Design and Access Statement and Heritage Impact Assessment.

Installation of outside seating area, Ashby's Deli Cafe, Britannia Road, Slaithwaite HD7 5HF.

Aug 2026

Design and Access Statement and Heritage Impact Assessment.

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1.0 Context.

This statement has been prepared to accompany a planning application for a new outside seating area at Ashby's Deli Cafe, Britannia Road, Slaithwaite HD7 5HF.

The application site is within the conservation area of Slaithwaite, a plan of which is appended to this statement.

The cafe was established in 2007 and the applicant has been the owner of the business since 2024.

The cafe serves generally sandwiches, salads, burgers and paninis to be consumed both on the premises and to be taken away.

The cafe currently has capacity to seat 22 and serves around 150 meals per day which is split approximately 50/50 between eat in and take out.

There are 9 staff in total, 2 of which are full time and 7 are part time which will be increased by two once footfall has increased.

The new facility will allow customers to dine outside adjacent to the existing pond. There will be space for around 12 people to be seated if all seats are in use.

Outside seating is very desirable nowadays and this proposal will provide that facility as opposed to it being roadside (subject to licence) which may village centre cafes currently use. Seating adjacent to the pond will be a more pleasant environment for the customers.

A community group, Friends of Slaithwaite Mill Pond, have been actively tidying up the area around thee pond which has become very overgrown, and they are very much in support of the proposal.

There is an access gate (secured by chain and padlock) from the adjacent supermarket car park but this will not be used by Ashby's customers – the only access to the seating area will be through the cafe.

2.0 Amount, scale, appearance and layout .

The application is for new decking to provide outside seating.

The area is irregular in shape due to it fitting the existing features, and will be approximately 20 square meters in size.

The decking will be timber on timber joists supported off steel beams either built into, or bolted to the existing building or pond wall.

The deck will have buildings on two sides. One side will be adjacent to the pond and so will have a 1100mm high timber balustrade for safety purposes. The other side abuts the existing path where safety is not a requirement so the balustrade will only be around 800mm high, just to define the boundary.

The site is outside of any flood zone as defined on government mapping.

3.0 Access .

Access to the outside seating will be through the cafe only.

4.0 Heritage Impact assessment.

The rear of the building has no visual amenity value, unlike the shop frontage and so the application site has a neutral impact on the conservation area at best.

The new decking area and the aforementioned work to the pond will actually enhance the area.

The size of decking is minimal and so has very little visual impact.

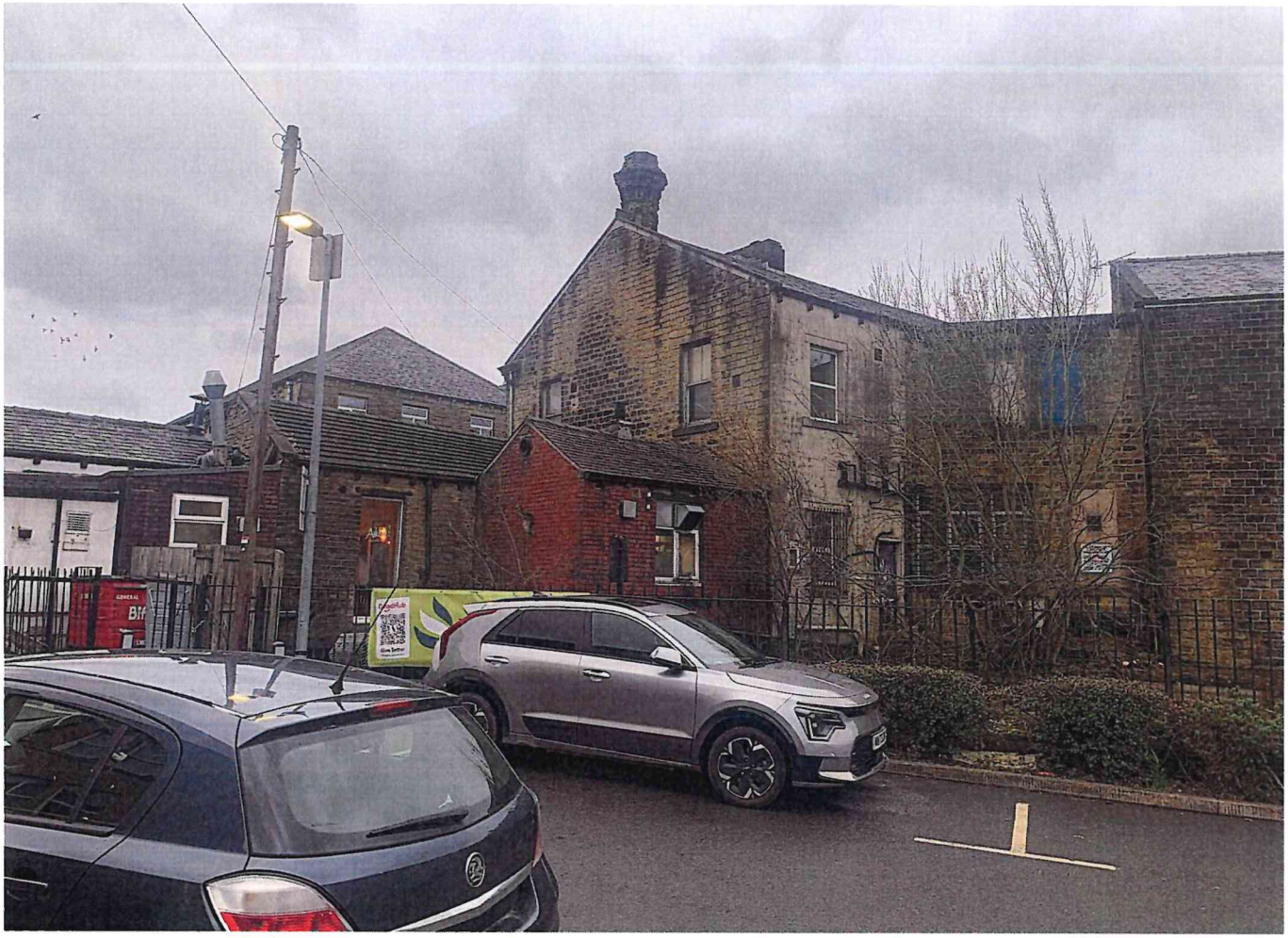
The materials used for the decking and the balustrade will be natural timber.

