



TRUE NORTH
DESIGNS

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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

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.

HOUSEKEEPING PROVISION

Dedicated cleaners cupboard provided on each guest accommodation floor to minimise movement of housekeeping equipment between floors. Hotel linen to be professionally processed off-site, with clean linen delivered and used linen removed as required.

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 First Floor Plan

Drawing No.

1017 - 02-03-07

Scale

1 : 100

Date

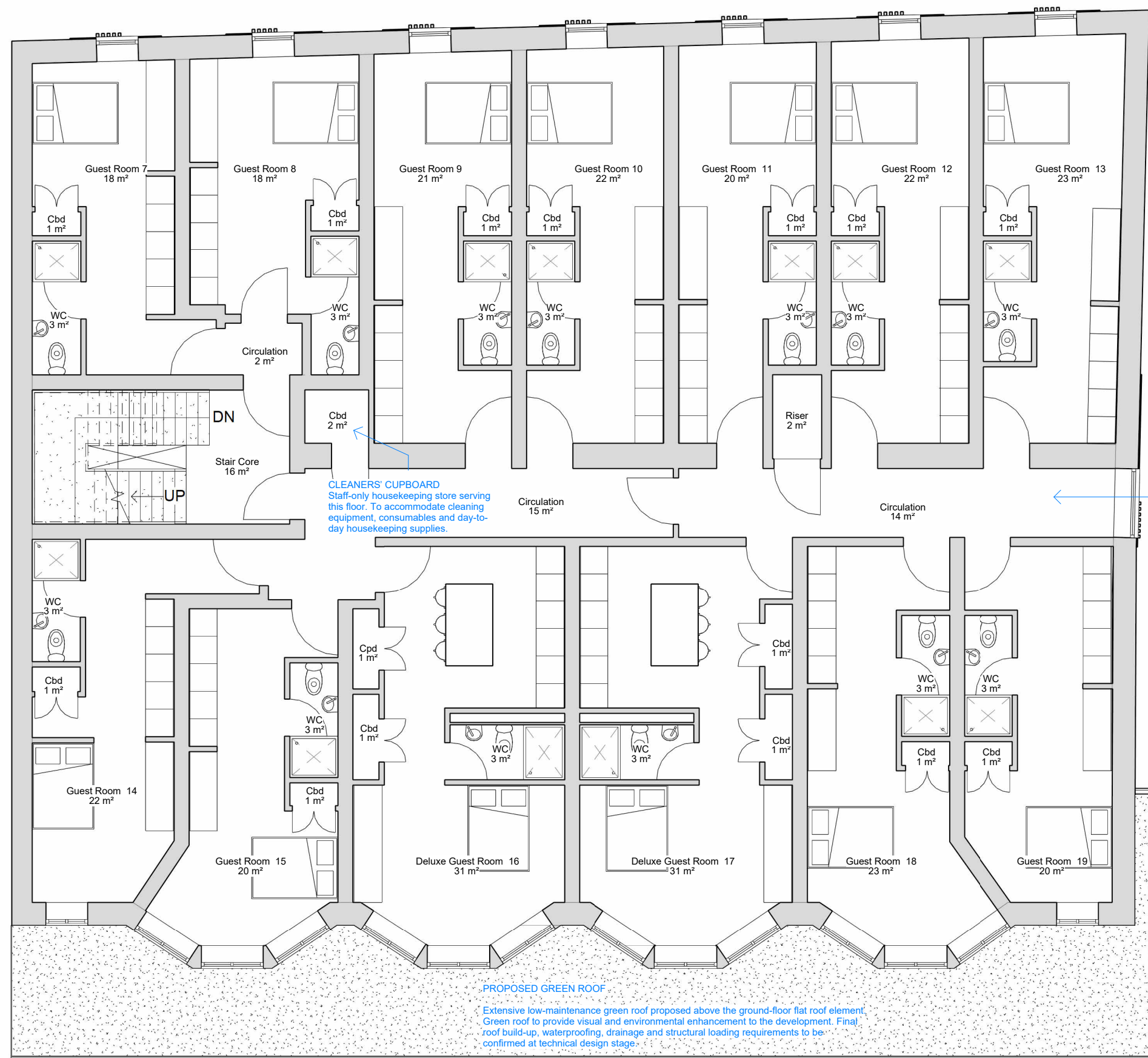
01.06.2026

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.



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

CIRCULATION / SECURITY
Upper-floor circulation areas are for registered hotel guests and authorised staff only and do not provide unrestricted public access.

INTERNAL ACCESS CONTROL
Guest bedroom doors and selected controlled-access points to operate via secure electronic guest credentials. Doors forming part of protected corridors, stairs or required fire compartmentation to be appropriately fire-resisting and self-closing. Access-control measures shall not impede means of escape. Final specification subject to the detailed fire strategy and Building Regulations.

PROPOSED GREEN ROOF

Extensive low-maintenance green roof proposed above the ground-floor flat roof element. Green roof to provide visual and environmental enhancement to the development. Final roof build-up, waterproofing, drainage and structural loading requirements to be confirmed at technical design stage.

1

01 - First Floor - As Proposed
1 : 100



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