

Design & Access Statement

Paratha Royale, 454/456 Cheetam Hill Road, Manchester, M8 9LE

INTRODUCTION

The proposal is to introduce a shipping type container timber cladded converted for a Class E café use within the curtilage of the site. As part of the change an external timber decking , canopy and a roof top seating area is proposed.

SURROUNDINGS

Buildings/Character

The area contains both commercial & domestic properties with varying uses, mainly covering small independent businesses. The grounds in which the scheme is proposed is not utilised to any extent and abuts the large car park which is under ownership of the North Manchester Jamia Masjid as is the proposed site. Circa 80 car parking spaces are available to the Masjid however number of these can also be utilised by the proposed scheme. The proposal aims to use 3 number double stacked integrated containers and reconfigure them internally, allowing it to be used as a café, store room and ancillary office. The containers will be cladded in cedar timber cladding and finished to meet the desired requirement which is aesthetically pleasing and functional. Please refer to existing container cladded images

Potential Overlooking/Overshadowing from the site

The proposal is for a double stacked integrated 3 number containers with Class E use. The neighbouring buildings are some distance away, with no effect to their access to sunlight or privacy.

Site and Surroundings

The area contains many commercial buildings. There is no consistent architectural language to the area, but the buildings nearby the scheme are traditional and modern in their outlook. The proposal does not introduce any materials that do not currently exist on the Cheetam Hill Road. The outlook of the café blends nicely with the commercial feel of the area raising the aesthetics of the unused Land.

EXISTING/PROPOSED

Materials

The site is currently vacant and abutting a retail shop trading in floor coverings. The scheme re-uses containers to introduce a café (Paratha Royale). This café is set off by a timber decking and canopy to the front with roof top seating. The transformed containers will be arranged in an integrated format itself and will be finished in cedar cladding to give it a modern outlook which will allow the proposal to sit well in this desired location and surroundings.

Use

The concept is for Class E café serving hot and cold beverages. All food items will be traditional British Asian snacks that require no on-site preparation. Cheetam Hill Road benefits from a variety of hot food takeaways and cafes. Paratha Royale will be a new trend which mainly serves traditional beverages with a touch of infusion.

Car parking

The overall site benefits from large car park which has in excess of 80 spaces which is associated to the jamia Masjid Across the road. The car park can be utilised if required, however the Cheetam hill has a good network of public transports.

CONCLUSION

The proposal will add something unique in a cafe outlet to Chetam Hill Road and bring a different concept overall for its users. The scheme will also bring employment to the area. The design does not hinder outlook onto current location for pedestrians and/or vehicles in both directions. Given the scale and design of the café, this will not be detrimental impact to the street scene.



Image of a 40 feet shipping container clad in timber with serving window



Elevation of timber cladded container



Image of similar setup with central decked area and gazebo



Image of entrance area with gazebos



Street scene of the above set up



Over image with vie of kitchen



Interior view with serving counter and open view kitchen



2 container stack with central area

