

Wedding site proposal

Petersike

Rockcliffe

Carlisle

**DESIGN & ACCESS
STATEMENT**

2023

INTRODUCTION

The application is for creation of a new wedding venue site on land adjacent to Petersike, Rockcliffe, Carlisle
The proposals comprise the change of use of the site, siting of both temporary and permanent structure for private wedding ceremonies and receptions.



The site is indicated above and is largely isolated and surrounded by woodland. The site is currently vacant and has a single property adjacent which is also owned by the applicant.



DESIGN



The proposed site layout is illustrated above.

The intention is to site no temporary 'tipi' structures, each of approx. 10m diameter to the northeast corner of the site. These will be serviced by a new hard standing access road to the northernmost boundary which accesses a new parking and turning area to the corner of the site behind the units for service access and catering.

A new timber framed wedding pavilion will then be sited to the south-east corner of the site, this will provide the facility to house the wedding ceremonies under cover. This will be a single storey structure, octagonal in shape with a faceted roof in shingles to weather and linked with a dual pitched arrangement to the centre linking these together.

The whole site will be retained as grass aside from new hard standing paths to provide access between the facilities within the site.

The site will accommodate a new WC block which is serviced by the proposed new drainage strategy as compiled by Tweddell and Slater. This is to be single storey pre fabricated construction providing facilities for wedding guests.

The existing dwelling on site, as well as the outbuildings, are to be retained and renovated with no major alterations planned.



The proposed tipi structures (as above) comprise a timber frame construction with canvas sheet covering to provide enclosure. These units are demountable for cleaning and maintenance purposes and can be stored out of season for protection from the worst of the weather. They are erected on a timber frame base on compacted hard standing and pad foundations to specific areas.



The primary elevation of the 4 tipis will face to the south west into the site and have the facility to be opened up onto a hard surface patio area to provide additional seating. This will be designed to be free draining as part of the site wide drainage strategy.

ACCESS

The site benefits from an existing access point to the main road (shown below)



This existing access point to the main road is able to provide clear visibility for the minimum 2.4m x 215m in both directions which would be required for the speed limit of the road at 60m.

Access within the site will transfer from a tarmac access drive to the main road up to 5 m within the site to an existing access road with passing points, which further provides access to the parking and turning area adjacent to the existing dwelling onsite. This also provided adequate facility for emergency vehicle turning within the site in two areas.

Pedestrian access within the site will be via new paths and walkways between the facilities and will all be compacted surface finished between planted areas and suitable for access for all. Accessible parking pays are also provided in primary parking zones.

DRAINAGE

Drainage has been considered at an early stage of the project to account for the addition of additional foul water requirements for proposed WC facilities for the site along with assessment of surface water requirements.

A drainage strategy compiled by Tweddell and Slater engineers, which pulls from existing facilities and conditions on site, has been produced to justify the design decisions made and details the proposed methods of drainage on site.

It is intended that the foul water is discharged to a new treatment plant in place of an existing septic tank with surface water to be discharged to ground via a SuDS system as noted in the structural engineers strategy.