

Design and Access Statement

8 Albemarle Street,
South Shields,
NE33 1LZ

20.01.2026 Revision P01
07.07.2026 Revision P02

GOLDLINE
ARCHITECTURAL

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1.0 Introduction

This Design and Access Statement has been prepared in support of a revised planning application submitted on behalf of PS Commercial Limited, the owners of 8 Albemarle Street, South Shields, NE33 1LZ. The site benefits from an existing planning permission (ref. 250008, granted 09/10/2025) for a seventeen-bedroom co-living development with associated external alterations.

Following the grant of consent, the applicant has undertaken a comprehensive review of the approved scheme with the clear objective of raising the standard of accommodation, enhancing communal provision, and delivering a higher-quality living environment that responds more positively to both user needs and the surrounding townscape. This revised proposal represents a significant qualitative improvement on the consented scheme, rather than a fundamental change in principle.

The updated design has been informed by specialist third-party advice and best practice from successful co-living developments typically found in major UK cities such as London. As a result, the proposal seeks to introduce a first-of-its-kind co-living offering within the local area, delivering modern, well-managed accommodation that supports sustainable urban living while remaining sensitive to its context.

Careful consideration has been given to scale, proportion, materials and detailing to ensure the development forms a contemporary yet respectful addition to the established commercial frontage along Albemarle Street. The application site comprises the former Annie McCarthy's public house and hotel, a three-storey building with associated curtilage, prominently located on the north side of Albemarle Street adjacent to the bus interchange.

The property is no longer economically viable in its former use, having experienced multiple failed occupancies in recent years that has contributed to visible decline, including incidents of vandalism, fly-tipping and repeat police attendance, detracting from the character and vitality of the area.

This revised application seeks planning permission to deliver an eighteen-bedroom co-living development, providing high-quality, fully bedrooms each with ensuite facilities and dedicated tea making stations. The scheme is further enhanced by secure cycle storage and a generous range of shared amenities, including café-style communal living, a home study, a large rooftop terrace and some private balconies. Collectively, these improvements will ensure the long-term re-use of a prominent vacant building, contribute to regeneration objectives, and deliver a well-designed, sustainable form of accommodation aligned with modern living expectations.



Fig 1. Image showing the proposed roof top terrace and some of the private patios.

2.0 Goldline Architectural Limited Profile

This scheme has been designed by Goldline Architectural Limited, we have extensive experience in commercial-to-residential conversion projects, including hotels, public houses, offices and mixed-use buildings, with a particular focus on delivering high-quality co-living and shared accommodation environments.

The practice has developed a strong understanding of the unique technical, regulatory and design challenges associated with repurposing existing commercial buildings into successful residential-led developments. A key strength of the practice lies in its ability to unlock the potential of underutilised and vacant assets, transforming them into viable, well-designed living spaces that support regeneration objectives and long-term sustainability.

This includes a detailed understanding of planning policy, space standards, fire safety strategies, acoustic performance, servicing constraints and Building Regulations compliance, all of which are critical to the successful delivery of co-living schemes. The practice has specific expertise in the design of modern co-living developments, informed by best practice from established urban models across the UK.

This experience ensures a strong emphasis on future resident's wellbeing, efficient layouts, high-quality private accommodation and generous, well-considered communal spaces that foster a sense of community while maintaining privacy and comfort. Through a collaborative approach with clients, consultants and local authorities, the practice consistently delivers commercially viable yet design-led solutions that are sensitive to their context and responsive to the needs of both occupants and the wider community.

This expertise has directly informed the revised proposals for 8 Albemarle Street, resulting in a scheme that represents a clear enhancement over the previously approved development in terms of quality, functionality and overall user experience.

2.1 Tigg+Coll Involvement's Importance

This applicant has brought on board the award-winning London Practice to assist with the interior design for this development; to show their commitment to delivering a market-leading residential asset for South Shields.

The amenity strategy has been benchmarked against the award-winning standards of these industry leaders, recipients of the 2024 Project of the Year: Living Interiors for their Enclave Croydon project which was a vertical community of 817 apartments across 50 storeys, blending homes with shared amenity spaces including lounges, wellness areas, co-working zones, and sky gardens (all connected through an elegant design language).

This project created an environment that supports connection, wellbeing, and modern lifestyle which like this proposal looks to become a model for future living, where design fosters both individuality and community.