Appendix A

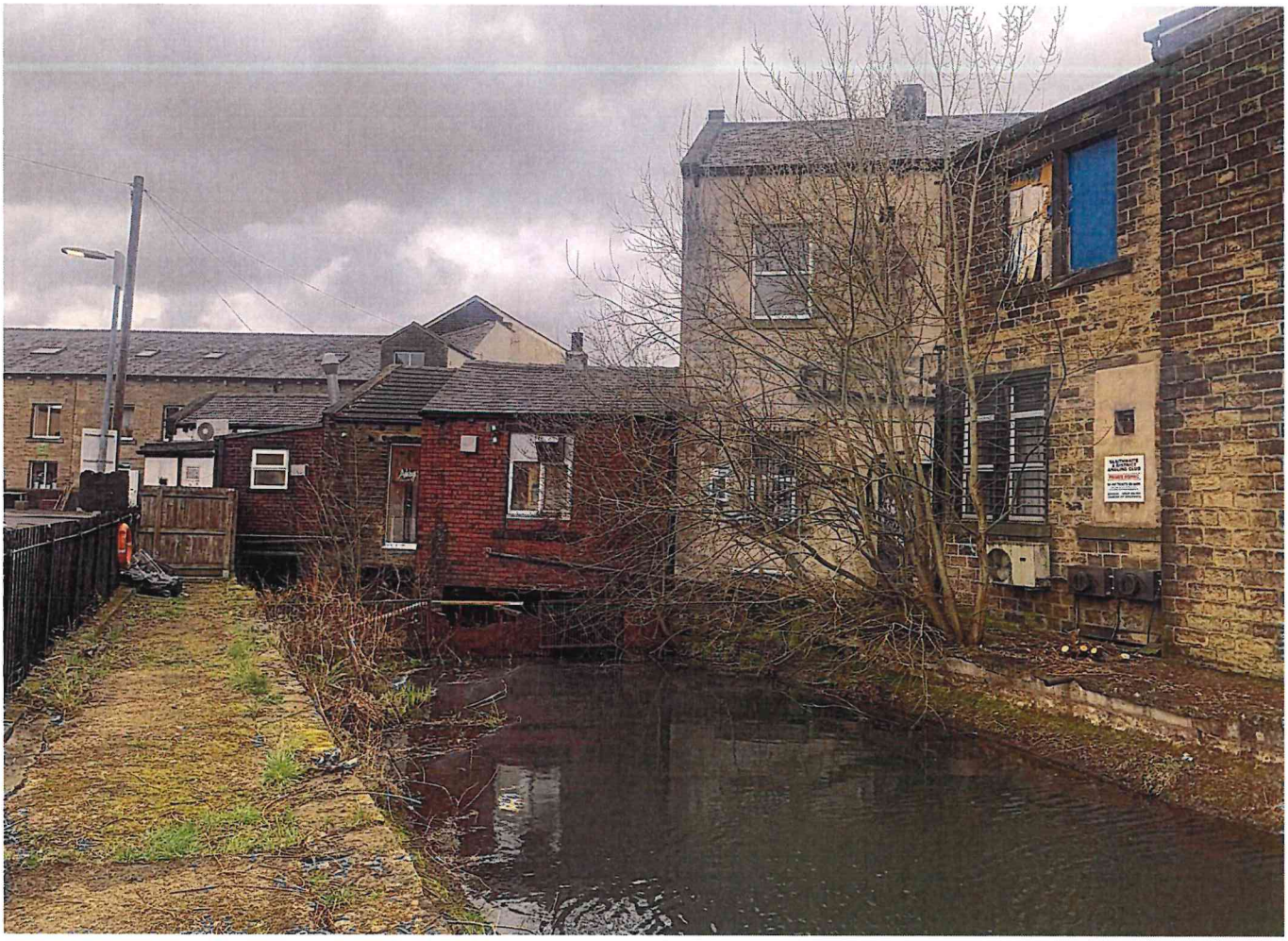
Photos.


