Timber framed and boarded wood Store with corrugate iron roof as existing privy

Composting WC

Store

WC/Shwr

Pantry

New water-pipe from existing cistern to first floor

New Opening & Door

New 100mm Drain run

New Door to match extg

Delapidated walls stabilised and capped

Barn floor cleaned and pointed

LR Floor to floor 2440

New window to match existing on first floor ref LL07 + LL09

Open fire repolaced with Wood Burner

New Floor on Hempcrete

Wood Burner w back boiler

K Floor to floor 2240

New Window 900x900 as elevation LL 07 & details LL09

Diathonite Plaster to all External Walls shown thus

New Kitchen Counter, Cooker, Sink & Cpbds

Barn Ruin

Internal Removable Secondary Glazing on windows

Duct for H&C pipework

Existing Door Refurbished

Existing Door changed to opening out with additional Internal Glazed Leaf opening in

Existing Drain & Inspection Chamber

0 1 2 3 4 5 10

Llangau Llanarmon D C LL20 7LL

Contact: sunand@btopenworld.com 07771 887419

Cottage Proposed Plan **G Fl**

Scale 1:50 @A3 Date 20/01/2026

LL 03