

Planning and Design & Access Statement

8 Albemarle Street,
South Shields,
NE33 1LZ

Contents

1.0 Introduction

1.1 Project summary

1.2 Project team overview

1.3 Reference Documents

1.4 Introduction

2.0 Designing Out Crime

3.0 Site and Surroundings

4.0 Existing Building

4.1 Introduction

4.2 Building condition

4.3 Existing Building Areas

5.0 Planning

5.1 Site Planning History

5.2 Planning Policy

6.0 Proposed design

6.1 Proposed building Areas

6.2 Building Design and Layout

6.3 Materiality

6.4 Space and Arrangement

6.5 Sustainability and Environmental Issues

6.6 Waste Management

6.7 Landscaping and Trees

6.8 Vehicle and Cycle Parking

6.9 Accessibility

6.10 Communal Kitchen, Dining and Lounge

6.11 Co-Working and Quiet Lounge Space

6.12 Rooftop terrace

6.13 Studio suites

7.0 Flood Risk

8.0 Summary and Conclusion



1.1 Project summary

This Planning and Design & 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 detailed review of the approved scheme with the objective of raising the standard of accommodation and communal provision, thereby delivering a higher-quality living environment. The revised proposal represents a clear qualitative improvement in the consented scheme, rather than a fundamental change in principle.

The scheme has been developed with input from a comprehensive team of experienced specialist consultants to ensure the proposal maximises the development potential of the site, responds to identified market demand, and delivers relevant planning policy objectives.

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, 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, which 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 a co-living development comprising 18 studio suites supported by generous shared amenity spaces, including a communal kitchen, lounge, co-working area and a large rooftop terrace, alongside secure cycle storage.

The proposal presents a purpose-designed and professionally managed form of residential accommodation, providing an alternative to both conventional self-contained flats and a traditional Sui generis HMO. The development responds to evolving patterns of urban living by offering private accommodation supported by generous shared spaces and a strong management model.

Collectively, the proposals will secure the long-term re-use of a prominent building, contribute positively to regeneration objectives, and deliver a well-designed and sustainable form of accommodation aligned with modern living expectations.

1.2 Project Team Overview

1.2.1 The Applicant

The applicant is Nova Co-Living, a privately owned, family-run property development and management business established to deliver high-quality, design-led shared living accommodation.

Nova Co-Living has been formed as a dedicated co-living platform, with three purpose-designed co-living schemes currently in active development. These comprise the proposed scheme in South Shields and two further schemes within the nearby Sunderland area, all of which are intended to be operated and managed by the same in-house team to ensure consistency of standards, management approach, and resident experience.

The co-living proposals build on the applicant's wider experience, through associated companies, in the acquisition, refurbishment, change of use and operation of residential and mixed-use property. The applicant has a demonstrable track record of converting commercial buildings to residential use and delivering comprehensive refurbishment and upgrade programmes, bringing completed properties into occupation or sale.

Nova Co-Living applies a focused and coordinated approach to professionally managed shared living, with particular emphasis on design quality, resident experience and long-term stewardship. The company works with experienced architects and specialist consultants to ensure each scheme is carefully considered and responsive to its local context.

A core objective of the applicant is the regeneration and reuse of underutilised or obsolete buildings, transforming them into high-quality places to live that contribute positively to their surroundings. The applicant intends to retain ownership and operate its developments under a single, professionally managed platform, embedding consistent standards of design, maintenance and management over the long term

1.2.2 The Architectural Technologist

This scheme has been designed by Goldline Architectural Limited, a CIAT Chartered Practice who 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 underutilized 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.

