

Rochdale Reimagined Workbook

Site 04 : Fashion Corner + Waterside



Rochdale Reimagined

Rochdale Reimagined is a project which looks at new ways to use historic buildings and spaces in Rochdale. Last year the project was completed by students of Manchester School of Architecture and this year it will be completed by students from three primary schools in Rochdale.

If you are reading this booklet then you are one of the school children who has been chosen to reimagine Rochdale and you will be working in a small group as your own “architectural practice” on one of five sites in the “Heritage Action Zone” in Rochdale. It is your job to dream up something amazing for these old buildings and vacant sites to make your town centre a vibrant place for everyone.

About Rochdale

Rochdale is a place that boomed during the industrial revolution, while the town was first mentioned almost 1000 years ago in the Domesday Book, it is a settlement shaped by the needs of manufacturing. Rochdale is on the border of both Lancashire and Yorkshire and that is reflected in the building materials, while red brick embellished with hard gritstone is mainly used around the town centre, you can equally see many buildings built using Yorkshire stone. It is situated in the valley of the River Roch which proved to be a great asset to manufacturing, with the slowly climbing Rochdale Canal following in 1804 and the railway in 1839.

The town is distinct; the structure of the landscape means that key buildings are clustered into the compact town centre, focussing upon the river. The magnificently Gothic Town Hall, the mediaeval parish church St Chads, the Riverside Offices, bus station and shopping centre are situated within the valley, while the skyline is dominated by a line of great tower blocks called the Seven Sisters.

Rochdale town centre has been undergoing impressive regeneration in recent years with the opening of the new council offices, new transport infrastructure including the Metrolink trams arriving in the town centre, while investment into public spaces including re-opening the river and historic bridges has brought new life to the town. A new market opened recently and more and more independent businesses choose Rochdale for their home base. The regeneration programme is continuing with the impressive Riverside Centre to be opened in 2020. Despite these significant changes there are parts of the town centre that have continued to decline or face challenges; these include Rochdale’s historic high street and one of the main gateways to the town centre, Drake Street.

What is a Heritage Action Zone?

The sites which you will be looking at are in an area that was awarded “Heritage Action Zone” status in 2017 by an organisation called Historic England. Heritage Action Zones are areas of historic interest which have been selected for a targeted regeneration project. Historic buildings which have deteriorated through decades of neglect will be restored and put back into use, and unsung places will be recognised and celebrated for their unique character and heritage, helping to instil a sense of local pride.



