10. MOORING POINTS

10.1 Introduction

One of the primary aspirations of the New Islington development has been to connect the Waterpark to the canal network, to allow navigation as well as a range of mooring opportunities.

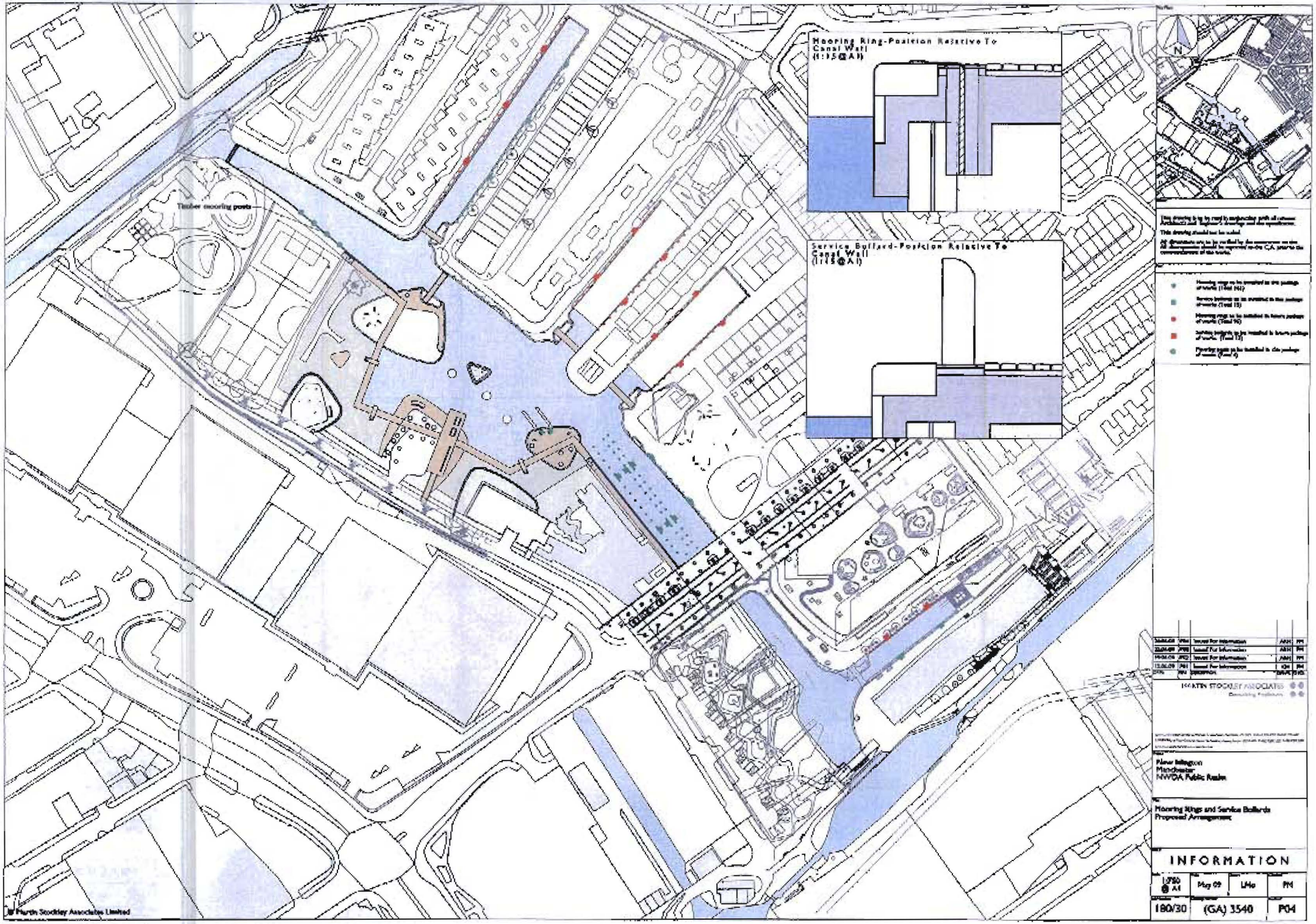
The moorings will bring the canal to life and introduce new activity and community to New Islington. The connections from the canal network will allow the marina to accommodate up to 40 long term moorings, together with up to 10 visitor moorings. Long term moorings can be used as visitor moorings when not in long term use, so New Islington will always be able to accommodate lots of canal life.

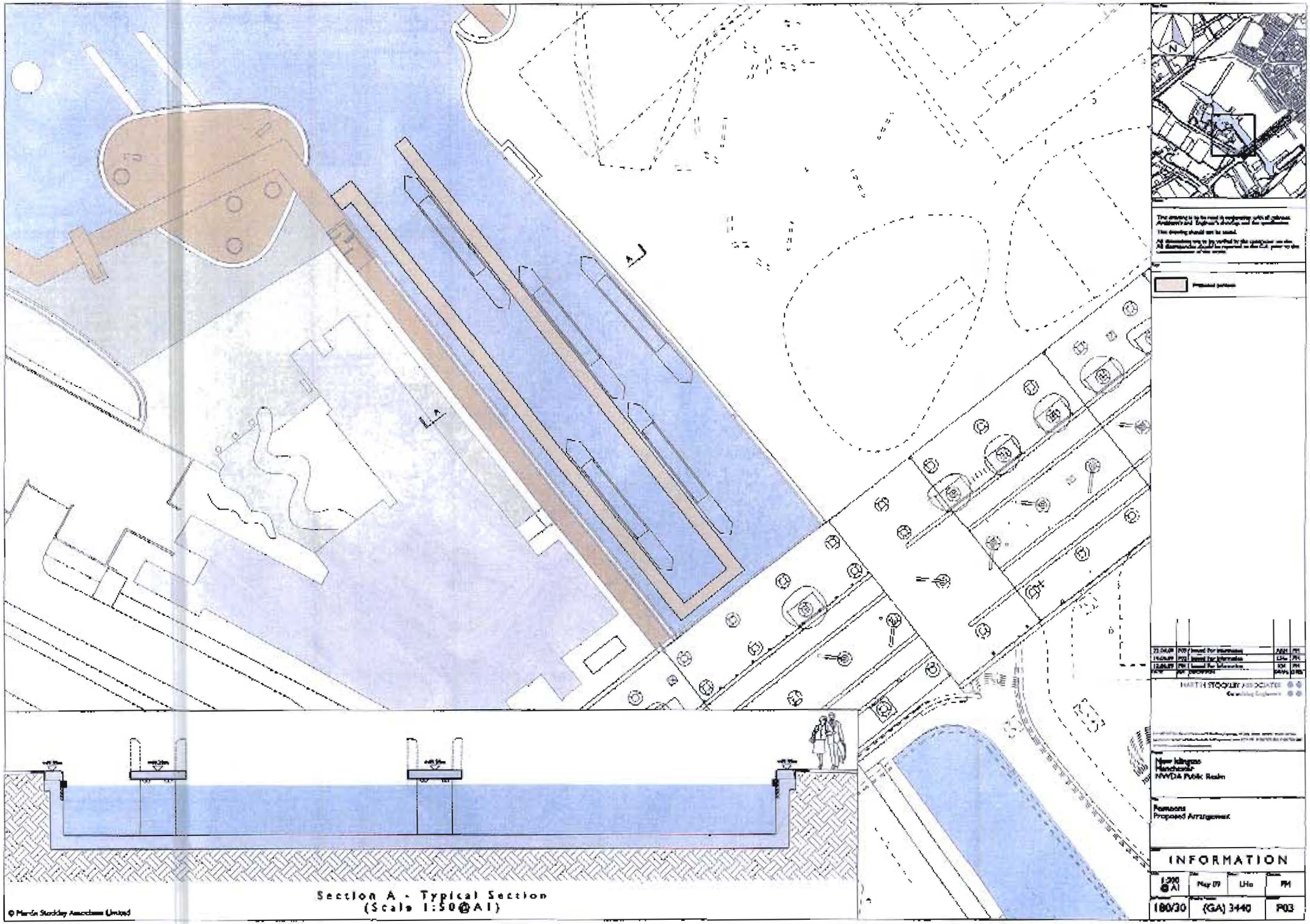
It is anticipated that many of the long term moorings would lend themselves to residential mooring status and, subject to demand, planning applications to allow this may be made in the future.