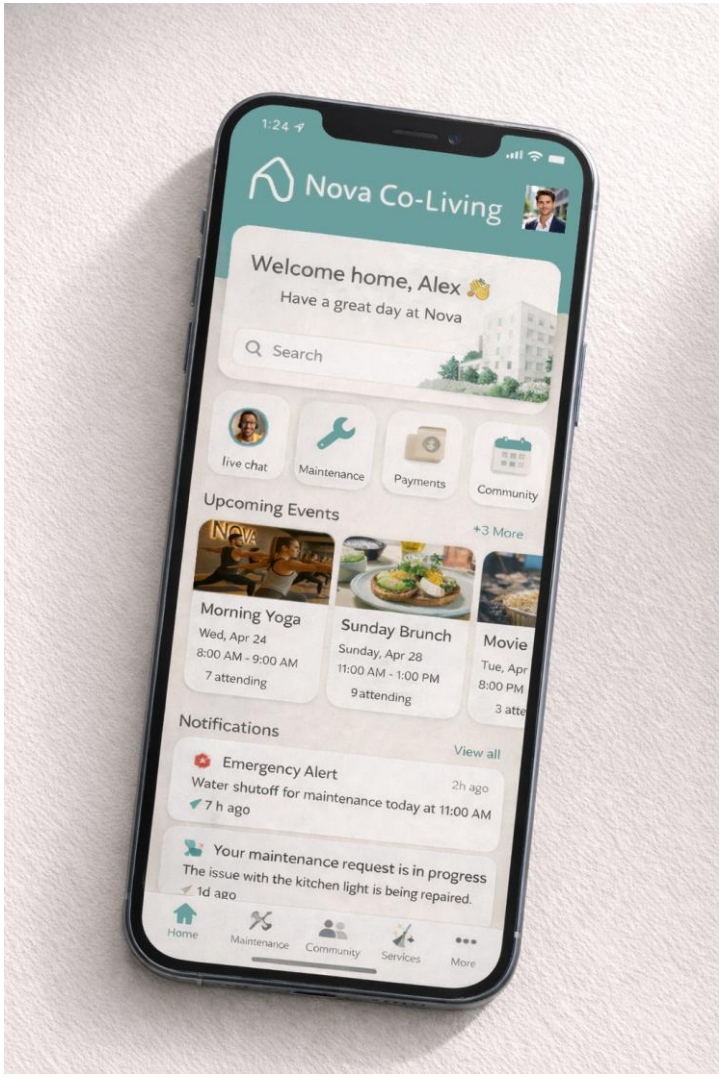
1.2.3 The Interior Designer

The applicant has appointed Tigg + Coll, an award-winning interior design studio with experience in high-quality residential and hospitality-led environments, to lead the interior design across the Nova Co-Living portfolio, ensuring a consistent, well-considered approach to internal quality, materials, and resident experience, including within the proposed South Shields development.

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) where 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/



1.2.4 Operational Management

Nova Co-Living recognises that well-managed shared living environments depend on clear oversight, responsive management, and regular physical presence within the building. The proposed development will therefore be operated under a structured management framework combining routine on-site attendance with centralised management support.

The development will benefit from regular daily site attendance by a designated member of the management team, responsible for overseeing the condition of the building, monitoring shared spaces, addressing operational matters, and acting as a visible point of contact. This approach ensures consistent oversight and early identification of issues, while remaining proportionate to the scale of the development.

Day-to-day management will be supported by a central management function responsible for resident communications, maintenance coordination, compliance, and operational oversight. Residents will have clear lines of communication with the management team at all times.

The development will be supported by the Nova Co-Living digital platform (the “Nova App”), which enables residents to report maintenance issues, receive updates and notices, book shared amenities where applicable, and communicate directly with management. This system supports efficient issue resolution and ensures that management remains responsive outside of physical site visits.

The management approach places emphasis on maintaining a safe, well-ordered environment, with particular attention to the management of shared spaces, building access, and deliveries. Building management will be supported by appropriate security measures, including CCTV coverage of communal areas and entrances, to assist with safety, access monitoring and the management of shared spaces.

The applicant intends to retain ownership and directly manage the development, allowing management practices to be refined over time and applied consistently across the wider Nova Co-Living portfolio. This long-term approach ensures continuity, accountability, and a sustained standard of management throughout the life of the development.

1.3 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 Strategy

Introduction Summary



Central Location



Nova app



18 Studio suites



22
Secure Bicycle spaces



Bills Included



Secure



Communal lounge and dining room



141.3 sqm
Amenity Space



Networking



Fitted Wardrobe & Storage



High-speed Wi-Fi



Rooftop terrace



BBQ Area



24hr Managed



Communal Kitchen



Mail and parcel area



Laundry



Co-Working Office

1.4.1 Proposed Use

The proposed development will deliver purpose-designed, high-quality and accessibly priced co-living accommodation. The scheme seeks to professionalise the concept of shared living by providing a managed residential environment that responds to the shortcomings commonly associated with traditional forms of shared accommodation and conventional HMOs.

