



Café-Shop and Boathouse

at Pilsworth Lake,
Moss Hall Road, Heywood, OL10 2RF, Lancashire, United Kingdom

Town Planning Application
January 2024

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CONTENTS

1.0 INTRODUCTION

- 1.1 Site Heritage
- 1.2 Design Objectives
- 1.3 Site Photos

2.0 SITE CONTEXT

- 2.1 Site Location
- 2.2 Site Context
- 2.3 Site Description
- 2.4 Site Features
- 2.5 Site Analysis
- 2.6 Previously Approved Building
- 2.7 Environmental Analysis - wind and sun diagram
- 2.8 Environmental Analysis - sky views
- 2.9 Environmental Analysis - passive design
- 2.10 Environmental Analysis - ventilation and heating

3.0 CONCEPT AND DEVELOPMENT

- 3.1 Design Strategy
- 3.2 Architectural Themes
- 3.3 Pre-application strategy
- 3.4 Current Proposal – Design Features – Environmental
- 3.5 Current Proposal – New Location in Landscape
- 3.6 Concept Sketches
- 3.7 Site Overview
- 3.8 Building and Site uses
- 3.9 Materials Palette

4.0 THE PROPOSAL

- 4.1 Masterplan
- 4.2 Site Plan

- 4.3 Floor Plan
- 4.4 Roof Plan
- 4.5 Cafeshop elevations
- 4.6 Cafeshop elevations
- 4.7 Boathouse plan
- 4.8 Boathouse elevations
- 4.9 Boathouse sections
- 4.10 3D Visuals
- 4.11 3D Visuals
- 4.12 3D Visuals

5.0 STRUCTURAL ENGINEERING

6.0 CIVIL ENGINEERING

7.0 LANDSCAPE DESIGN

8.0 SUSTAINABILITY STATEMENT

9.0 HERITAGE STATEMENT

10.0 ARBORICULTURAL REPORT

11.0 TRANSPORT & ACCESS

12.0 SUMMARY



1.0

Introduction

1.1 SITE HERITAGE

The lake was originally dug in around the mid 19th century by the Pilsworth Clough Mills bleach works. The water supply came from the two main sources of Three Arrows or Brightley Brook and Harehills Brook, while an additional source came from a colliery pit supply which was used in occasional dry seasons.

The pit well was built under ground at a depth of 140 ft by 7ft in diameter and additionally lined with brick for the first 25ft. The water supply from this well was conveyed to an intermediate pond and was thus retrieved by a Cornish steam boiler of 20 by 7ft in diameter and a deep well pump, a double lift system having two 16 inch brass buckets set 120ft below the surface. The water quality was hard and ideal for the industrial requirements of the age.



Pilsworth Clough Mills bleach works

Key

- Brightley Brook
- Harehills Brook
- Pilsworth Clough Mills
- Lake



Map of site published between 1848- 1851

- To support the local fishing group
- To attract the general public to the lake and surrounding area for walks, picnics and outdoor recreation
- To create a fisherman's cafeshop serving the wider community
- To restore the Boathouse ruin
- To enhance the biodiversity on the site and to revitalise the lake and the surrounding landscape- 'what does the landscape want?'
- To re-connect people with nature
- To give the site back to the community



1.3 SITE PHOTOS



View of main lake looking south from the existing foundations



View from main lake edge up to the existing foundations



View of north end of the main lake



View of small lake to the north

1.3 SITE PHOTOS



Storage containers cluttering the site



Existing car park



Brownfield site of former cotton mill above the north lake



Fishing pegs around the lake



2.0

Site Context

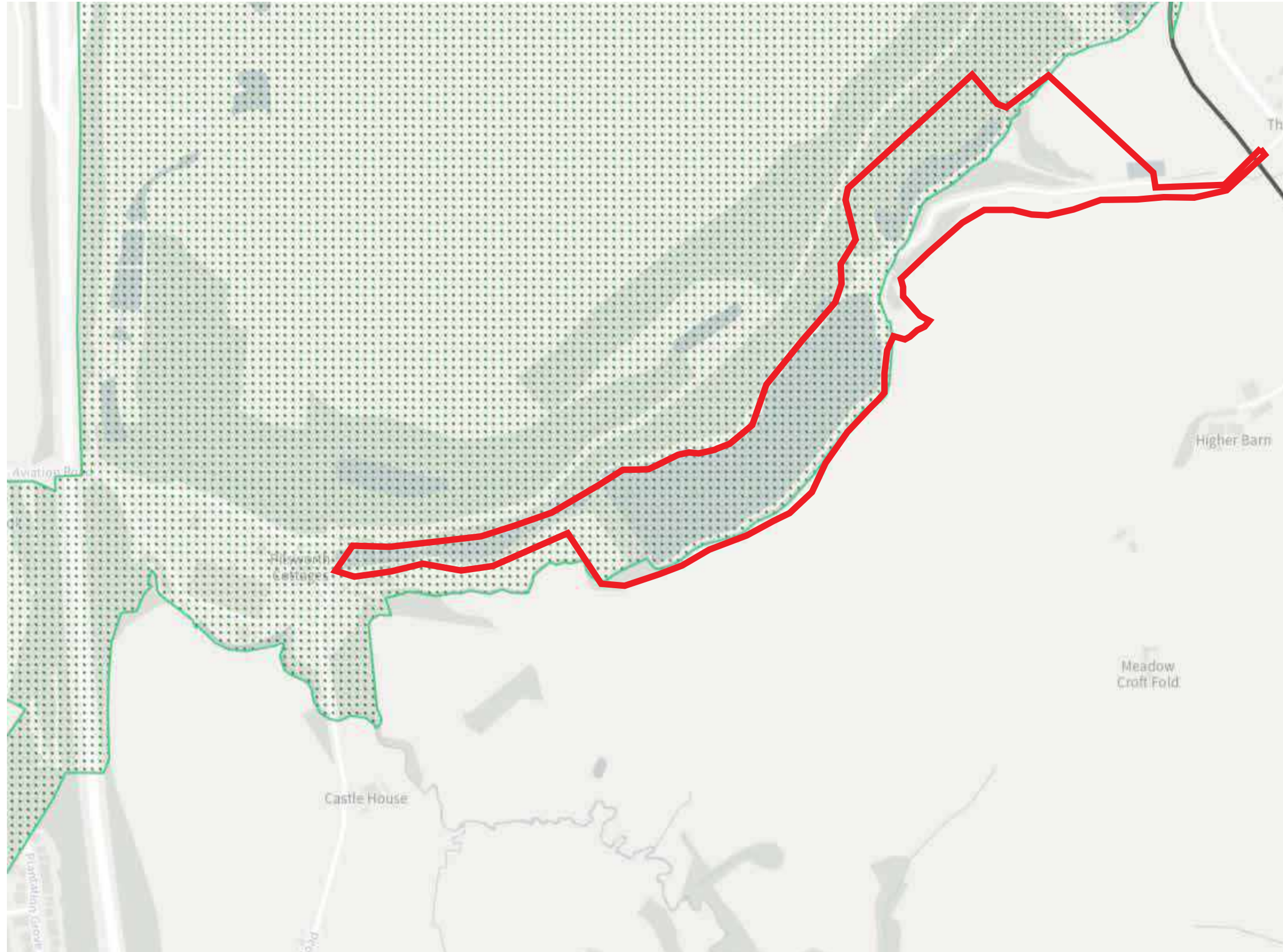
2.1 SITE LOCATION



2.2 SITE CONTEXT- GREEN BELT



2.2 SITE CONTEXT- EMERGING POLICY



Proposed Green Belt
2020



2.3 SITE DESCRIPTION

Situated in the serene setting of Heywood, Pilsworth Fishery is an ideal spot for both the beginner and more seasoned angler. The venue comprises of 3 lakes in total, each healthily stocked with Carp, Chub, Tench, Roach and Barbel.

