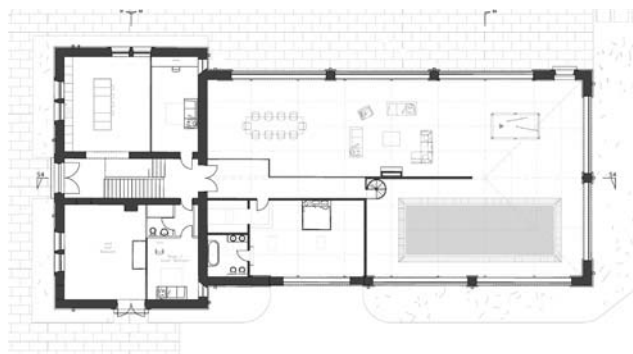
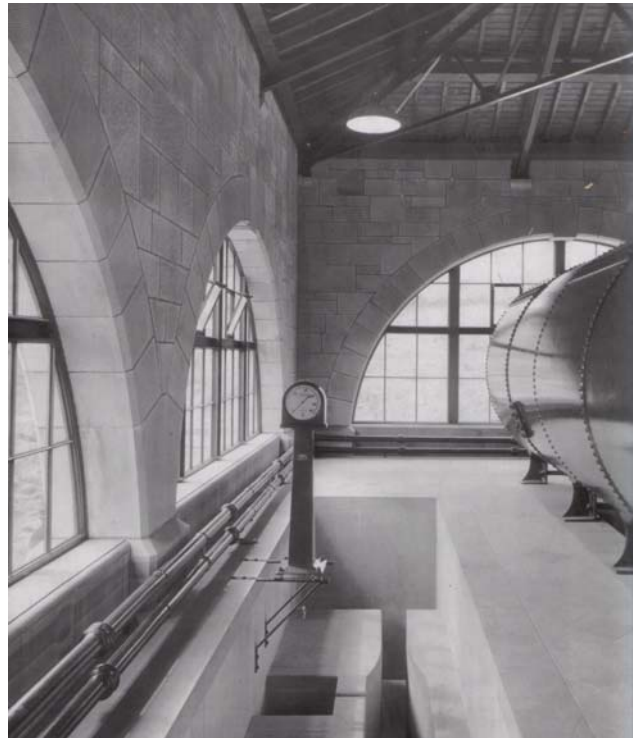


Watergrove Filter House

Wardle

Watergrove filter house was built in 1936 to serve the newly established Watergrove reservoir. The filter house was at that time the largest waterworks in Rochdale, and was built to a very high standard, with fine architectural details crafted from durable locally sourced materials. Following the construction of a new filtration plant located in nearby Alder Bank quarry in 1992, The filter house became redundant and subsequently suffered from vandalism and theft of materials.

Planning consent had been obtained in 1997 for the conversion of the filter house to ten dwellings, however the consent lapsed due to difficulties obtaining suitable access along the heavily constrained access route. Bench Architects were approached by United Utilities in 2004, to carry out a feasibility study and options appraisal for an economically sustainable but lower-density conversion. Following extensive archive research and analysis of the building, Bench Architects obtained planning permission for conversion to a single high end dwelling. The filter house was successfully sold by United Utilities to a developer, who subsequently sold the converted filter house for £1.35 million, the highest recorded price for a single dwelling in Rochdale.



Watergrove Filter House

Wardle

