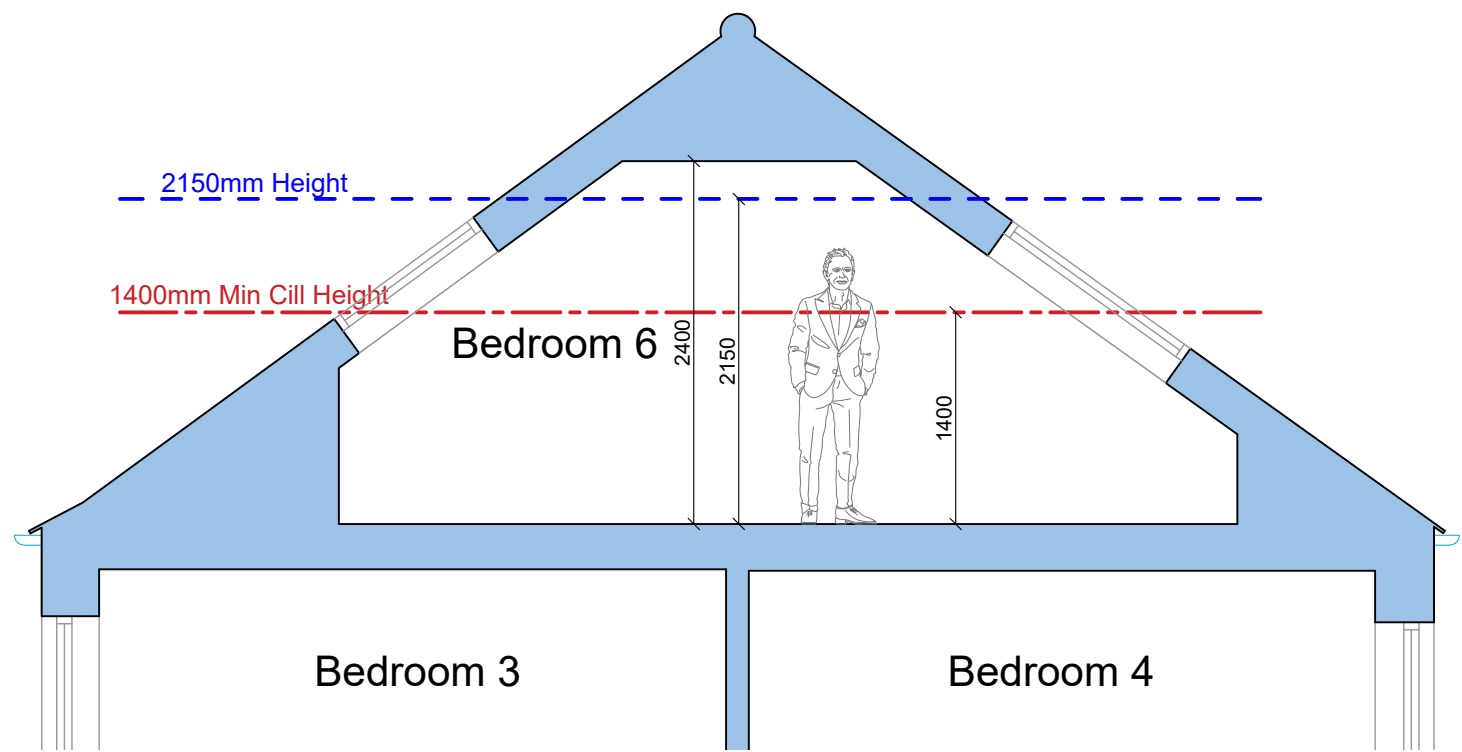




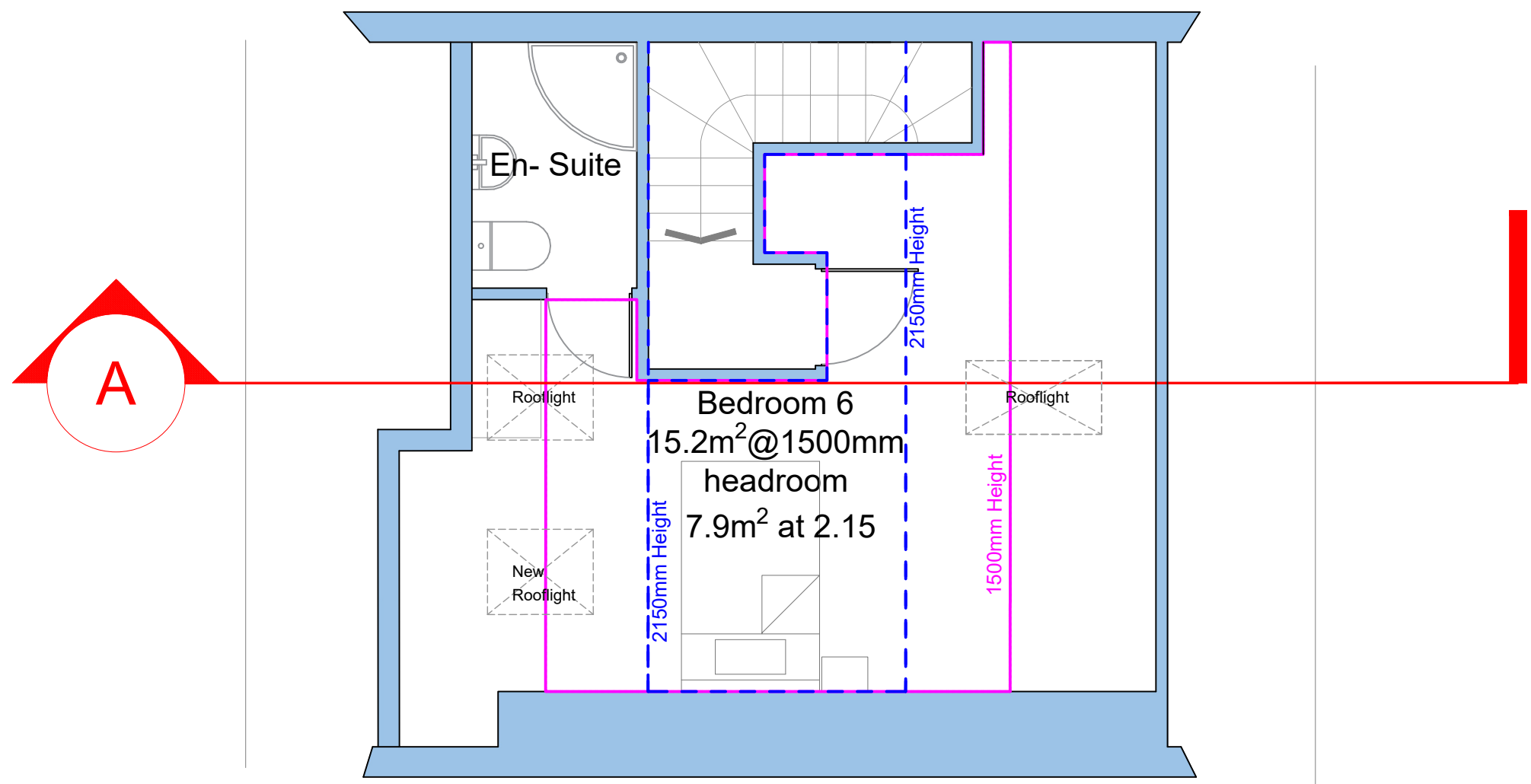
Section A--A

Ceiling Height Area

Bedroom 06
Floor Area at 1.50m = 15.2m²
Floor Area at 2.15m = 7.9m²
63.2% of floor area has ceiling height over 2.15m

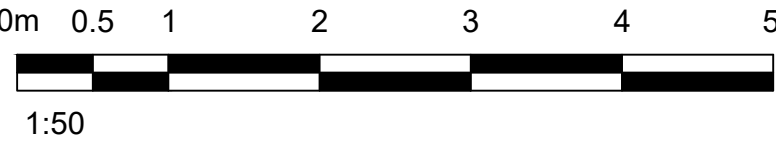
Rooflight requirement 15-20% of the floor area taken at 1500mm headroom. this means we need an area of between 2.28m² and 3.04m²

We have 2 rooflights providing 0.775m² and 1 rooflight of 0.875m² giving a total of 2.425m² which is comfortably between the guidelines shown above.



Second Floor Plan

PROPOSED



Change of Use.

UNLESS STATED OTHERWISE, THE DESIGNS SHOWN ARE SUBJECT TO DETAIL SITE SURVEY AND INVESTIGATIONS AND/OR APPROVAL OF THE RELEVANT VARIOUS LOCAL AUTHORITY OFFICERS, STATUTORY UNDERTAKERS, FIRE OFFICERS AND ENGINEERS. THEY ARE PROJECT AND SITE SPECIFIC.

THIS DRAWING SHOULD NOT BE SCALED FROM.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

ANY DRAWING ERRORS OR DISCREPANCIES SHOULD BE REPORTED TO BEAUMONT AND PARTNERS LTD

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DRAWING STATUS				
DRAWN BY: JW				
SCALE: 1:50 @ A1 / 1:100 @ A3				
DATE: February 2026				
A	Prepared for Building Control	12/02/26	JW	RE

A1

CLIENT	Blue Falcon Properties Ltd
PROJECT TITLE	Change of Use C3 to C4 HMO
SITE ADDRESS	33 Coquet Street, Jarrow, NE32 5SW
DRAWING TITLE	Second Floor Plan & Section
PROJECT NO.	IA 2130 - 04
DRAWING NO.	03
REVISION	A



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