The proposal has the potential to deliver a range of wider benefits, including:

- Supporting graduate and talent retention within the city;
- Contributing to the city's strategic economic objectives and employment growth by providing high-quality accommodation in a sustainable and accessible location;
- Supporting the ongoing regeneration of the city centre by increasing residential activity and local expenditure;
- Providing a sustainable, higher-density residential model that broadens access to city centre living, reduces reliance on private vehicles, and alleviates pressure on transport infrastructure;
- Enabling the release of suburban family housing back into the market for its original intended use.

1.4.2 Key Principles of the Proposal

The proposed co-living model is founded on the following core principles:

- The provision of high-quality, purpose-designed private living spaces, supported by a significant quantum of well-designed communal amenity;
- A flexible residential model responding to contemporary patterns of mobility and employment;
- A convenient and stress-free living environment, with single monthly payments covering utilities and services;
- Professional on-site and digital management, supported by a dedicated management team and resident platform;
- Shared social spaces designed to encourage interaction, supported by organised resident events;
- The creation of an inclusive and socially connected community, supporting wellbeing and addressing issues of social isolation;
- The provision of generous shared amenities including co-working facilities, communal kitchen and lounge spaces, laundry facilities, secure cycle storage and a rooftop terrace;
- A technologically enabled scheme designed to support efficient communication, management and resident engagement.

NOVA CO-LIVING

QUALITY & COST EFFECTIVENESS

- High quality, purpose-designed living space.
- Flexible, convenient, stress-free.
- Secure and cost-effective.
- Professionally managed.

COMMUNITY

- Communal spaces where residents can socialise and events / other activities can take place.
- Opportunities to make friends, build networks and professional contacts.
- Focus on health and well-being.

AMENITIES

- Home working facilities, lounge, kitchen and dining room, rooftop terrace
- Technologically enabled.

LOCATION

- Highly accessible and well connected.
- Vibrant surroundings.
- Attracting and supporting talent in employment hotspots.
- Supporting local regeneration priorities.

1.4.3 Feasibility and Rationale

Co-living responds to a growing demand for flexible, experience-led urban living at an accessible price point. This demand is driven by well-documented societal and demographic trends, including increased life expectancy, later household formation, and prolonged reliance on rental accommodation.

Urban living continues to be increasingly attractive within the UK, offering reduced commuting times, access to employment opportunities, and proximity to cultural, leisure and social amenities. For many residents, particularly younger professionals, there has also been a broader shift away from ownership-led lifestyles towards experience-led living and the shared economy.

Shared living is not intended to represent a permanent housing solution, but rather accommodation suited to a particular stage of life. While historically this demand has often been met through suburban shared housing or converted private rented stock, such accommodation is typically not purpose-designed, lacks adequate communal provision, and does not benefit from professional management or equitable layouts.

The proposal responds directly to these shortcomings by providing purpose-designed, professionally managed co-living accommodation within a central urban location, offering a high-quality alternative to traditional shared housing.

1.4.4 Target Market

Co-living is a lifestyle choice that caters to individuals seeking flexible tenure within high-quality, professionally managed accommodation located in accessible and vibrant urban environments.

Changing demographic patterns, including later marriage, delayed home ownership and greater employment mobility, have contributed to a growing preference for rental accommodation that offers flexibility and convenience. For many residents, renting is no longer viewed as a transitional necessity, but as a deliberate lifestyle choice that prioritises flexibility, reduced financial commitments and access to shared amenities.

City centre living reduces reliance on private vehicles, lowers commuting requirements, and enhances quality of life through proximity to employment, services and leisure opportunities.

Co-living provides a solution for residents seeking technology-enabled, professionally managed accommodation that balances private living space with shared amenities and opportunities for social interaction.

In this respect, co-living can be viewed as a natural progression from purpose-built student accommodation, catering primarily to graduates and young professionals and providing a transitional housing model between education and longer-term housing options.

Nova's Target Market

An analysis of trends finds that there are a number of key markets co-living will appeal to. These are anticipated to be:

Young people born in South Shields who are in employment and looking for opportunities to live in the city

New graduates who have secured employment in South Shields

Key workers working in close proximity to the city centre



Young people currently living in house shares in the suburbs

Transitional young professionals hoping to be First Time Buyers

Graduates from South Shields College and Marine school

Visiting Academics and Researchers as well as contractors and company employees who are looking for short term accommodation

Accommodation

Recent market evidence demonstrates strong and sustained demand for professionally managed rental accommodation among graduates and early-career professionals. Research undertaken by Knight Frank in partnership with UCAS indicates that 51% of final-year students plan to move into private rented accommodation following graduation.

