

Project Title

**Change of Use and Conversion to  
Mixed Class E Commercial and Class  
C1 Guest Accommodation**

Client Name

**Daniel Goggin**

Project Address

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

Additional Notes

| 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 |        |
| 2   | 18.08/2026 | Drawings updated following Planning Officer comments, including room layouts, guest laundry, access, refuse, green roof and housekeeping arrangements.                                                                                                         |        |

Title

**Proposed Basement Plan**

Drawing No.

**1017 - 02-03-05**

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.

The rear basement Access door would not operate as a guest entrance. It would be retained solely as an emergency/fire exit from the basement and would not permit routine entry into the building. Normal guest access would therefore be through the controlled principal hotel entrance only.

EMERGENCY  
EXIT ONLY  
No Guest Entry

Guest lounge / ancillary guest  
workspace  
48 m<sup>2</sup>

**BASEMENT GUEST FACILITIES**  
Gym, guest lounge/workspace and  
guest laundry are ancillary facilities for  
registered hotel guests only and are  
not available for general public use.

Storage  
28 m<sup>2</sup>

**HOTEL OPERATIONAL STORAGE –  
STAFF ONLY**  
Ancillary storage serving the Class C1  
guest accommodation. For hotel  
equipment, supplies and operational  
items. No guest or public access.

Guest Gym  
83 m<sup>2</sup>

**BASEMENT GUEST FACILITIES**  
Gym, guest lounge/workspace and  
guest laundry are ancillary facilities for  
registered hotel guests only and are  
not available for general public use.

Plant - Staff Only  
49 m<sup>2</sup>

**PLANT ROOM – STAFF ONLY**  
Ancillary plant room serving the  
Class C1 guest accommodation.  
Access restricted to authorised  
maintenance and hotel staff only.  
No guest or public access.

Riser  
2 m<sup>2</sup>

Guest Laundry – Registered Guests  
Only  
66 m<sup>2</sup>

**GUEST LAUNDRY**  
Guest-operated laundry facility ancillary to the  
Class C1 guest accommodation. For use by  
registered guests only. Access restricted via  
the hotel access-control system. Facility  
intended for washing and drying guests  
personal clothing only.

Store  
4 m<sup>2</sup>

Stair Core  
19 m<sup>2</sup>

**CLEANERS' CUPBOARD**  
Staff-only  
housekeeping  
store serving this  
floor. To  
accommodate  
cleaning  
equipment,  
consumables  
and day-to-day  
housekeeping  
supplies.

Housekeeping / Clean Linen Store –  
Staff Only  
59 m<sup>2</sup>

**HOUSEKEEPING / CLEAN LINEN  
STORE**  
Staff-only storage area for clean hotel  
linen, housekeeping supplies, cleaning  
equipment and other items associated  
with the day-to-day operation of the  
guest accommodation. No guest  
access.

**CCTV / SECURITY MANAGEMENT**

CCTV coverage to principal hotel entrances  
and appropriate internal communal circulation  
areas. System to provide recorded surveillance  
with remote management oversight. CCTV to  
support guest safety, site security and the  
prevention of unauthorised access. No CCTV  
to be installed within private guest rooms.

**HOTEL LINEN**

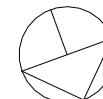
Hotel bedding, towels and other housekeeping  
linen to be professionally laundered off-site.  
Fresh clean linen to be delivered to the  
premises as required, with used linen removed  
for off-site processing.

**ACCESS CONTROL**

Access to basement guest facilities to be  
restricted to registered guests and authorised  
staff via the hotel's controlled electronic access  
system.

**HOUSEKEEPING MANAGEMENT**

Housekeeping staff to attend the premises  
daily. Guest rooms to be serviced at  
changeover and as required during occupied  
stays, with communal areas regularly checked  
and cleaned. Dedicated cleaners cupboards  
provided on each guest accommodation floor.



0 5m