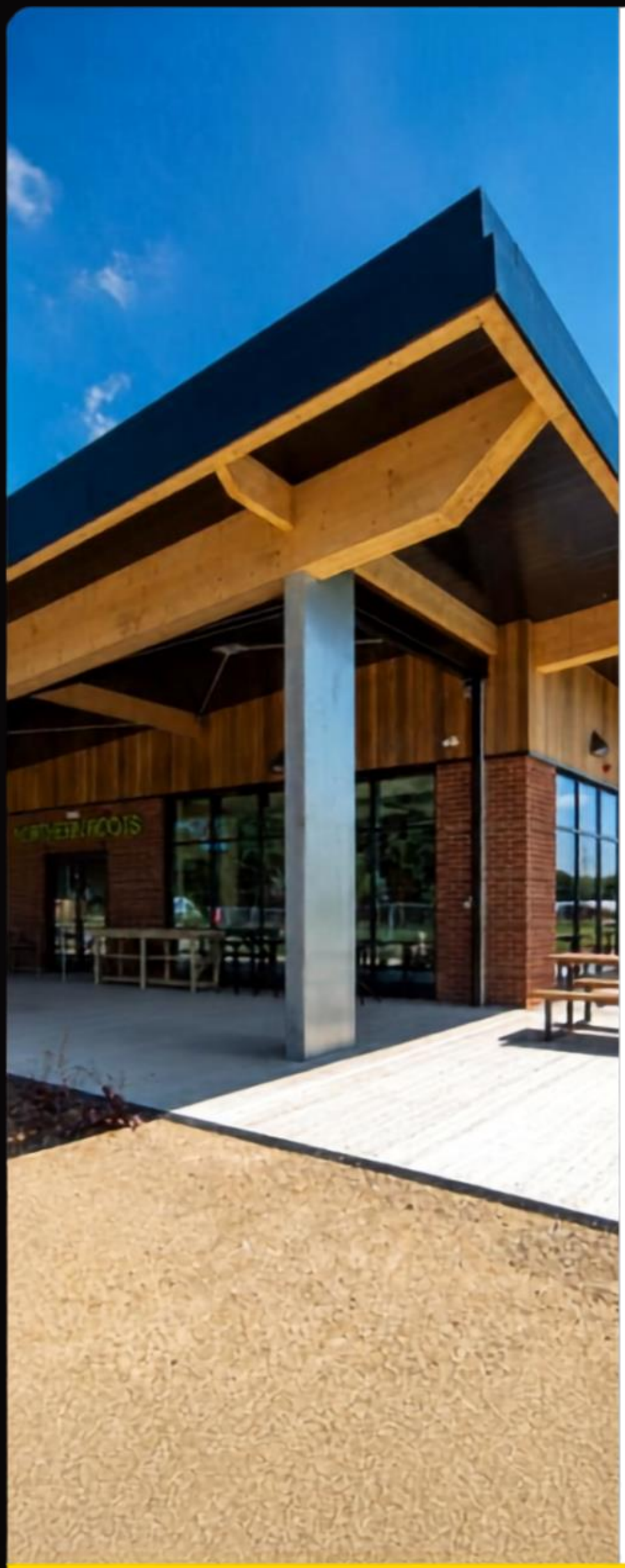
Hive Projects



Project Case Study: Northern Roots, Oldham

Delivering the UK's Largest Urban Farm & Eco-Park



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Northern Roots, Oldham

UK's Largest Urban Farm & Eco-Park — Project Management Case Study

Hive Role:
Project Manager

Framework:
Procure Partnerships Framework

£11.4m
Project Capital Value

1,155 m²
New Welcome & Skills Space

160 Acres
Urban Eco-Park Masterplan

1. **At A Glance Overview**
2. **Facilities & Construction Scope**
3. **Project Management Leadership & Governance**



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At A Glance

Sustainability

Sustainable design and responsible construction practices are embedded through every stage of delivery, creating better places for people, communities and the environment.

1,155m² Visitor Facilities: Two-storey Welcome Centre with a community café, shop, production kitchen, and flexible event/exhibition spaces.

Forestry Skills Centre: Dedicated vocational training facility for landscape management and land-based skills.

