need for the platform, it can be folded up easily in order to gain additional space in the staircase. The whole operation can be done by the wheelchair users themselves. This is an advantage guaranteeing a high level of independence.

Price:

£26,868.00 excl. VAT. Payment Terms and Conditions for the project are shown in Appendix 2.

Contact

Jason Jennings-Brown
Brothers Lifts Ltd
63 Hitchin Road
Arlesey
Bedfordshire
SG156RR

Brothers Lifts Ltd

Jason Jennings-Brown
jason@brotherslifts.co.uk
Tel: 01462 621 363
Mob: 07928 150000



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Attachments

| | |
|------------|--|
| Appendix 1 | GTL30 information and Key features. |
| Appendix 2 | Site Requirements – Price inclusions and Exclusions. |
| Appendix 3 | Payment Terms and Conditions. |
| Appendix 4 | Warranty. |
| Appendix 5 | Options. |
| Appendix 6 | Technical Drawings/Information. |
| Appendix 7 | Form of Agreement. (N/A at this stage) |

Appendix 1:

GTL30 information and Key features.

High quality materials

Weatherproof and robust: Components of stainless steel and metal enable a smooth and safe ride as well as ensure personal safety and a visually pleasing product.

Control operated ergonomics

Simple and intuitive: Touch surface control buttons, which are also in braille, can be used for an almost effortless performance.

Informative display

Time and cost saving: By looking at this display all the necessary information is given at a glance, for example, when maintenance procedures are due or when the status operation changes.

Stainless-steel rail

Safety and stability: The resistant stainless steel guarantees a durable functionality and can also be used as a handrail.

Twin drive

No stabilization rail is necessary: The unique twin drive makes an ascent and descent without a third rail possible. This is cost-saving in its production and offers a maximum of stability during the ride.

Fully automated safety device

Protective and comfort: Because the security of our customers is our main priority, the anti-rolling mechanism, the contact data and the side-shift mechanism all meet current security standards.



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Appendix 2:

Site Requirements:

Price Includes

- Delivery and Installation of product as per Form of agreement/Technical Drawing
- Commissioning of lift
- Training – One session
- 1-year service contract included
- Lead time: 10 weeks from receipt of order and approval of drawings
- Pre –Start meeting 14 days prior to the date of installation for us to be able to check and coordinate the installation.
- Brothers Lifts will cooperate with the appointed builders and will do everything to facilitate the installation as quickly and as possible, keeping disruption to a minimum.

Price Excludes

- All pre- installation work such as excavation and electrical works etc.
- The lifting platform shall be built into the pit, or onto supporting structure. Ground work and enabling works should be carried out according to drawings/technical specifications supplied in this drawing. The lifting platform requires a stable and level surface that can withstand the load specified in the technical information. It is the contractor's responsibility to ensure the structure is fit for purpose.
- Electrics: A certified electrician must provide a dedicated supply and a continuous conduit containing a 240v single phase supply to the lifting platform including switched fused spur and/or isolating switch. This is to be located at the lift itself or at an agreed location near the electrical components of the lift.
- External controls: To enable Brothers Lifts to mount the external controls, continuous conduit must be positioned under the floor from the lifting platform to the requested location of the external controls, in accordance with Brothers Lifts instructions. (to be agreed)
- Annual Service & Maintenance.

Additional Information

- If the customer requires an adjustment of the product description or product characteristics, Brothers Lifts shall immediately notify the Customer of the adjustment and any increased costs and / or delays in the schedule. If the customer does not accept the proposed changes, it is the responsibility of the Customer to promptly notify Brothers lifts of any changes to the FOA or adjustments required, otherwise Brothers Lifts would default to the formal FOA included with the order or the standard product if there is no FOA.
- Documentation supplied with lifting platform, contains Tender / Invoice / Warranty Handover Protocol / Quality Protocol CE Document Wiring Drawing / Specification Manual



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Appendix 3

Payment Terms and conditions

50% of the quoted price is payable with the order to Brothers Lifts. Please note that an order will not be put into production until Brothers Lifts have received this payment.

40% of the quoted price is payable 2 weeks prior to the agreed site delivery date. This is still payable even if the agreed delivery date gets extended at the customer's request.

The remaining 10% is payable within 30 days of receiving the final invoice, after the installation has been completed. Operating manuals, documentation, commissioning certificates and keys will not be handed over until this final invoice has been paid to Brothers Lifts in full.

Our Price is based on being able to complete our works in one continuous visit. If we are prevented from continuous working through to completion, we reserve the right to recover any costs incurred by way of delay or abortive visits.

If the site is not prepared for installation in accordance with Brothers lifts instructions at the specified installation date, Brothers Lifts are entitled to invoice the quoted amount. If the customer does not notify Brothers Lifts the site is not ready for installation and we send technicians in accordance with the specified installation date, Brothers Lifts are entitled to invoice travel, hotels and other costs incurred. A new installation date will then be confirmed; in this instance, we cannot guarantee a requested installation date.

