DB3

Feasibility Options

Tafarn y Ring, Llanfrothen

Rev **P01**

Date **August 2026**

Contents

1.0 Existing Drawings 4

2.0 Proposed Option 1 5

3.0 Proposed Option 2 7

4.0 Proposed Option 3 9

5.0 Proposed Option 4 11

1.0 Existing Drawings

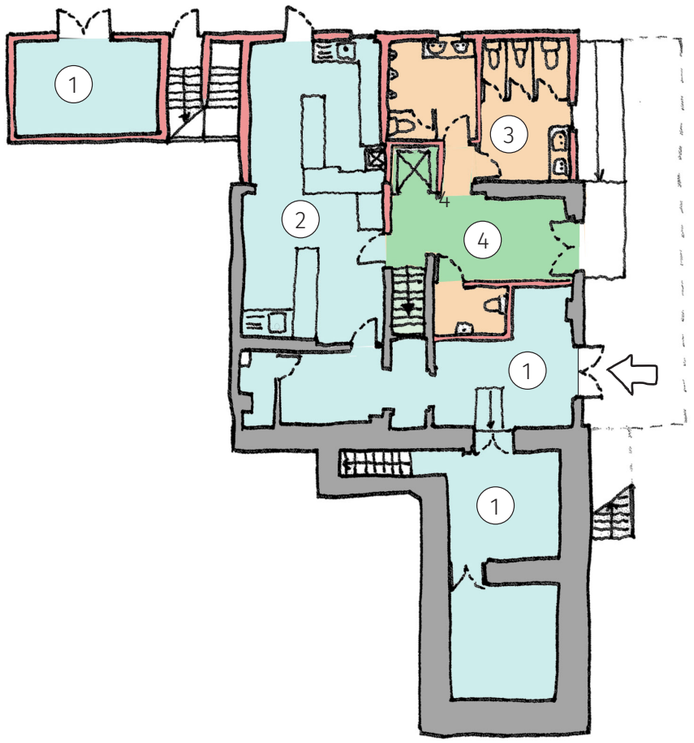
Floor Plans

1.0 Existing Drawings

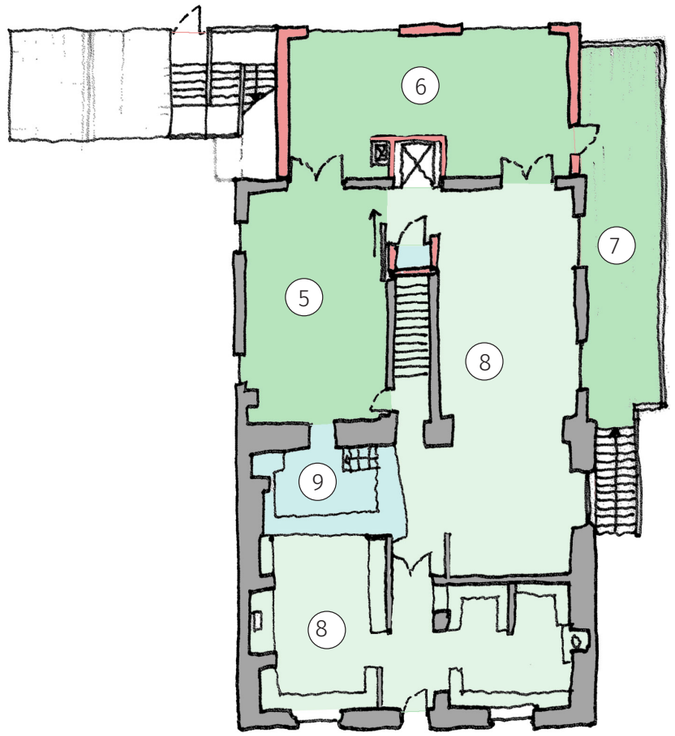
Elevations

2.0 Option 1

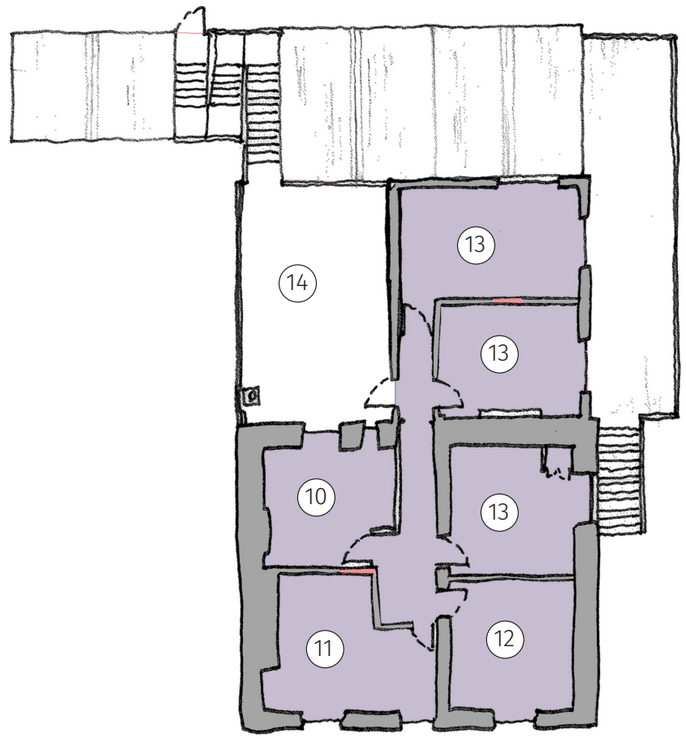
Floor Plans



Ground Floor



First Floor



Second Floor

Summary of Proposal

- **Double gable** two storey extension with side terrace
- New ramped side-entrance from car park
- New ground floor entrance lobby with lift
- Separate external stairs leading to second floor flat
- Enlarged kitchen to ground floor
- Additional covers for eating on first floor
- Opportunity for games room on first floor

Key

1. Store
2. Kitchen
3. WC's
4. Lobby
5. Opportunity for games room/ gigs
6. New space for eating / drinking with fully openable windows
7. External Terrace
8. Bar / restaurant area as existing
9. Bar
10. Flat bathroom and linen room
11. Flat kitchen
12. Flat living room
13. Flat bedrooms
14 Flat terrace

