



TRAFFORD HALL

DESIGN AND ACCESS STATEMENT

TRAFFORD HALL
INCE LANE
CHESTER
CH2 4JP

DATE 10.02.22

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1.0 INTRODUCTION



This design and access statement has been prepared on behalf of YHA (England & Wales) Ltd in support of the application for planning approval for the amendments to the second floor to upgrade the existing staff living accommodation. The statement assesses and evaluates the site and its context. This statement will:

- Set out the design principles on which development is based in particular the proposed layout, details, and materials.
- Show how the development will achieve the qualities needed to create a distinctive, safer and pleasant environment to make it a more attractive prospect for potential YHA employees.

1.1 History

Trafford Hall is a Grade II* Listed Building Formerly known as Wimbolds Trafford Hall. It was designed by George Edward Gerrard in 1756 who had owned the land over a century. After he was married to Elizabeth Johnson the couple had three children, two daughters and a son who died in infancy. With the unfortunate death of Elizabeth, George became Deputy Lieutenant of Cheshire and Justice Peace, who was appreciated by the locals. After his death in 1794, the house was passed on to his eldest daughter and then was passed down through their descendants until the early 20th Century. In 1991 the house was sold to National Communities Resource Centre who are the current occupiers of the building.

1.2 Location

Trafford Hall is located to the east of the village of Wimbolds Trafford in Cheshire. Chester Station is a 10 minute taxi ride away. As you enter the property driveway which is an off road track, the property is located to your right hand side.

1.3 Brief

The external of the building will be retained with minor amendments to be completed internally. En suite and WC / shower facilities will be upgraded and reconfigured. Work is to be undertaken to improve the fire compartmentalisation to this single stair access section of the building, and some doors are to be removed to increase privacy to staff bedrooms.

1.0 INTRODUCTION

1.4 Site Photos



1.0 INTRODUCTION



Photographs illustrating existing second floor rooms

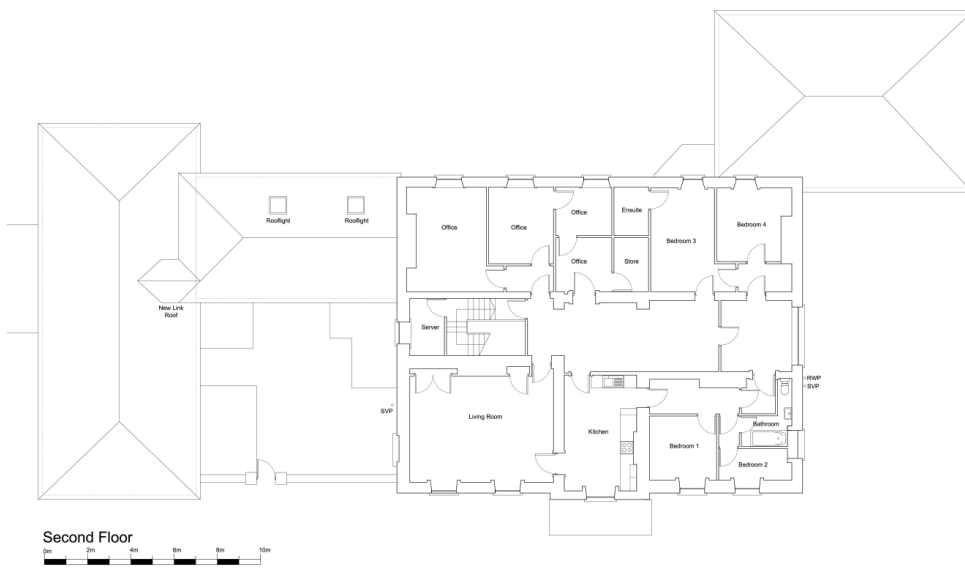
1.5 Proposal

The proposal is to upgrade the existing staff accommodation to this floor to modern standards in order to attract staff to work at the hostel. This includes:

- Removal of existing kitchen and replacement with new fitted kitchen
- Creating of additional WC facilities and upgrade to en suites
- Removal of pass doors between rooms to increase privacy
- Enclosure of electrical boards and upgrade to stair enclosure to improve the fire escape

