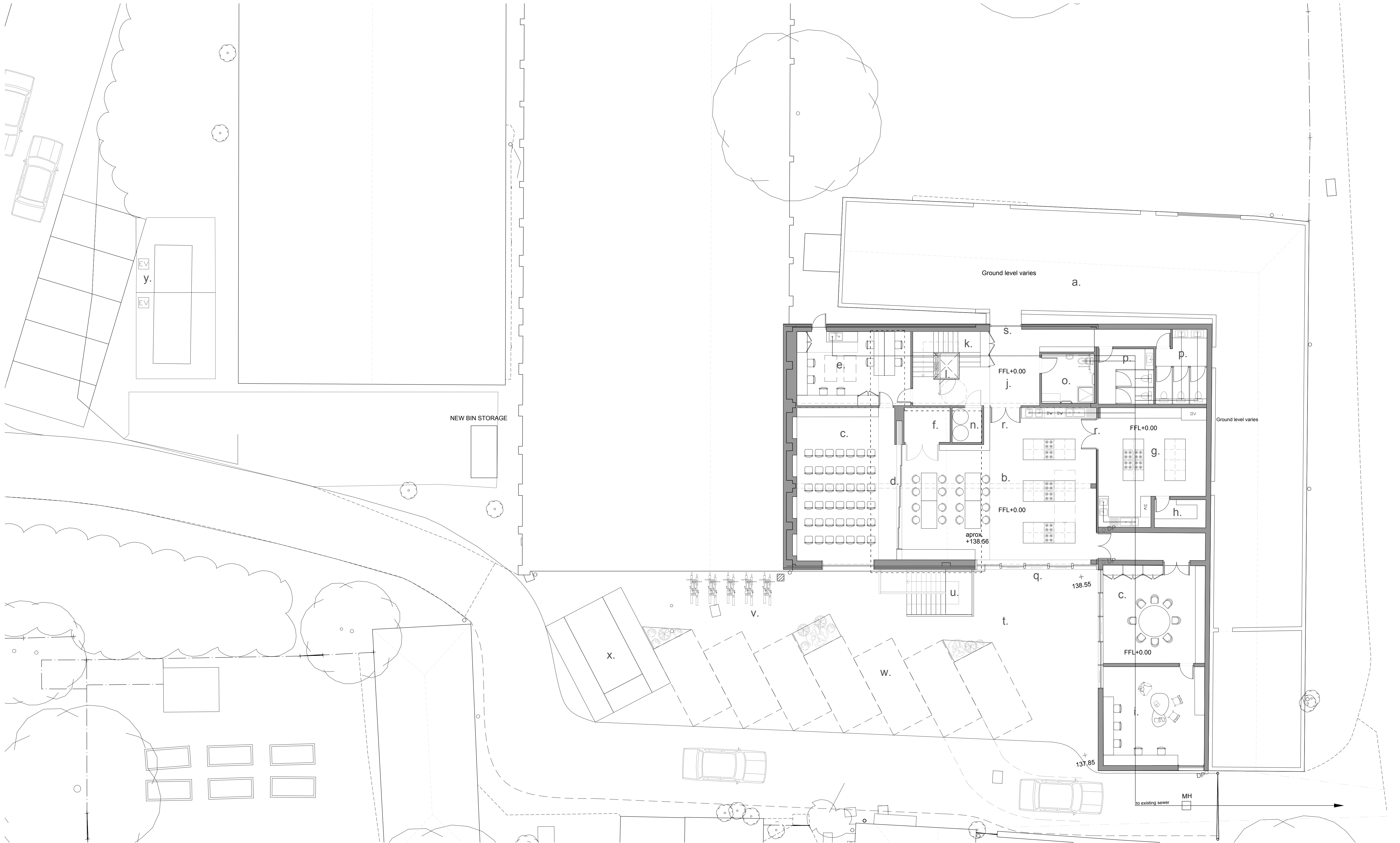


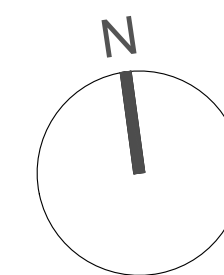


Notes:

- a. Existing timber frame barn
- b. Flexible kitchen/teaching area
- c. Proposed teaching/breakout area
- d. Sliding glazed partition
- e. Office (for Groundschool & partners)
- f. Storage room
- g. Closed commercial grade prep kitchen
- h. Conditioned storage room

- i. Flexible office/enterprise/teaching space
- j. Vestibule
- k. Stairs to mezzanine
- l. Platform lift
- m. Flexible gallery/teaching space
- n. Water tank/plant
- o. Accessible WC & washroom
- p. WC's
- q. Timber/Aluminium sliding glazed doors
- r. Glazed internal doors

- s. External doors
- t. South courtyard
- u. Fire escape stair
- v. Bicycle parking
- w. Accommodation for parking (flexible courtyard use with portable planters)
- x. Accommodation for accessible parking
- y. Electric charging point



Suite 4a, 30 Bancroft
Hitchin, SG5 1LE
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 2
Status: Preliminary

REVISION: A
Scale 1:100 @:A1

023