Drawing precedent from institutional schemes such as The Chapter and Mason & Fifth's Westbourne Park (link below) that Tigg + Coll oversaw the interiors, this development targets the same principles of long-term operational quality and resident wellbeing. Our design ambition is to replicate this 'London Standard' of interior specification within the North-East market.

https://tiggcoll.com/project-item/maison-and-fifth-westbourne-park/

3.0 Reference Documents

This statement should be read in conjunction with the attached reference documents as follows:

- Existing Site Plan Rev P01
- Proposed Site Plan Rev P01
- Basement Rev P01
- Ground Floor Rev P01
- First Floor Rev P01
- Second Floor Rev P01
- North Elevation Rev P01
- East Elevation Rev P01
- South Elevation Rev P01
- West Elevation Rev P01
- Windypods Colour and Finishes Guide
- Windypods Guidance Note No.6 PPC Facts About Fire
- K Rend Product Guide
- Noise Impact Report
- Management Plan

4.0 Sui Generis Managed Residential, what is it?

While the scheme provides shared living and communal facilities, it is best understood as a sui generis managed residential development, reflecting its scale, design intent, operational model and resident experience. The building is conceived and operated as a single, professionally managed entity, rather than a collection of independent dwellings.

Individual residents occupy private ensuite studio bedrooms, each providing dedicated living and sleeping space with tea making facilities, while day-to-day living is supported by a comprehensive range of shared amenities. These bedrooms are explicitly designed to rely on the communal facilities provided within the building.

A defining characteristic of the proposal is the quality, quantity and role of communal amenity space, which forms a central part of the living experience rather than a minimum compliance exercise. Communal areas are generous, varied in function and purposefully designed to promote social interaction, wellbeing and a sense of community. Internal communal provision exceeds commonly accepted benchmarks, with a minimum of 4sqm per resident provided internally, supplemented by external amenity space.

These spaces are integral to the scheme and are intended to operate as active social hubs for residents. The development incorporates a clear and robust operational model, including readily available and professionally operated management presence. This reinforces the identity of the building as a managed residential environment, with a resident experience closer to serviced living than conventional residential occupation.

In regulatory terms, the scheme is subject to housing enforcement and management controls, rather than reliance on individual household arrangements. The emphasis is on professional oversight, consistent standards of maintenance, and long-term stewardship of the building.

The proposal does not fall within Use Class C3 as it does not comprise self-contained dwellinghouses or flats. While the studio bedrooms include tea making stations, they are not designed to function independently and instead rely on the shared kitchens and communal spaces provided throughout the building.

The accommodation therefore does not operate as separate planning units capable of independent occupation. The case for sui generis managed residential use is strengthened by our comprehensive and enhanced management plan demonstrating professional operation and long-term stewardship.

A clear narrative of the building as a single managed asset rather than a converted or subdivided house. Communal kitchen and lounges designed as vibrant social spaces, not secondary or compliance-led facilities. A strong emphasis on community, shared living and service provision as core elements of the offer.

The scheme has been designed in line with accepted best practice. Based on a benchmark of 4sqm of internal communal space per resident, the ground floor communal area has been increased to provide a minimum of 72sqm of internal communal amenity space for 18 residents. This ensures the communal areas are both functional and generous, reinforcing their role as the heart of the building.

4.1 Creating a Community

PS Commercial Limited are looking to bring to market with this development, somewhere that will help make South Shields a place where you can live, work and play. On top of state-of-the-art studio bedrooms that feature tea making stations, ensuites, built in furniture of the highest quality but also a building where all the facilities can be accessed by its future occupants through a careful design.

To build a community and foster social interactions, Nova Co-Living will be providing a range of activities for their occupants including but not limited to:

- Movie nights,
- Book clubs,
- Workshops,
- Networking events, and
- Arts and crafts classes.

There is also going to be the option to included several additional services included but not limited to:

- Daily dry-cleaning services, and
- Room cleaning.

By streamlining logistics and providing a supportive, amenity-rich environment, this co-living space will allow occupants to focus more time and energy on their work, hobbies, and personal growth.



Fig 2. Artistic impression of the resident's study in the basement which will benefit from natural light.

5.0 Designing Out Crime

When designing this development, we have ensured the design limits the risk of crime where possible. Including but not limited to:

1. The development will be a keyless, all ground floor access points to have a key fob system, with a door return action to reduce the likelihood of door being accidently left open and allowing unwanted persons access to the development.
2. Ground floor windows are set back and to the standard of LPS 1175 SR3 C5 as well as toughened glass to ensure that these points are as secure from attack as possible, with limited opening.
3. All rear areas of the building to be clearly lit and covered by CCTV.
4. All communal areas, corridors and exits to be covered by CCTV.
5. Bicycle and bin storage will be in a dedicated area.
6. The number of ground floor doors has been reduced, to reduce the risk of access to unwanted persons.
7. Access control to communal cores (fob/managed reception), and internal doors to separate communal amenity zones from private rooms.

