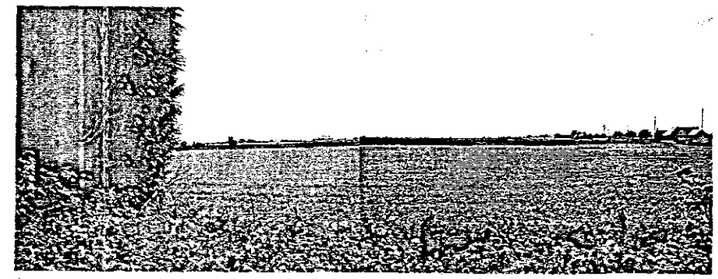
Existing Building
Converted (Weslyan) C19th Methodist Chapel.
Owned by TocH since 1958.
Construction:
- Brick walls (13.5").
- Slate roof.
- Timber windows/doors/porches.
- Plastered internally.
- Carpets/lino floors.

Community House.
Inadequate storage. Difficult to use for more than one group.
Poor disabled access.Dormitory sleeping needs improving.
Open to more groups.


THE WASH.



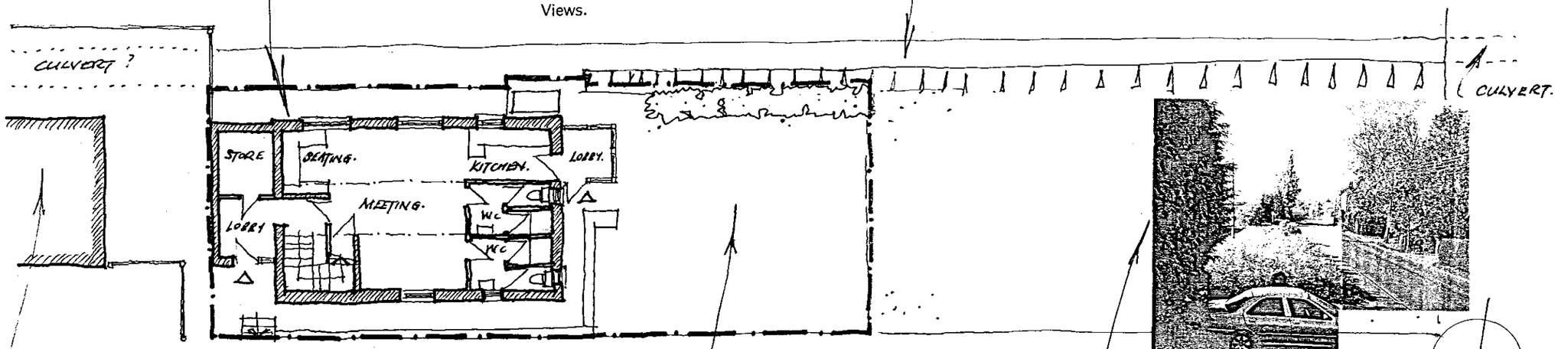
Wash
Runs along west boundary. Partially culverted?
Retaining wall from TocH property.
Concrete slab to west of property.
No access to land to west.
Views.

Notes
Do no: scale from this Drawing
It is the Contractor's responsibility to check all governing dimensions and verify all dimensions on site before commencing any work or making any shop drawings.
This drawing to be read in conjunction with structural, mechanical and electrical drawings and other relevant information and any discrepancies are to be reported to the Architect.
Work and materials to be in accordance with the Building Regulations and to comply with relevant British Standards.
This drawing is the copyright of Allen Tod Architecture Limited and should not be reproduced in whole or in part without their written permission.

Accommodation Schedule

	name	floor	area (m^2)	notes
•	entrance lobbies	ground	6.50	*2 No glazed. Poor condition*
•	kitchen area	ground	5.00	*reasonable conndition but dated. Too small*
•	WC/showers	ground	9.50	*2No. In need of modernisation?*
•	Storage	ground	5.50	*Not enough?*
•	Circulation	ground	4.50	*stair and landing area*
•	Meeting Space	ground	32.00	*Inflexible. No facility for multiple groups.*
sub total		ground floor	63.00	
•	Dormitory 1	first	17.50	*7 beds (bunks) 2No basins.*
•	Dormitory 2	first	17.50	*7 beds (bunks) 2No basins.*
•	Bedroom	first	4.00	*2 beds (bunks).*
•	Circulation	first	10.00	*stair area*
sub total		first floor	49.00	
Total floor area			112.00	

(percentage circulation space 13 %)



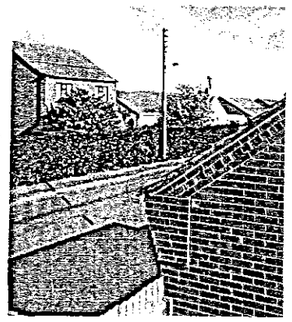
THE ROAD TO EAST.

Road
Through village.
Linear settlement.
Housing both sides.

Parking Area
Currently gravelled.
Falls slightly to west.
Large Leylandi hedge to west boundary (approx 5M+?)
Accessed from road.

Metres
0

Adjacent Site
New housing and garages. C2000 ?




EXISTING BUILDING.

Adjacent Site
Potentially available for purchase.
Utilisation for car parking would allow extension of existing building to north.

ALLEN TOD ARCHITECTURE 10 AUG 2004 ISSUED

DETERMINED PLAN

SHDC Planning & Development 13 AUG 2004 Ref: 109210H

Project	POACHERS DEN
Client	TOC-H.
Title	SITE PLAN/ANALYSIS.
Scale	N.T.S.
Date	APRIL 03
Drawn	MJE.
Checked	

allen tod **Architecture**
www.allentod.co.uk

The Studio 32 The Calls Leeds LS2 7EW
Tel: 0113 244 9973 **Fax:** 0113 242 3687

13 Grosvenor Rise East Walthamstow London E17 9LB
T: 0208 521 6060 **F:** 0208 521 6042

email: design@allentod.co.uk

Job Number	Drawing Number	Revision
200302.	SK01.	