

Rochdale AFC and Rochdale Borough Council are jointly developing proposals to create a new Football and Community Wellbeing Hub at Bowlee Playing Fields in Middleton.

The shared ambition of all partners is to deliver a high-quality, inclusive and sustainable facility that benefits local residents, grassroots clubs, schools, community groups, Rochdale AFC and future generations across the borough.



Rochdale AFC are the borough professional football team. Formed in 1907, the team spent 102 years in the English Football League (EFL) system before being relegated in 2023.

Playing home games at the Crown Oil Arena, the club has never had its own training facility in the borough and currently operates out of a university site in South Manchester.

Following a takeover by the Ogden Family in May 2024, the club has recently gained promotion back into the EFL and is looking to bring the first team back to Rochdale on a full time, permanent basis by developing a high quality, best in class training facility that sits alongside a base for the clubs wider family of community teams and programmes.



Rochdale AFC Community Trust

As a registered charity, the Community Trust deliver all of the clubs community outreach across the borough with a mission 'To Make Rochdale a better place to Live, Work and Play'.

With a 39 year history of delivering to schools, in community settings and at the Crown Oil Arena, the charity focuses on sport, health and employability outcomes as well as supporting many teams to pull on a 'Dale shirt through its Our Teams programme. Ladies, Walking Football, Veterans, Military Veterans, Disability (PAN and Down Syndrome) and Refugee football teams currently train and play regularly under the clubs banner, managed and supported by Rochdale AFC Community Trust.

Bowlee will provide a home for these teams, providing a sustainable base from which to engage more people, as well as supporting wider grassroots football by freeing up pitch use across the borough.



pozzoni
architecture

Pozzoni Architecture Limited is a practice with a reputation for championing an inclusive and engaging design approach.

The Pozzoni Architecture team is comprised of the industry's best design professionals, each hand picked for their specialist, multi-sector experience and proven forward-thinking attitude.

Pozzoni Architect's deliver expertise in sports and leisure, healthcare, workplace and heritage design but they have also earned recognition for their innovative and sustainable projects in a range of sectors, including education, residents, later living and mixed-use.

Pozzoni Architecture Limited are a RIBA Chartered Architectural Practice and are ISO 9001 and 14001 accredited.



re-form
landscape architecture

Re-form is a creative design consultancy specialising in landscape architecture and urban design.

We work in the space where nature and communities intersect. Everything we do aligns with our mission: to create meaningful relationships between nature, people and place by listening more and using less. Listening more because this creates strong partnerships and distinctive work, using less because it stimulates creativity and the future of the planet depends on it.

The company specialises in creating enduring, sustainable places which have a sense of identity, support the local economy and inspire communities.



Modulek is a specialist modular construction company delivering bespoke, high-quality buildings for sport, education and community use. Its proposal for Rochdale AFC sets out a modular High Performance Centre and Community Hub, designed to provide the club with professional training, recovery, analysis, catering, office and community spaces.

The company's approach combines traditional construction quality with the speed and flexibility of off-site modular build, with a Modulek system 75% faster and around 10% more cost effective than a traditional build. For Rochdale AFC, the building could be operational in just 15 weeks, reducing downtime and allowing the club to see an earlier return on investment.

abacus
Part of the Contollo Group

Abacus is a professional consultancy practice that combines solid experience with an approach to Client service of which they are confident will bring significant project benefits.

Abacus aim to be proactive as well as professional and responsive; delivering value for money projects on time, within budget, and building long term relationships in the process.

Crucially, the Abacus service offering is designed around the needs of our Clients. Abacus are flexible enough to work independently as well as alongside your existing teams; facilitating solutions at every stage, focusing on the issues that matter and ensuring the quality of service you have a right to expect.

Abacus are based in the heart of Manchester however, they work throughout the UK and have successfully completed projects from Aberdeen to Southampton, as well as a number of projects overseas.

Now part of the Contollo Group, we contribute deep sector knowledge and project intelligence, shaping efficient, future ready buildings.

yourtrust

Your Trust are a local charity delivering leisure, health and culture services across Rochdale borough. Your Trust will operate the new pavilion, gym, café and community space, and support a wider programme of health and wellbeing initiatives beyond organised football.



ROCHDALE
BIRTHPLACE OF CO-OPERATION

We're a metropolitan borough council in Greater Manchester providing hundreds of services to more than 230,000 residents. Lying in the foothills of the south Pennines, the borough is formed by the townships of Rochdale North, Rochdale South, Middleton, Heywood and Pennines.

OBI
SPORTS

OBI are experienced in the design and delivery of high-quality sports pitches from professional to grassroots level and are providing specialist sports pitch design services for Rochdale AFC and Rochdale Borough Council community facilities.

OBI's role includes delivering integrated pitch design, flood risk assessment and earthworks modelling across the development site, supporting the sustainable delivery of elite and community sports infrastructure within Rochdale and Middleton.

OBI are proud to contribute technical expertise to this strategic development for Rochdale AFC, Rochdale Borough Council and the wider community.

enabl

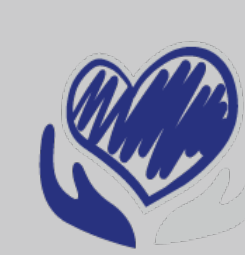
Enabl is a leading boutique consultancy reimagining the built environment. Planning consultancy, cost management and project management for front-to-end development support, done a little differently. We're a built environment consultancy that challenges the formulaic approach with collaborative advice.

We have been supporting on the Rochdale providing early strategic advice and progressing through planning consultancy support working with the team to progress the project through planning submission and up to determination.



FMG Consulting is a specialist management consultancy company working in the sport, leisure, and culture sector. We work with public, third sector and private sector partners at all levels, including central government, national governing bodies of sport, private developers, leisure operators, local authorities, charitable trusts and local voluntary organisations.

FMG has supported Rochdale Council on the project from the outset, initially preparing a feasibility study for the proposed scheme. FMG is now working alongside the Council, Rochdale AFC and Your Trust to develop the sport and mitigation statement for the planning application and lead the Football Foundation capital funding applications for the community pitches and pavilion.



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