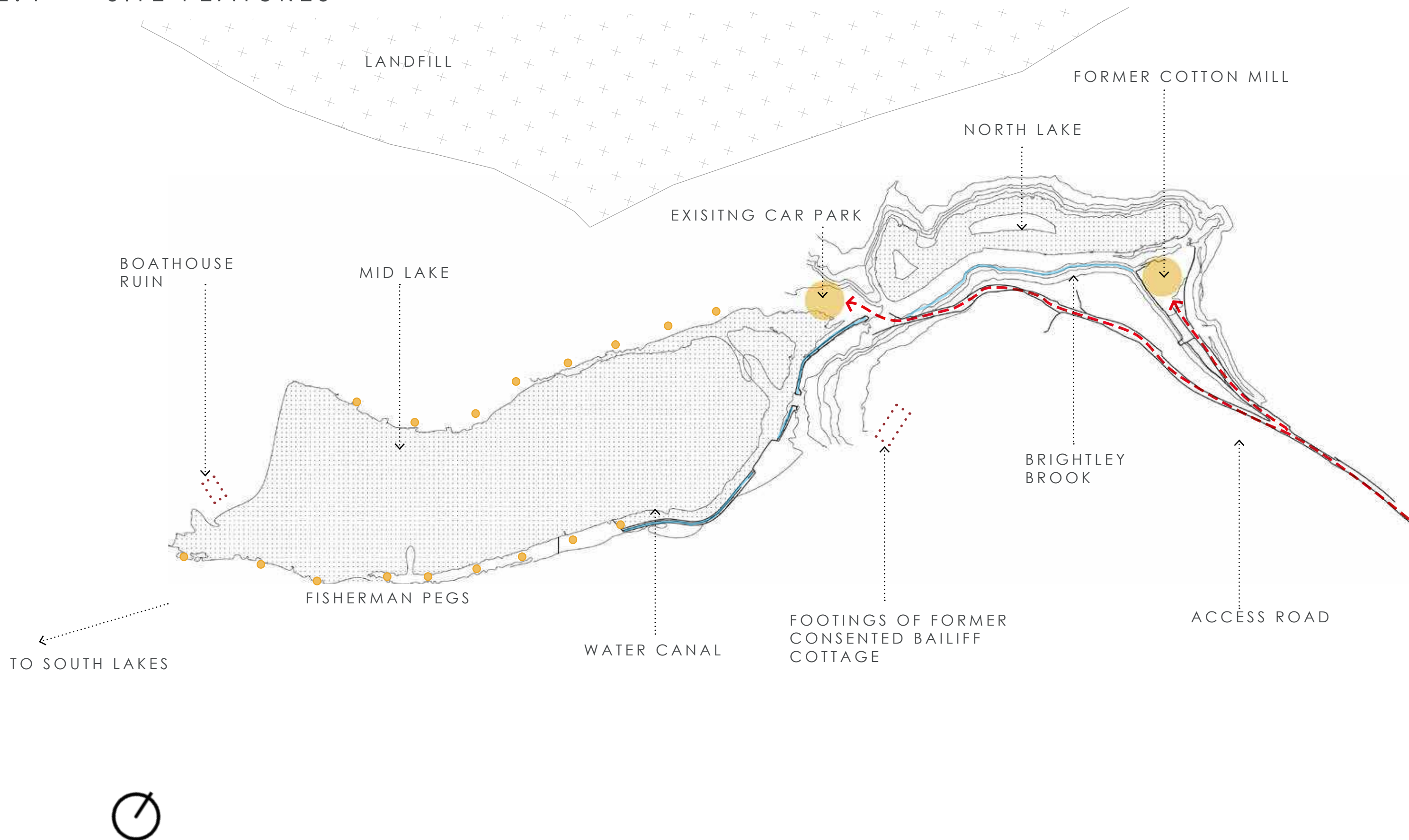
The Match Lake has 47 pegs (several of which are accessible to the disabled) and an average depth of 4-5ft. Furthermore, there are a variety of fishing features for guests to appreciate such as reeds, overhanging trees and Islands.

The Specimen Lake is an 11 acre stretch of water that boasts a healthy quantity of extremely large carp. Pegs are spacious and many of them are accessible to the elderly and disabled angler. It is important to note that no fishing is permitted from the damn wall or grass bank between the car park and first peg.

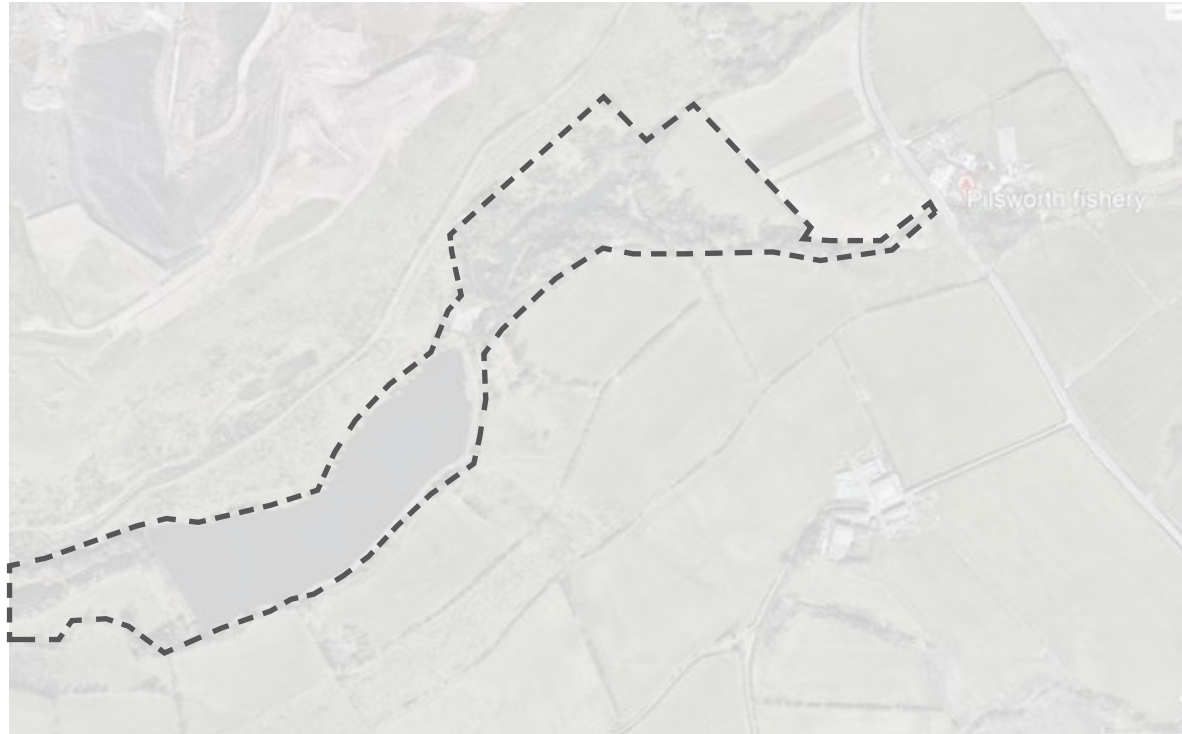
The Lodges provide over 40 spacious pegs that are ideal for both the leisure angler as well as the keen match fisherman. Matches are held regularly on Monday evenings with newcomers always welcome.
wall or grass bank between the car park and first peg.