Staff Area

Public Area

WCs

Residential

*Walls of new extension and new internal partitions indicated in red

2.0 Option 1
Elevations



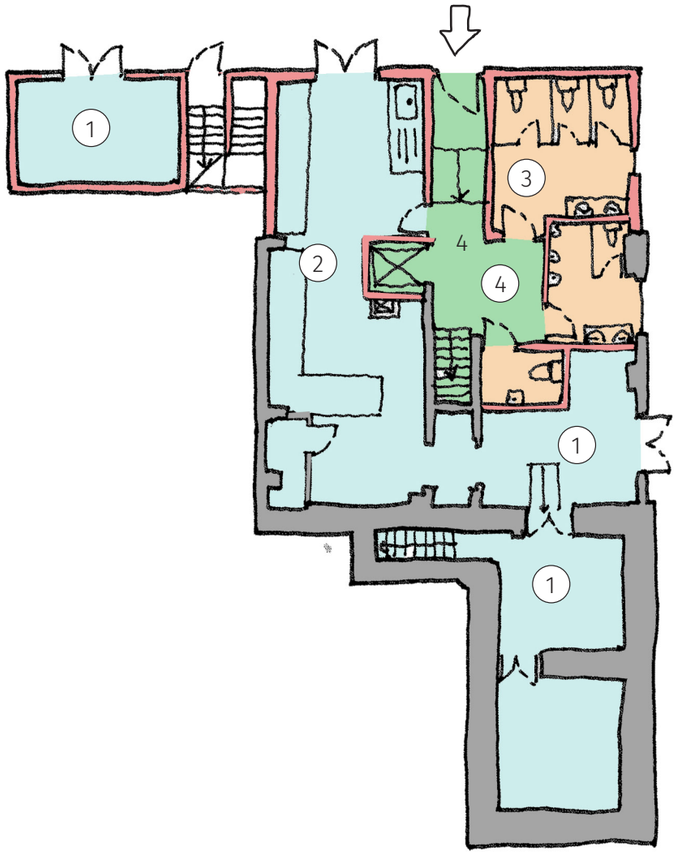
Side Elevation



Rear Elevation

3.0 Option 2

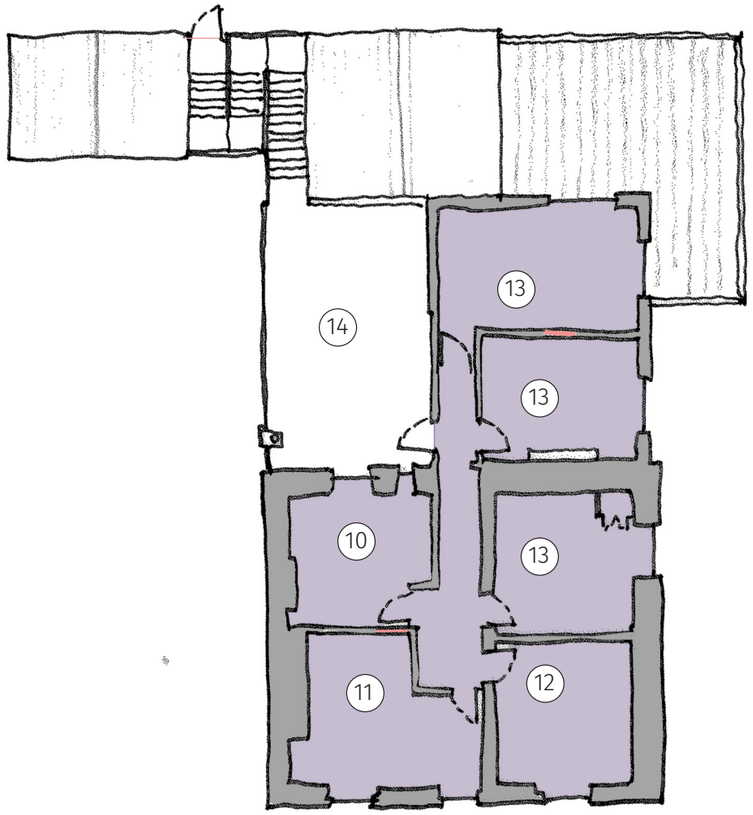
Floor Plans



Ground Floor



First Floor



Second Floor

Summary of Proposal

- **Single gable** two storey extension with terrace
- Entrance retained at rear elevation with new ramped access
- New ground floor entrance lobby with lift
- Separate external stairs leading to second floor flat
- Enlarged kitchen to ground floor
- Additional covers for eating on first floor
- Opportunity for games room on first floor

Key

1. Store
2. Kitchen
3. WC's
4. Lobby
5. Opportunity for games room/ gigs
6. New space for eating / drinking with fully openable windows
7. External Terrace
8. Bar / restaurant area as existing
9. Bar
10. Flat bathroom and linen room
11. Flat kitchen
12. Flat living room
13. Flat bedrooms
14 Flat terrace

