



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.

Accessible guest rooms are provided in accordance with Approved Document M Volume 2, with accessible en-suite shower rooms and step-free access from the principal guest circulation route.

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 Ground Floor Plan

Drawing No.

1017 - 02-03-06

Scale

1 : 100

Date

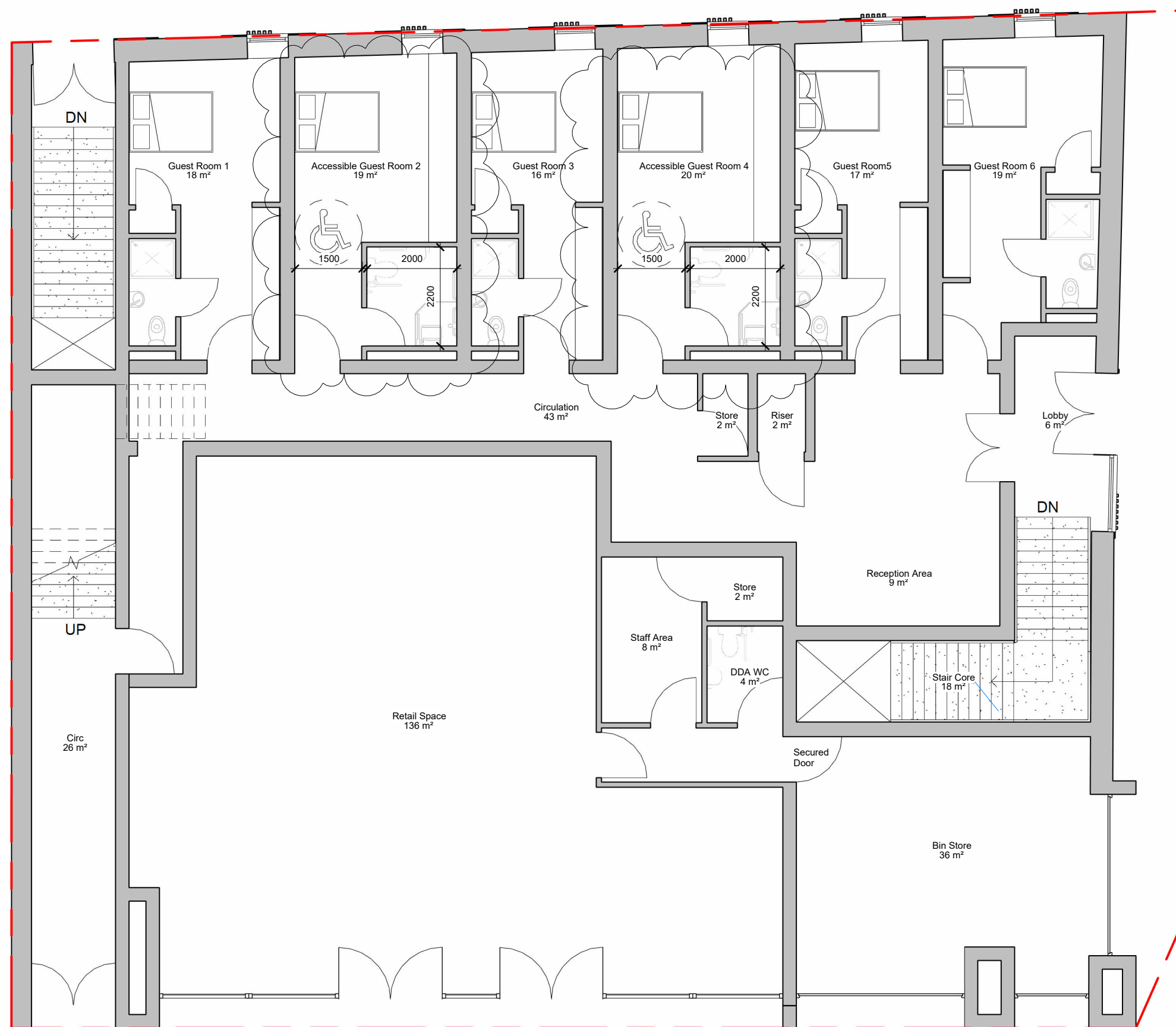
01.06.2026

Drawn by

BK

© 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 00 - Ground Floor - As Proposed
1 : 100



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