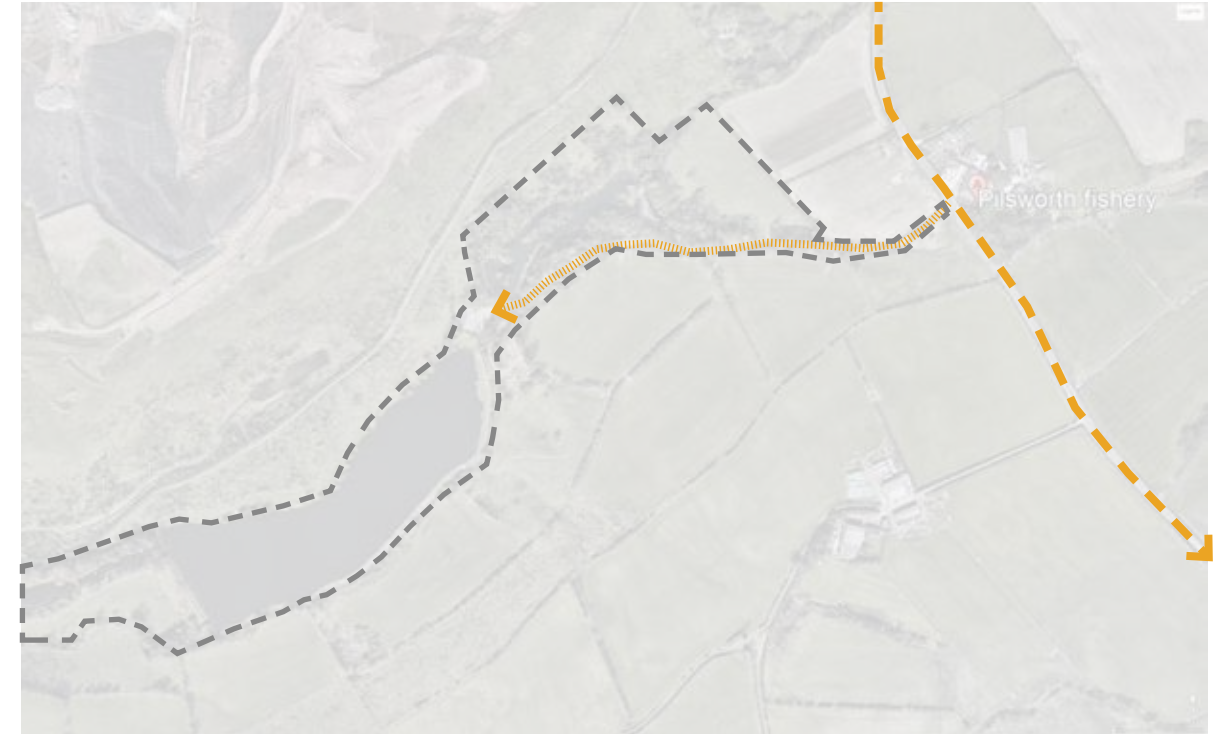
2.4 SITE FEATURES



2.5 SITE ANALYSIS



Site Boundary



Site Access

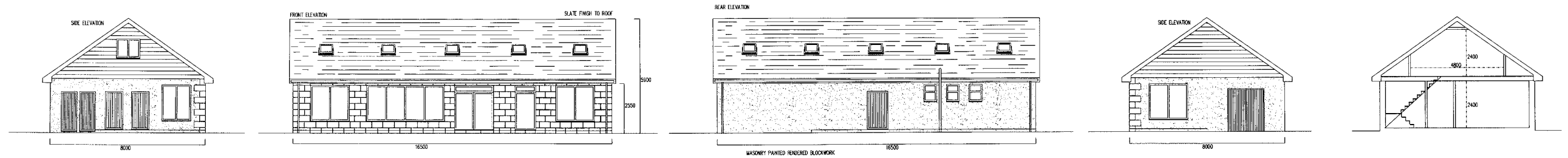


Site Topography

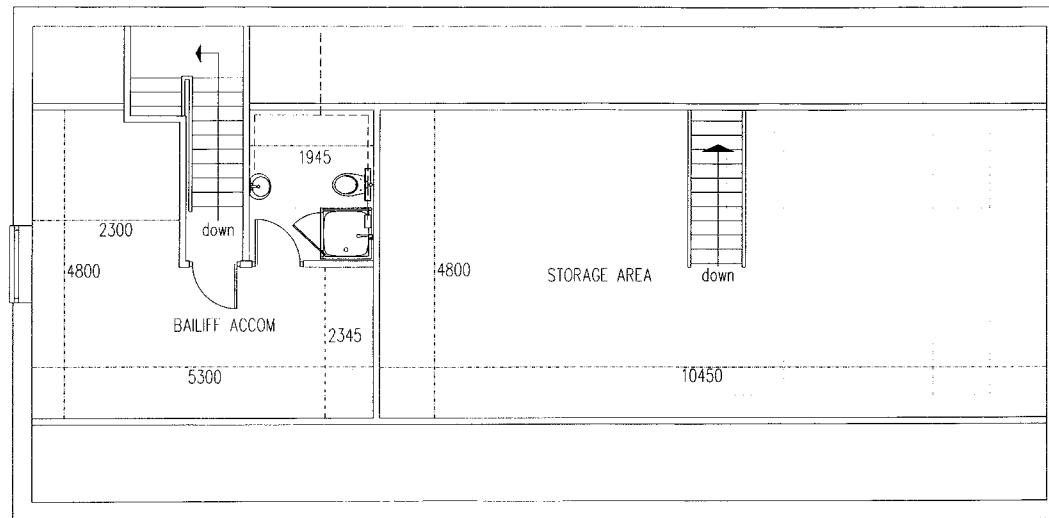


Sun Path

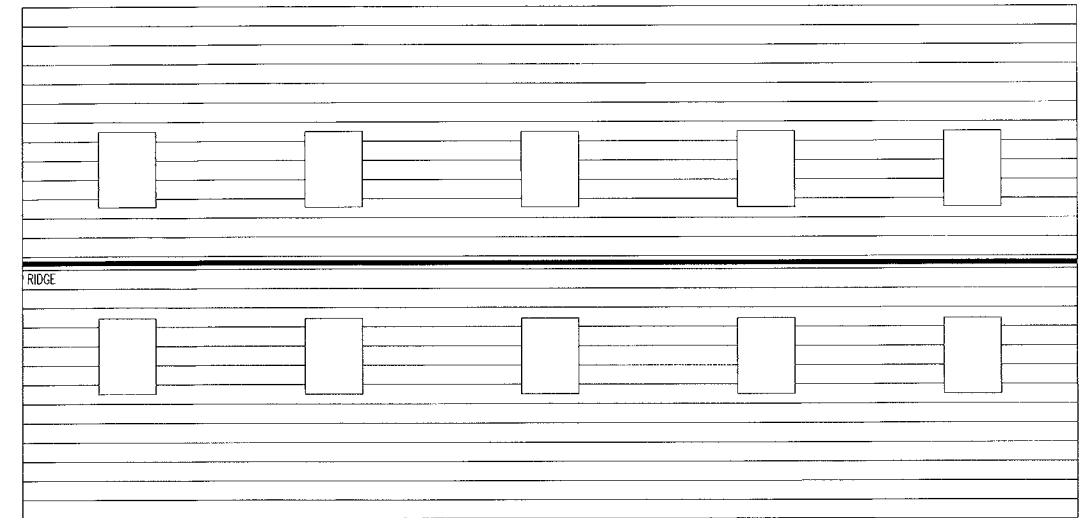