Staff Area

Public Area

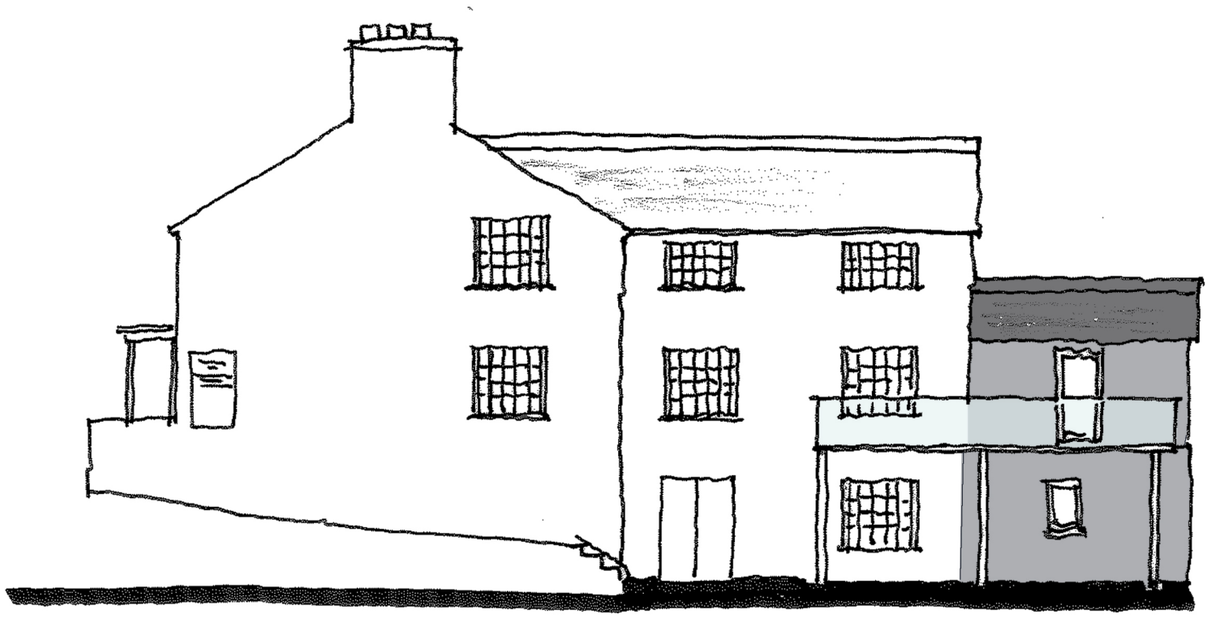
WCs

Residential

*Walls of new extension and new internal partitions indicated in red

3.0 Option 2

Elevations



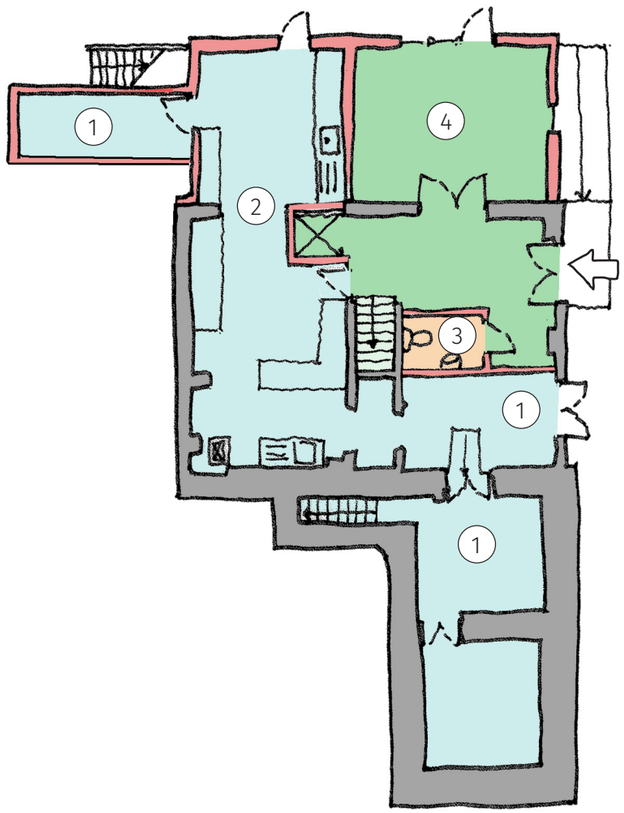
Side Elevation



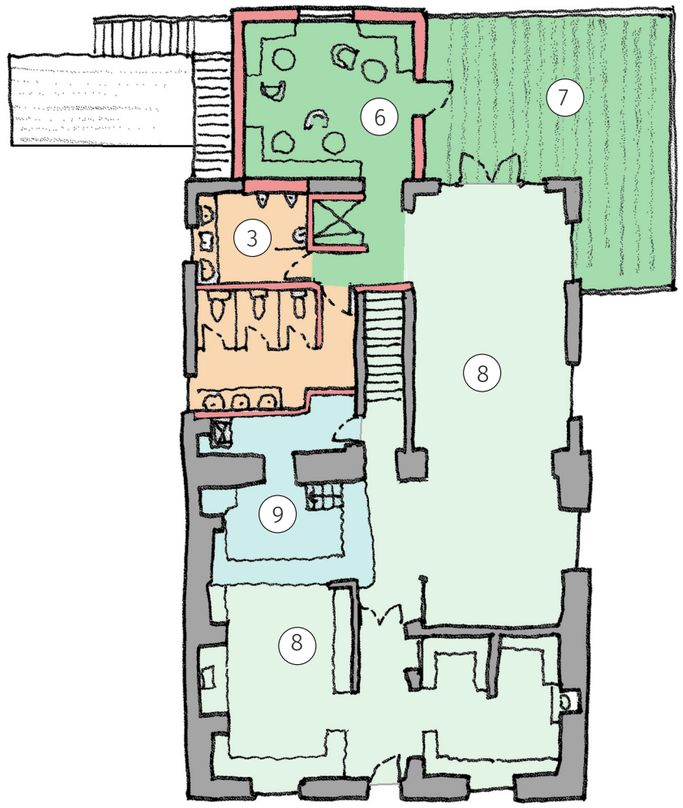
Rear Elevation

3.0 Option 3

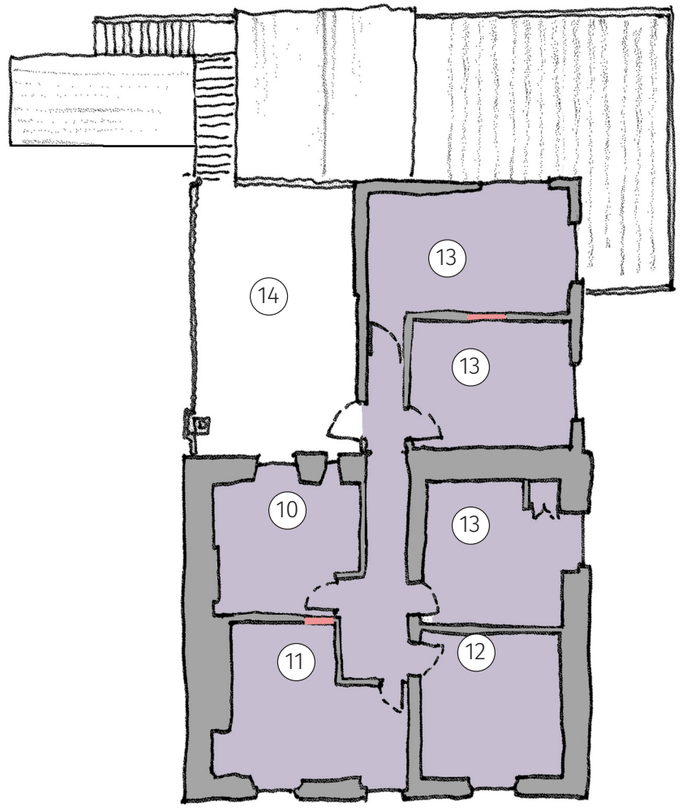
Elevations



Ground Floor



First Floor



Second Floor

Summary of Proposal

- **Single gable** two storey extension with terrace
- New ramped side-entrance from car park
- New ground floor entrance lobby with lift
- Separate external stairs leading to second floor flat
- Enlarged kitchen to ground floor
- Additional covers for eating on first floor
- Opportunity for community room on ground floor

Key

1. Store
2. Kitchen
3. WC's
4. Lobby
5. Opportunity for community room
6. New space for eating / drinking with fully openable windows
7. External Terrace
8. Bar / restaurant area as existing
9. Bar
10. Flat bathroom and linen room
11. Flat kitchen
12. Flat living room
13. Flat bedrooms
14 Flat terrace

