

Morses Pond, Wellesley



MORSES POND BEACH AREA & BATHHOUSE
Wellesley, Massachusetts

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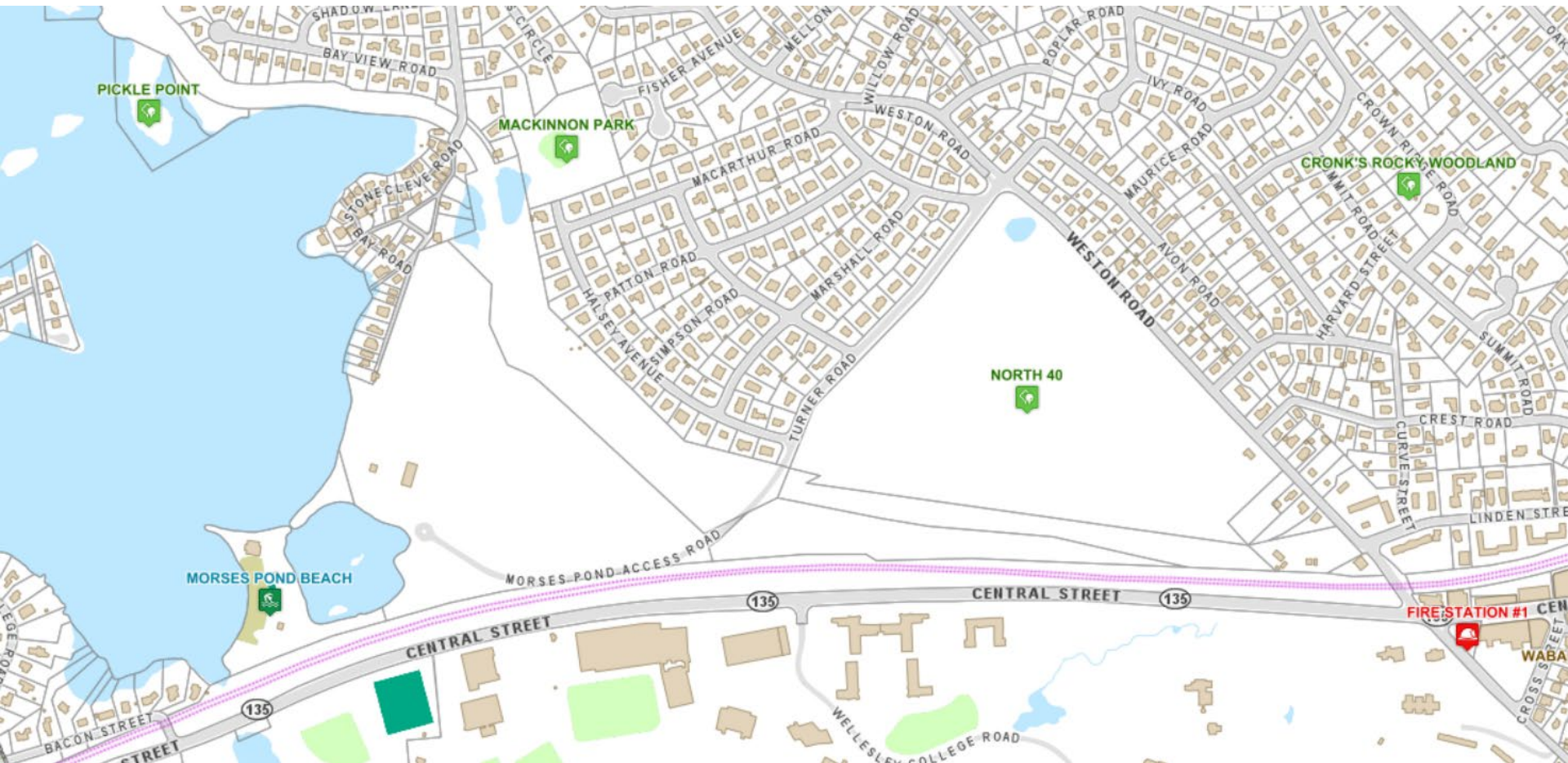
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User Groups/Interested Parties

- . Recreation
 - . Wellesley residents
 - . Wellesley & other town camps
 - . Non-resident guests
- . Public Works/Water Department
- . Engineering
- . Natural Resources Commission
- . Wetlands Protection Committee
- . School Department
- . Friends of Morses Pond
- . Friends of the North 40
- . Neighborhood residents
- . Others