2.6 PREVIOUSLY APPROVED BUILDING



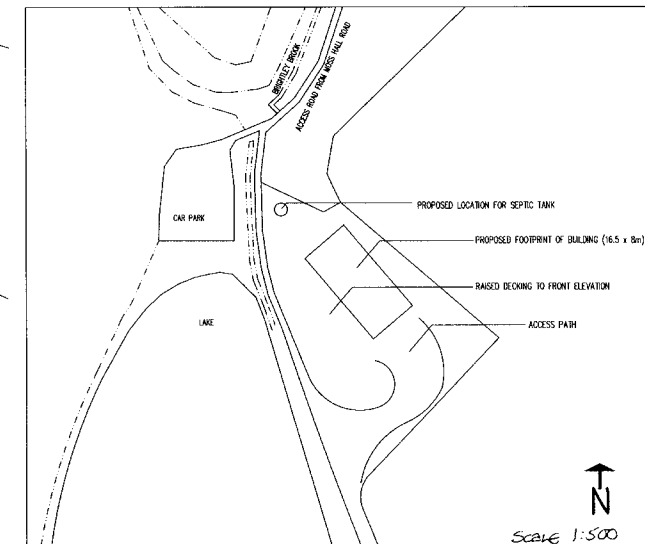
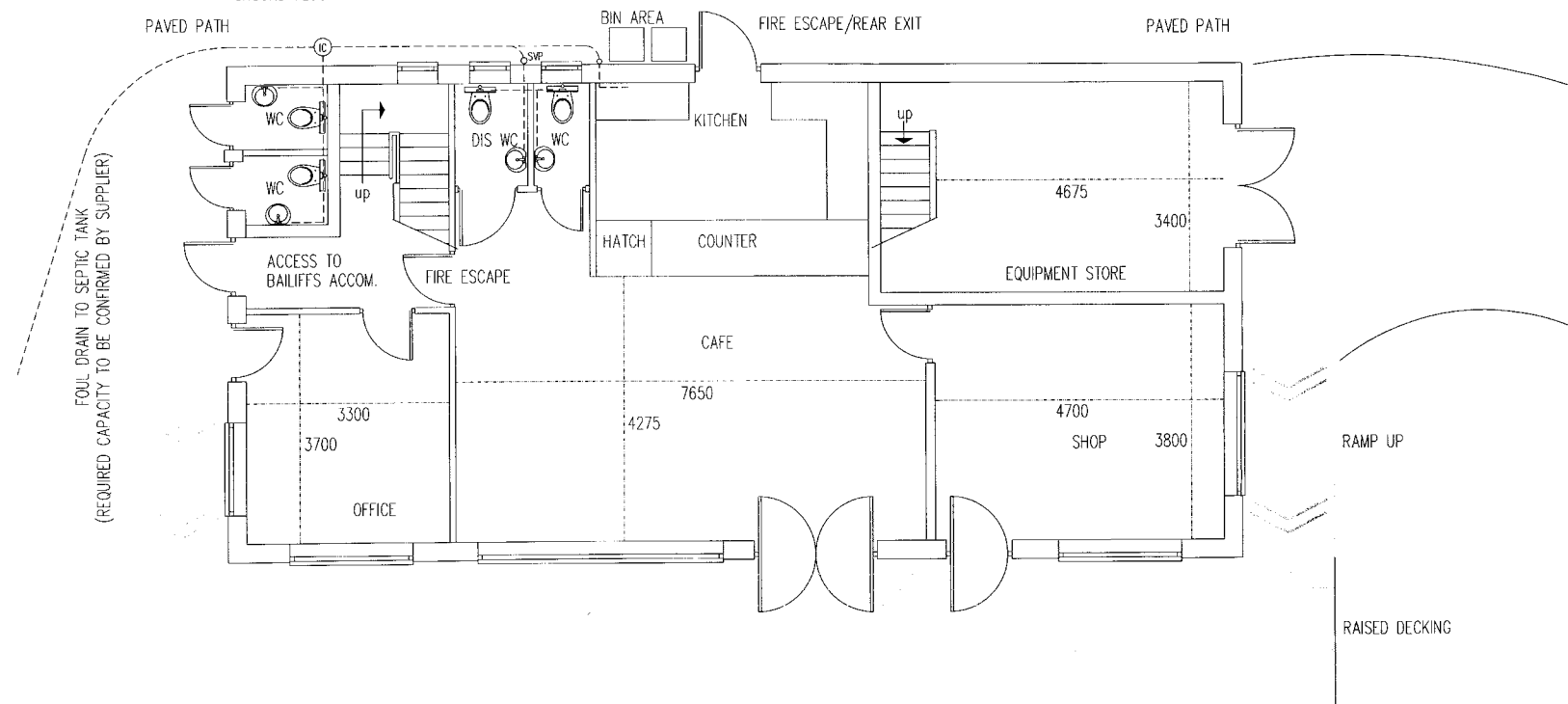
FIRST FLOOR PLAN



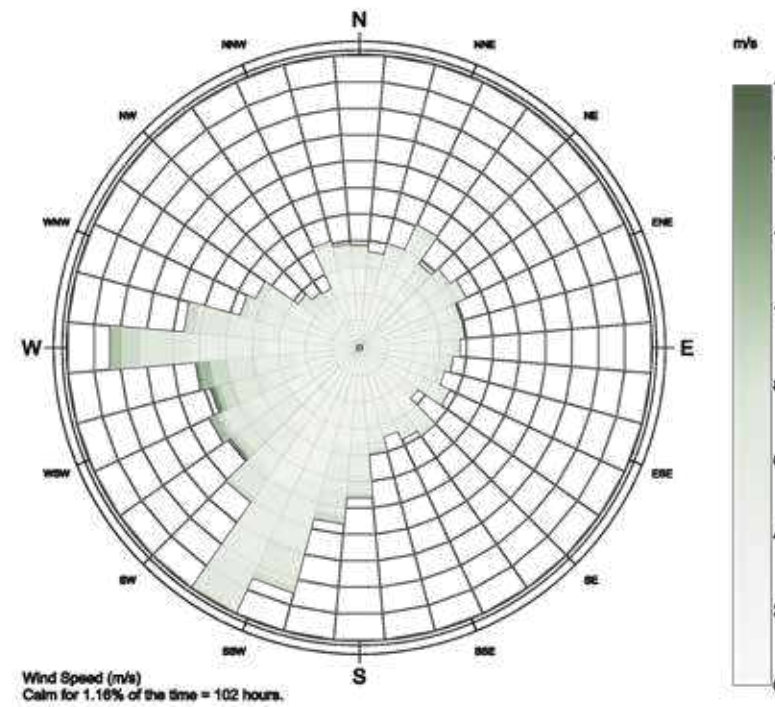
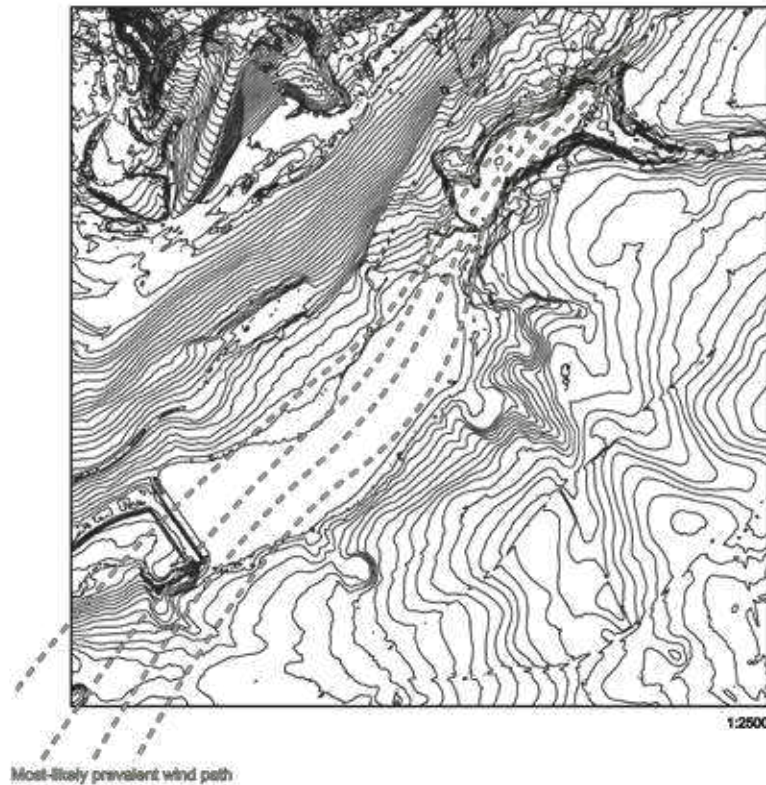
ROOF PLAN



