

Design & Access Statement

Roller Shutters @ Sea Change Cafe, 158 Ocean Road, South Shields

August 2026 – Rev P02 10.08.2026

P02 – Site photos added in Appendix A



Introduction

This Design & Access Statement (DAS) has been written to support a new planning application by Sea Change Café, for their premises at 158 Ocean Road, South Shields, NE33 2JF.

The DAS is written using the guidance contained within CABE's Design and Access Statements: How To Write, Read & Use Them" (2006).

It will present the proposals which are subject to Local Planning Authority (LPA) approval and provide context under the sub-headings of:

- Use;
- Amount;
- Layout;
- Scale;
- Landscaping;
- Appearance;
- Access

This context seeks to justify the proposals in terms of their need and acceptability to the LPA.

Proposals

Sea Change Café seek LPA approval for the installation of 2no. externally mounted steel roller shutters to their premises at 158 Ocean Road, South Shields. This includes a roller shutter across almost the full extent of their shop front on Ocean Road and once securing their rear door in the read lane (facing on to the Woodbine Estate).

Historical Context

Sea Change Café has been operating in the premises on Ocean Road since 2019. As stated on their website, their café operates to:

"To empower people with disabilities, particularly young neurodiverse adults, to become valued, accepted, and included in the workforce"

In recent years they have suffered numerous acts of vandalism and burglary, the most recent in May of this year, which resulted in the theft of items from the café.

As a business that has struggled with rising costs and the coronavirus pandemic in recent years, these acts of vandalism and theft have the very real possibility of impacting their viability and existence.

To mitigate against future acts of vandalism and theft, Sea Change Café have sourced funding to secure their premises with roller shutters. These shutters are the basis of the planning application.

The following sections give further details on the proposals.



Use

Sea Change Café is a café and licensed arts venue operating Tuesday to Sunday between the hours of 10am and 3.30pm with optional later opening on Friday evenings for events.

This would fall under Use Class E under the Town & Country Planning (Use Class) Order.

This application does not seek to change the use of the premises or vary its approved opening hours.

Amount

No new floor area is created by this planning application.

This application seeks to add 2no. externally mounted roller shutters, one to the shop front and one to the rear access door.

The roller shutter to the Ocean Road elevation will extend across the entire shop front, covering the entrance door, the 2no. Shop windows and servery hatch. It will be approximately 5.91m wide and drop 2.61m from u/side of roller shutter housing to external ground level.

The roller shutter on the rear elevation, facing on to the Woodbine Estate, will be approx. 1.19m wide and drop 2.28m from u/side of roller shutter housing to external ground level.

The housing indicated in planning drawings is 305mm x 305mm.

The dimensions stated above are subject to final design by the roller shutter specialist.



Google Earth Image showing approximate footprint of Sea Change Café (red rectangle) and locations of the 2no. Roller shutters (blue and black thick lines)

Layout

The internal layout of Sea Change Café is unchanged by the proposals contained within this planning application.

Scale

There is no increase in the 'scale' of the existing café or building it occupies as part of the proposals for which planning approval is sought.

The roller shutter housings indicated in the drawings are 305mm x 305mm, as advised as the maximum required by the proposed roller shutter specialist.

This size is determined by the requirements of the roller shutter in terms of housing the shutter, roller and motor equipment. At this size, fitted directly beneath the timber signage on the Ocean Road elevation, this will impinge on the transom and glass zone of the shop front openings. This is unavoidable to avoid additional costs associated with altering the signage.

Landscaping

There is no hard or soft landscaping proposed as part of this application.

Appearance

The proposals are for steel roller shutters, housings and guide rails.

On the Ocean Road frontage, these are to be Polyester Powder Coated to match the blue frames of the shop front openings. Provisionally, this is RAL 5017 Traffic Blue but this is subject to further review of the colour match and Sea Change Café final selection.

To the rear, the smaller roller shutter is to be left with its galvanised finish. This is deemed appropriate for its setting, i.e. a rear lane serving multiple business premises.



RAL 5017 – Traffic Blue. Subject to full review of colour match with blue-painted shop front.



Example of galvanised roller shutter, proposed for the rear lane access door.



Access

Access to the building is unchanged by the proposals for which approval is sought.

The roller shutters will be remote control operated and will be for securing the premises outside the business hours noted in an earlier section.

Reference

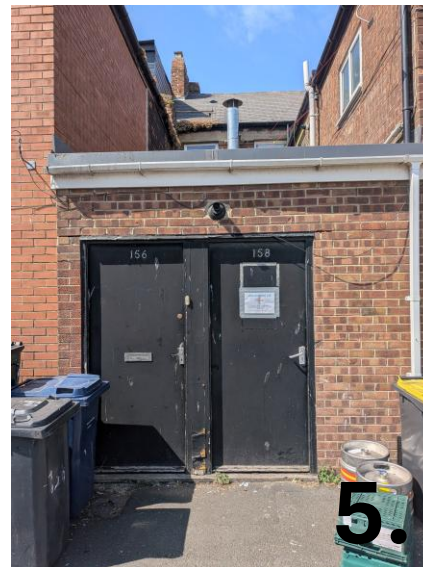
Drawings accompanying this DAS for the seeking of planning approval:

A-001 Existing and Proposed Details



Appendix A – Site Photos

Photographs taken 23.07.2026



Photos 1-4 Ocean Road Elevation

Photos 5 & 6 – Rear Lane Elevation

