



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.

Accessible guest rooms are provided in accordance with Approved Document M Volume 2, with accessible en-suite shower rooms and step-free access from the principal guest circulation route.

CCTV / MANAGEMENT
CCTV coverage to principal entrances and appropriate communal circulation areas. Recorded system with remote management oversight.

WASTE MANAGEMENT
Hotel refuse to be managed by the accommodation operator. Waste to be transferred to the secure bin store by housekeeping/management staff. No individual guest bin presentation.

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 Ground Floor Plan

Drawing No.

1017 - 02-03-06

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.

Rear basement door retained for emergency means of escape only. No routine guest or public access permitted from the rear. Door to be openable from the escape side without use of a key, keycard or access code, with final specification subject to the approved fire strategy.

EMERGENCY
EXIT ONLY
No Guest Entry

DN

Guest Room 1
18 m²

Cbd
1 m²

WC
2 m²

Accessible Guest Room 2
19 m²

Cbd
1 m²

WC
3 m²

Guest Room 3
16 m²

Cbd
1 m²

WC
3 m²

Accessible Guest Room 4
20 m²

Cbd
1 m²

WC
3 m²

Guest Room 5
17 m²

Cbd
1 m²

WC
3 m²

Guest Room 6
19 m²

Cbd
1 m²

WC
3 m²

ACCESSIBILITY: Accessible guest accommodation provided at ground-floor level. No passenger or service lift proposed.

Circulation
43 m²

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

Store
2 m²

Riser
2 m²

SELF CHECK-IN
All stays to be pre-booked. Secure electronic guest access credentials to be issued directly to registered guests prior to arrival. No unattended physical keys or unrestricted walk-in access. Out-of-hours management contact to be available to registered guests.

SELF CHECK-IN / GUEST
RECEPTION
9 m²

Staff Area
8 m²

DDA WC
4 m²

Store
2 m²

Stair Core
18 m²

PRINCIPAL
GUEST
ENTRANCE -
CONTROLLED
ACCESS

CONTROLLED HOTEL ACCESS
Principal guest entrance to remain secured and access-controlled. Entry restricted to registered guests and authorised staff using electronic guest credentials. No unrestricted public access to hotel accommodation or communal areas.

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.

GUEST-ONLY ACCESS
Access to basement gym, lounge/workspace and guest laundry restricted to registered hotel guests and authorised staff.

SERVICING / DELIVERIES
Routine hotel deliveries principally comprise clean linen, housekeeping supplies and consumables and are anticipated approximately 2-3 times per week, generally by small/light commercial vehicles. Servicing and refuse vehicles to use the identified lawful loading/servicing position.

HOTEL BIN STORE
Staff access only

COLLECTION
Commercial waste collection by private contractor, anticipated twice weekly. Bins to remain within the secure store except during collection and returned immediately following collection.

RETAIL REFUSE
Separate refuse provision retained for the Class E commercial unit. Hotel and commercial waste arrangements to be independently managed.

HOTEL REFUSE STORE
Secure refuse store serving Class C1 guest accommodation only. Staff access only. No guest or public access.

HOTEL WASTE PROVISION
4 no. 1,100L commercial Eurobins comprising 2 no. general waste and 2 no. mixed recycling bins.

CLASS E / RETAIL BIN STORE
Commercial occupier access only

SECONDARY /
EMERGENCY EXIT - NO
PUBLIC ENTRY

1

00 - Ground Floor - As Proposed
1 : 100



0 5m