GROUND FLOOR PLAN



2.7 ENVIRONMENTAL ANALYSIS

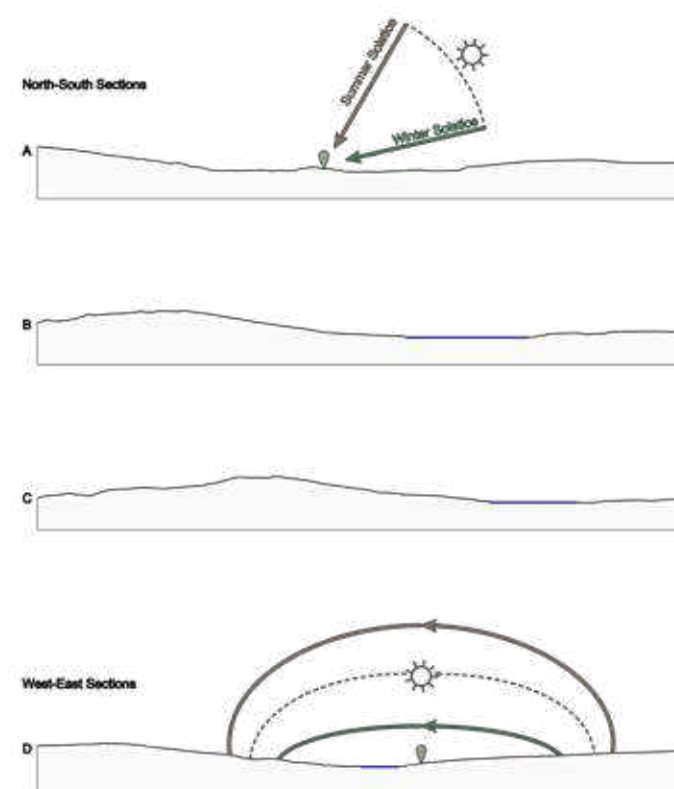
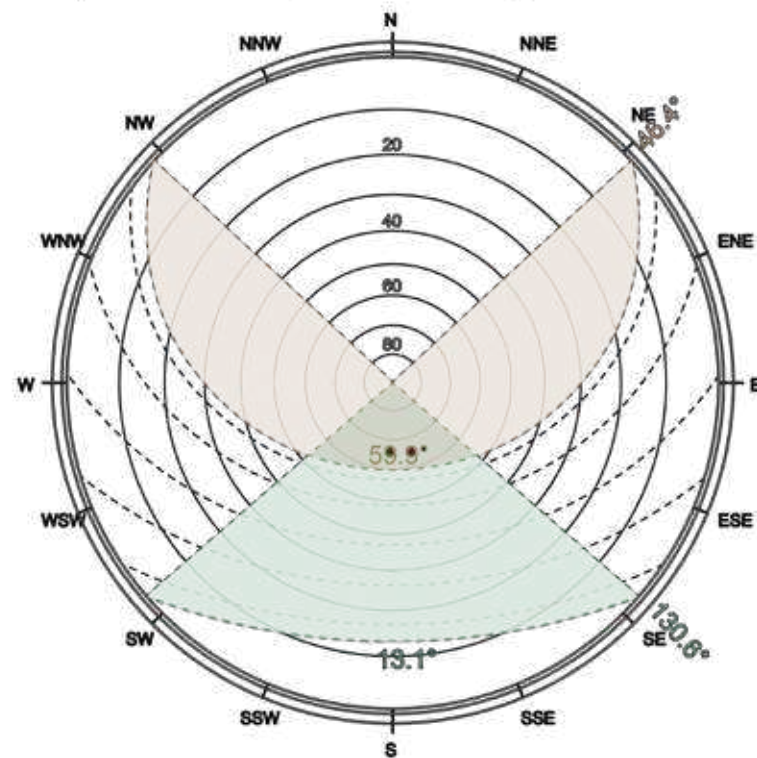


PREVALENT WINDS ANALYSIS

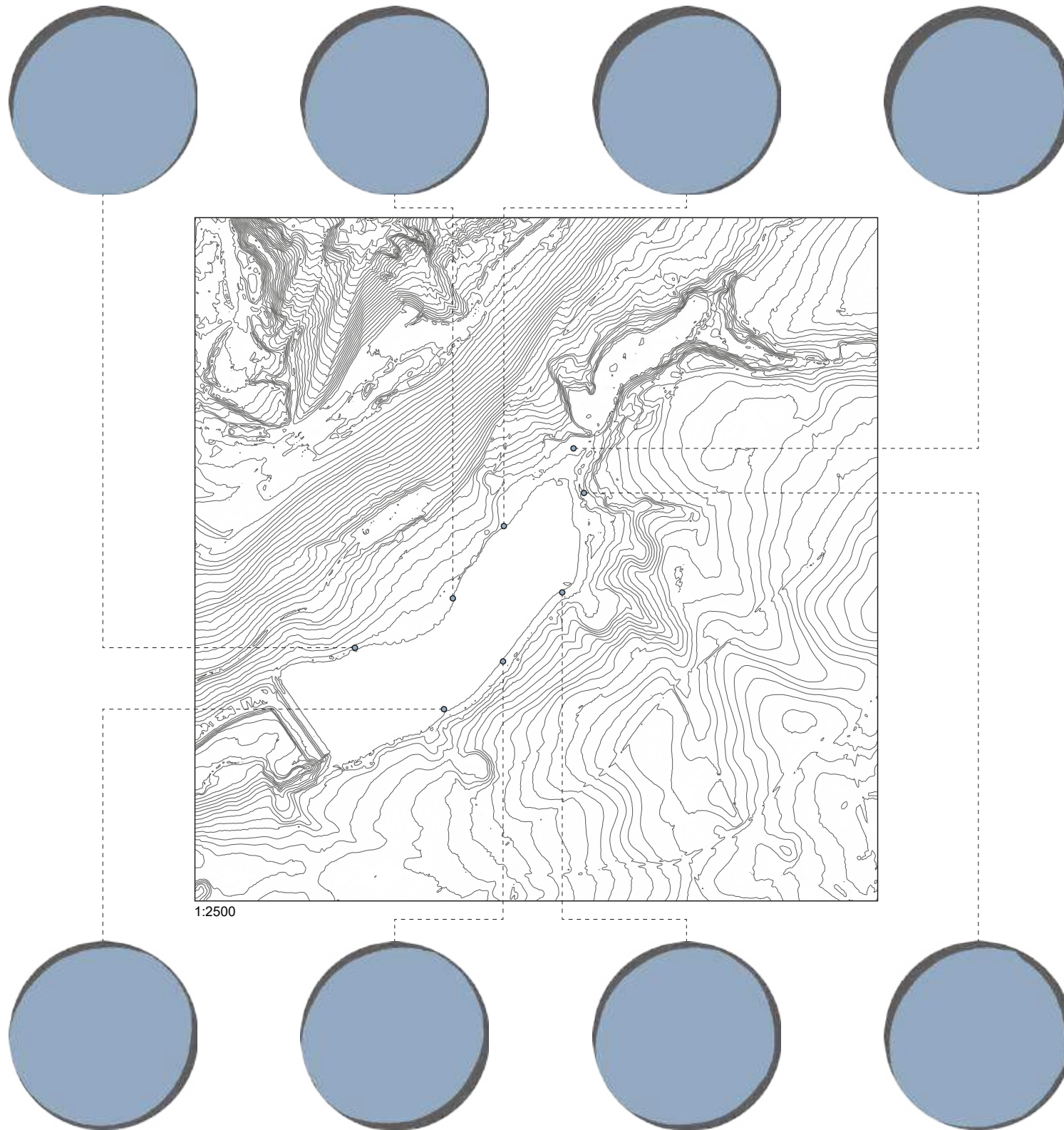
- The primary location under consideration, is the one better positioned to enjoy the best sunrises and sunsets around the winter solstice. This can be particularly relevant from a commercial perspective around the Christmas time and new year's.
- The site's topography allows good solar exposure from almost any location along the lake's shore (disregarding vegetation or trees), although the northern shore will have more hours of solar exposure and enjoy the beneficial effects of more direct solar radiation impacting the soil on the slope just north of those locations, usually resulting in more comfortable environment.

SUN DIAGRAM ANALYSIS

- Local wind is likely to come most prevalently from south-southwest, wind speeds are mostly below 6 m/s, which is generally considered a limit for comfort while doing light activities (such as walking).
- This allows the buildings to be naturally ventilated just through controlled openings in the fabric and cross-ventilation. It is advisable for the building to have its longest axis perpendicular to the main wind direction.
- Comfort in exterior spaces might be challenging at times, so it is advisable for sitting areas to have some protective elements (particularly if adjustable/deployable), that can be used to improve comfort for people sitting for longer periods of time.