This demand reflects a broader structural shift in the housing market rather than student-led demand, with graduates and young professionals increasingly seeking flexible, well-managed accommodation that bridges education, employment mobility and longer-term housing choices.

Further research by Savills identifies strong demand for co-living accommodation among young professionals willing to trade private living space for high-quality communal facilities, inclusive services and professionally managed environments, particularly within accessible urban locations.

1.4.6 Amenity-Led Living and Operational Rationale

The proposal places shared amenity at the centre of the scheme. A total of 141.3sqm of professionally managed, resident-only amenity space is provided, including co-working facilities, shared kitchen and dining space, residents ’lounge and a rooftop terrace.

These spaces are integral to the successful operation of the co-living model and are intentionally designed as generous, consolidated environments rather than ancillary provision. The amenity offer supports residents ’daily living, working and social needs, enhances wellbeing, and underpins the suitability of the individual studio sizes.

The rooftop terrace provides valuable outdoor space and views across the town centre, strengthening residents ’connection to the surrounding urban environment and enhancing overall residential amenity.

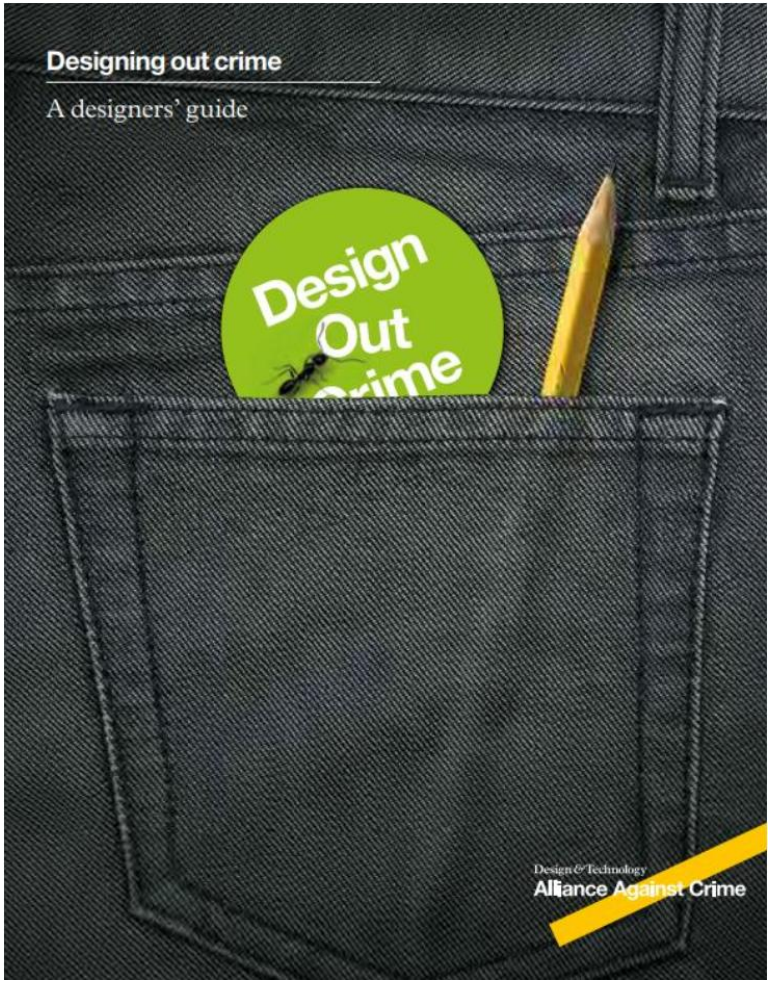
Residential Typologies – Summary Comparison





Topic	Co-Living	Traditional Shared Housing (HMO Model)
Planning concept	• Purpose-designed around extensive shared amenity and professionally managed as a single, integrated residential community.	• Shared house/flat where unrelated individuals share basic facilities within an existing dwelling or conversion.
Unit format	• Studio suites with private bathroom and limited kitchen facilities.	• Bedrooms.
Communal facilities	• Extensive shared amenity is central to the scheme, providing a managed communal living enviroment	• Shared spaces provided to meet functional needs, sized to comply with minimum standards.
Management model	• Single, professional management structure.	• Management models vary by operator.
Target Demographic	• Professionals and graduates seeking a high-quality, design-led living enviroment that supports social interaction, community, and flexible accomodation	• General rental market, providing affordable accomodation primarily within the lower-cost segment of the private rented sector.
Planning character	• Shared living community.	• Shared accommodation.