A canal specialist, Malkins Bank, have been appointed as part of the design team to advise on the boating related facilities and to ensure that an exemplary marina is delivered.

Mooring rings will be provided at 4m centres generally along the edge of the Waterpark to ensure flexibility in the mooring arrangements. Where long term moorings are proposed, along the canal arms, and adjacent to Old Mill Street, service bollards will be installed to provide electricity and water to the moorings.

In order to accommodate some of the new moorings, pontoons will be constructed within the Waterpark adjacent to Old Mill Street. These will be accessed from within Cotton Field.


Mooring Ring-Position Relative To Canal Wall (1:1.5@A1)
Service Bollard-Position Relative To Canal Wall (1:1.5@A1)
Timber mooring posts
N
Martin Stockley Associates Limited
Martin Stockley Associates
New Islington
Manchester
NWDA Public Realm
Mooring Rings and Service Bollards
Proposed Arrangement
INFORMATION
1:750 @ A1
May 09
LMo
PM
180/30
(GA) 3540
P04



Section A - Typical Section
(Scale 1:50@A1)
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MARTIN STOCKLEY ASSOCIATES
New Islington
Manchester
NWDA Public Realm
Pomeroy
Proposed Arrangement
INFORMATION
1:200 @ A1
May 09
LHo
PM
180/30
(GA) 3440
P03

11. PARK KEEPER'S HUT

11.1 Introduction

New East Manchester requires a building to be sited adjacent to the new canal basin in New Islington, on the south bank.

The building brief comprises a park keeper's store, washing, laundry and toilet facilities for users of the canal boat marina, and 'service station' functions for the boaters-including pump out (sewage), and potable water supplies. The total usable floor area of the building is approximately 49m2.

A key component of the brief from the client was a requirement to develop a design solution that would lead to a building with an extremely small carbon footprint. The building therefore

- uses materials with low embodied energy (timber, straw bales);
- develops its own renewable energy (solar thermal panels, wood-burning stove);
- minimises heat loss through a highly insulated envelope (straw bales, sheepwool insulation, brown roof);
- minimises heat generation needs by encouraging a 'semi-outdoor' interior environment;
- promotes biodiversity by maintaining an open underside for the water surface, and by the brown roof.

11.2 Process

Following a consideration of potential locations, the building was positioned within the reedbeds south of the new canal arm, connected to the boardwalk and towpath. This location was selected to be close to the water's edge in order to service the narrow boats, however setting the structure in the water readily assisted with security due to the rear elevations being inaccessible from land.

11.3 Use

The building is a bespoke project to satisfy a very specific functional need. The decision about use was therefore not made on the basis of building revenues, for example.

The use serves the projected leisure and public realm uses in the New Islington area, and so completes the functional requirements for running a successful open space for the community. The opportunity has been taken to combine the maintenance function supporting the park keeper's role with the canal boat service station function in one structure.

11.5 Amount

The building is only as big as it needs to be from a functional perspective. Indeed, since the project generates little revenue, its size is optimised at the areas given above.

In scale terms, the facility is a single storey standalone structure, with a ground floor set at towpath level. It is therefore one of the smallest structures in the basin area.

11.6 Layout

The project is organised to provide level, safe access from the towpath. The single entrance ensures the building is easy to secure and police.

Internally, the spaces have been organised to be simple and clear, with a central hall area ('the hearth') providing access to rooms set in alcoves around.

In the evening the park (within which the hut sits) is closed to the general public, with access restricted to boaters using the marina.

The project is serviced from the access road along the south edge of the masterplan area, where vehicles can make deliveries and handle refuse. A bin store is positioned to serve the project in this area.

11.7 Scale

As with the discussion of the amount of development, the scale of the building is determined by the brief for the single-storey structure.

11.8 Landscaping

The project sits in a high quality landscape environment of Cotton Field Park, and involves very little adjustment of the agreed and as built layout. The building sits on a substructure which raises the ground floor above water level. There is no landscape treatment directly associated with this building project.

11.9 Appearance

The appearance of the new Park Keeper's Hut is designed to combine robust practicality with a conceptually rigorous response to its setting. The building has a fluid undulating footprint which is clad in unstained sawn larch. This will be allowed to weather over time, with its battens free at top and bottom to 'feather' into the sky and water. The overall vertical texture of the cladding is intended to make reference to the reedbeds.

Windows are likewise timber, with double glazed openable units. Straw bale construction is utilised for the walls, leading to deep reveals both inside and out and giving the whole building a comforting solidity. Throughout, applied finishes are avoided, with the raw material visible to the occupants, visitors and passers-by.

The roof is a 'brown' sedum roof, continuing the natural theme of the walls, whilst a clad rooflight can be seen through the feathered timber parapet. Roof mounted plant, including solar thermal panels and air source heat pumps are screened from below by the parapet treatment.