Staff Area

Public Area

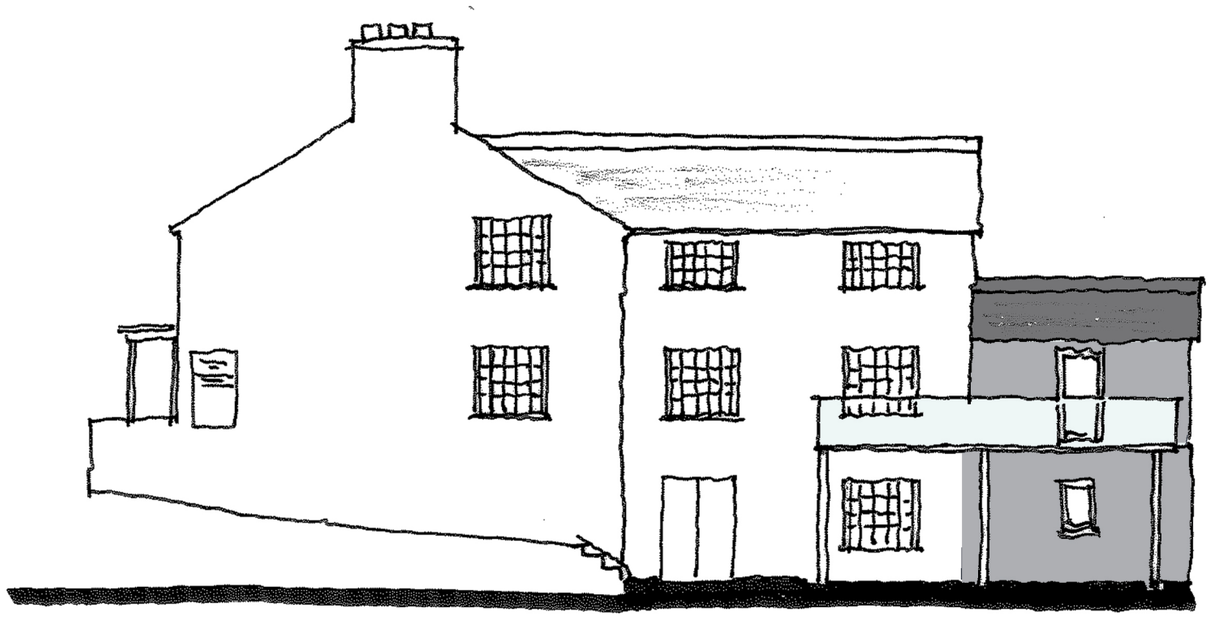
WCs

Residential

*Walls of new extension and new internal partitions indicated in red

3.0 Option 3

Elevations



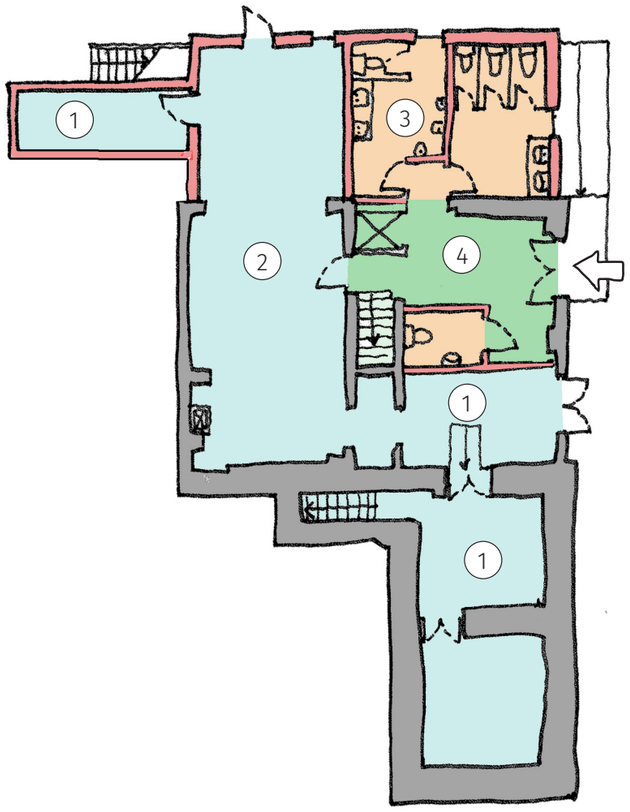
Side Elevation



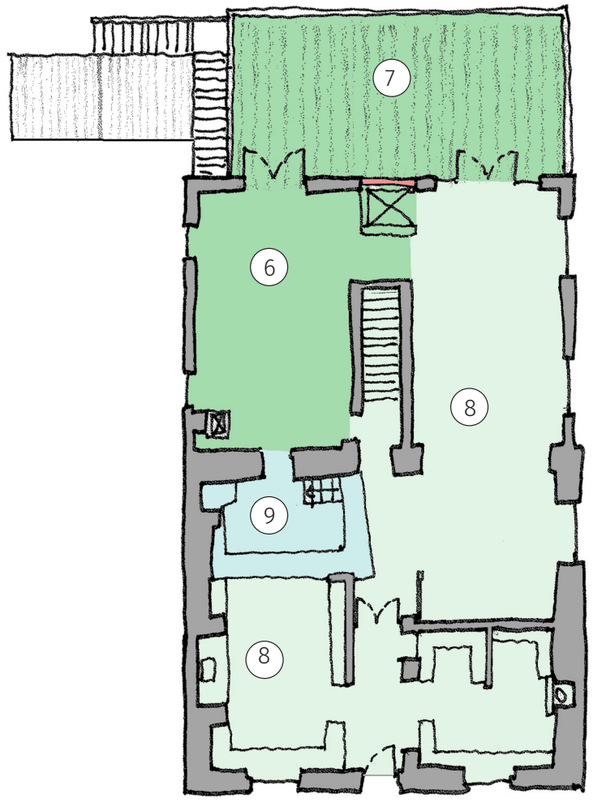
Rear Elevation

3.0 Option 4

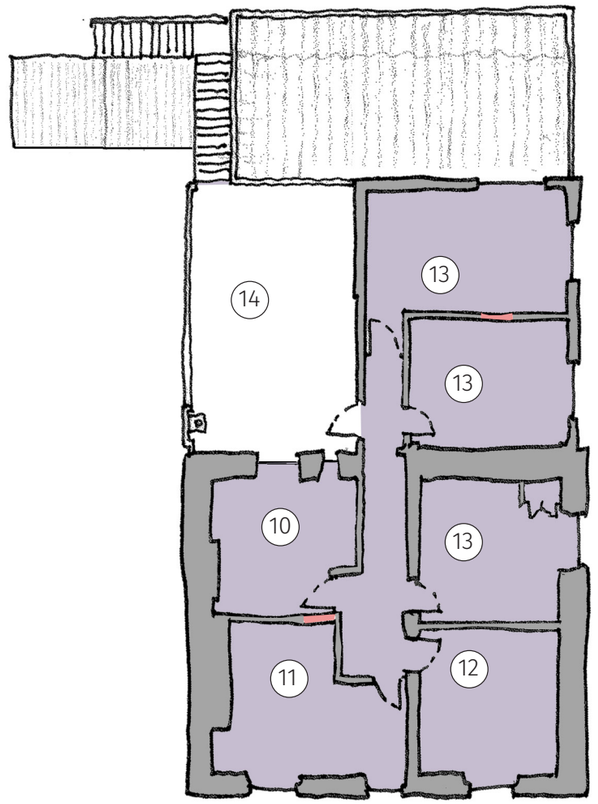
Elevations



Ground Floor



First Floor



Second Floor

Summary of Proposal

- **Single storey extension** with terrace above
- New ramped side-entrance from car park
- New ground floor entrance lobby with lift
- Separate external stairs leading to second floor flat
- Enlarged kitchen to ground floor
- Additional covers for eating on first floor leading onto terrace

Key

1. Store
2. Kitchen
3. WC's
4. Lobby
5. Opportunity for community room
6. New space for eating / drinking with fully openable windows
7. External Terrace
8. Bar / restaurant area as existing
9. Bar
10. Flat bathroom and linen room
11. Flat kitchen
12. Flat living room
13. Flat bedrooms
14 Flat terrace