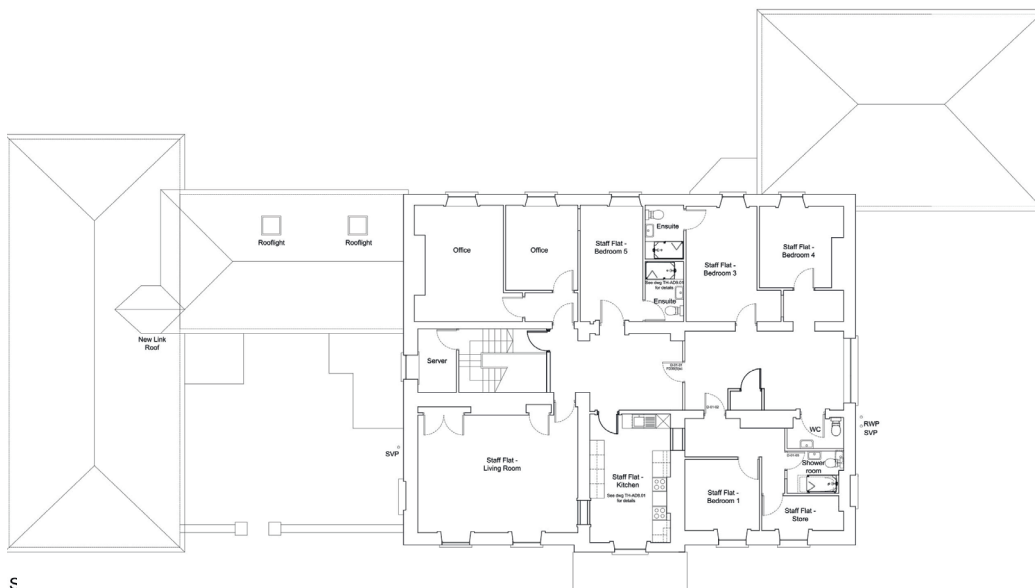
2.0 LAYOUT AND SCALE

2.1 Existing Drawings



Existing Second Floor

2.2 Proposed Drawings



Proposed Second Floor

3.0 APPEARANCE

2.3 Materiality



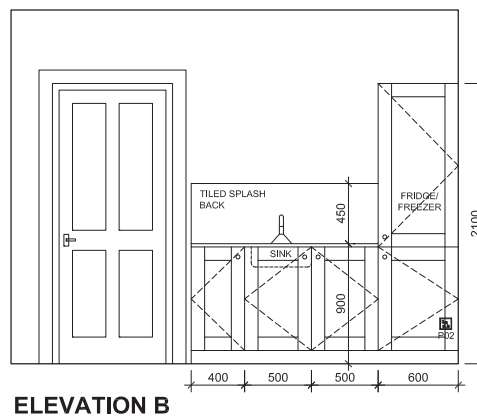
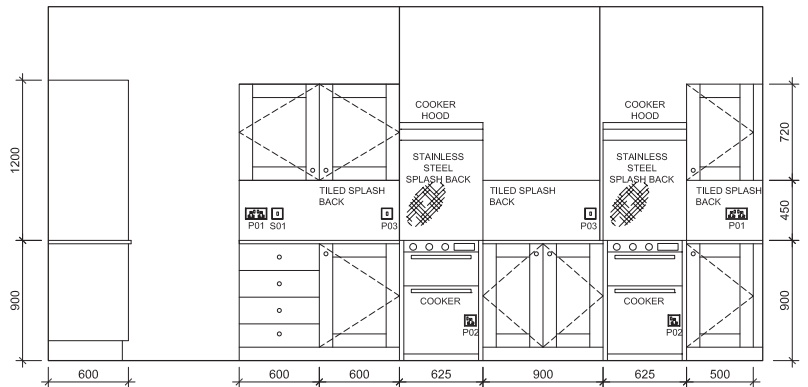
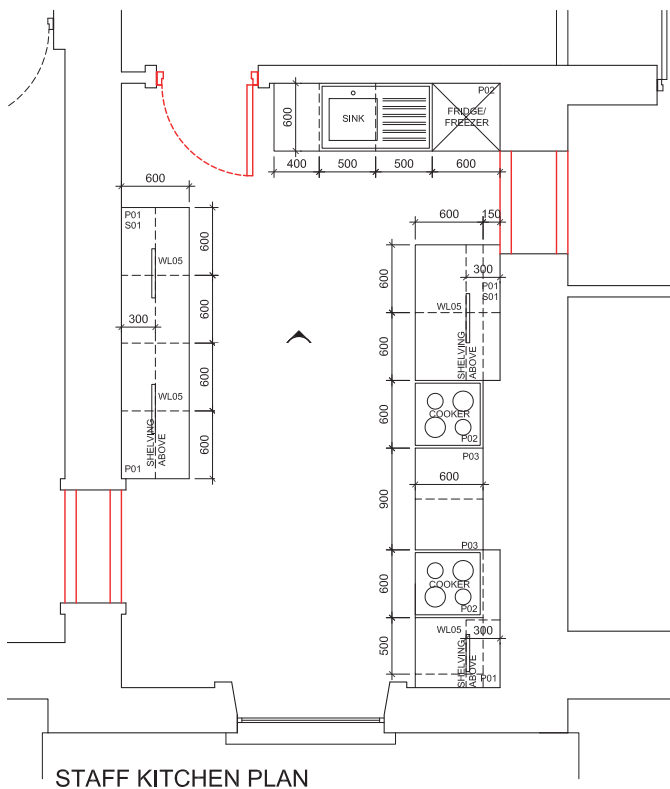
New flooring for bedrooms & lounge



New flooring to kitchen



Example of proposed new kitchen



4.0 ACCESS & SECURITY

4.1 Accessibility

The new staff accommodation will be accessible only from key-card areas to ensure the safety and security of both staff and customers.

All bedrooms will have individual locks to ensure the safety and security of all staff.