2.0 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 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 are 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 visitors.

7. Access control to communal cores (fob/managed reception), and internal doors to separate communal amenity zones from private rooms.

The physical design measures set out above are supported by an active management approach. Regular site attendance by the management team, together with controlled access systems and clear operational procedures, will assist in monitoring the building and responding promptly to any issues. The use of a dedicated digital management platform (the Nova App) provides a clear channel for resident communication, reporting and oversight, ensuring that the development is managed proactively and responsibly over the long term.

3.0 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.

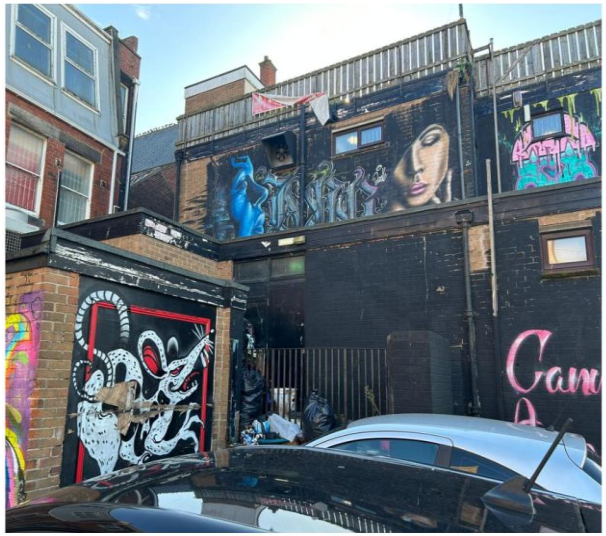


4.0 Existing Building

4.1 Introduction
The site comprises a three-storey building, most recently operating as a public house. The building presents an opportunity for refurbishment and reconfiguration to enable more effective and appropriate use of the accommodation available.

4.2 Building Condition
The building is in a poor state of repair and requires comprehensive refurbishment to secure its long-term future. Externally, the property has been subject to vandalism, with extensive graffiti across multiple elevations (see images below), detracting from the appearance of building and the surrounding area. Internally, the layout and condition of the accommodation no longer reflect modern standards and would benefit from significant upgrading.

4.3 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





5.0 Planning

5.1 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

5.2 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
Design and Access Statement
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

6.0 Proposed design

6.1 Proposed Building Areas

(Total = 608.7sqm)

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

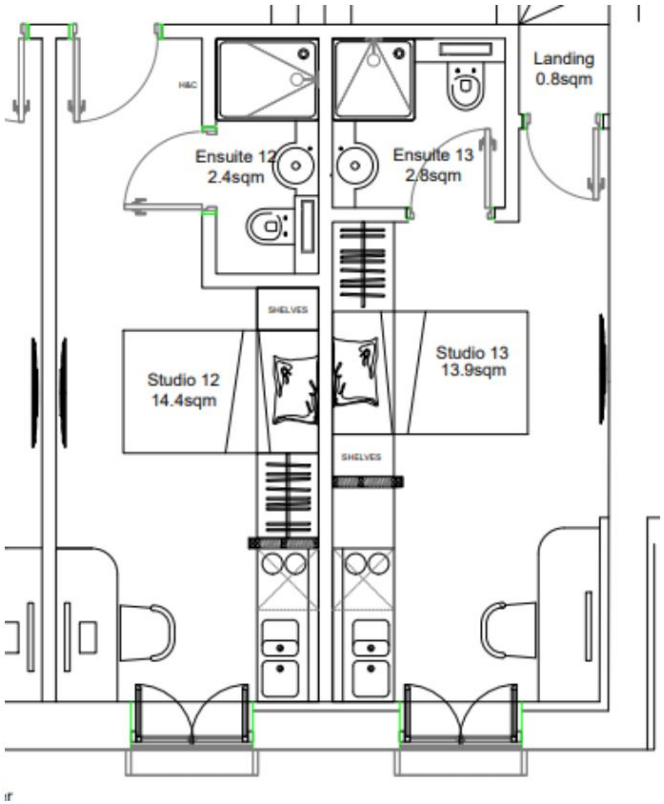
Ground Floor (Total = 188.6sqm)
Entrance = 6.9sqm
Principal Protected Staircase = 4.9sqm
Circulation Space = 21.1sqm
Studio suite 1 = 17.9sqm (20.3sqm inc. ensuite)
Studio suite 2 = 17.9sqm (20.7sqm inc. ensuite)
Communal Kitchen / Lounge / Dining = 35.1sqm
Services = 3.8sqm
Cleaners Cupboard = 1.1sqm
Hallway = 2.1sqm
Studio suite 3 = 18.8sqm (21.2sqm inc. ensuite)
Studio suite 4 = 16.2sqm (18.7sqm inc. ensuite)
Studio suite 5 = 13.5sqm (15.8sqm inc. ensuite)
Studio suite 6 = 14.7sqm (16.9sqm inc. ensuite)

