NORTHEDGE

Design & Access and Equalities Statement

159 – 161 Dickenson Road
Manchester
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Prepared By:

Northedge Architecture

May 2026

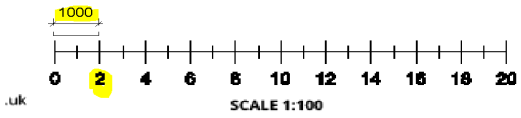
Introduction

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

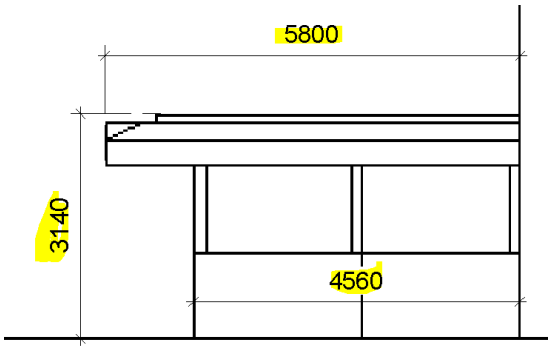
It is to accompany a retrospective planning application for an outdoor seating area.

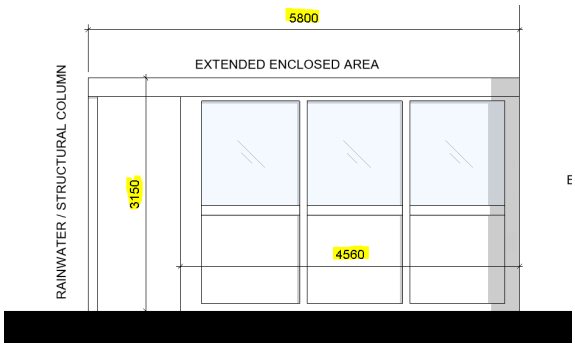
The original approved scheme was had inconsistency in scaling of the drawings and the officers report did not specify dimensions for clarity on what was approved.

Note that when we have used reference of the scale car, it is highlighted that 1m is shown as 2m on the scale bar, which lead to the initial issues during the build.



From manual take offs of the previously approved drawings it is noted that internal space has approx dimension of 4560mm and the roof overhang of 5800mm.
The proposed submission has the same depth as previously approved and similar height.

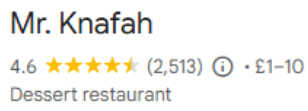




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Use

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 it's customer base.



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.

The Equalities Act 2010 defines nine protected characteristics:

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

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.

Amount

The proposal is for circa 45sqm floor area.

Highways

The pavement will remain unhindered by the proposal as these 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.