FLORIST
&
GIFT
SHOP
tel: 01484
841800
TAKEAWAY
Ashbys
DELI CAFE
01484 847813


3 Hour Max
Stay




KE56 YOP
GoodHub
Give Better








Always
DELI CAFE


P
3 Hour Max Stay
GoodHub
Friends of Slaithwaite Millpond


GENERAL
Biffa
Ashleys

Appendix B

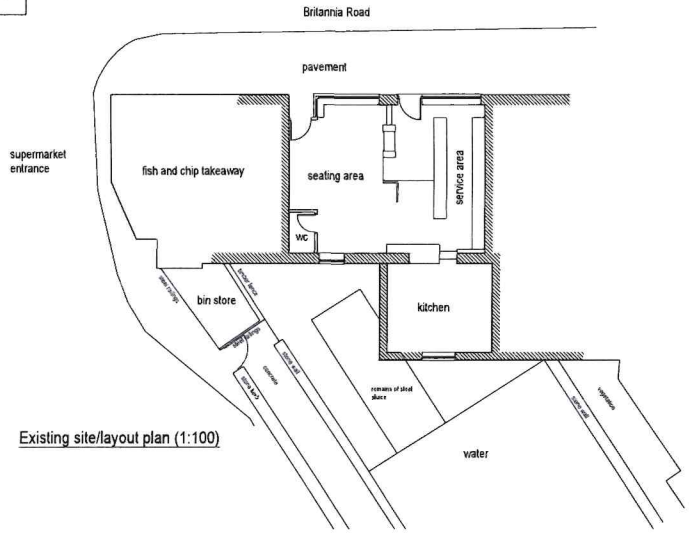
Drawings.

A1

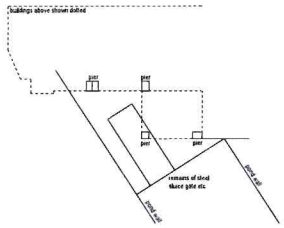
Notes.
1. Setting out to be the responsibility of contractor.
2. Contractor to pay particular attention to pitch of roof and headroom at stairs
3. Any discrepancies to be reported to Colne Valley Design

0m Scale 1:50 4m
0m Scale 1:100 8m
0m Scale 1:200 16m
0m Scale 1:500 40m
0m Scale 1:1250 100m

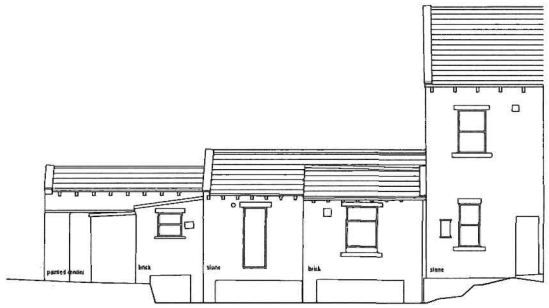
(When to scale of original plan bar = 8cm)



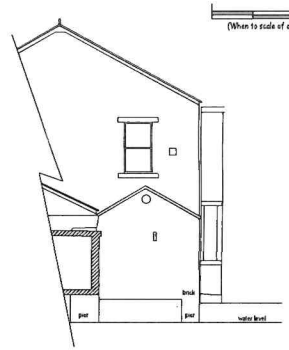
Existing site/layout plan (1:100)



Existing plan at water level (1:200)



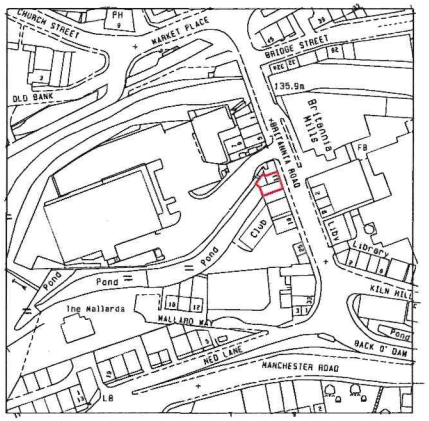
Existing rear/west facing elevation (1:100)



Existing sectional/north facing elevation (1:100)

