

# BATTLE McCARTHY ©

Consulting Engineers & Landscape Architects



**PROJECT:**  
Dale Mill Mixed-Use Development, Rochdale

**CLIENT:**  
Rochdale Development Agency

**ARCHITECTS:**  
Proctor & Matthews

**BM SERVICES:**

**VALUE:**  
£##million (approx)

## DESIGN BRIEF

Early in 2003, Rochdale Development Agency (RDA), in partnership with Rochdale Metropolitan Borough Council, Rochdale Housing Initiative (RHI) and West Pennine Housing Association began to consider how the sites of the former Dale and Arkwright Mills could be redeveloped. The two sites are next to each other in Hamer and offer 1.8 hectares of land that is just 1.3km from Rochdale town centre.

The objective of the masterplan was to give these organisations, local people and funders, such as English Partnerships and the Housing Corporation, a clear vision of how this land could be developed. Turning the masterplan into reality would benefit the local area immensely and would show house builders the standards expected in the Oldham and Rochdale Housing Market Renewal Pathfinding area.

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## DESIGN INITIATIVES/ACTIONS UNDERTAKEN

In June 2003, after a national competition that attracted widespread interest, Battle McCarthy (Landscape, Environmental & Structural Engineers) along with the Architects and Urban Designers, Proctor and Matthews, and WT Partnership (Cost Consultants), were appointed to explore masterplan options for the Arkwright and Dale Mill sites.

All the organisations involved in the Dale Mill masterplan project were eager to involve local people in the process, to ensure that the final plans resulted in what residents wanted and that they were in-keeping with the neighbourhood.

As a result, the development of the masterplan was a process of design, consultation and review that enriched the final plans.

The very first set of proposals were based on a detailed survey conducted by Rochdale Housing Initiative in 2002, that looked at what type of housing people in the area needed. The survey highlighted that people in the area preferred to own their own home and that they wanted to be able to use space flexibly.

In total six options for how housing on the site could look were developed, before a preferred option was developed in more detail. The designs that came out of this process were of an exceptionally high quality that balanced people's desire for more spacious homes, with the need to keep the same number of people living in an area; so that local schools, businesses and services were still viable.

Flexible and adaptable types of housing were designed that responded to local people's needs and aspirations. They included townhouses, courtyard housing and hybrid modern terraces that contained between one and five bedrooms.

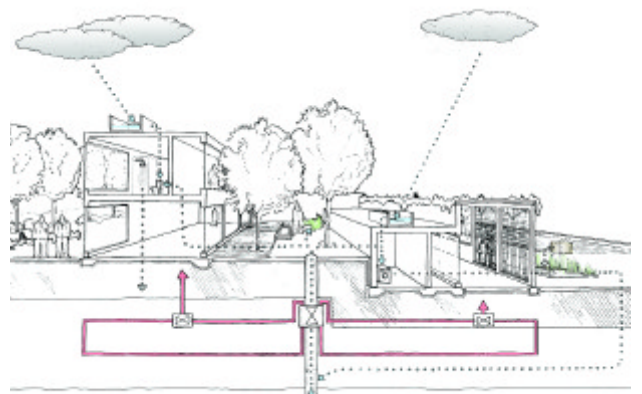
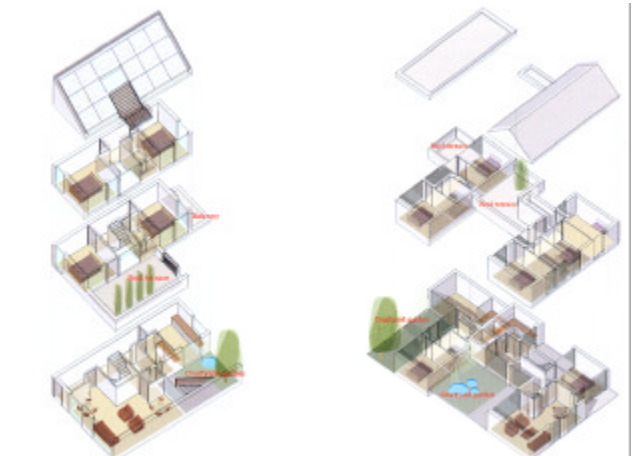
These designs offered a high quality living environment that had the potential to be used elsewhere, especially in areas where there is a need to in-fill tight urban sites with new housing.



DESIGN INITIATIVES/ACTIONS UNDERTAKEN

The masterplan didn't just look at the housing that would be built on the site, but also at the use of external spaces so that clear definitions emerged between public, private and communal space. For example, the preferred option makes the most of the connections to recreational opportunities along the River Roch and looks at how 'Homezones' can be used, which gives pedestrians the priority over cars.

The housing will be built using environmentally friendly materials and will utilise alternative energy resources, which will reduce fuel bills and its flexible design will make it more sustainable.



Water Recycling Strategy