

Project Title
**Commercial property Conversion
into B&B Units**

Client Name
Daniel Goggin

Project Address
**58
Ocean Road
South Shields
NE33 2JD**

Additional Notes

REV	Date	Description	Issue

Title
Proposed Rear Elevation

Drawing No.
1017 - 02-04-03

Scale 1 : 100	Date 01.06.2026	Drawn by BK
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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.

Dark grey slate/slate-effect roof finish retained/replaced to match existing roof character.

Existing pitched roof retained and made good where required.

New/replacement rear dormer windows to provide improved natural light to guest rooms.

Dormer cheeks/fronfs finished in grey cladding/panel finish.

Existing exposed services, redundant fixtures, AC units and poor-quality later additions removed/made good.

Proposed rear elevation to be significantly refurbished and rationalised, with new light/off-white render, dark grey aluminium cladding panels, replacement dark grey framed windows and new/replacement rear dormers. Previously bricked-up openings are to be reinstated/rationalised where appropriate to restore a more coherent elevation. Vertical timber slats/louvres are proposed to selected rear-facing windows and dormers to reduce direct overlooking and provide privacy screening. Existing exposed services, redundant fixtures, AC units and poor-quality later additions to be removed/made good.

Final obscure glazing/restricted opening details to sensitive rear-facing windows to be agreed where required.

New vertical timber slats/louvres to rear dormer windows to reduce overlooking.

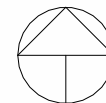
Rear elevation refurbished with new light/off-white external render finish.

Dark grey aluminium cladding/panel zones to create a regular vertical rhythm across the rear elevation.

New/reinstated rear window openings within the existing elevation pattern.

New dark grey/black framed windows to rear elevation.

1 Rear Elevation - As Proposed
1 : 100



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