Design Access Statement

No4 Café Bistro
(Platform 4)

No 4 Station Road
East Bolden
Sunderland
NE36 0LE
Tel: 0191 447 9797
hello@no4eastboldon.co.uk

This site sits at the top of the B1299 and is just off the A184 (Sunderland Road) No4 Café Bistro is a traditional mid terrace property which occupies a highly visible main road position.



The site currently trades as a family friendly all day offer specialising on British café providing breakfast, lunch, brunch, & drinks. No4 Café prides itself on a welcoming relaxed atmosphere by day which can transforms into an evening venue. The site currently trades out of one space to the front of the site but require the opportunity to have two spaces with will allow them to extend there early evening offer to tapas style food, live acoustic music & generally more room to offer a venue for family occasions such as birthdays christening etc, without compromising there current offer.



The site is currently owned by the landlord who is totally supportive to the proposed extension and scheme. The lease has been taken up by a new company Platform 4 (NE) who are a locally based company from East Boldon they currently operate a site in Newcastle and this is there second site.



At the rear of the property is a yard area this is a sun trap which customer enjoy but is somewhat uninspiring due to the physical size and lack of aspect.

We are seeking permission to extend over the current yard with a new flat extension with the addition of a fully glazed decorative skylight. This extra space will allow the redesigning of the internal layout to accommodate better toilet facilities and the additional trading space they need.

All the internal finishes will be light in tone and specified for a sustainable sauce

Externally all new finishes & detailing will be in keeping with the immediate area



The area you can see on this photograph is the existing bin store which won't be affected by the proposal.

The access to the rear of the buildings is shared and will not be affected.

The current fire exit to the rear will be maintained and well signed "keep clear fire exit" With emergency lighting that will be fitted externally adjacent the rear door.

All the existing & proposed information can be seen our drawing
00-Existing Plan
02- OS map
01-Proposed
03- Elevation