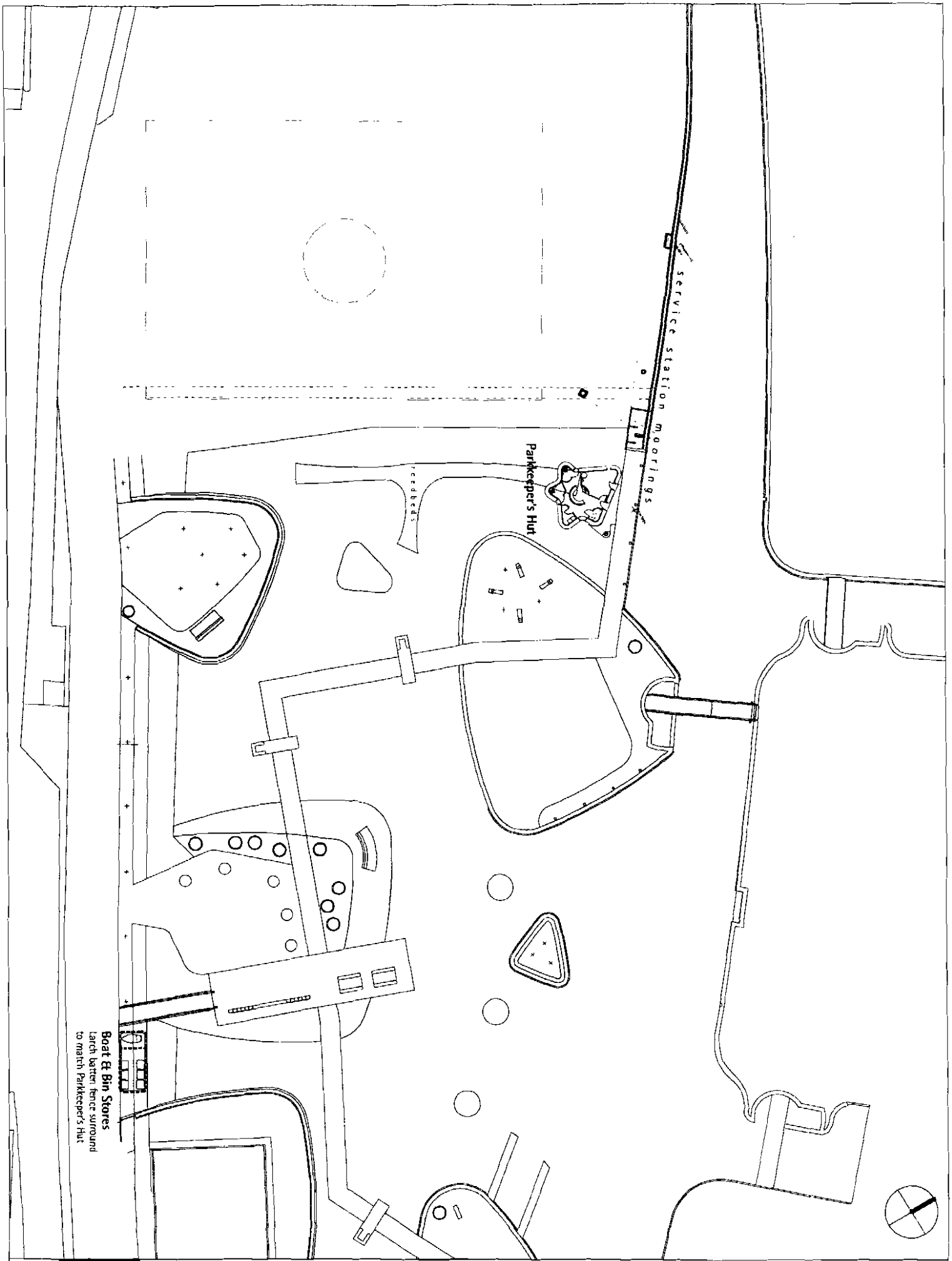
11.10 Servicing

The Hut will be serviced as simply and efficiently as possible. The building will have mains water and electric supply but these will be supplemented by a range of renewable energies and sustainable systems.

Space and water heating will be provided via an air to air heat pump and will be supplemented by a wood burning stove (space) and a solar thermal roof mounted panel system (water).

Further systems will be considered if efficiencies can be realised as the design develops.

Foul water from the hut will discharge to the mains sewer. Roof water will be attenuated by the brown roof before running off into the reed bed.



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Key

North

Client: New East Manchester/NWDA

Project: Parkkeeper's Hut
New Islington, Manchester

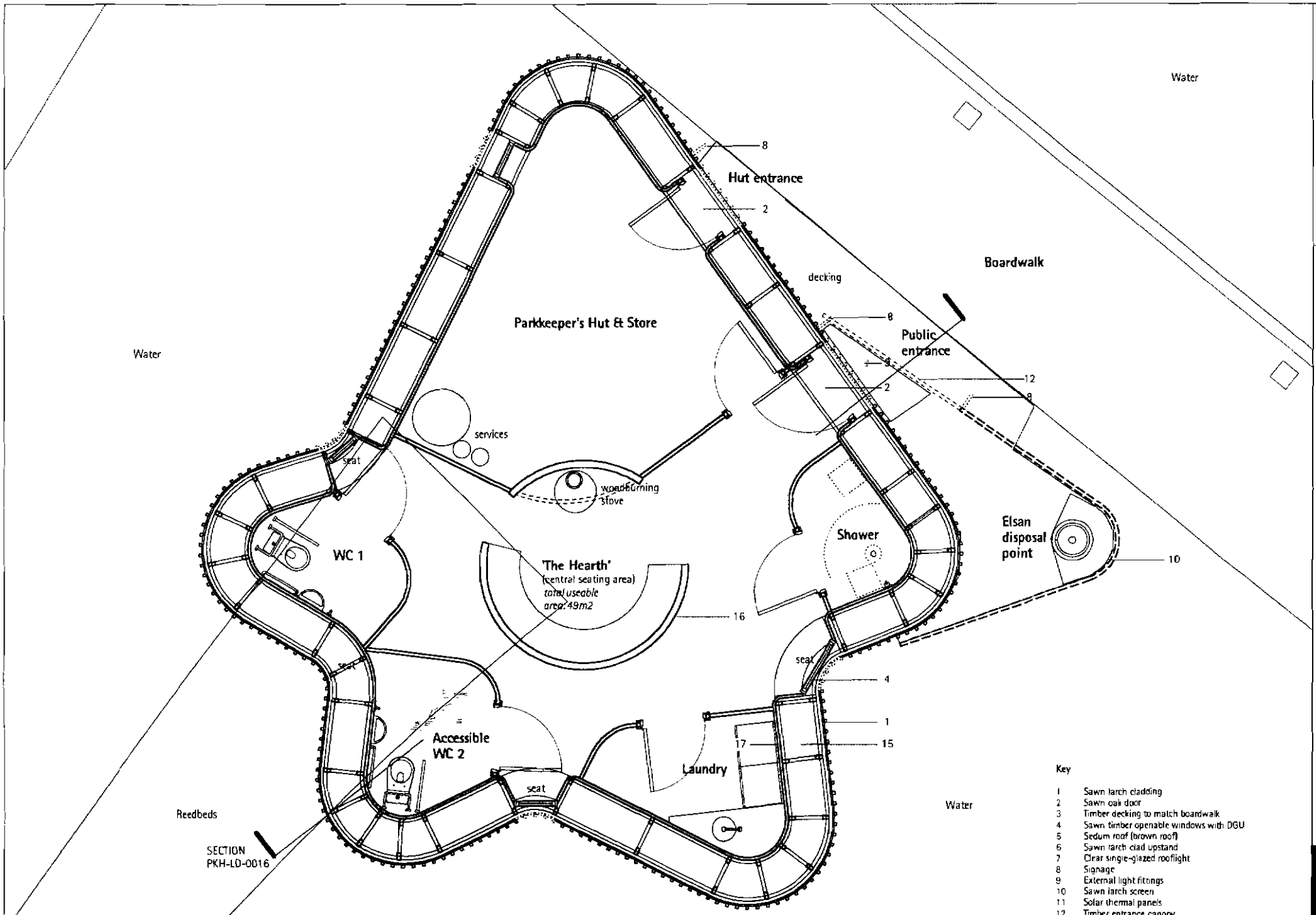
Rev Date Description

Document: Site Plan
As proposed

Status: FOR PLANNING APPROVAL

Scale & Date: 1:500 @ A3 June 2009

Doc Ref: PKH | LD | 0009 | A



Key

1	Sawn larch cladding
2	Sawn oak door
3	Timber decking to match boardwalk
4	Sawn timber openable windows with DGU
5	Sedum roof (brown roof)
6	Sawn larch clad upstand
7	Clear single-glazed rooflight
8	Signage
9	External light fittings
10	Sawn larch screen
11	Solar thermal panels
12	Timber entrance canopy
13	Black iron stovepipe from woodburning stove
14	Air-source heat pump plant
15	Straw bale and timber frame wall construction
16	Sawn timber internal walls
17	Lime render internal wall finish

