



**NORTHEGE**

**Design & Access and Equalities Statement**

159 – 161 Dickenson Road  
Manchester  
M14 5HZ

**Prepared By:**

Northedge Architecture

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## Introduction

This Design and Access Statement has been prepared on behalf of Mr Knafah which is an established food outlet on Dickenson Road.

It is to accompany a retrospective planning application for an outdoor seating area.

## Use

The unit has been run for many years in the area, serving the local community with Knafah desserts along side other snacks.

Since then they have amassed thousands of positive reviews. The increased request for external seating area is to address this need for its customer base.

### Mr. Knafah

4.6 ★★★★★ (2,513) ⓘ • £1-10  
Dessert restaurant

## Equality

The previously approved application did not factor this in the needs for the users and since then it was established that the proposed seating areas would hinder access for wheelchair users and not facilitate the storage of bikes and prams. Hence the proposal extending in size accordingly.

The Equalities Act 2010 defines nine protected characteristics:

- Age
- Disability
- Gender Reassignment
- Marriage and Civil Partnerships
- Pregnancy and Maternity
- Race
- Religion
- Sex
- Sexual Orientation.

## Design & Access Statement

| Protected Characteristic       | Considerations in Development                                                                                                                  |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Age                            | Ensuring accessibility for potential users to have more space to access the unit without being hindered by furniture.                          |
| Disability                     | Access provided for wheelchair route through outdoor seating area and ability to turn with turning circles shown.                              |
| Gender Reassignment            | No equalities impacts have been identified at this stage.                                                                                      |
| Marriage and Civil Partnership | No equalities impacts have been identified at this stage.                                                                                      |
| Pregnancy and Maternity        | Providing area for pushchairs / prams to be parked and secured if needs be providing shelter from weather and securing away from the pavement. |
| Race                           | No equalities impacts have been identified at this stage.                                                                                      |
| Religion or Belief             | No equalities impacts have been identified at this stage.                                                                                      |
| Sex                            | No equalities impacts have been identified at this stage.                                                                                      |
| Sexual Orientation             | No equalities impacts have been identified at this stage.                                                                                      |

## Access

An outdoor seating area currently exists and was approved under application 132341\_FO\_2021.

Since then it was established that the proposed seating areas would hinder access for wheelchair users and not facilitate the storage of bikes and prams. Hence the proposal extending in size accordingly.

## Amount

The proposal is for circa 60sqm floor area.

## Highways

The pavement will remain unhindered by the proposal as there is sufficient space along the pavement for people and wheelchair users to pass.

## Conclusion

There are a number of examples of established outdoor seating areas, steps, canopies in the area. This proposal has had significant investment from the business owner who is a well known service provider in the local community. The development was in a bid to address the following which should be considered as a positive contribution to the area –

- Address the needs for increased customers base who need additional seating.
- Provision for wheelchair users to access the unit easier via clear wheelchair route and turning circles.
- Acting as a deterrent to cars parking on the pavement.
- Provision for secure cycle parking, encouraging sustainable travel.
- Provide a buggy / pram parking space for users where it will be sheltered from the weather and be more secure.