Existing Conditions: Overall Site

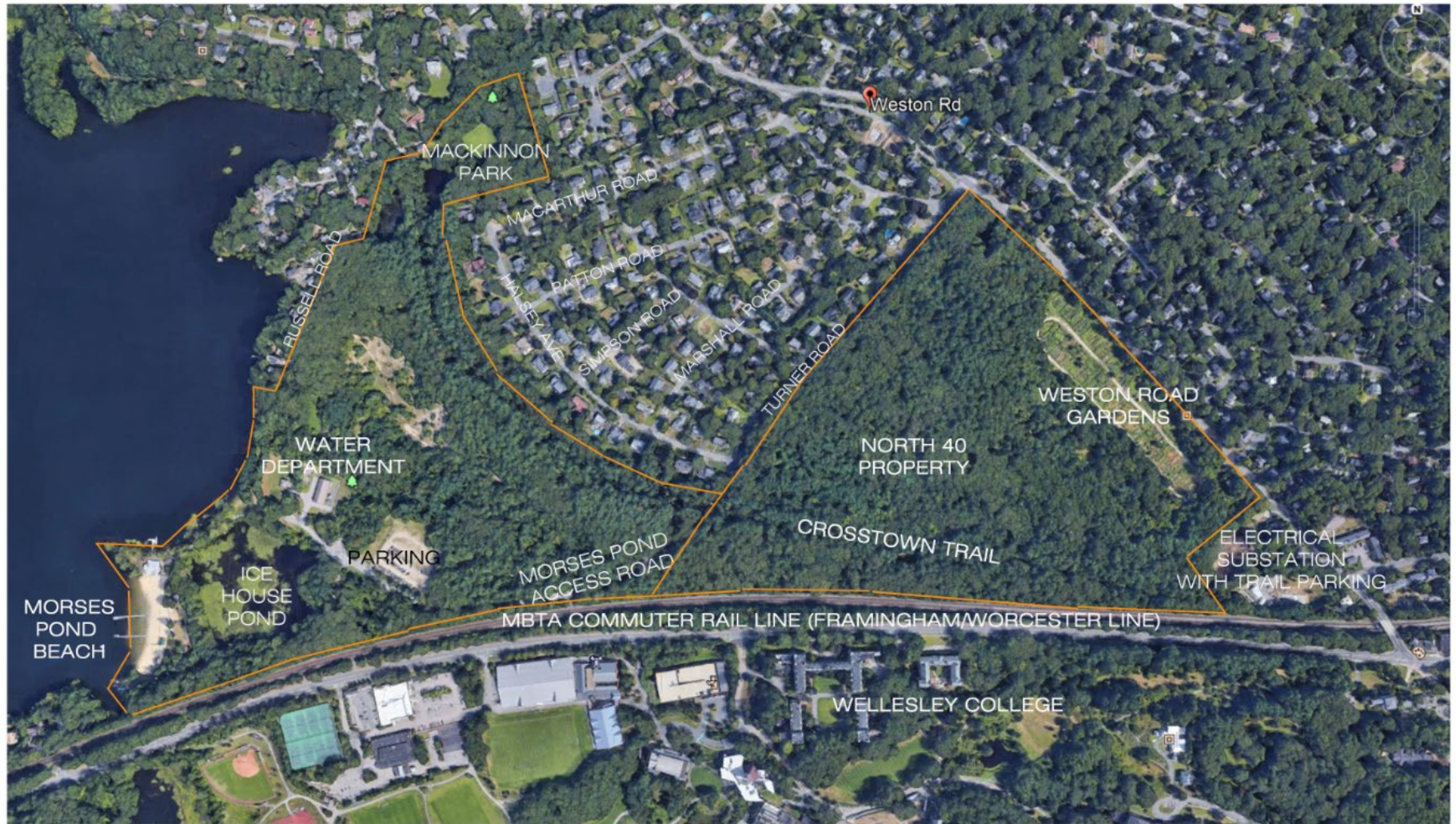


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Existing Conditions: Overall Site



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Existing Conditions: Trails



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Existing Conditions: Main Focus Area



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Existing Conditions: Beach Area



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Existing Conditions: Bathhouse



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Take-away from previous meetings

- Keep it simple/natural
- Don't make it fancy
- Consider off-season use



Site Concept Plan



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Overlook Concept



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Site Concept Plan



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Beach area ideas



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New Bathhouse Sustainability Ideas

- **Daylighting Strategy:** Large windows allow interior spaces to be lit during the day by natural sunlight rather than electric light.
- **Cross Ventilation:** The building will be designed to be cooled down by natural breezes through the use of operable windows. This will reduce the use of AC systems in any conditioned spaces.
- **Roof Overhangs:** Large overhangs shade the exterior envelope to keep the building cooler in the summer but will allow low winter light in.
- **Exterior envelope:** Conditioned spaces to be super-insulated (approx. R-40 walls and R-60 roof). This will keep the building warmer in the winter and cooler in the summer. Windows for these spaces to be triple-paned.



New Bathhouse Sustainability Ideas

- **Materials:** Specify wherever possible the use of locally available and environmentally friendly materials
- **Solar Hot Water System:** Install a Solar Hot Water system on the building to provide the hot water for the building.
- **LED lighting:** All lighting to be highly efficient LED lighting, lowering the energy consumption of the building.
- **Electric Building Systems:** HVAC and hot water systems to be all electric, eliminating the use of fossil fuels.



Bathhouse Character Studies



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Bathhouse Design – Scheme A



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Bathhouse Design – Scheme B



SCHEME B - BATH HOUSE WITH CLOSED CHANGING AREAS



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Bathhouse Design – Scheme C



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Bathhouse Design – Kayak Rental and Storage



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Bathhouse Design – Perspectives



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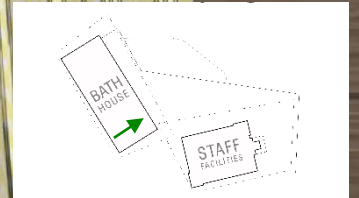


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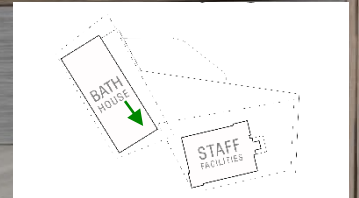
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Questions + Discussion



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