Key

North

Client: New East Manchester

Project: Parkkeeper's Hut
New Islington, Manchester

Description

Document: Floor Plan
As proposed

Status: FOR PLANNING APPROVAL

Scale & Date: 1:50 @ A3 June 2009

Doc Ref: PKH | LD | 0010 | A

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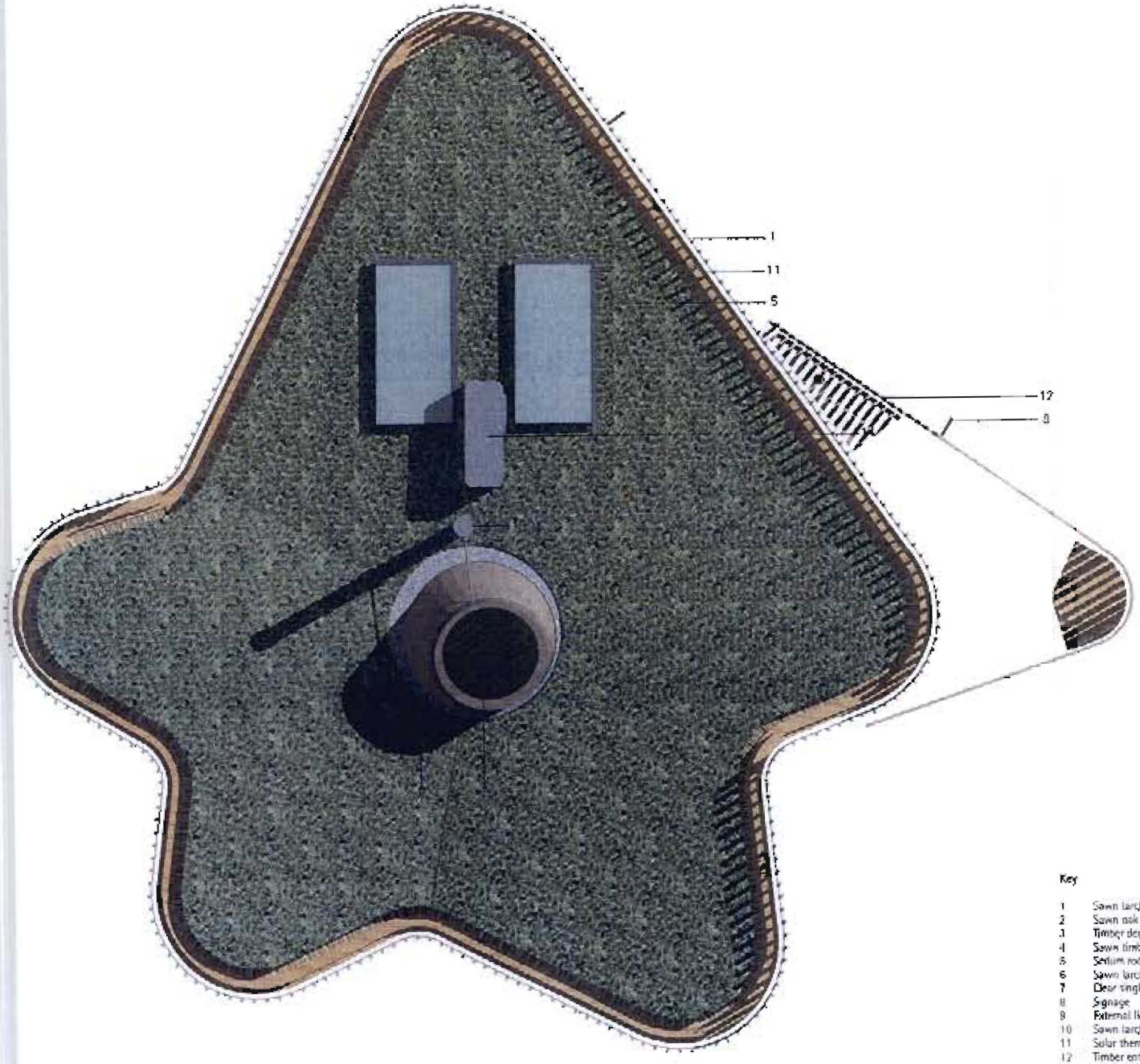

Key

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13 Black iron stovepipe from woodburning stove
14 Air-source heat pump plant
15 Straw bale and timber frame wall construction
16 Sawn timber internal walls
17 Lime render internal wall finish

Roof Plan
1:50

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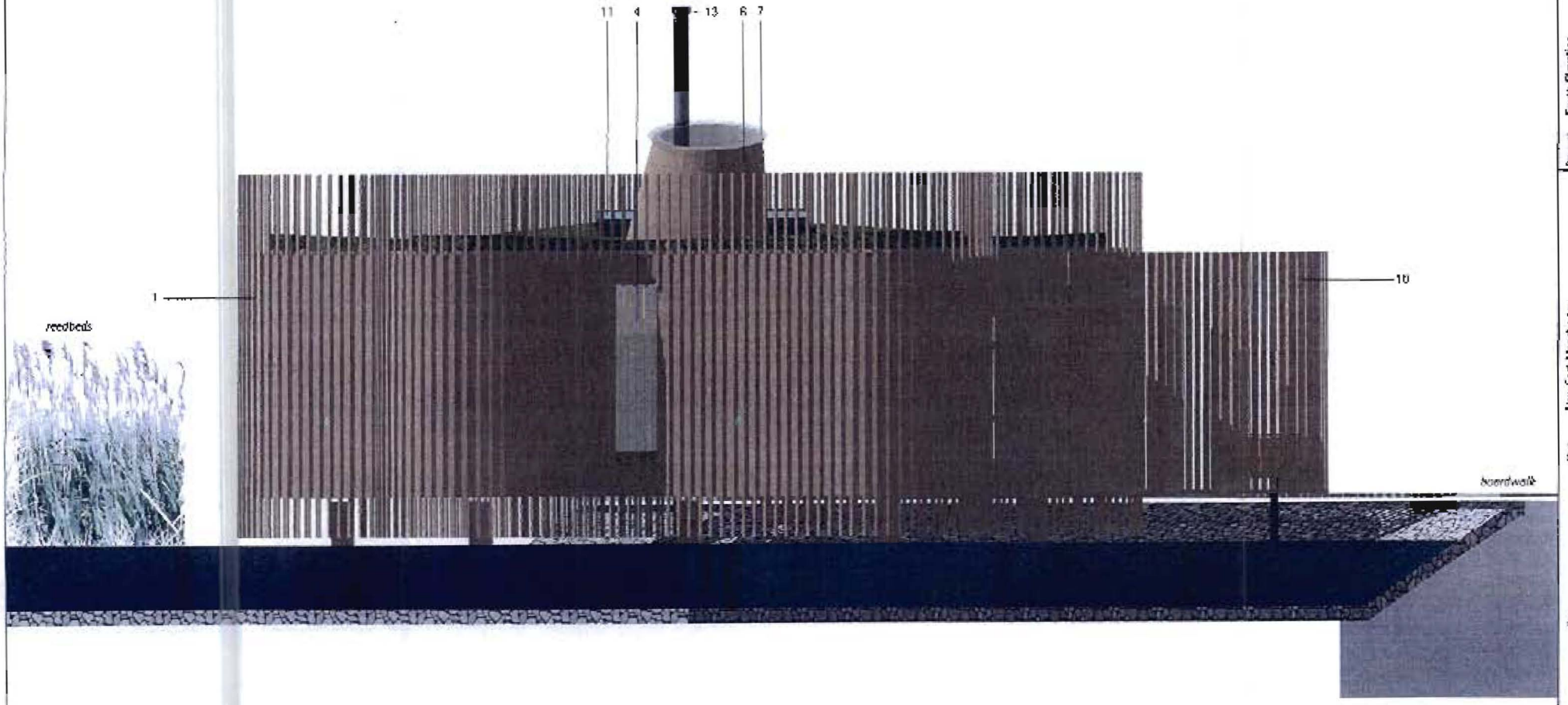
Client New East Manchester
Project Parkkeeper's Hut
New Islington, Manchester
Rev Date Description