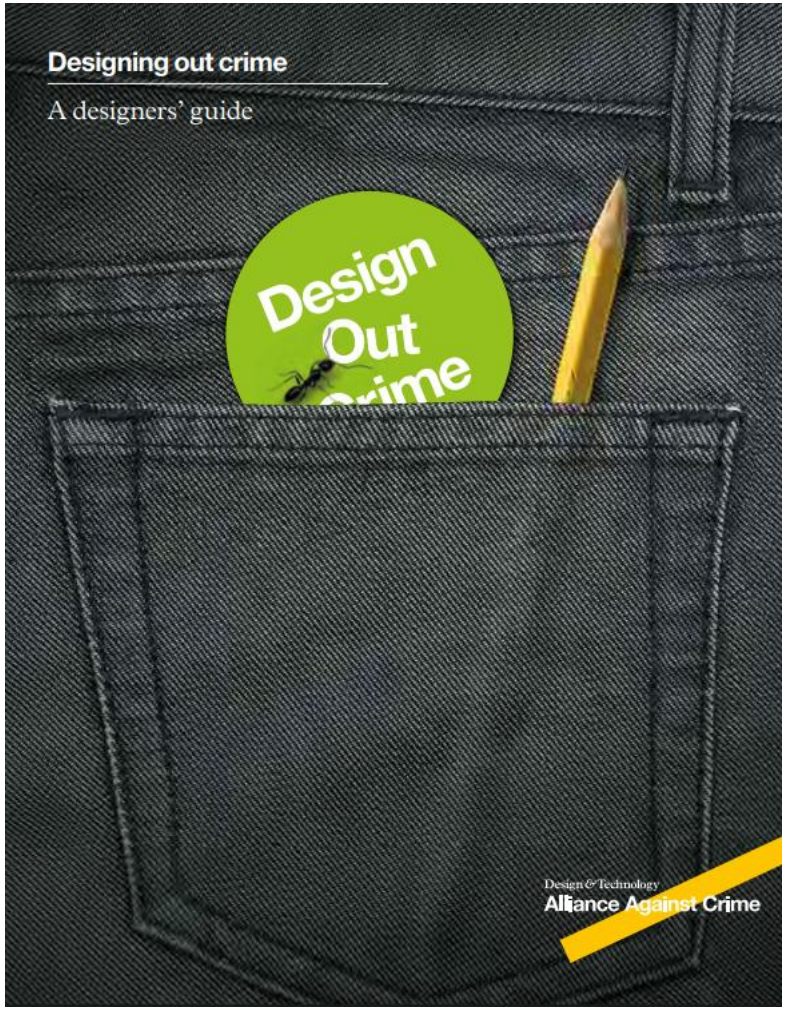


Fig 3. Front cover of the Design Out Crime designers guide.

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6.0 Sites and Surroundings

The site is in a key location (within 0.5 miles) of a very wide range of community and social facilities, including bus stops, a railway station, a GPs, 2 primary schools and a very wide range of shops, restaurants and takeaways.

It benefits from being next door to the bus and metro station (0.1m away) meaning the future occupants are less than a three-minute walk to access transport links to across the rest of the North-East and beyond.