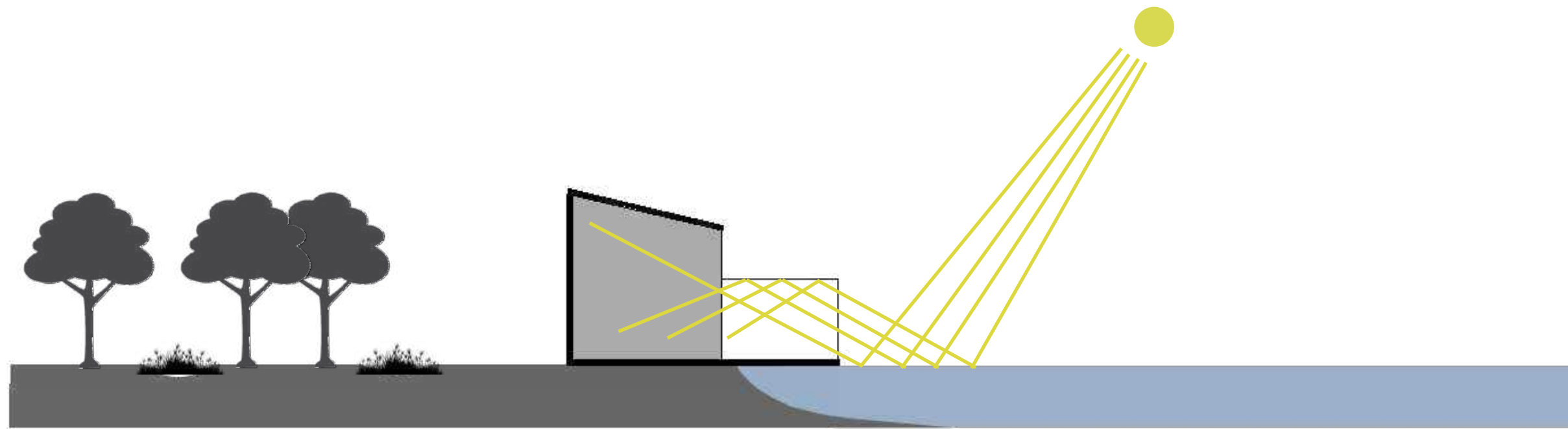
2.8 ENVIRONMENTAL ANALYSIS



SKY VIEWS ANALYSIS

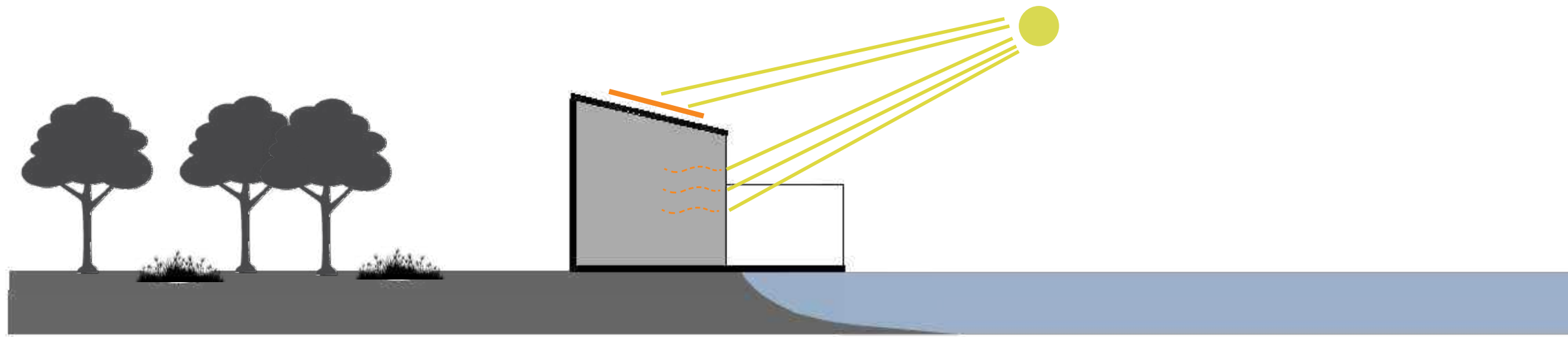
- In general, the locations along the northern shore of the lake offer higher potential regarding views and solar exposure. These locations are “better protected” from north, offering potentially more amenable thermal conditions in the colder months.
- The south shore locations have somewhat impeded views towards south, potentially limiting solar exposure once vegetation and trees are considered. There might be more interesting to consider for warmer months, but they would generally not be preferred.
- The current location for the main interventions, approximately at the location of the bottom-right diagram, offers a good compromise between expansive views, good protection from north and good solar exposure particularly from late morning onwards.

2.9 ENVIRONMENTAL ANALYSIS



NATURAL DAYLIGHT DIAGRAM

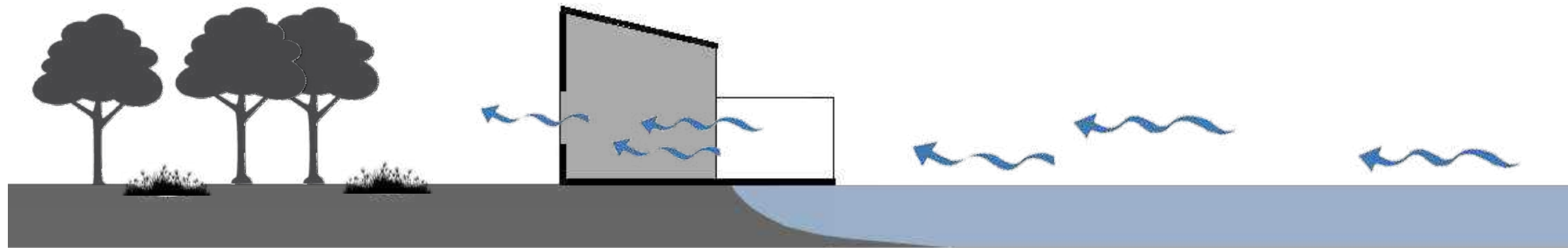
Lake acts as a reflective surface directing natural light inside the building.



PASSIVE DESIGN

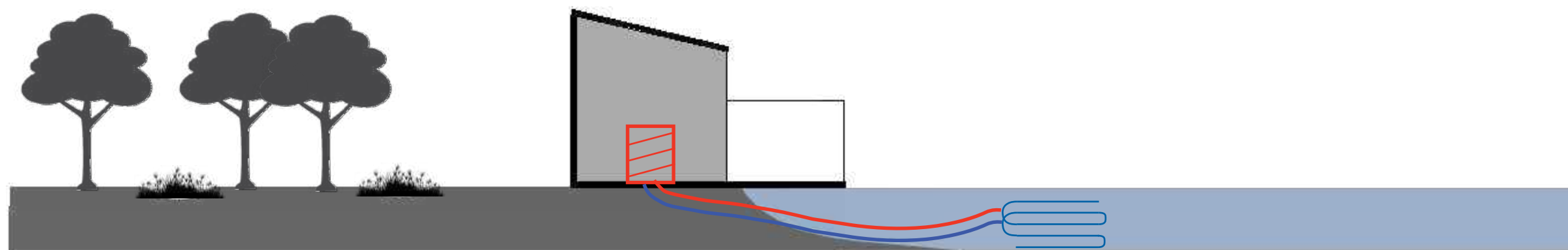
South facing glazing provides passive solar gain. PV panels on pitched roof. Rain garden to support sustainable drainage system by providing localized stormwater and flood control.

2.10 ENVIRONMENTAL ANALYSIS



CROSS VENTILATION DIAGRAM

The water body also aids in facilitating natural direct cool cross ventilation inside the building



COILS IN THE LAKE

Using heat emitter, external coil and heat pump for effective heating.