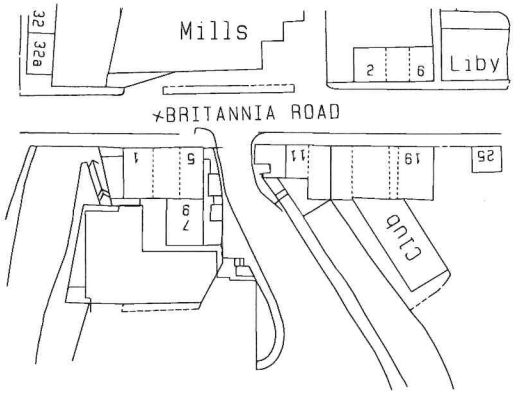


Existing side/north facing elevation (from supermarket car park) (1:100)



Location plan (1:1250)

N



Block plan (1:500)

N

Colne Valley Design

Colne Valley Design
8 Meadow Lane
Slaithwaite
Huddersfield HD7 5EX

Tel: 01484 842097
Mobile: 07867 803312
E-mail: mitchell@sbhomes.co.uk

Proprietor: S.A. Mitchell

Project
Proposed external seating area.

For
Ashbys Deli Cafe.

Address
Britannia Road
Slaithwaite
HD7 5HF.

Title
Existing layouts and elevations.

Job No.	Drawing number	Date
26 J 10.	01.	Feb 2026.

A1

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1. Setting out to be the responsibility of contractor.
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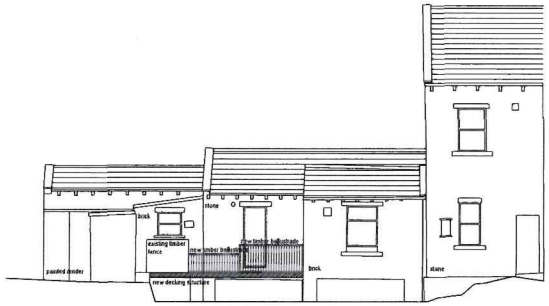
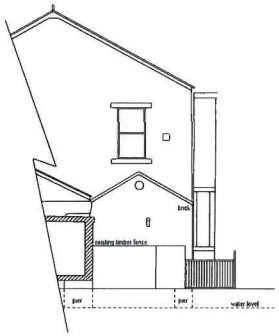
(When to scale of original plan bar = 8cm)



Proposed rear/west facing elevation (1:100)



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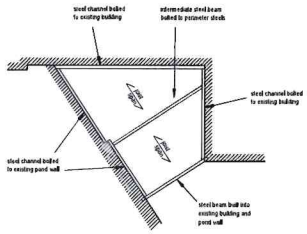
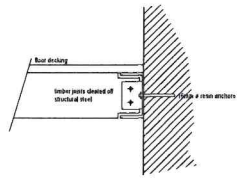
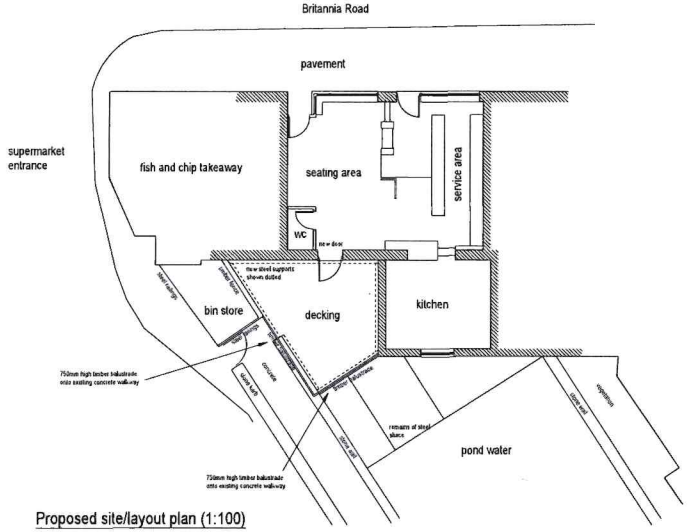


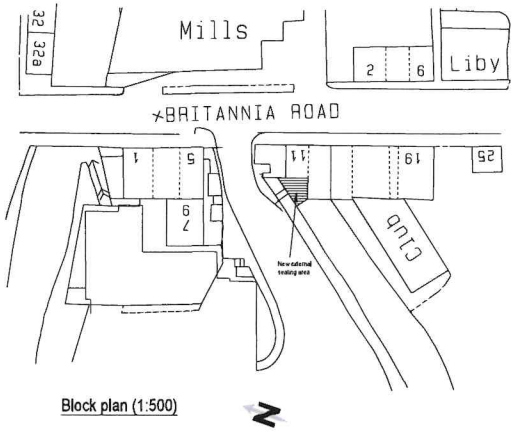
Plan of proposed support structure (1:100)



Typical fixing of steel to structure (1:10)



Proposed site/layout plan (1:100)



Block plan (1:500)

