

Heritage Impact Statement for:

Stiltz Lift Installation at Bradshaw Hall, Bradshaw Lane, Chapel-en-le-Frith, SK23 9UL.



Please refer to the Architect's CAD plans, the Trio Plus Lift Schematic Drawings, and the Stiltz Technical Survey.

We are proposing to install a through-floor lift in this Grade 2 Listed property. The lift is being fitted in the ground floor kitchen and will rise to the bedroom on the first floor.

Proposed Work: For the lift

The following works will be carried out to facilitate the installation of the Trio Plus through-floor lift. All works will be done so that it is as reversible as possible.

The property was built in 1620.

The only intrusive works to be carried out to the kitchen tiled flooring are where the 2 feet of the lift are bolted using four 25mm screws. The 4 holes can be filled in if ever the lift was removed.

The aperture for the lift is to be created by trimming out the original first floor joists as per the Architects plans. This then means that 2 sections of joists, approximately 1100mm in length, will be removed, and additional joists added for structural support. The 2 sections of joists will be retained in the floor void near the aperture. The non-original plasterboard ceiling will also be cut through, equating to approximately 1.4m squared, over the area of the lift. The joist work around the aperture will be carried out from above, through the bedroom floor. This floor consists of original joists and modern non-original tongue and grooved floorboards. The floorboards will be refitted around the lift aperture.

A steel frame, called the "insert" will be fitted within the floor void, to support the lift, and to house the lift lid, and to finish off the kitchen ceiling via means of a lip. Please see the Lift Schematic drawings. This fits within the trimmed-out joists.

Stiltz are to create the aperture; the floor joists will be doubled up with C24 grade joists at full length in front of the lift over to the existing 300mm x 300mm timber beam with joists the same size as existing to be bolted to existing with 12mm diameter bolts @ max 300mm from end walls and nailed along length at 200mm centres elsewhere. Also, doubled up header joists grade C24 are to be fixed across the left side to support the reduced joists.

The floor joists are 100mm x 100mm with a 20mm timber packer piece fixed on top at 400mm centres. The existing joists are via mortise and tenon into the existing 300mm x 300mm timber beam.

Stiltz are to fit the plug socket for the lift to the kitchen ceiling, to the left and rear of the lift. Stiltz are to re-route cables around the aperture area and when carrying out the joist work from wall to wall. Radiator pipes will also be moved around the lift aperture.

Stiltz are to fit the client's carpet to the lid of the lift.

The impact on the existing fabric is minimal. The original ceiling to the kitchen has already been removed at some point and replaced with modern plasterboard. The lift will be out of the kitchen and hidden in the first-floor bedroom when not in use.



The lift will be kept upstairs when not in use, so only the 2 grey lift rails will be visible in the porch.

There will be no works to any of the external parts of the building. The lift will not be visible from outside.

The building works as described above will be carried out by a Stiltz building and engineering team.

The Objectives of the Installation of the Lift:

The main objective of the installation of the lift is to provide easier access to the first floor from the ground floor. The owner/client has disabilities and is finding it difficult when walking up the stairs to the first-floor rooms. The existing staircase is winding, tight, and potentially dangerous to the clients. Life within the client's home will be much improved after the lift installation.

The lift installation will also increase the safety aspects for the owner, as items can be carried between floors within the lift.

The benefits of installing the lift to people with mobility issues far outweighs the harmful impact on the building, as the only impact to the structure of the building is the cutting out of the sections of the original joists, approximately 1.4m square of non-original plasterboard ceiling to the area of installation and approximately 1.4m square of non-original floorboards.

The Historic England Conservation Principles suggest that the proposed works can normally be considered acceptable if there is “compelling evidence of the evolution of the place and is executed in accordance with that evidence” (Para 13 b, p.9).

The structural alterations involved with the installation of the lift will be carried out in accordance with a suitably qualified and experienced Architect and / or Structural Engineer’s calculations report if deemed necessary.

The external appearance of the building and its setting will not be impacted by the installation of a through floor lift as the position of the lift is not located in front of windows that make it easily visible from the outside.

The installation of a through floor lift into the property is considered to have less than substantial harm to the heritage asset as the location of the lift has been carefully considered to ensure that the works involved has minimal impact on the property’s existing building fabric and/or character. There would be substantially more work, if it was possible, if the lift was to be installed in either of the much larger ground floor rooms due to the longer joist spans. Having the lift installed into the building will allow the owners to continue to live in the property and guarantee continued maintenance and upkeep of the heritage asset, considered to be in the public interest. The improved accessibility of the building also supports the requirements of the Equality Act (2010) as providing adequate access to all potential users of the building.

There has also been consideration into the reversibility of the proposal, which is easily achieved by removing the lift, filling in the 4 small holes in the floor tiles, re-fitting the original joists and floorboards back into the aperture area and refitting plasterboard to the kitchen ceiling.

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1088050

Date first listed:

25-Oct-1951

List Entry Name:

BRADSHAW HALL

Statutory Address 1:

BRADSHAW HALL, BRADSHAW HALL LANE

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

Location

Statutory Address:

BRADSHAW HALL, BRADSHAW HALL LANE

The building or site itself may lie within the boundary of more than one authority.

County:

Derbyshire

District:

High Peak (District Authority)

Parish:

Chapel-en-le-Frith

National Grid Reference:

SK 03858 80712

Details

SK 08 SW TOWN OF CHAPEL-EN-LE-FRITH BRADSHAW HALL LANE 3/12 (West Side) 25.10.51 Bradshaw Hall GV II

House, c1620, heavily restored in 1960s, Coursed gritstone rubble with quoins. Gritstone dressings, Stone slate roof, Stone coped gables with plain kneelers. Stone ridge stack and large stone external stack to north-east corner. Two storeys plus attics, irregular plan. North elevation - double gabled, irregular window openings. Centrally placed 2-light recessed and chamfered, mullioned and transomed window with moulded drip mould over in eastern bay. Mullions and transome C20. To west, recessed bay with single storey porches both sides, both C20, that to west surmounted by C17 fluted frieze with two finials. Between porches a 3-light recessed and chamfered mullion and transomed window with moulded drip mould. Above, similar 4-light windows to eastern bay and left of western bay. Similar 2-light window to right in western bay. In gables, 2-light recessed and chamfered mullion windows, that to the east original, that to the west probably C19 and larger. All fenestration, leaded lights. Other facades have a variety of mullioned or mullioned and transomed windows, mostly restored. Interior - original panelling in dining room. C17 oak staircase up two storeys. Plasterwork ceiling at first landing. Central Tudor rose set in geometric cross design. Heavily moulded cornice and frieze inscribed with raised lettering, 'A MAN WITHOUT MERCY OF MERCY SHALL MISS BUT HE SHALL HAVE MERCY THAT MERCIFUL IS: LOVE GOD BUT NOT GOULD'. Two large stone fireplaces with Tudor arches. Early leaded lights in north-east bedroom.

Listing NGR: SK0385880712

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

81989

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