First Floor (Total = 155.3sqm)
Landing = 12.2sqm
Circulation Space = 12.3sqm
Studio suite 7 = 14.5sqm (17sqm inc. ensuite)
Studio suite 8 = 20.9sqm (23.3sqm inc. ensuite)
Studio suite 9 = 20.9sqm (23.3sqm inc. ensuite)
Studio suite 10 = 14.5sqm (16.9sqm inc. ensuite)
Studio suite 11 = 14.4sqm (16.8sqm inc. ensuite)
Studio suite 12 = 14.4sqm (16.8sqm inc. ensuite)
Studio suite 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 suite 14 = 15sqm (17.4sqm inc. ensuite)
Studio suite 15 = 13.9sqm (16.3sqm inc. ensuite)
Studio suite 16 = 13.9sqm (16.3sqm inc. ensuite)
Studio suite 17 = 14.4sqm (16.8sqm inc. ensuite)
Studio suite 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

6.2 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.

6.3 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.



6.4 Space and Arrangement
The proposed conversion is designed to exceed minimum required standards in co-living accommodation:
• The average studio suite size being 15.8sqm.
• All occupants have their own compact kitchen with limited cooking facilities.
• A total of 141.3sqm of communal space is provided.
• 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.
• All first and second floor residents have their own private balcony, with the majority being Juliet balconies and a number being walk out balconies of which the average size being 13.1sqm.

6.5 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 .



6.6 Waste Management

Good waste management has been considered within the proposal. The kitchenettes 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.

6.7 Landscaping and Trees

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

6.8 Vehicle and Cycle Parking

The proposed site for the application can be accessed off Fowler Street, an adopted highway. Although the proposal does not include 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.

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

6.10 Communal Kitchen, Dining and Lounge
The communal kitchen, dining and lounge space forms a key shared hub within the development, providing residents with a comfortable and well-managed environment for everyday social interaction. The space is intended to support informal gathering, shared meals, and casual use, complementing the private facilities provided within each studio.



The provision of a shared kitchen and lounge allows space to be pooled efficiently within the building, reducing duplication of facilities while enhancing overall residential amenity. This approach reflects contemporary living patterns, particularly within professionally managed shared living environments, where residents value access to well-designed communal areas alongside private accommodation.

The layout and size of the space have been carefully considered to be proportionate to the scale of the development, providing opportunities for social interaction without generating excessive noise or disturbance. Its location and design allow it to function as an active but controlled communal area, supporting community while remaining compatible with long-term residential use.

6.11 Co-Working and Quiet Lounge Space

In addition to the main communal lounge, the development includes a dedicated co-working and quiet relaxation space designed to support homeworking, study, and low-key use.



This space provides an alternative communal environment with a calmer character, suitable for focused work, reading, and quiet relaxation.

The provision of a separate co-working area recognises changing working patterns, including flexible and remote working, and allows residents to work outside of their private studios without relying on external facilities.

By separating this quieter space from the more social kitchen and lounge area, the development accommodates different modes of use and reduces potential conflicts between activities. This space contributes to the overall functionality of this development and supports resident wellbeing by offering choice and flexibility in how communal areas are used.

6.12 Rooftop terrace

The rooftop terrace provides a shared outdoor amenity space for residents, offering access to fresh air, views across the surrounding area, and an additional setting for informal relaxation.