Low-Carbon Architecture: Built around a low-carbon glulam timber frame, targeting Net Zero Carbon in Operation.

Northern Roots, Oldham

UK's Largest Urban Farm & Eco-Park . Project Management Case Study

Client:	Oldham Council / Northern Roots Charity	**Scheme Value:**	£11.4m
Hive Role:	Project Manager	**Framework:**	Procure Partnerships Framework
Completion:	Summer 2026 (Handover)	**Target Rating:**	Net Zero Carbon in Operation

£11.4m
Project Capital Value

1,155 m²
New Welcome & Skills Space

160 Acres
Urban Eco-Park Masterplan

1. EXECUTIVE OVERVIEW & SCHEME VISION

AsProject Managers,HiveProjects oversawhe successful delivery and handover of the flagshipVisitor and forestry Skills Centre at Northern Roots, Oldham. Set to be the UK's largest urban farm and eco-park, the 160-acre destination transforms underused gren space adjacent to Alexandra Park into a landmark asset for health, learning, sustainable enterprise, and community life.

Handled over to Oldham Council and the Northern Roots charity in summer 2026, the £11.4m buildings form the architectural focal point of the eco-park ahead of its public launch in September 2026. The project represents a key investment under Oldham Council's 'Green and Growing' initiative, combining low-carbon architectural design with long-term regional stewardship.

2. FACILITIES & CONSTRUCTION SCOPE

Setwith newlybuiltwoodland atthemenorhond find theparkland site, the development delivers two primary gateway buildings designed around visitors, land-based vocational learners, and the surrounding environment:

Welcome Centre (Two-Storey): A 1,155m² community facility housing a café, retail shop, production kitchen, and flexible multi-purpose spaces for school visits, exhibitions, events, and performances.

Forestry Skills Centre: A dedicated vocational facility supporting hands-on training in landscape management, forestry, crop growing, and land-based skills development.

Infrastructure & Parkland Works: Integrated car parking, sustainable drainage systems (SuDS), access roads, and extensive hard and soft landscaping unifying the new buildings with the surrounding eco-park setting.

3. PROJECT MANAGEMENT LEADERSHIP & GOVERNANCE

Hive Projects provided hands-on project management from early design stage throughout a contract completion and handover, navigating the operational complexities of delivering timber-framed structures across an ecologically sensitive parkland setting:

Framework & Contract Management: Directed contract administration and governance under the Procure Partnerships Framework, ensuring total transparency, cost control, and schedule adherence.

Multi-Stakeholder Alignment: Served as the central management link between client bodies (Oldham Council and Northern Roots Charity), main contractor (Willimitt Dixon), Employer's Agent (Turner & Townsend), and Quantity Survey (RLB).

Ecological Site Sequencing: Coordinated strict site sequencing to protect existing habitats, manage ground conditions, and safeguard newly created woodland (2,000 trees) and six biodiversity ponds throughout construction.



4. SUSTAINABILITY & LOW-CARBON INNOVATION

Sustainability was embedded into the fabric of the Northern Roots development. Constructed around a low-carbon gilham timber frame, the buildings support Oldham Council's target for **Net Zero Carbon in Operation.** Beyond their environmental performance, the structures function as a living learning resource for visiting schools, colleges, and land-based trainees, demonstrating sustainable design in daily use.

Delivered as a design-and-build contract, Hive Projects managed environmental risk and site constraints to preserve the parkland setting, ensuring that construction activity actively enhanced local biodiversity across the 160-acre footprint.

5. CLIENT & PARTNER ENDORSEMENT

> ***"This is an exciting milestone for both the project and for Oldham. These fantastic new facilities bring us one step closer to welcoming local residents and visitors from across Oldham and further afield. Together with Alexandra Park next door, it will create one of the borough's most exciting green destinations– attracting visitors, supporting jobs and helping more people connect with nature."***
>
> James Kington — Director of Growth, Oldham Council

6. MULTI-DISCIPLINARY PROJECT TEAM

ABOUT HIVE PROJECTS

HIVE
PROJECTS

Hive Projects is a dynamic, values-led project, cost and programme management consultancy operating across the North West. We specialise in transforming complex capital vision into high-impact public sector, healthcare, education, and commercial schemes.

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