Colne Valley Design
8 Meadow Lane
Slaithwaite
Huddersfield HD7 5EX

Tel: 01484 842097
Mobile: 07867 803312
E-mail: mitchell@sbhomes.co.uk

Proprietor: S.A. Mitchell

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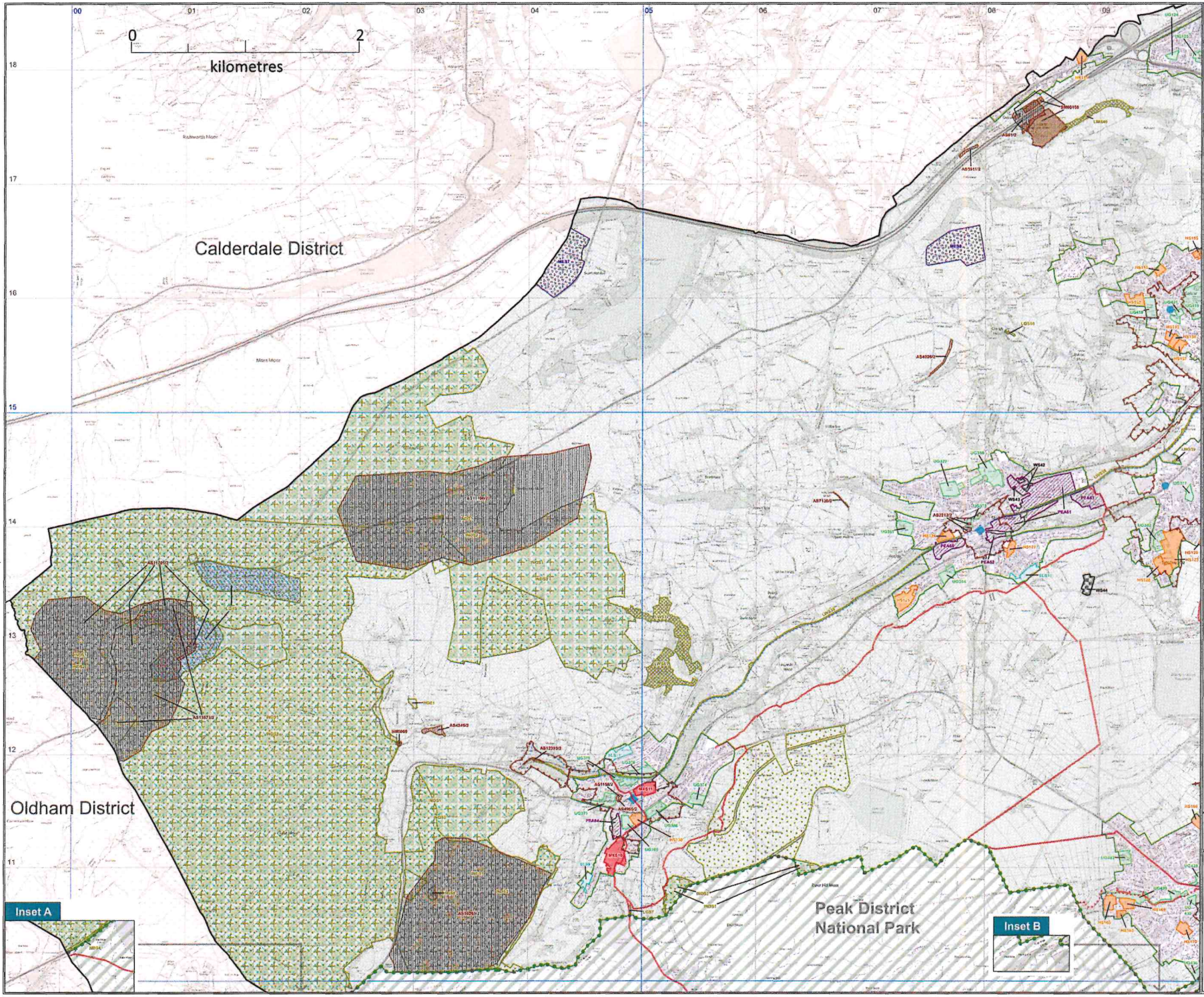
Appendix C

Extracts from Kirklees LDF.