3.0

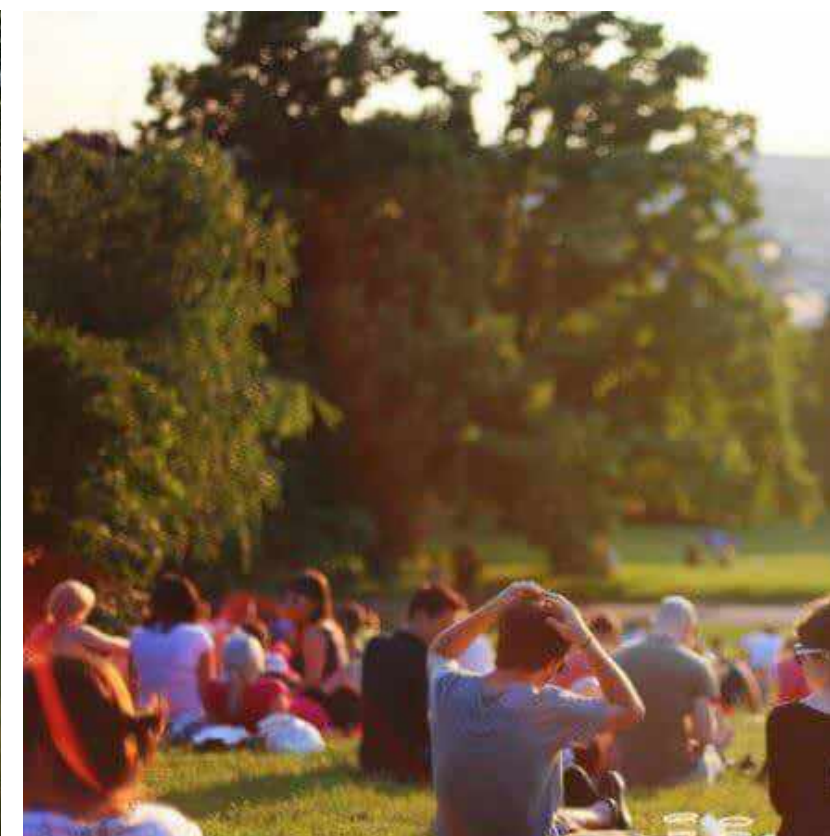
Concept and
Development

3.1 DESIGN STRATEGY

Enhancing environmental and social performance by: promoting landscape restoration and maintaining angler use and involving local communities.

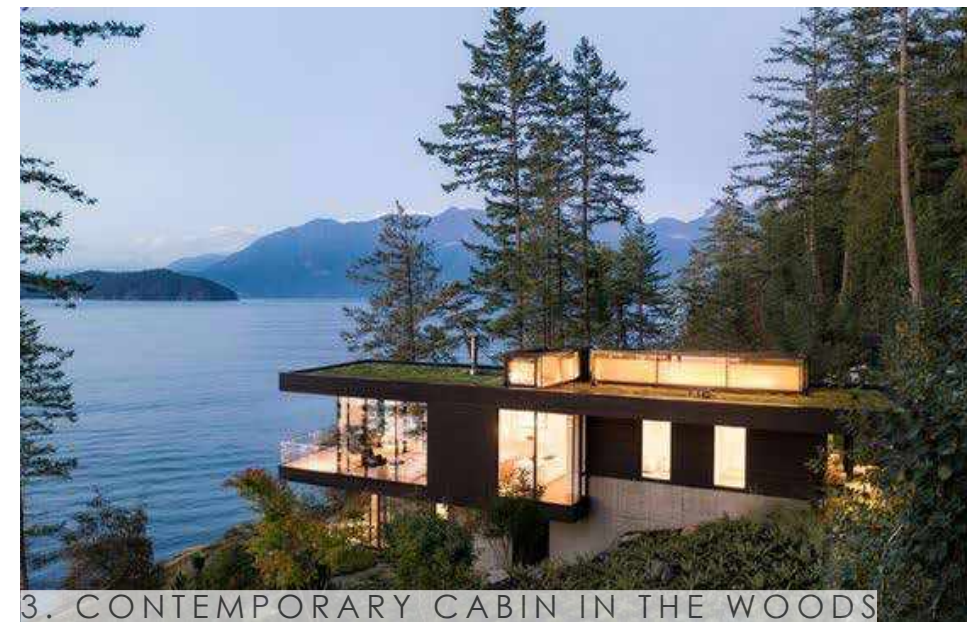
Restoring Biodiversity by: rebuilding ecological integrity by reducing or reversing the degradation pressure; reintroducing missing or declining biodiversity; connecting disconnected landscape elements; involving a mosaic of ecological habitats, communities, land uses and interest groups; ensuring that communities and habitats are enhanced by the restoration programme; and stimulating development of a self-sustaining system.

Attracting people back to restored landscape and enhance people's lives by: creating related employment opportunities relevant to the restored landscape in question; building local capacity; improving local quality of life; incorporating local aspirations into a landscape vision; and continuing the human narrative of the landscape by engendering a sense of place.