At 63 sqm, the terrace is designed to function as a managed communal space, supporting resident wellbeing and providing visual and experiential amenity without resulting in unacceptable impacts on neighbouring occupiers. Its elevated position allows it to operate as a quieter, contemplative space, complementing the internal communal areas within the building.

The inclusion of a shared rooftop terrace enhances the overall quality of accommodation provided and supports the creation of a balanced and attractive living environment within the development.



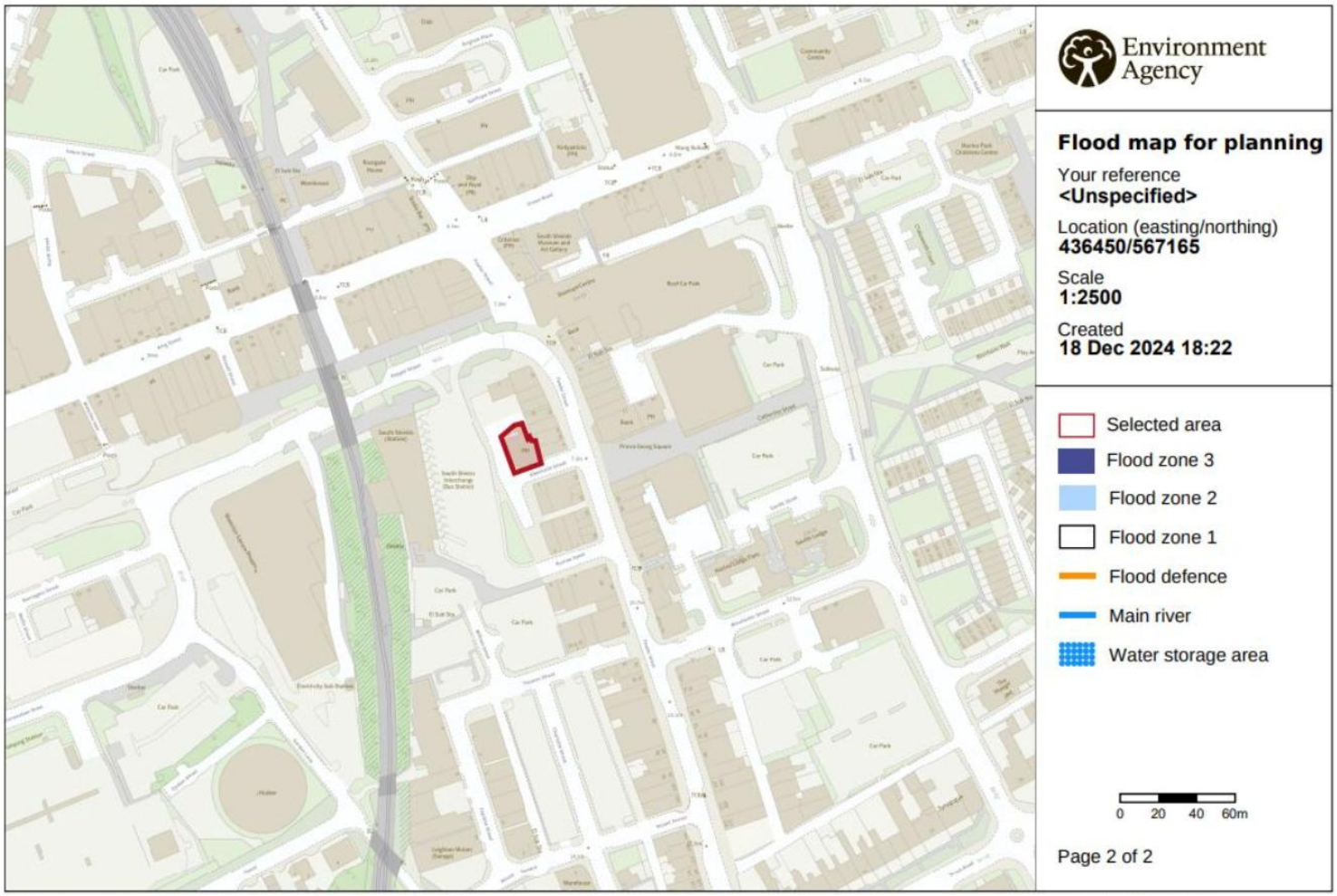
6.13 Studio suites

The proposals will deliver 18 studio suites. The studio suites in this co-living scheme, offer an accessible price-point to living independently in the City Centre providing people with a sense of community and belonging without impinging on their independence and authority.