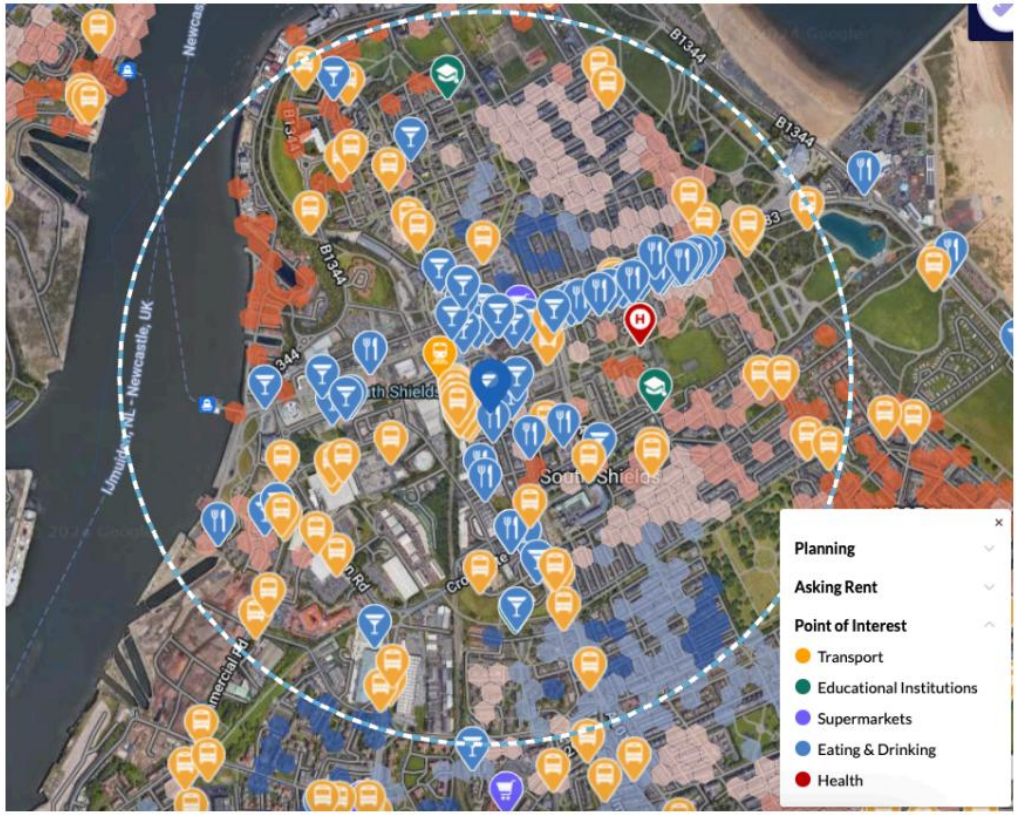


Fig 4. Aerial snapshot showing all the local community and social facilities within 0.5miles.

7.0 Existing Building

7.1 Introduction

The site, most recently a public house (formerly a hotel) consists of three floors which needs a substantial investment to bring the property back into use.

7.2 Building Condition

The site is currently in need of a substantial investment to bring the property back into use. Externally, the property has been vandalised on nearly every surface with graffiti making it an eye sore on the local area.

7.3 Existing Building Areas

Basement (Keg Storage) = 40.6sqm
Ground Floor = 184.1sqm
Ground Floor External Space = 30.3sqm
First Floor = 154.9sqm
Second Floor = 96.6sqm
Roof Terrace = 72.2sqm
Total = 578.7sqm

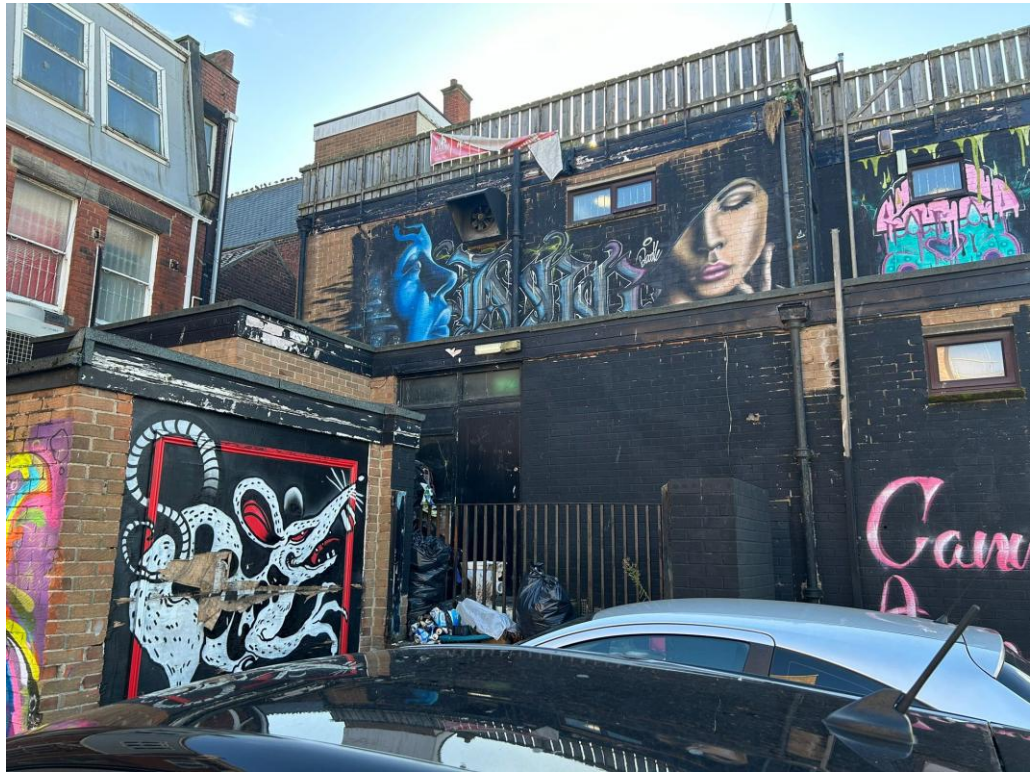




Fig 5 & 6. Images showing the current condition of the property externally.