Site 05 : Bell Street

Site 04 : Fashion Corner + Waterside

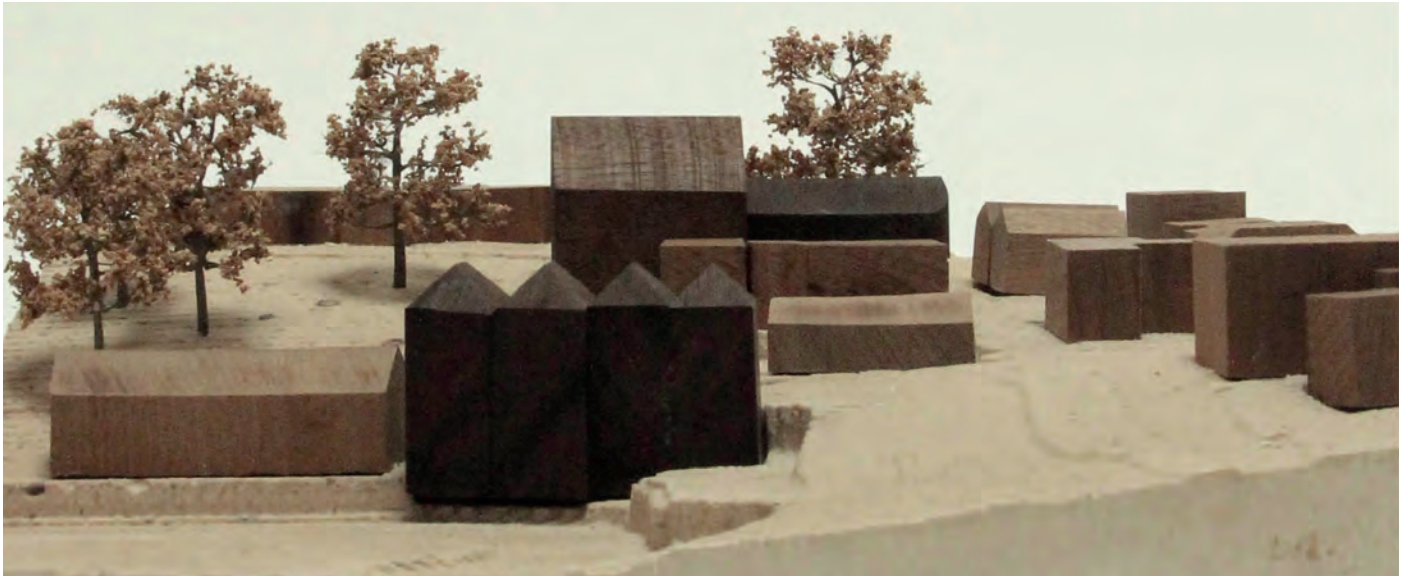
Site 03 : Champness Hall

Site 02 : The Retail Park

Site 01 : The Railway Station

Fashion Corner

The site is located just off Drake Street leading down to the River Roch waterside. This project site is about exploring the history and conversion potential of the surrounding buildings and making most of its impressive setting on the waters edge. The site consists of a cluster of buildings, one is the Fashion Corner which fronts onto Drake Street, one is the Waterside Mill which sits on the River and the others are small scale industrial buildings which are in various states of disrepair. Waterside House marks the entrance of the conservation area to the east. This former warehouse located in front of the river Roch possesses a high architectural value that contributes to enhance the character the conservation area.



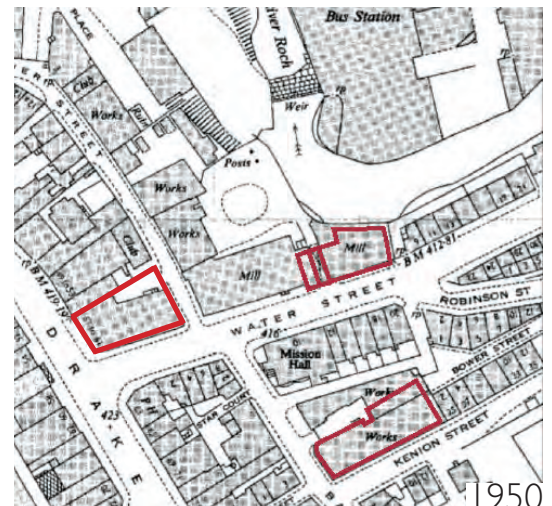
These drawings and this model show what areas of the site look like now from different views.

History

Historically, Rochdale was a significant local centre of textile production, initially of woollen and later of cotton. Mills and warehouses came to dominate whole swathes of the town, while there was a cluster of foundries and engineering workshops on the south side of the river. Since 1945, the industrial buildings in central Rochdale have been much diminished. No intact mills survive in the town centre and the only fragment, apart from warehouses, is the 1820s engine house of Water Street Mill, now part of Waterside House. The mill that used to be on the eastern part of the site was probably built in the late 1820s by the firm of William Chadwick, one of Rochdale's largest woollen manufacturers of the early 19th century. The mill buildings were formerly to the west of Waterside House. Since the mill closed and was demolished the building has been used as an office, but has stood vacant for recent years. The Fashion Corner building fronts onto Drake Street and used to have an impressive dome when it was built in 1886 until it was removed in the middle of the 20th century.



