



Land related to this application but out of the scope. Refer to 25/01141/FP. Proposals included for context.

Notes:

- a. Refurbished historic timber barn

b. Refurbished concrete frame barn

c. New construction infill building

d. Existing blockwork lean-to demolished, weatherboarding to connection made good

e. Existing concrete slab hardstanding

f. New concrete & reclaimed paving hardstanding

g. New areas of gravel planting/metal raised planters

h. New hinged metal-frame glazed entrance doors

i. Existing concrete floor slab, localised repairs

j. New projecting porch canopy above, timber painted to match weatherboarding

k. New metal/Cor-ten sliding shutters

l. New openings & door connection to infill building

m. New external door, timber clad to match weatherboarding

n. Existing cruck frame, localised repairs & treatment

o. Existing historic wall timbers, localised repairs & treatment

p. New conservation rooflights above

q. New services boxing, clay plaster finish

r. New plasterboard linings with clay plaster finish

s. Existing concrete silage trough removed

t. Replacement timber windows

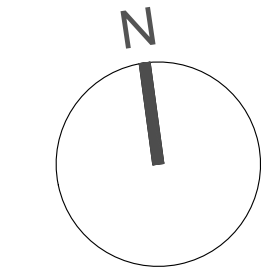
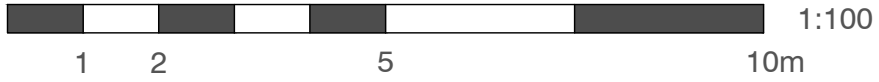
u. New metal-frame sliding glazed doors

v. Replacement aluminium rainwater goods

w. Localised repairs to dwarf wall

x. New french drain

y. New timber fence



Second Floor, 99 Bancroft
Hitchin, SG5 1NQ
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

Note: This drawing is copyright.
Note: These layouts are preliminary until further surveys are undertaken.
Note: Scale and boundaries are indicative.
Note: Ownership boundary indicative based on OS data.
Note: Red dotted line is shown as site boundary.
Note: Elevation key plan not to scale.

Michael Collins Architect LLP

Groundschool, Irongate Farm

Job No. 255 Proposed GF Plan

Stage: Stage 3
Status: LBC

REVISION: Scale 1:100 @:A1

028