The application site is located within Flood Risk Zone 1, which means the site is at low risk of flooding.



© Environment Agency copyright and / or database rights 2024. All rights reserved. © Crown Copyright and database right 2024. Ordnance Survey licence number AC0000807064.

8.0 Summary and Conclusion

Strategic Regeneration and Policy Alignment
This proposal represents a significant opportunity to deliver against the core objectives of the South Shields Masterplan and the strategic direction of the South Tyneside Local Plan. By introducing high-quality residential accommodation into a highly accessible town centre location, the scheme directly supports the transition of South Shields from a predominantly retail-led centre to a vibrant, mixed-use destination for living, working, and leisure. The development forms a positive and purposeful part of the town's wider regeneration strategy.

Sustainable, Accessible Town Centre Living
Located immediately opposite the South Shields Transport Interchange, the site is exceptionally well positioned to support sustainable patterns of living. Excellent access to Metro and bus services enables a largely car-free lifestyle, in line with both local and national transport and carbon-reduction objectives. The proposal maximises the benefits of this highly connected location, ensuring residents are integrated into the town centre and wider Tyne and Wear region while reinforcing South Shields as a place to live, not merely visit.

Delivering the Right Housing in the Right Place
The proposal addresses a clearly identified gap in the local housing offer. While family housing and student accommodation is provided, there remains a shortage of high-quality, flexible rental homes suitable for graduates, young professionals, and key workers. This purpose-designed co-living scheme responds directly to that need, offering a managed, design-led living environment that supports talent retention and reduces out-migration to neighbouring cities.

The accommodation has been carefully considered to meet the needs of a modern, mobile workforce. It provides a high-quality "plug-and-play" housing solution that supports career relocation, early professional life, and transitional living stages, reducing the financial and emotional burdens associated with traditional renting.

Professionalised Co-Living and Operational Excellence
The Nova proposal delivers 18 purpose-designed studio suites which professionalise and elevate the concept of shared living. Each studio is fully furnished and includes a private en-suite and compact kitchenette with limited cooking facilities, ensuring privacy and autonomy for residents. These private spaces are complemented by generous, high-quality communal kitchens, lounges, and shared amenities, creating a balanced hybrid model that promotes social interaction while maintaining personal sanctuary.

Central to the proposal is a commitment to long-term ownership and professional management. The scheme will be operated by an experienced management team, supported by a bespoke digital platform that provides transparent, all-inclusive billing, proactive maintenance reporting, and a curated programme of social and professional engagement. This approach directly addresses common shortcomings of traditional shared housing and delivers a stable, well-managed residential environment.

Economic, Social and Environmental Benefits
In accordance with the National Planning Policy Framework, the proposal delivers sustainable development across all three dimensions:

- **Economic:** The introduction of a permanent residential population into the town centre will support local businesses, strengthen the evening and night-time economy, and contribute to long-term economic vitality.

- **Social:** The scheme broadens housing choice, supports community formation, and delivers secure, high-quality rental accommodation, contributing to social cohesion and town centre vitality.

- **Environmental:** The proposal prioritises the reuse and retrofit of an existing building, aligning with national guidance on reducing embodied carbon and supporting net-zero objectives. No loss of trees or habitats is proposed, and sustainable sourcing will be prioritised where practicable.

Amenity, Safety and Urban Repair
The site is located within a predominantly commercial town centre context, with no immediately adjacent residential properties that would experience loss of amenity. The proposed use is therefore entirely appropriate in scale, intensity, and character for its surroundings.

Bringing this prominent building back into active, long-term use will enhance natural surveillance, reduce the risks associated with underutilised town centre properties, and contribute positively to perceptions of safety and place quality. Architecturally, the scheme will enhance a key gateway location, improving the arrival experience into South Shields and delivering sensitive urban repair that respects the town's heritage while embracing its future.

Conclusion
In conclusion, this proposal is not merely a residential scheme but a catalyst for town centre regeneration. It delivers high-quality homes in a highly sustainable location, responds directly to identified housing needs, and supports the long-term economic, social, and environmental objectives of South Shields. The development is fully compliant with the National Planning Policy Framework and the South Tyneside Local Plan and represents a positive, deliverable, and well-managed investment in the future vitality of South Shields town centre.