Drawn Roof Plan
As proposed
Status FOR PLANNING APPROVAL
Scale in Date 1:50 @ A3 June 2009
Doc Ref PKH LD 0011 A



South Elevation
1:50

Key

1 Sawn larch cladding
2 Sawn oak door
3 Timber decking to match boardwalk
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5 Sedum roof (brown roof)
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17 Lime render internal wall finish

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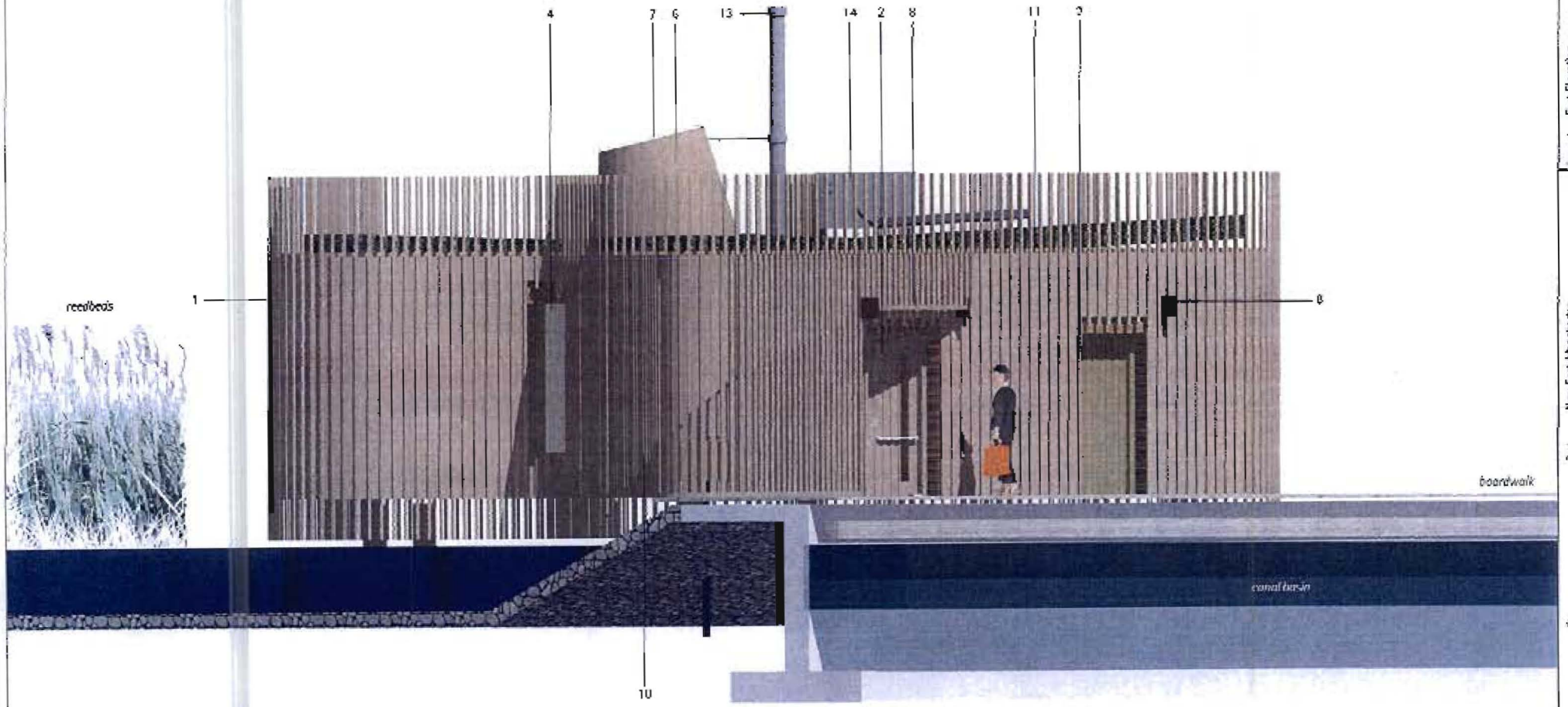
Client: New East Manchester
Project: Parkkeeper's Hut
New Islington, Manchester
Description:

Drawn: South Elevation
As proposed
Status: FOR PLANNING APPROVAL
Scale & Date: 1:50 @ A3 June 2009

Drawing Number: PKH | LD | 0012 | A



East Elevation
1:50

Key

1 Sawn larch cladding
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16 Sawn timber internal walls
17 Lime render internal wall finish

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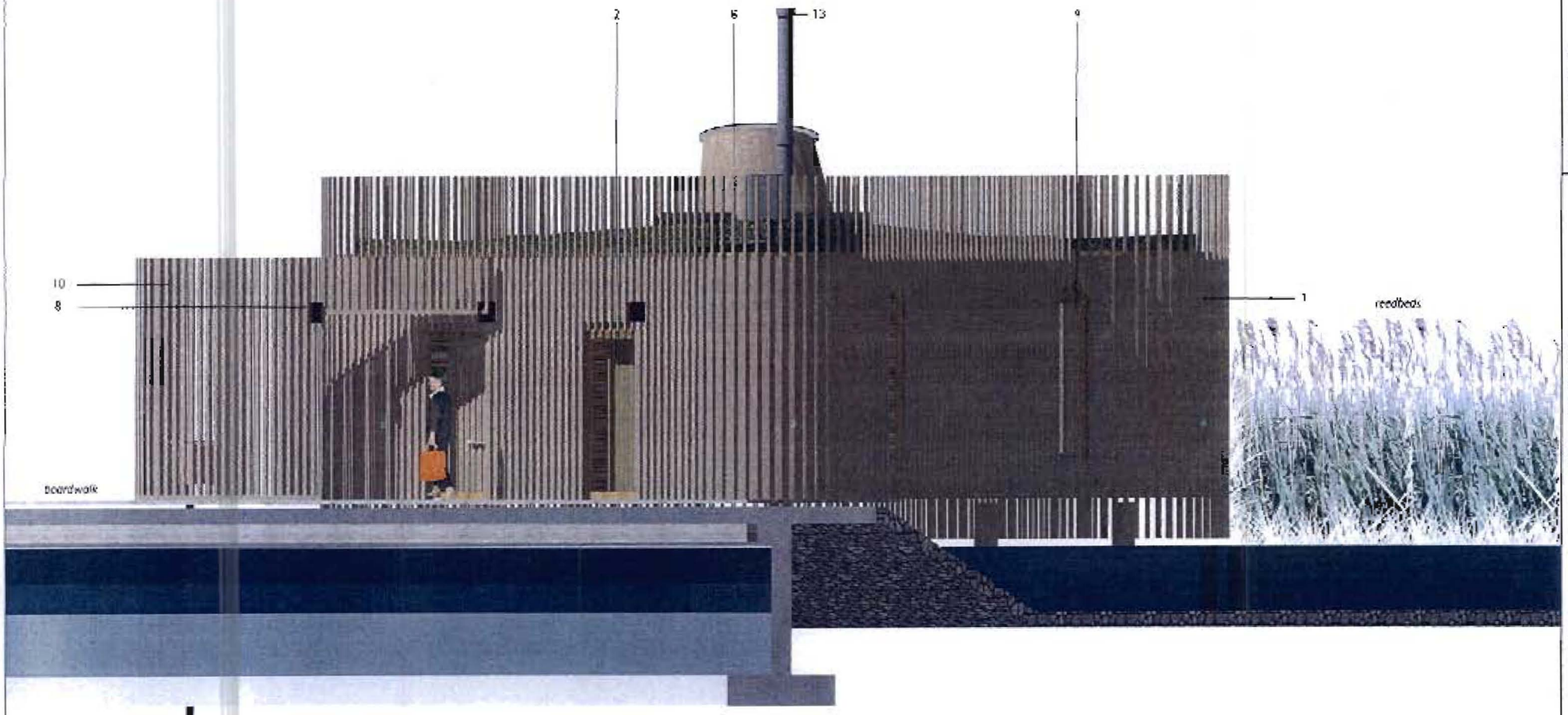
East Elevation
As proposed
FOR PLANNING APPROVAL
Scale 1:50 @ A3 June 2009

