



TRUE NORTH
DESIGNS

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Project Title

Commercial property Conversion
into B&B Units

Client Name

Daniel Goggin

Project Address

58
Ocean Road
South Shields
NE33 2JD

Additional Notes

Guest Refreshment / Self-Preparation Areas

This area is provided within rooms as an ancillary guest facility for short-term C1 guest accommodation use only. It is intended for light guest refreshment and self-preparation only and does not form part of any independent residential unit or self-contained dwelling.

REV	Date	Description	Issued
1	13.07.2026	Clarifies Class C1 use; replaces studio terminology with guest room; removes co working terminology; defines guest refreshment/self preparation facilities; records two ground floor accessible guest rooms; identifies specialist reports required separately	

Title

Proposed First Floor Plan

Drawing No.

1017 - 02-03-07

Scale

1 : 100

Date

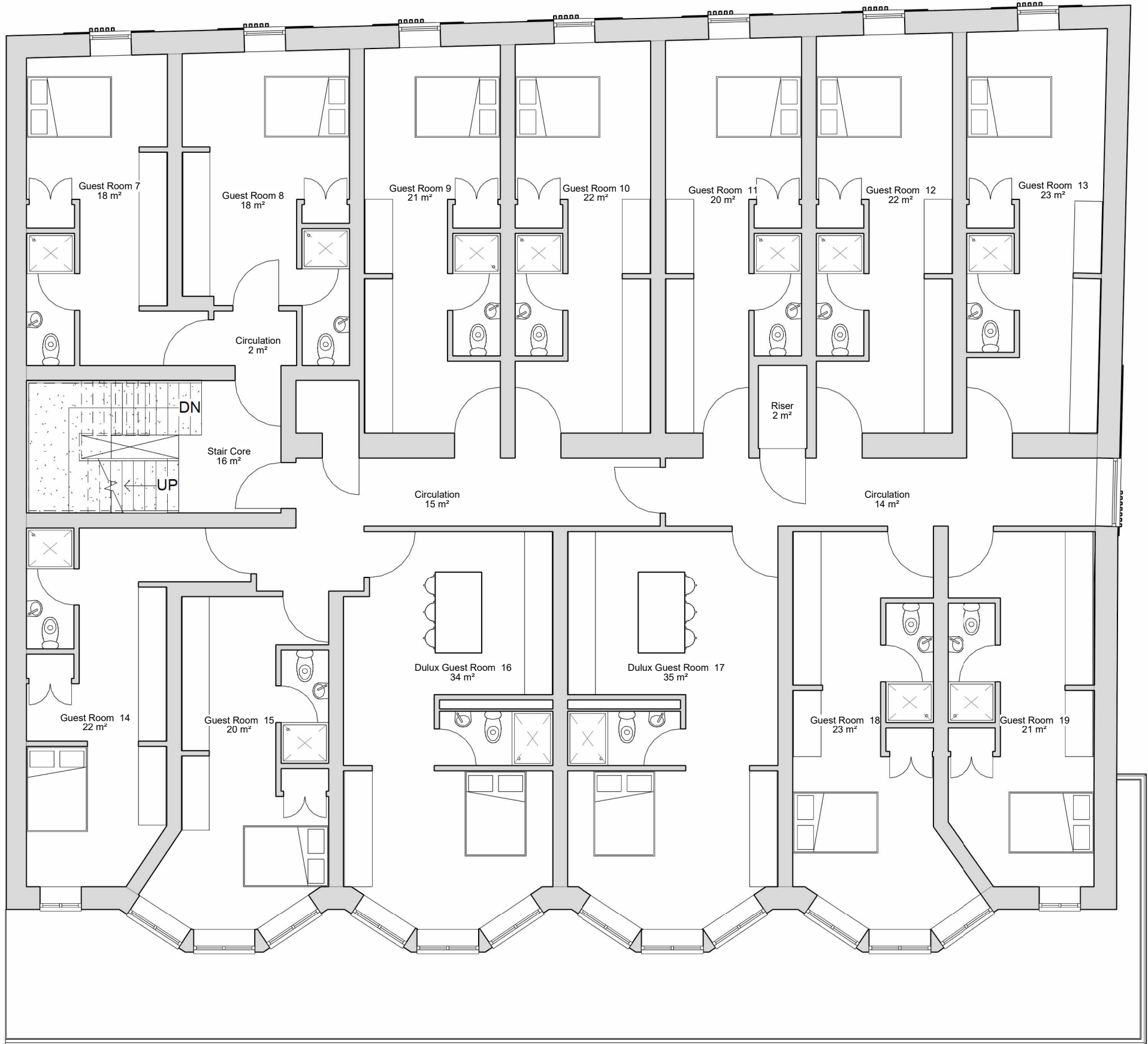
01.06.2026

Drawn by

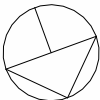
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© True North Design. All dimensions must be verified on site. This drawing should be read in conjunction with all other relevant drawings and specifications. Any discrepancies must be reported immediately to True North Design.

This drawing must not be used for construction or sales purposes unless marked 'Issued for Construction'. Dimensions and area schedules are indicative only and may change.



1 01 - First Floor - As Proposed
1 : 100



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