3.2 ARCHITECTURAL THEMES

LAKESIDE PROJECTS



3.2 ARCHITECTURAL THEMES

TIMBER BUILDINGS IN THE LANDSCAPE



3.2 ARCHITECTURAL THEMES

MAGGIE'S CANCER CARE CENTRES



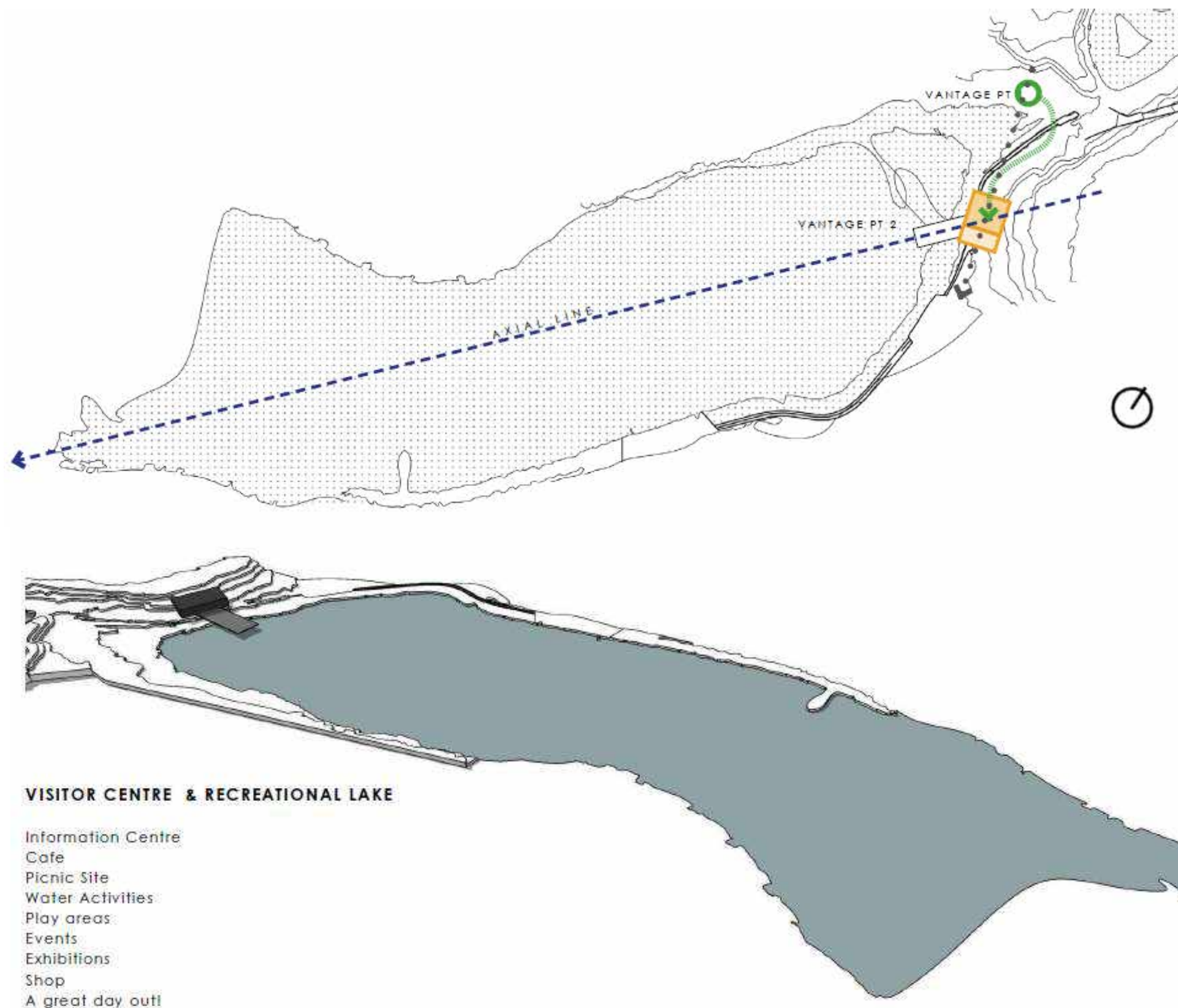
3.2 ARCHITECTURAL THEMES

TENSILE/ TEMPORARY STRUCTURES



3.3 PRE-APPLICATION STRATEGY - BUILDING & SITE

AREA: 300SQM

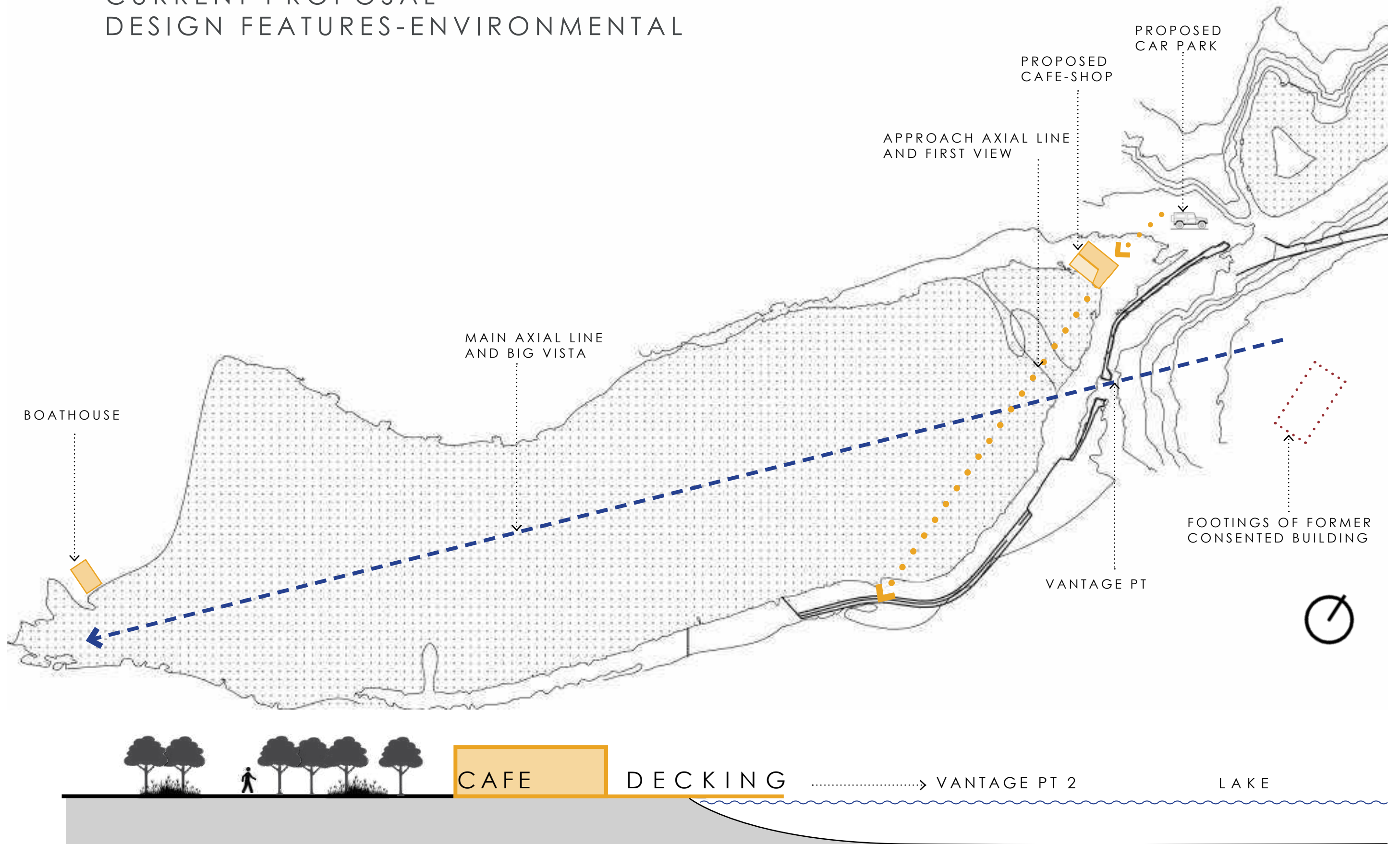


The former design investigation was for a visitor's centre to act as a public educational facility or dedicated space within the building for programs, services, and information.

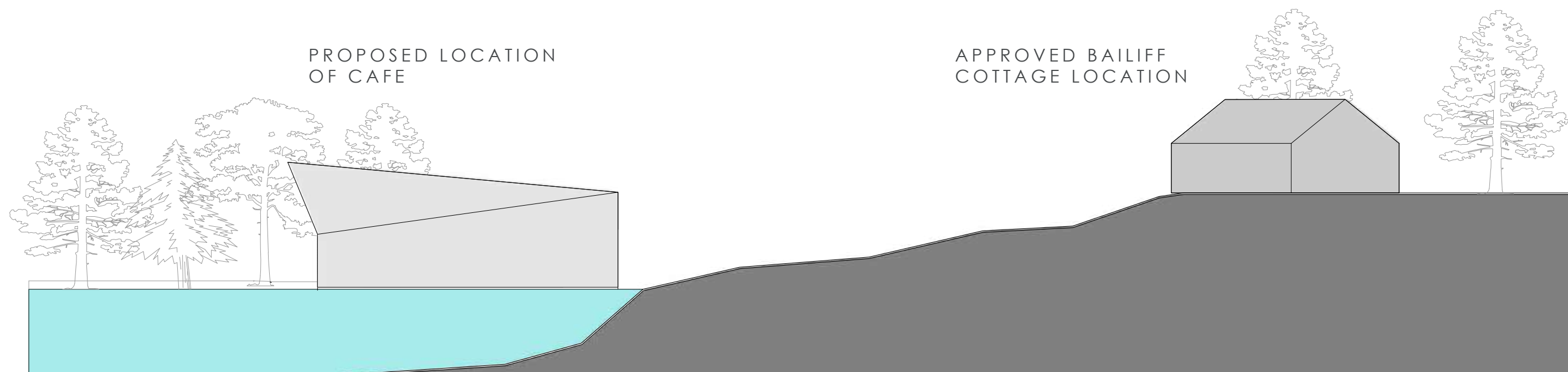
The LPA's pre-application advice recommended a smaller structure would be more appropriate, such as a café-shop serving the fishing community and wider public.

3.4 CURRENT PROPOSAL DESIGN FEATURES-ENVIRONMENTAL

D & A Statement // Pilsworth Lake, Heywood, OL10 2RF, Lancashire, UK



3.5 CURRENT PROPOSAL NEW LOCATION IN THE LANDSCAPE



3.6 CONCEPT SKETCHES



As a result, the scale of the building has been significantly reduced, and two options have been explored to resolve the form of the building in the landscape.

In both, the café-shop emerges at the head of the lake following the winding approach along the track. It nestles into the lower ground to the west of the former bailiff's cottage proposal.

Our first concept shown here, frames the view over the lake between structures. The café and shop are separated and form a courtyard by the lake edge with decking extending over the water. The materiality is predominantly timber and further exploration seeks to capture the notion of a fisherman's make-shift shelter.



This concept has evolved into the proposals revealed in the next chapter (4.0 Proposals), where, namely, the café and shop are joined. The single form allows for a more energy efficient and sustainable solution with less impact on biodiversity, and the dramatic view of the lake only reveals itself once you penetrate the building.