Kirklees COUNCIL

4

Kirklees (West)

Policies Map

Kirklees Local Plan - Adopted 27 February 2019

Green Belt and Green Space
- Green Belt
- Strategic Green Infrastructure Proposal (SGI)
- Urban Green Space (UG)
- Local Green Space (LocGS)

Housing, Employment & Other Significant Development
- Employment (ES)
- Priority Employment Areas (PEA)
- Housing (HS)
- Mixed Use (MXS)
- Land at Storthes Hall (MDG8)
- Gypsies And Travellers & Travelling Showpeople (GTTS)
- Safeguarded Land (SLS)

Heritage Assets
- Archaeological Sites (Class 2) (AS)
- Conservation Area
- Registered Battlefield (RB)
- Registered Parks and Gardens (RPG)
- Scheduled Monuments (SM)

Minerals & Waste
- Minerals Areas of Search (MAS)
- Minerals Extraction Sites (MES)
- Minerals Preferred Areas (MPA)
- Minerals Infrastructure (MIS)
- Waste Site (W)
- Waste Site (Safeguarded) (WS)

Natural Environment
- Peak District National Park
- Special Protection Area (INDS1)
- Special Area of Conservation (INDS2)
- Site of Special Scientific Interest (NDS)
- Local Wildlife Sites (LWS)
- Local Geological Sites (LGS)
- Dark Peak Nature Improvement Area

Shopping Centres
- Principal Town Centre
- Town Centre
- District Centre
- Local Centre

Transport
- Highways England Transport Scheme

Core Walking, Cycling and Riding Network
- Existing
- Proposed

Transport Scheme (TS)
- Junction Improvement
- Committed transport improvement scheme route
- Mirfield to Dewsbury to Leeds & North Kirklees Growth Zone

Site references relate to allocations and policies in: Kirklees Local Plan - Allocations & Designations and Strategy & Policies - Adopted 27 February 2019