8.0 Planning

8.1 Site Planning History of 8 Albemarle Street, South Shields, NE33 1LZ

On the South Tyneside planning portal, there is the follow planning history shown for this property:

Application Number:	250008
Application Type:	Full Planning Permission
Proposal:	Conversion from a public house into a seventeen-bedroom HMO and external alterations comprising cladding to elevations, new/altered window and door openings, balcony area to ground floor room, glass balustrade to roof terrace and bin storage enclosures.
Decision:	Granted with Conditions

Application Number:	ST/1816/09/FUL
Application Type:	Full Planning Permission
Proposal:	Proposed removal of existing garage roof and reduce the height of the brickwork to form decking for smoking area. Installation of brick piers and railings. Alterations to the access from bar area and Installation of free-standing umbrella canopy.
Decision:	Granted with Conditions

Application Number:	ST/0635/00//DM
Application Type:	Full Planning Permission
Proposal:	Proposed display of new shop front signage, fascia sign and changing sign.
Decision:	Granted with Conditions

Application Number:	ST/0636/00//DM
Application Type:	Full Planning Permission
Proposal:	Proposed refurbishment of public house including new front elevation and entrance lobby.
Decision:	Granted with Conditions

Application Number:	ST/0386/95//AD
Application Type:	Full Planning Permission
Proposal:	Proposed display of illuminated signage
Decision:	Granted with Conditions

Application Number:	ST/0356/95//DM
Application Type:	Full Planning Permission
Proposal:	Proposed external improvements to façade
Decision:	Granted with Conditions

Application Number:	ST/0356/90//AD
Application Type:	Full Planning Permission
Proposal:	Display of two illuminated fascia/ two illuminated fanlight panels/one illuminated blue star.
Decision:	Granted with Conditions

8.0 Planning

8.2 Planning Policy

The following planning policies and documents are some that have been considered in the preparation of this planning application:

National Planning Policy
The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs). The NPPF has at its core a strong presumption in favour of sustainable development.

We believe most relevant to this application, which we have considered carefully in the design process to be:
NPPF Part 2 Achieving Sustainable Development
NPPF Part 4 Decision-Making
NPPF Part 5 Delivering a Sufficient Supply of Homes
NPPF Part 6 Building a Strong, Competitive Economy
NPPF Part 7 Ensuring the Vitality of Town Centres
NPPF Part 8 Promoting Healthy and Safe Communities
NPPF Part 9 Promoting Sustainable Transport
NPPF Part 11 Making Effective Use of Land
NPPF Part 12 Achieving Well-Designed Places
NPPF Part 15 Conserving and Enhancing the Natural Environment
NPPF Part 16 Conserving and Enhancing the Historic Environment

Local Authorities Coordinators of Regulatory Services (LACORS) guidance on fire safety.

The following policies of the South Tyneside Local Development Framework Core Strategy
are relevant to this planning application:
LDF CS ST1 - Spatial Strategy for South Tyneside
DM1 - Management of Development
DM4 - Intensive Housing Uses
LDF CS SC2 - Reviving our Town Centres and other Shopping Centres
LDF CS SC3 - Sustainable Housing Provision
LDF CS SC4 - Housing Needs, Mix and Affordability
LDF CS ST2 - Sustainable Urban Living
SSTCW AAP Policy SS11 - Living in South Shields
LDF CS SC2 - Reviving our Town Centres and other Shopping Centres
South Shields Town Centre and Waterfront AAP

Along with the following:
LP Policy 1 - Promoting healthy communities
LP Policy 16 - Houses in Multiple Occupation (HMOs)
LP Policy 47 - Design Principles
LP Policy 8 - Flood Risk Assessment (FRA) and Drainage Strategy
LP Policy SP1 - Presumption in favour of Sustainable Development
LP Policy SP26 - Delivering sustainable transport
LP Policy SP9 - Strategic Vision for South Shields Town Centre Regeneration

Landlords' Guide to Standards for Houses in Multiple Occupation (HMO)
South Tyneside Council

9.0 Proposed design

9.1 Introduction

The property is a former public house and hotel, that has been a victim of repeated vandalism and poor maintenance and upkeep from recent tenants.

9.2 Proposed Building Areas (Total = 608.4sqm)

Basement (Total = 38.6sqm)
Hallway = 2.1sqm
Residents = 36.5sqm

Ground Floor (Total = 188.3sqm)
Entrance = 6.9sqm
Principal Protected Staircase = 4.9sqm
Circulation Space = 21.4sqm
Studio Bedroom 1 = 17.9sqm (20.3sqm inc. ensuite)
Studio Bedroom 2 = 17.9sqm (20.7sqm inc. ensuite)
Communal Kitchen / Lounge / Dining = 35.1sqm
Services = 3.8sqm
Cleaners Cupboard = 1.1sqm
Hallway = 2.1sqm
Studio Bedroom 3 = 18.2sqm (20.6sqm inc. ensuite)
Studio Bedroom 4 = 16.2sqm (18.7sqm inc. ensuite)
Studio Bedroom 5 = 13.5sqm (15.8sqm inc. ensuite)
Studio Bedroom 6 = 14.7sqm (16.9sqm inc. ensuite)