1930



1950



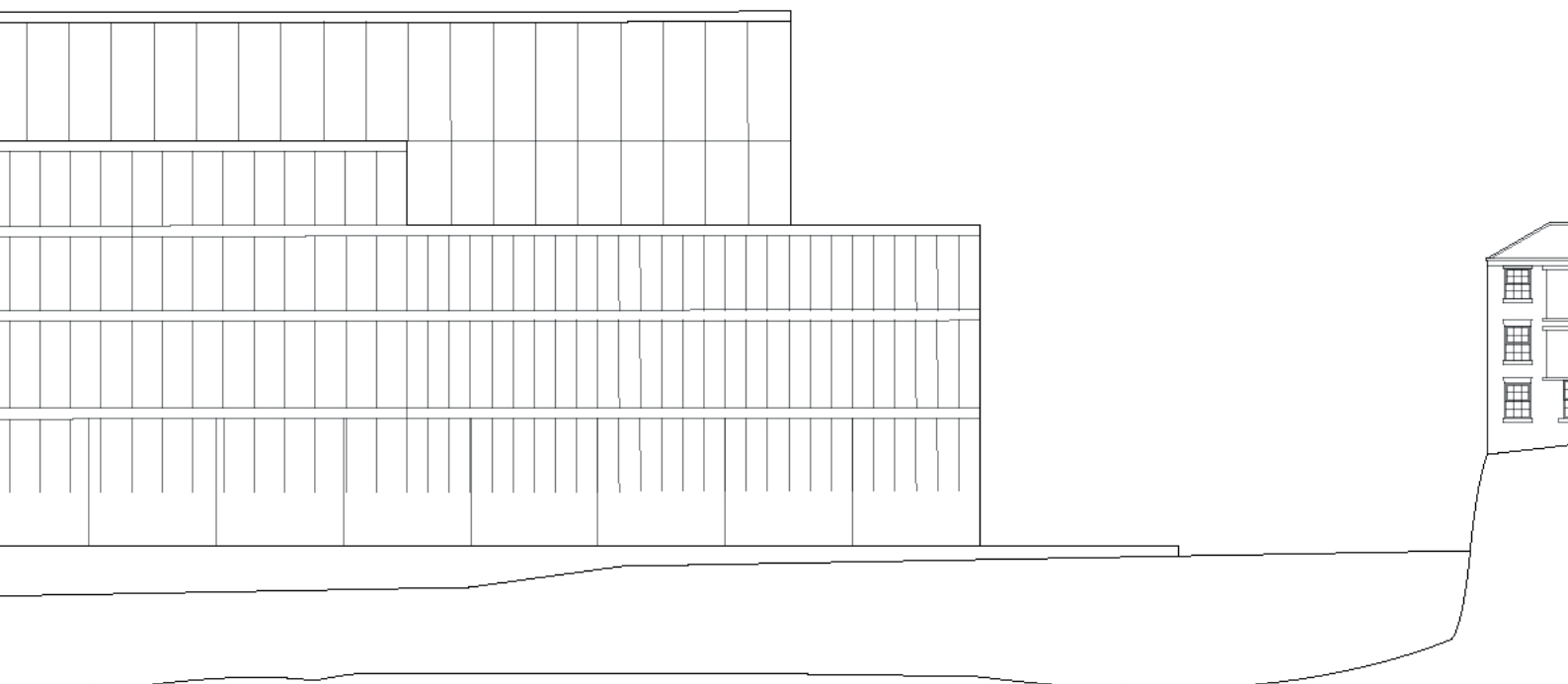
1984

These photographs and maps show the buildings at different times.

This 3D plan shows a cluster of existing buildings from Drake Street to the River Roch. You can choose to reimagine whichever one you like or might even choose a use for all of them.

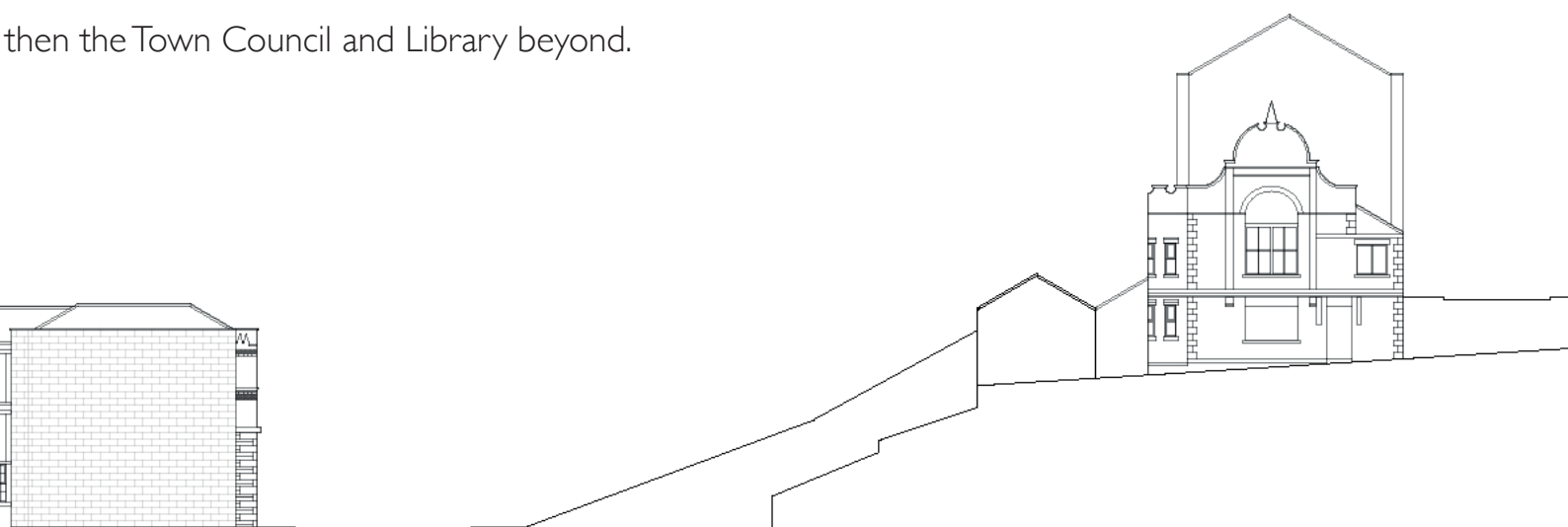


This is a "site section" which shows some of the buildings and their relationship to the River Roch and