Modification and additional work to be charged at £70 per hour (to be agreed prior in writing prior to commencement).

Period of validity

Quoted prices and conditions apply thirty (30) days from the above stated quotation date. It is our hope that this offer will meet your wishes. For further requests or clarifications, we are of course happy to assist in any way we can.

Appendix 4

General Warranty

Brothers Lifts warrants its equipment is free from material defects under normal use, and will perform substantially in accordance with the specifications set forth in documentation provided with the equipment.



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This express warranty shall be in effect for one year from the date of original purchase and installation (the "Warranty Period"). If a valid claim is made during the Warranty Period for malfunction or equipment defect, Brothers Lifts will repair or replace the equipment at no additional cost to you. Brothers Lifts retains sole discretion as to whether the equipment will be repaired or replaced.

This warranty shall be null and void if the equipment is operated and maintained in any manner inconsistent with its intended use or the instructions provided with the product. Further, in order for the warranty to remain in effect for the full Warranty Period, all service to the equipment must be provided by a Brothers Lifts designated technician. Any parts or components repaired or replaced by a Brothers Lifts designated technician will be guaranteed for the remainder of the Warranty Period.

The warranty does not cover any part of the equipment which has been subject to damage or abuse by the user or others. The warranty does not cover any part of the equipment which has been altered or changed in any way by the user or others. Brothers Lifts does not warrant that the lifting device functions will meet your requirements, be uninterrupted or error free.

The warranty set forth is in lieu of all other express and implied warranties, whether oral, written or implied, and the remedies set forth above are your sole and exclusive remedies. Only an authorised officer of Brothers Lifts may make modifications to this warranty, or additional warranties binding

Brothers Lifts. Accordingly, additional statements such as advertising or presentations, whether oral or written, do not constitute warranties by Brothers Lifts.

Service and Repair

Contact Brothers Lifts for an authorisation to return any defective item during the Warranty Period. You will be provided with a return authorisation number and address for returning the item for warranty service or replacement. Do not return items to Brothers Lifts under warranty without receiving a return authorisation number.

If mailing the item, pack it carefully in a sturdy carton to prevent damage. Include your return authorisation, a brief description of the problem and your return address and phone number.

Brothers Lifts does not assume the risk of loss or damage while in transit, so it is recommended you insure the package.

Appendix 5:

Options:

Appendix 6:

Technical Specification:

Appendix 7:

Form of agreement: N/A at this stage

Patrick Booth

From: Inigo Woolf <inigowoolf@hotmail.com>
Sent: 05 December 2023 23:22
To: Patrick Booth
Cc: Archdeacon of Hampstead
Subject: RE: 1601.01-1023A - St John-at-Hampstead Church Row, Hampstead - Chair Lift

You don't often get email from inigowoolf@hotmail.com. [Learn why this is important](#)

My responses are set out below in red. I have spoken to the Inspecting Architect and our Archdeacon.

From: Patrick Booth <patrick.booth@london.anglican.org>
Sent: Tuesday, December 5, 2023 11:02 AM
To: inigowoolf <inigowoolf@hotmail.com>
Cc: Archdeacon of Hampstead <Archdeacon.Hampstead@london.anglican.org>
Subject: 1601.01-1023A - St John-at-Hampstead Church Row, Hampstead - Chair Lift

Dear Inigo

I hope that you are well.

The consultation period for the chair lift proposal at St John-at Hampstead still has a week to run but so far we have received responses from the Victorian Society and Historic England and neither has raised an objection.

The proposal has also been reviewed by the DAC's access adviser and an architect member of the DAC's plans group and they have made the following comments:

- Can you confirm that there is no chance of contact with the radiator? **Correct.**
- Although users could use the lift independently, it will need clear instructions to say it must be used moving forward and not reversed into so users are not having to reverse and turn at the top of the steps. **We think this is obvious but yes there will be clear instructions.**
- Is the lift intended to only be used by wheelchair users? Could it also take the weight of a helper? The need for the lift is for infirm people with walking aids. We are future proofing machinery to

cater for a wheelchair and helper. **There will be a weight limit and it may be that the lift will be transporting heavy objects such as a new safe.**

- Will people who use a mobility walker/walking stick/rollator be able to use the lift or will they be discouraged from doing so if it is only intended for wheelchair users? **There will be no discrimination – lift is for everyone as we are an inclusive Church.**
- Are you certain that there is enough room to manoeuvre getting on and off the stairlift especially near the organ? **Yes – the spaces where access is required, have been tested.**

Please could you send responses to these queries and let me know if you have any questions. **We have no other questions**

Kind regards

Patrick



Patrick Booth

Church Buildings Adviser - DAC

Tel: 020 3837 5053

Email: patrick.booth@london.anglican.org

London Diocesan House, 36 Causton Street, London SW1P 4AU

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Historic England

Mr Patrick Booth
Diocese of London
London Diocesan House
36 Causton Street
London
SW1P 4AU

Direct Dial: 020 7973 3520

Our ref: E00238903
Your ref: 1601.01-1023A

9 November 2023

Notification under the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Orders 2010

LOCATION: ST JOHN-AT-HAMPSTEAD CHURCH ROW, HAMPSTEAD

PROPOSED WORK: Installation of a chair lift to provide access to chancel and vestries

We were notified on 1 November 2023 of the proposed works at the above site.