First Floor (Total = 155.3sqm)
Landing = 12.2sqm
Circulation Space = 12.3sqm
Studio Bedroom 7 = 14.5sqm (17sqm inc. ensuite)
Studio Bedroom 8 = 20.9sqm (23.3sqm inc. ensuite)
Studio Bedroom 9 = 20.9sqm (23.3sqm inc. ensuite)
Studio Bedroom 10 = 14.5sqm (16.9sqm inc. ensuite)
Studio Bedroom 11 = 14.4sqm (16.8sqm inc. ensuite)
Studio Bedroom 12 = 14.4sqm (16.8sqm inc. ensuite)
Studio Bedroom 13 = 13.9sqm (16.7sqm inc. ensuite)

Second Floor (Total = 101.9sqm)
Circulation Space = 5.7sqm
Protected Landing = 4.5sqm
Fire Lobby = 1.4sqm
Laundry Room = 6.7sqm
Studio Bedroom 14 = 15sqm (17.4sqm inc. ensuite)
Studio Bedroom 15 = 13.9sqm (16.3sqm inc. ensuite)
Studio Bedroom 16 = 13.9sqm (16.3sqm inc. ensuite)
Studio Bedroom 17 = 14.4sqm (16.8sqm inc. ensuite)
Studio Bedroom 18 = 14.4sqm (16.8sqm inc. ensuite)

External Areas (Total = 124.3sqm)
Bin Storage = 8.2sqm
Secure Bike Storage = 13.8sqm
Private Roof Terrace (Studio 7) = 10.6sqm
Private Roof Terrace (Studio 8) = 13.1sqm
Private Roof Terrace (Studio 9) = 15.6sqm
Roof Terrace = 63qm (Second Floor)

New Proposed Extensions (Gross)
Ground Floor = 3.5sqm
Second Floor = 9.6sqm

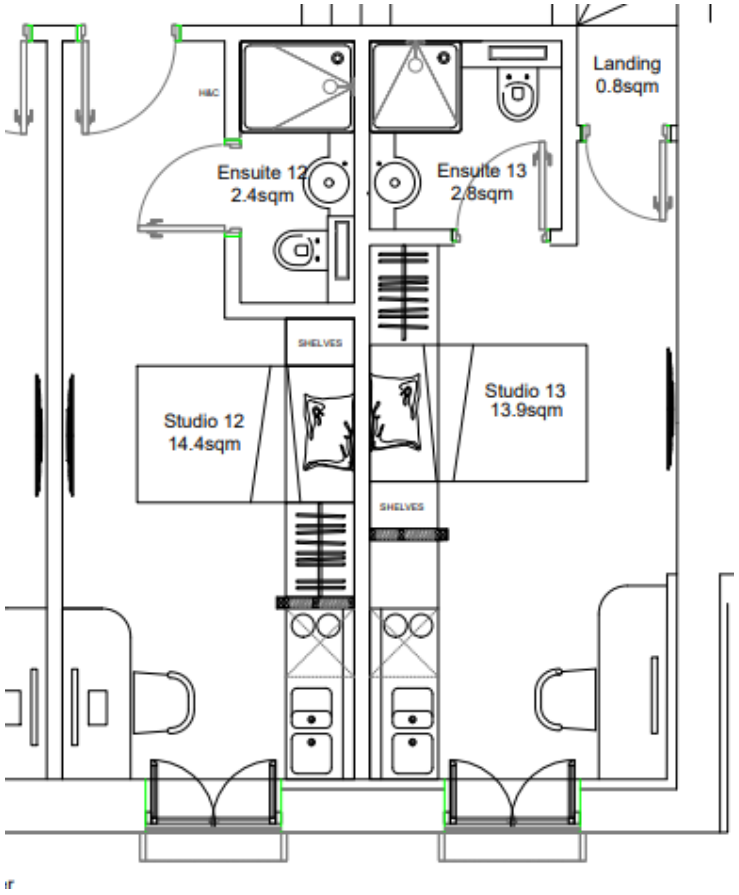


Fig 7. Example first-floor studio bedroom layouts.

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9.0 Proposed design

9.3 Building design and layout

The current structure of the building will undergo enhancements to comply with Building Regulations standards. These improvements will ensure that the accommodation meets the necessary criteria for thermal efficiency, acoustic insulation, and fire safety whilst also maximising the facilities available for its future occupants.

9.4 Materiality

The proposal aims to be sympathetic and considerate in its appearance to the adjacent and surrounding built environment and character using relevant materials and design which can be seen on the proposed elevation drawings and artistic impressions.

The proposed external alterations will be in keeping with the existing surrounding material palette; they will be of significantly higher quality and performance than the existing both in material and sustainability characteristics.

9.5 Space and Arrangement

The proposed conversion is designed to exceed minimum required standards in co-living accommodation:

- The average studio bedroom size being 15.8sqm.
- All occupants have their own snack station with limited cooking facilities which meets amenity standards.
- Communal areas are provided, even though it isn't a requirement due to the studio bedroom sizes. Over 68sqm in total.
- All occupants have their own ensuite.
- All residents have access to a minimum of 63sqm of outdoor amenity space, which is rare in these types of developments.
- Some residents have their own private balcony, with the average size being 13.1sqm.