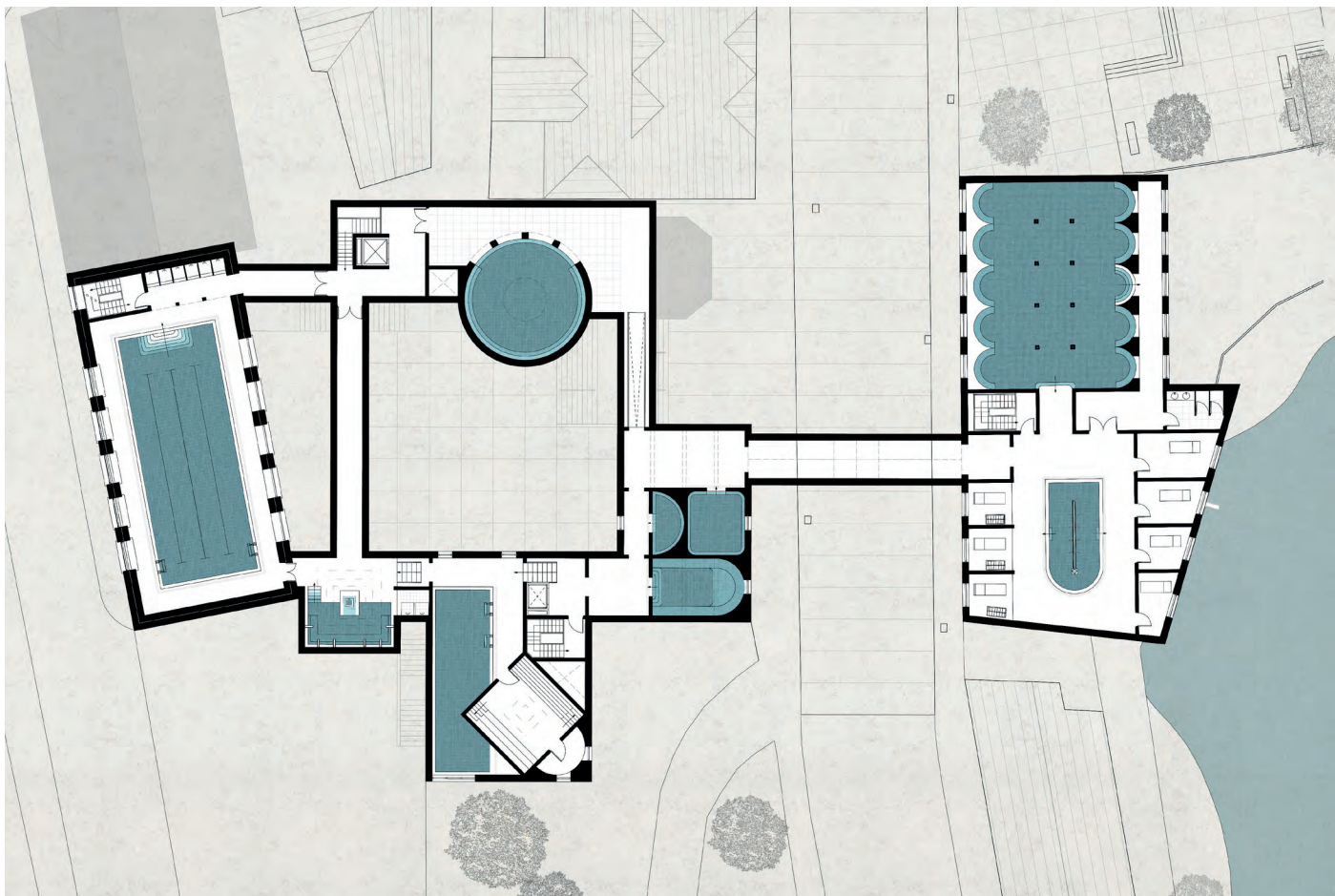


then the Town Council and Library beyond.