Our specialist staff have considered the information received and we do not wish to offer any comments on the proposals. Any unamended application for faculty for this work can be determined without further reference to Historic England, but please consult us again if there are any material changes to the proposals. We would be grateful for a copy of the Diocesan Advisory Committee's advice in due course.

Yours sincerely

Kate Tatlow

Business Officer

E-mail: kate.tatlow@historicengland.org.uk

Documents received:

Statement of Significance (statements_of_significance_and_need_forms_stair lift.docx)

Brothers Lifts (BLjn 3641. Brothers Lifts Ltd. Pricing for Hampstead St Johns Church. GTL30 Platform Stairlift _.pdf)

Map showing lift location (Map showing stair lift.pdf)

Proposed Chair Lift (TUV 56712.pdf)

Proposed Plan (1034 3 01 St John at Hampstead Platform Lift.pdf)



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk



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We respect your privacy and the use of your information. Please read our full privacy policy for more information
<<https://www.historicengland.org.uk/terms/privacy-cookies/>>

Patrick Booth

From: James Hughes <churches@victoriansociety.org.uk>
Sent: 09 November 2023 14:06
To: Patrick Booth
Subject: 1601.01-1023A: Hampstead, St John - installation of chair lift

Thanks for this consultation Patrick

We are content to defer to the advice of the DAC in this case

Best wishes

James

James Hughes
Senior Conservation Adviser
The Victorian Society
1 Priory Gardens
London W4 1TT

Telephone 020 8747 5892
victoriansociety.org.uk
[Sign up for our newsletter!](#)

Working days: Monday, Tuesday, Thursday and Friday, 9am-6.15pm

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PARISH OF ST JOHN-AT-HAMPSTEAD

**Extract from draft Minutes of a meeting of the Parochial Church Council held on
Monday 18 September 2023**

The Treasurer referred to his note circulated in advance of the Meeting, together with quotation from Brothers Lifts Ltd for supply and installation of a GT30 Platform Stairlift, to be installed on the steps behind the pulpit providing wheelchair access to the vestries, chancel and Lady Chapel. It was also noted that this option was recommended by the Inspecting Architect, since the alternative option of installing a ramp would not be practical within the space available.

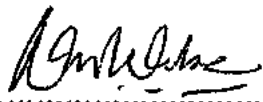
There was general support for the proposal, subject to clarifying some questions relating to practical and operational matters, including:

- Whether further alterations might be required in the area behind the organ, to ensure there is sufficient space for a wheelchair to turn and enter the chancel (to the right) or the vestry area (to the left)
- Whether the lift would also accommodate a Mobility Scooter
- Whether the lift would operate sufficiently quickly and quietly to be usable for access to the chancel during a Holy Communion service
- Whether there would be additional running costs to be taken into account.

It was noted that before proceeding further it would be necessary to obtain advice from the Diocesan Advisory Committee, and these and any other practical queries could be considered in the light of the advice received.

It was accordingly resolved that the proposal should be submitted to the DAC and the Treasurer was authorised to proceed on this basis.

CERTIFIED AS A TRUE EXTRACT:


.....Secretary

Form 2
(Rule 4.9)

Diocesan Advisory Committee Notification of Advice

This notification constitutes advice only and does not give you permission to carry out the works or other proposals to which it relates. A faculty must be obtained from the court before the works or proposals may lawfully be carried out.

In the diocese of London

Parish of St John at Hampstead

Church of St John-at-Hampstead, Church Row, Hampstead

The church is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The listing is grade I

At a meeting of the Diocesan Advisory Committee held on 10/10/2023 the following proposal was considered:

Introduction of a chair lift to the steps on the left hand side of the altar.

The Committee **RECOMMENDS** the works or proposals for approval by the court:

SUBJECT TO the following provisos:

- The QI needs to approve any new wiring routes.
- Clear instructions for using the lift must be available at all times.

The DAC commented:

- A consultation was sent to the Local Authority on 01/11/2023 and there has been no response.


This advice does not constitute authority for carrying out the works or proposals and a faculty is required

In the opinion of the Committee the work or part of the work proposed is not likely to affect

- the character of the church as a building of special architectural or historic interest
- the archaeological importance of the building
- archaeological remains existing within the church or its curtilage

In the opinion of the Committee rule 9.9 of the Faculty Jurisdiction Rules (publication of notice on diocesan website) ~~applies~~ / does not apply to the works or proposals.

This advice is valid for 24 months from the date given below.

Signed 
Secretary of the Diocesan Advisory Committee

Date: - 22/12/2023