Staff Area

Public Area

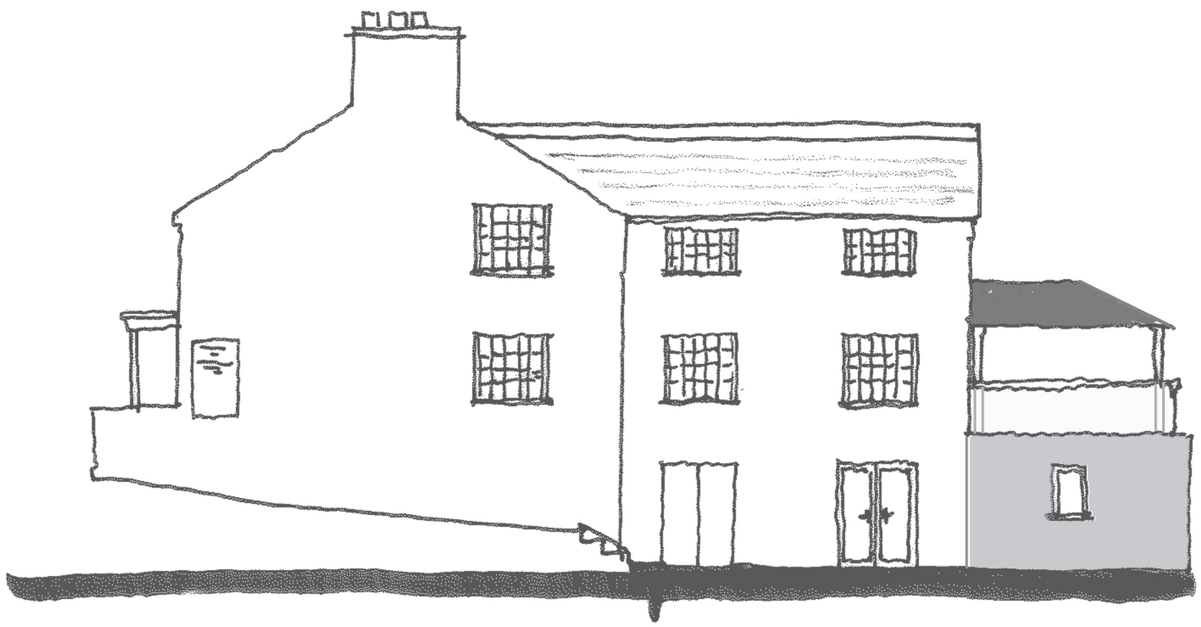
WCs

Residential

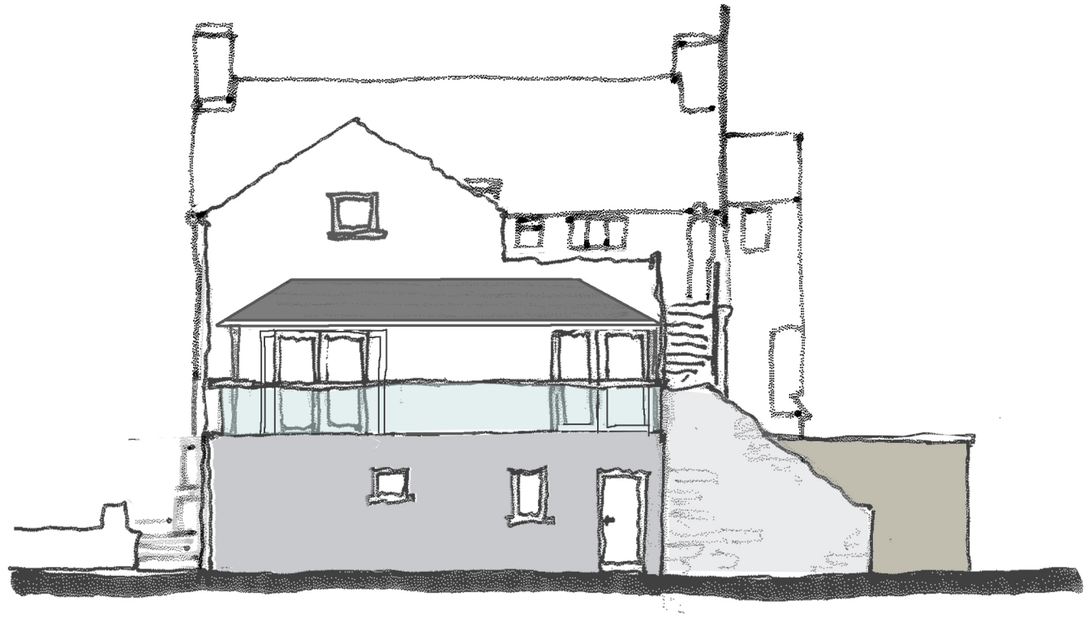
*Walls of new extension and new internal partitions indicated in red

3.0 Option 4

Elevations



Side Elevation



Rear Elevation

DB3

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