PKH | LD | 0013 | A

New East Manchester
Parkkeeper's Hut
New Islington, Manchester



North Elevation
1:50

Key

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16 Sawn timber internal walls
17 Lime render internal wall finish

Document: North Elevation
As proposed
Status: FOR PLANNING APPROVAL
Scale & Date: 1:50 @ A3 June 2009
Drawn: PKH | LD | 0014 | A

Client: New East Manchester
Project: Parkkeeper's Hut
New Islington, Manchester
Drawing: Geography

Rev | Date | Work

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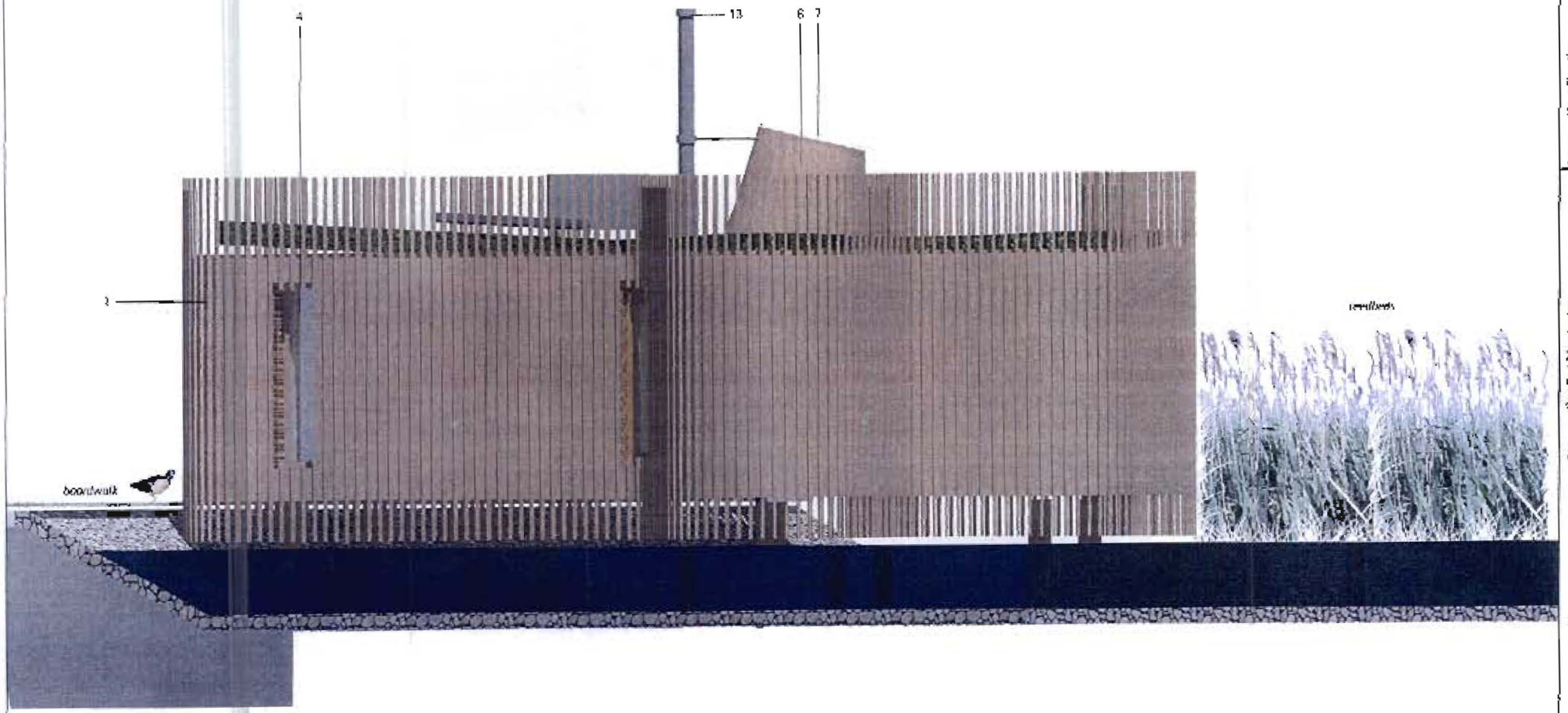