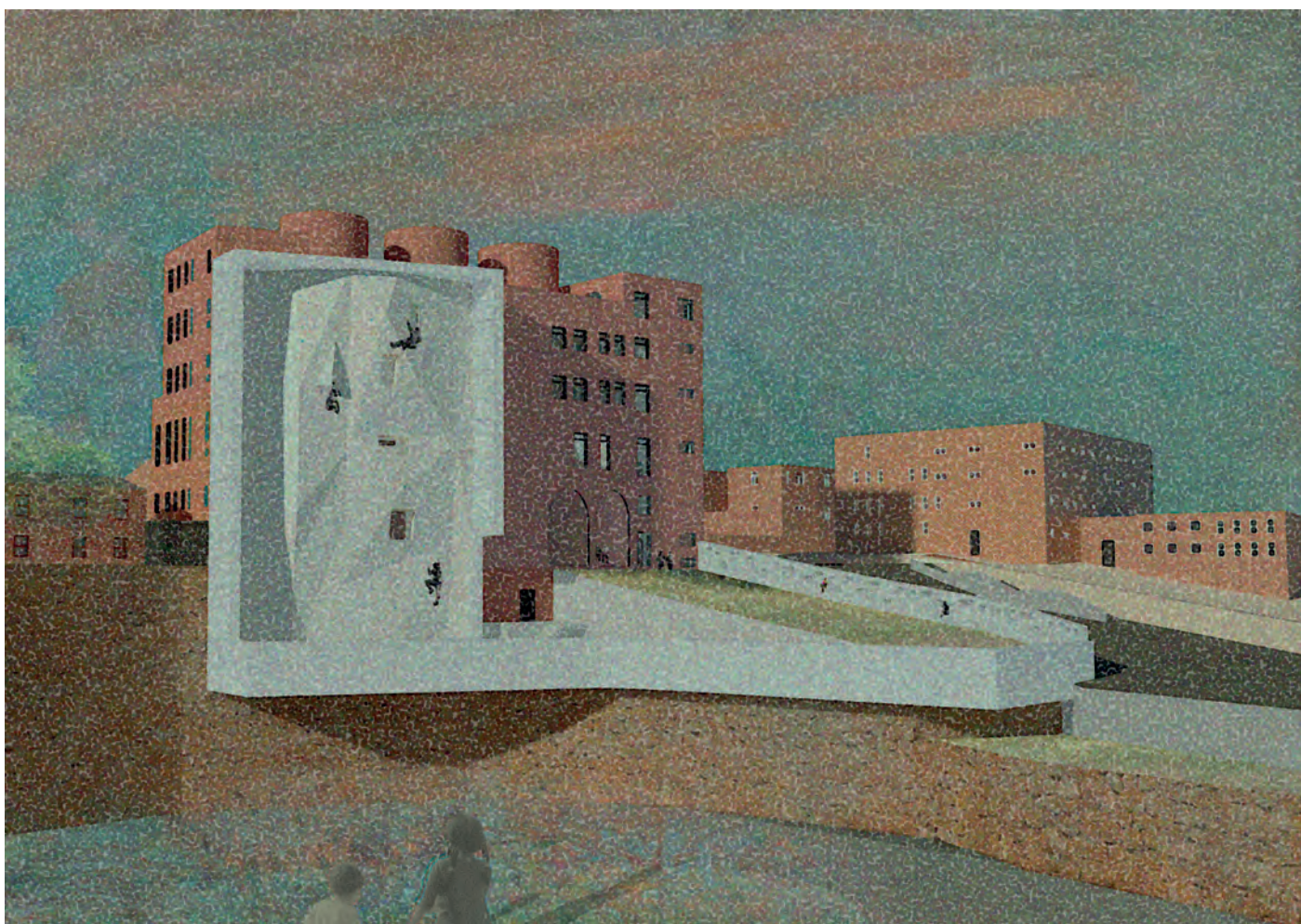


Some of the architecture students made a swimming pool in the building, linking to the waterside context. Do you think this is a good idea? What other functions would make the most of the water?

Some of the architecture students made leisure uses, like the climbing centre in the image opposite. Do you think this is a good idea? What other leisure uses do you think would be fun on this site?



Project for a new swimming pool by Courtnay and Yiting.



Project for climbing wall by Guang.

Some of the architecture students made a small clothing factory, linking the site to its industrial past. Do you think this is a good idea? What old uses do you think could be useful again today?

Some of the architecture students added things to the top of the existing buildings? What things would you add to the existing buildings and how would you make sure they looked good together?



Project for a market and clothing factory by Conor and Trevor.



Project for a new swimming pool by Courtney and Yiting.



Your Names : _____ Your School : _____

**MANCHESTER SCHOOL
OF ARCHITECTURE**



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BOROUGH COUNCIL



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