Map scale: 1:15,000 @ A1

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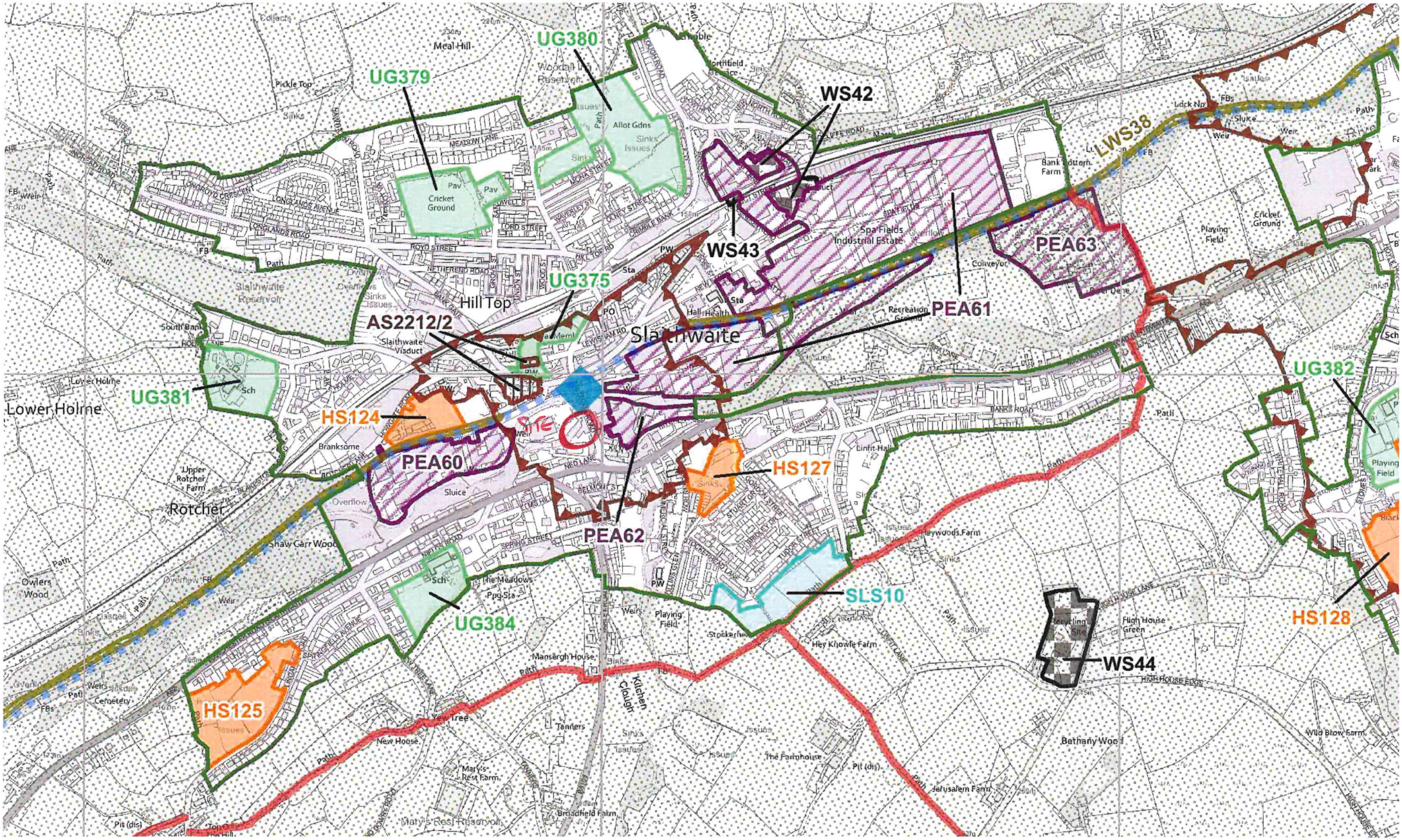
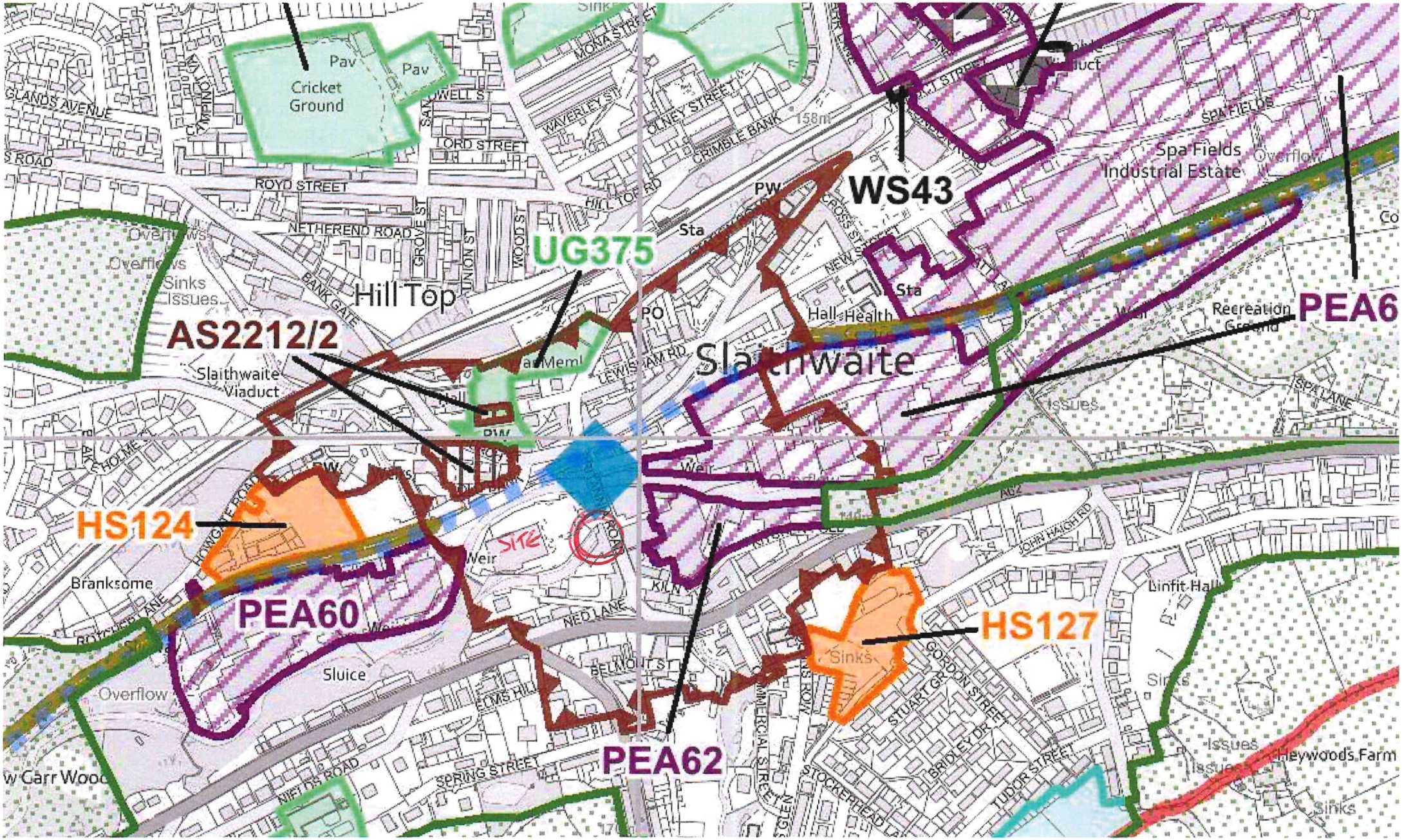
Kirklees Local Planning Authority: Index to (A1) Map Sheets