West Elevation
1:50

Key

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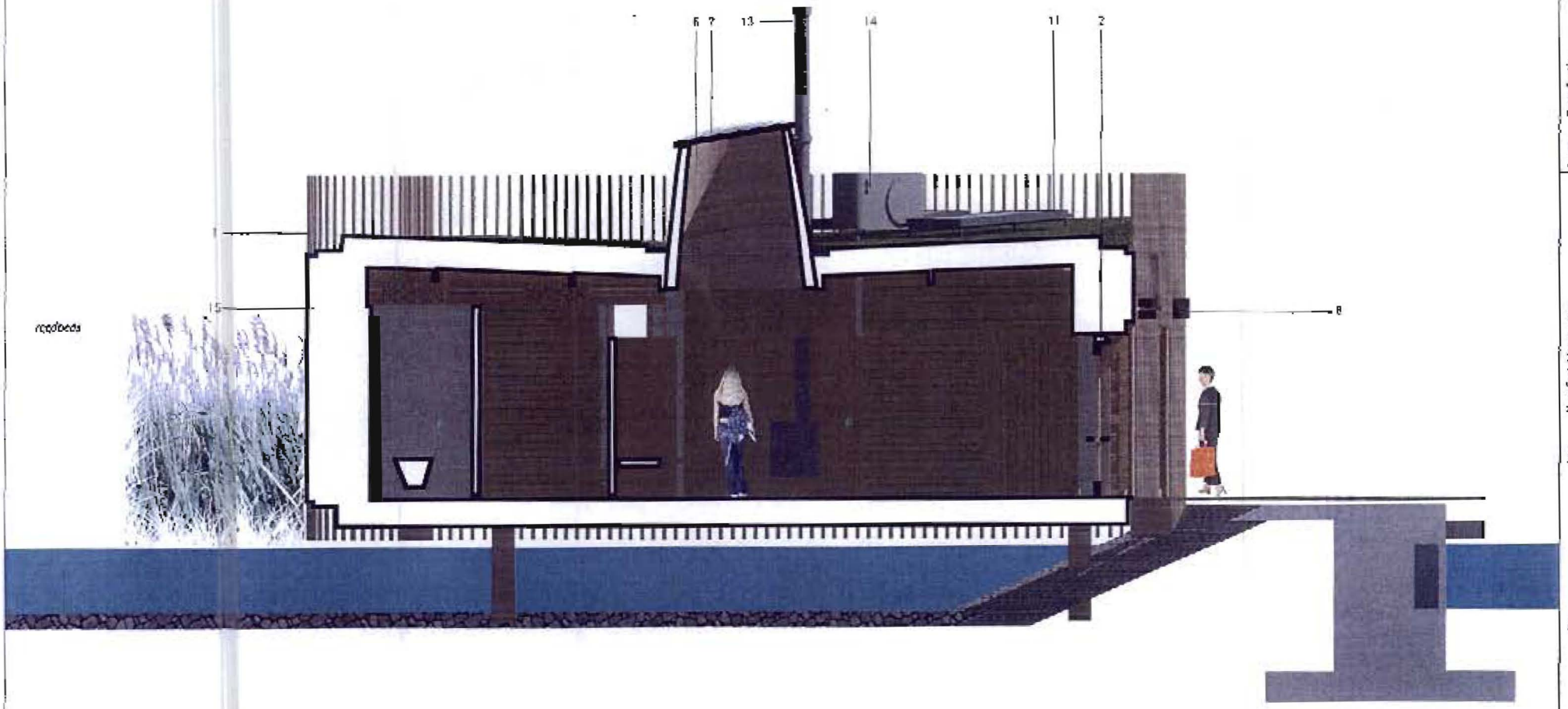
Drawing Number: West Elevation
Status: As proposed
Scale & Date: 1:50 @ A3 June 2009
Drawn By: PKH LD 0015 A



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Cross Section
1:50

Document: Cross Section
As proposed
Status: FOR PLANNING APPROVAL
Scale/Date: 1:50 @ A3 June 2009
Dwg No: PKH LD 0016 A

Client: New East Manchester
Project: Parkkeeper's Hut
New Islington, Manchester
Drawn: Mark

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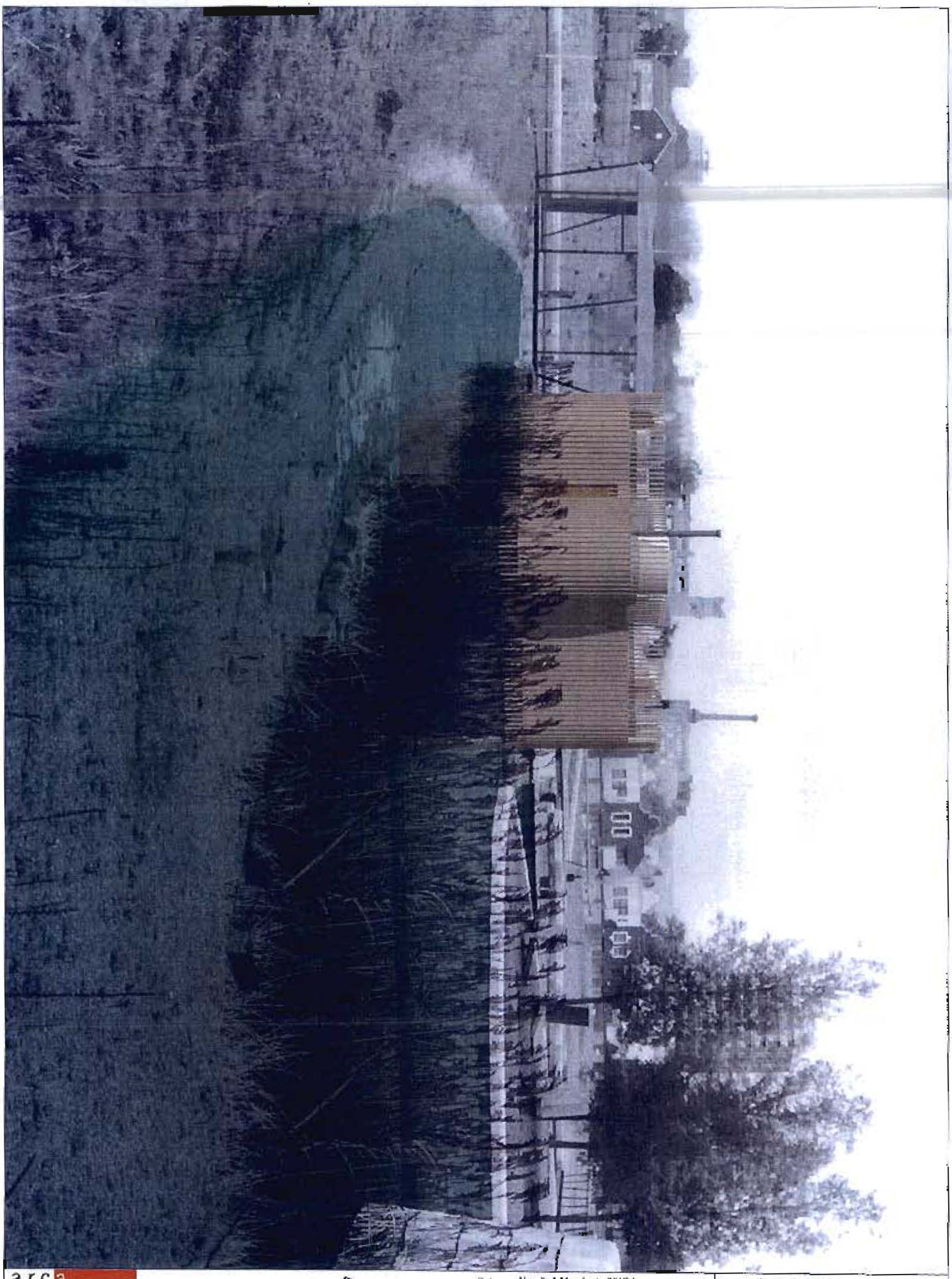