9.0 Proposed design

9.6 Sustainability and Environmental issues

The proposed building is designed to achieve high levels of environmental efficiency and will be built to exceed current guidance for sustainable design and construction, including:

- Insulation levels to meet or exceed building regulation requirements
- External fabric will be detailed to avoid cold bridging and improved air tightness, achieving very low U values.
- Heating loads in occupation will be minimised, with comfortable internal environment, temperature and humidity
- High-quality long-lasting materials are proposed, locally sourced where practically possible
- High quality double glazing with low U values will be used for the glass doors and windows.
- The building will be day-lit and naturally ventilated as much as possible.
- The development is designed for water efficiency, to achieve <105 litres per person per day .

9.7 Waste Management

Good waste management has been considered within the proposal. The tea making stations designs includes provision for waste recycling bins for the occupiers. Two 660l general waste bins and two 660l recycling bins are to be provided and stored in the same location as the current occupiers and other owners in the immediate area. Meaning each occupant has 147l of bin space provided.

9.8 Landscaping and Trees

There are no landscaping works proposed by these works, other than potted plants in communal areas.

9.9 Vehicle Parking

The proposed site for the application can be accessed off Fowler Street, an adopted highway. Although the proposal does not include dedicated car parking spaces, it provides 22 secure bicycle spaces and benefits from its location within a city center area that offers excellent access to public transport, services, and amenities within walking distance. In terms of sustainability, the site's strategic position, accessibility, and connectivity align with both national and local planning policies, which emphasize the promotion of sustainable development and communities.

The application site is part of the existing structural framework where it is recognised as one of the main areas in the North-East. South Shields provides a wide range of facilities and services, and the site benefits from well-established footway connections. Additionally, there are opportunities for cycling, and the distances between the application site and all necessary facilities and services are deemed acceptable for travel by means other than private cars.

In addition to the readily available local amenities and services, the site enjoys convenient public transportation links through bus and rail services. These connections provide access to larger centers such as Darlington, Durham, Newcastle/Gateshead and Middlesbrough. Considering sustainability in all aspects, the application site can be considered part of a first-tier settlement that already offers a diverse range of services and facilities. It demonstrates strong connectivity within the settlement itself and to major centers within the county.

9.10 Accessibility

Pedestrian and vehicular access into and out of the site from Albemarle Street will remain the same.

10.1 Design Proposals: Rooftop Terrace & Private Balconies

The following artistic impression, shows the proposed rooftop terrace and some of the first-floor private balconies for this development.



Fig 8. Image displays the proposed rooftop terrace on the second floor, and first floor private balconies.

10.2 Design Proposals: Studio Bedroom 8

The following artistic impressions are for studio bedroom 8 on the first floor.





Fig 9 & 10. Images, to display the quality of what the proposed studio bedrooms will look like. These are based on Studio bedroom 8 on the first floor.

10.3 Design Proposals: Communal Areas

The following artistic impressions, are showing the proposed design for the ground floor communal lounge and basement resident's study.





Fig 11 & 12. Images, to display the quality of what the proposed communal areas will look like.

10.4 Design Proposals: External Enhancements

The following artistic impressions, are showing the proposed external enhancements for this development.