Area administered by Peak District National Park Authority

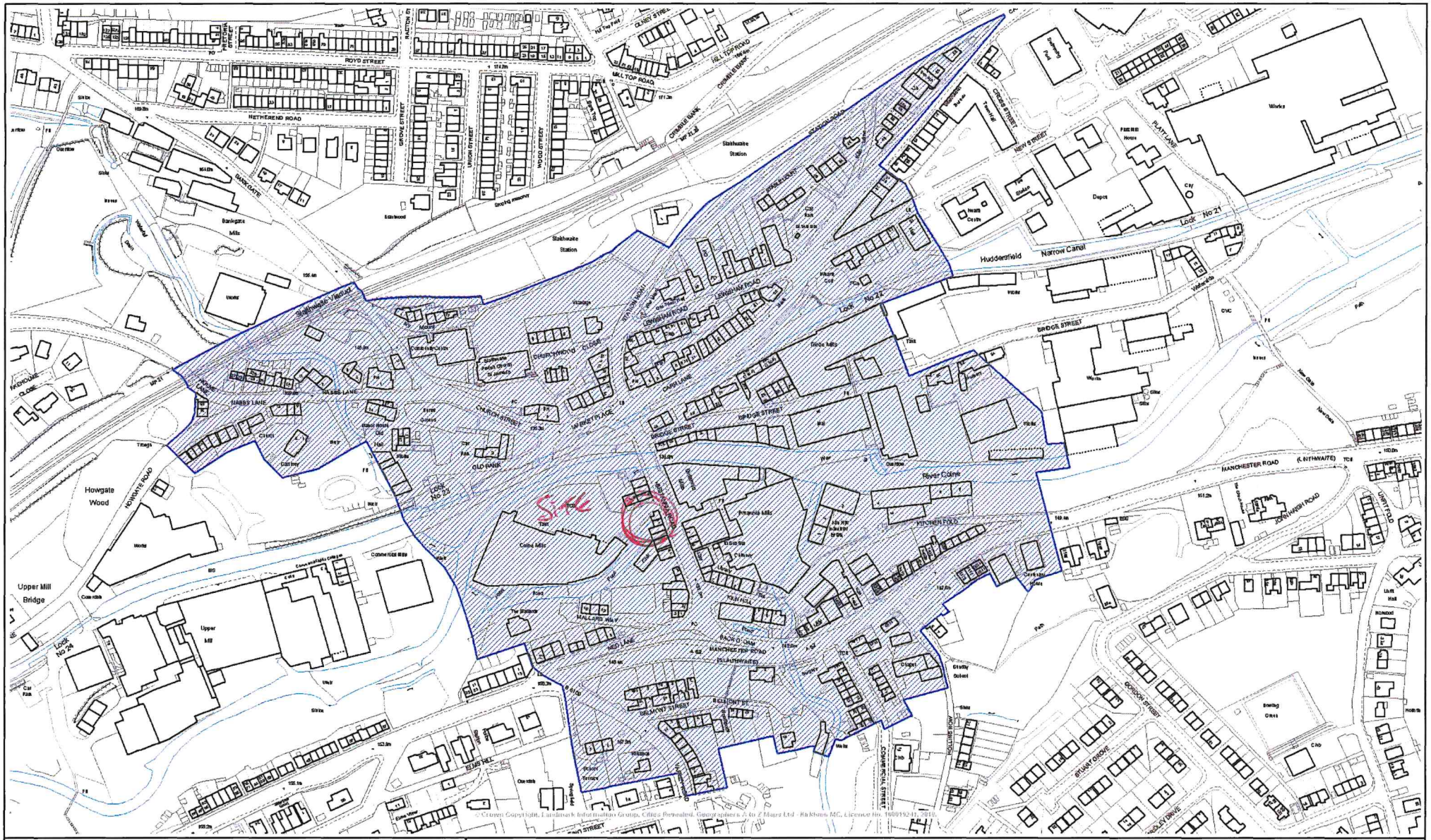

UG380
UG379
WS42
LWS38
WS43
PEA63
UG375
PEA61
AS2212/2
Hill Top
Slaithwaite
UG381
Lower Holme
HS124
Site
PEA60
HS127
Rotcher
PEA62
UG382
SLS10
UG384
HS128
WS44
HS125
Meal Hill
Cricket Ground
Slaithwaite Reservoir
Slaithwaite Viaduct
Spa Fields Industrial Estate
Playing Field
Branksome
Upper Rotcher Farm
Shaw Carr Wood
Owlers Wood
Mansergh House
Kilchen Clough
Hey Knowle Farm
High House Green
Bethany Wood
Mary's Rest Reservoir
Mary's Rest Farm
New House
Tanners
The Farmhouse
Jerusalem Farm
Broadfield Farm
Heywoods Farm
Linfit Hall
Bank Bottom Farm
Wild Brow Farm
Cemetery
Allot Gdns
Sinks
Issues
Weir
Path
Sluice
Overflow
Pit (dis)



WS43
UG375
AS2212/2
PEA6
HS124
PEA60
HS127
PEA62
Cricket Ground
Hill Top
Slaithwaite
Slaithwaite Viaduct
Spa Fields Industrial Estate
Recreation Ground
Branksome
Sluice
Overflow
Sinks
Issues
Weir
Linfit Hall
Heywoods Farm
Sinks

Appendix D

Plan of Slaithwaite conservation area.



Kirklees MC - Planning Service

Scale 1/3500	Date 14/4/2010	N
OS Grid Ref of Centre = 408005 E 413984 N		

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