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Check

Client: New East Manchester/NWDA

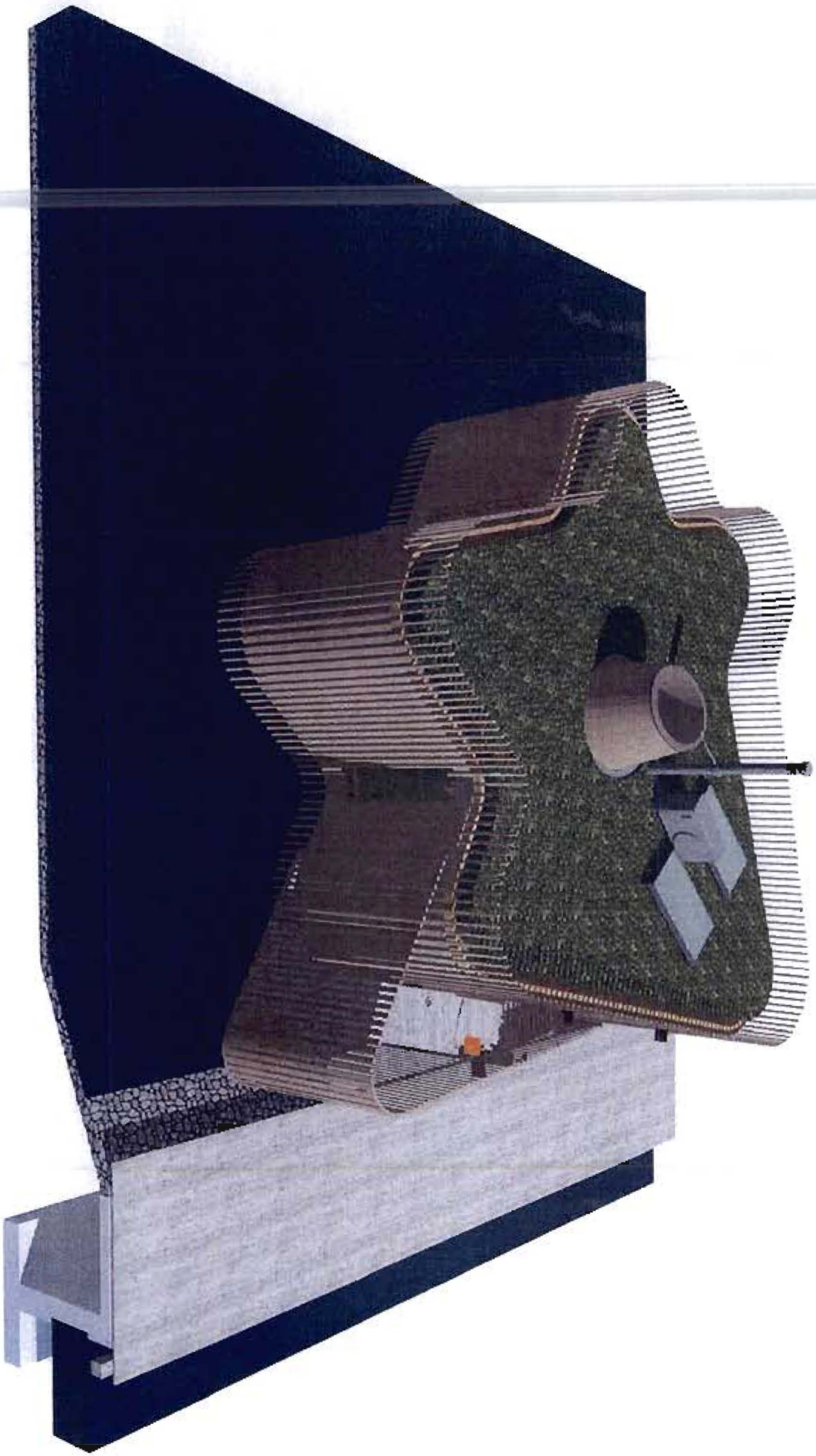
Project: Parkkeeper's Hut
New Islington, Manchester

Description: Perspective View
Across reedbeds (from south-west)

Status: FOR PLANNING APPROVAL

Scale & Date: 1:500 @ A3 June 2009

Drawing	PKH	LD	0017	-



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Item

Client: New East Manchester/NWDA

Project: Parkkeeper's Hut
New Islington, Manchester

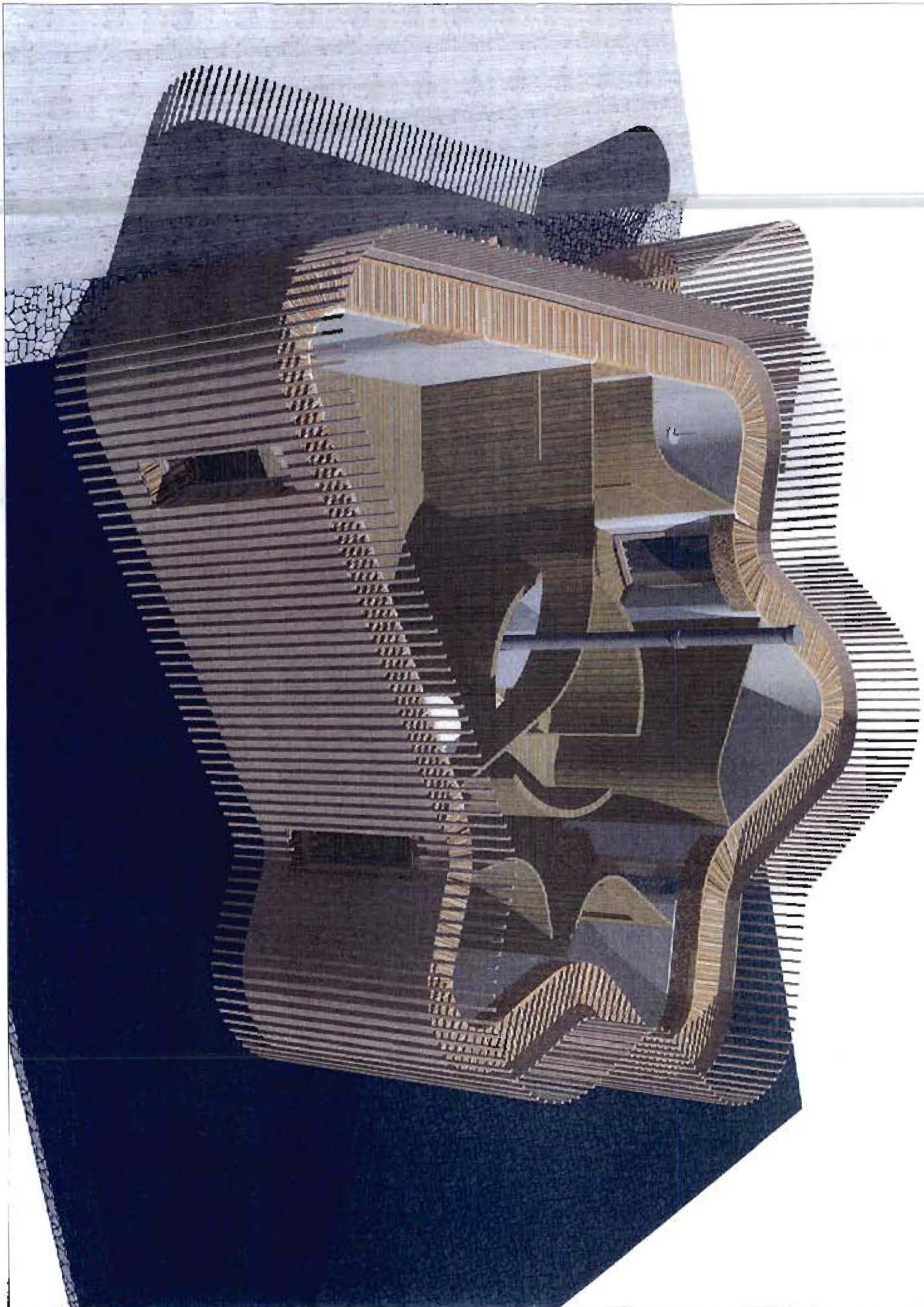
Rev. Date: Description

Document: Perspective View
Aerial from south-east

Status: FOR PLANNING APPROVAL

Scale & Date: 1:500 @ A3 June 2009

Doc Ref: PKH | LD | 0018 | A



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Client: New East Manchester/NWDA

Project: Parkkeeper's Hut
New Islington, Manchester

Drawing: Perspective View
Aerial from North (roof removed)

Status: FOR PLANNING APPROVAL

Scale @ Size: 1:500 @ A3 June 2009

Drawing No: PKH | LD | 0019 | -