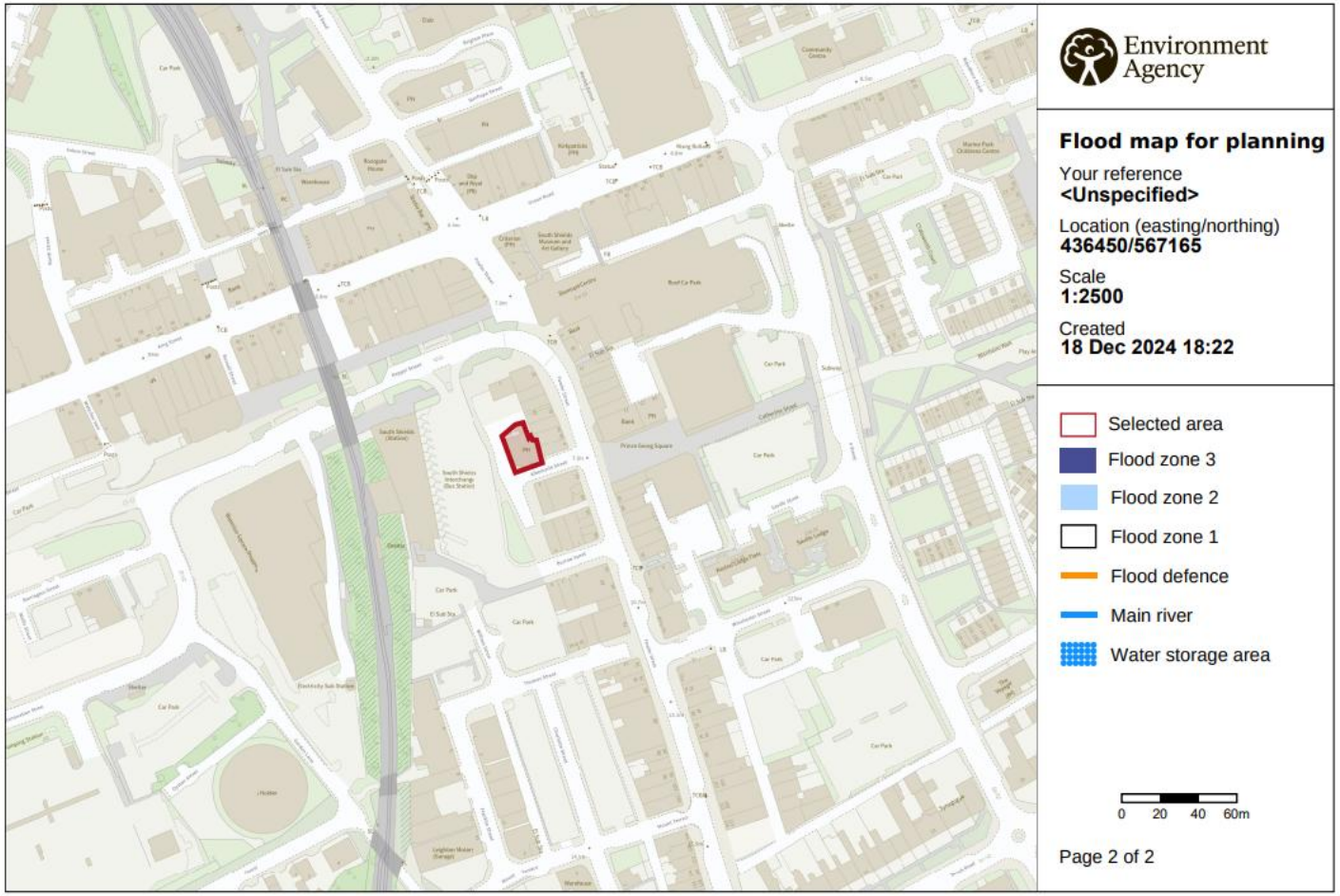




Fig 13 & 14. Image to display the quality of what the proposed exterior enhancement works will look like once completed/.

11.0 Flood Risk

The application site is located within Flood Risk Zone 1, which means the site is at Low Risk of Flooding and therefore a Flood Risk Assessment is not required (Fig 15).



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Fig 15. Flood risk map from the environment agency.

12.0 Conclusion

The proposal site is not in an area of predominantly single household family housing, being within a retail/commercial area, and there are no adjacent or nearby residential properties that could potentially suffer loss of amenity because of the proposal. As such it is considered the proposal is fully in compliance with policy and will bring this site back into use as much needed high quality local accommodation for young professionals.

The National Planning Policy Framework puts great weight on considering local needs and approving sustainable proposals without delay. The Framework defines three dimensions to sustainable development:

An Economic Role

Future tenants will contribute to the local economy by spending money on goods and services. This can help to create jobs and increase economic activity in the surrounding area. Refurbishment and enhancement of properties such as the application site will generally enhance the local environment with commensurate benefits in terms of enhancing property values in the immediate locality.

A Social Role

Increasing the local resident population in the immediate area will have positive benefits in terms of:

- Contributing to re-balancing the local housing market in terms of maintaining and increasing longer term residential population thereby resulting in increased social cohesion and a stronger overall sense of local community.
- Improving choice and range of secure, affordable high quality rental accommodation to those seeking this type of tenure will have related benefits in terms of reducing the stress, anxiety and depression brought about by the current acknowledged difficulties in securing rental accommodation.

An Environmental Role

- The application proposal will involve no loss of exiting trees and habitats.
- The principle of repurposing of this vacant former hotel also strongly reflects advice in the very recent Environmental Audit Committee report “In Building to Net Zero: Costing Carbon in Construction” that the government should prioritise the reuse and retrofit of building over building new ones as part of the work required to reduce the levels of CO2.
- The applicants will ensure wherever possible that contractors source all materials for the new development from sustainable sources.

The proposal will provide for a safe and secure layout within the site. Bringing the application property back into beneficial use will ensure ongoing occupation and maintenance, which can reduce and deter criminal activities in the surrounding area such as vandalism, squatting, anti social behaviour and other criminal activities that tend to proliferate around vacant properties.

Thank you for your time and consideration for this application, we look forward to working with the local authority on this application to help bring this building back into use as a high quality co-living accommodation which is nothing like any other shared living in the local area.