

Working with the Community/ Ethnic Housing

Location:	Trafalgar Street, Rochdale
Client:	BASE, a Barrett and Artisan joint venture
Construction method:	Timber frame, OSC
Size:	25 houses
Unique features:	Delivering timber frames to suit the specific design needs of the community.



The project challenge was to supply and erect timber frames to a design which heavily reflected the input from the community. The project included a main group of four bed houses that sit back to back with smaller three bed houses, designed to be linked to form extended family accommodation, if required. Timber frame delivered this project without a problem or need to compromise the design.

Key to the success of this delivery was the fact that Oregon was involved in the initial design stages which meant that they could “value engineer” the final product.

The design was agreed following lengthy consultation with the local, largely Bangladeshi, community, and followed many of the guidelines enshrined in the Asian Housing Design Study, a report commissioned by Rochdale Housing Initiative from the CSR Partnership.

Tenants enjoy customized design features tailored to their lifestyles, allowing for the segregated lives men and women in that community lead and also the predominance of large or extended family groups.

“The aim was to create designs which would act as models for the East Central Rochdale pathfinder and which would also meet the aspirations of the occupants.”

Timber frame construction was specified because of its speed of construction, low embodied energy and high insulation potential. It enables the provision of sustainable, energy efficient modern housing, of a non-standard design, in an affordable context. It also makes substantial contributions towards CFSH compliance.”

Phil O’Dwyer - Project Director, OMI Architects

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