



**TRANSFORMING
ROTHERHAM**

**Improving Places Select Commission
Town Centre Update Report
December 2021**

Town Centre Masterplan

ADOPTED IN 2017.

The Town Centre Masterplan sets out an exciting number of developments that will transform and revitalise the town centre, with a vibrant leisure scheme on Forge Island, attractive outdoor spaces, revitalised markets complex and high-quality riverside and urban living.

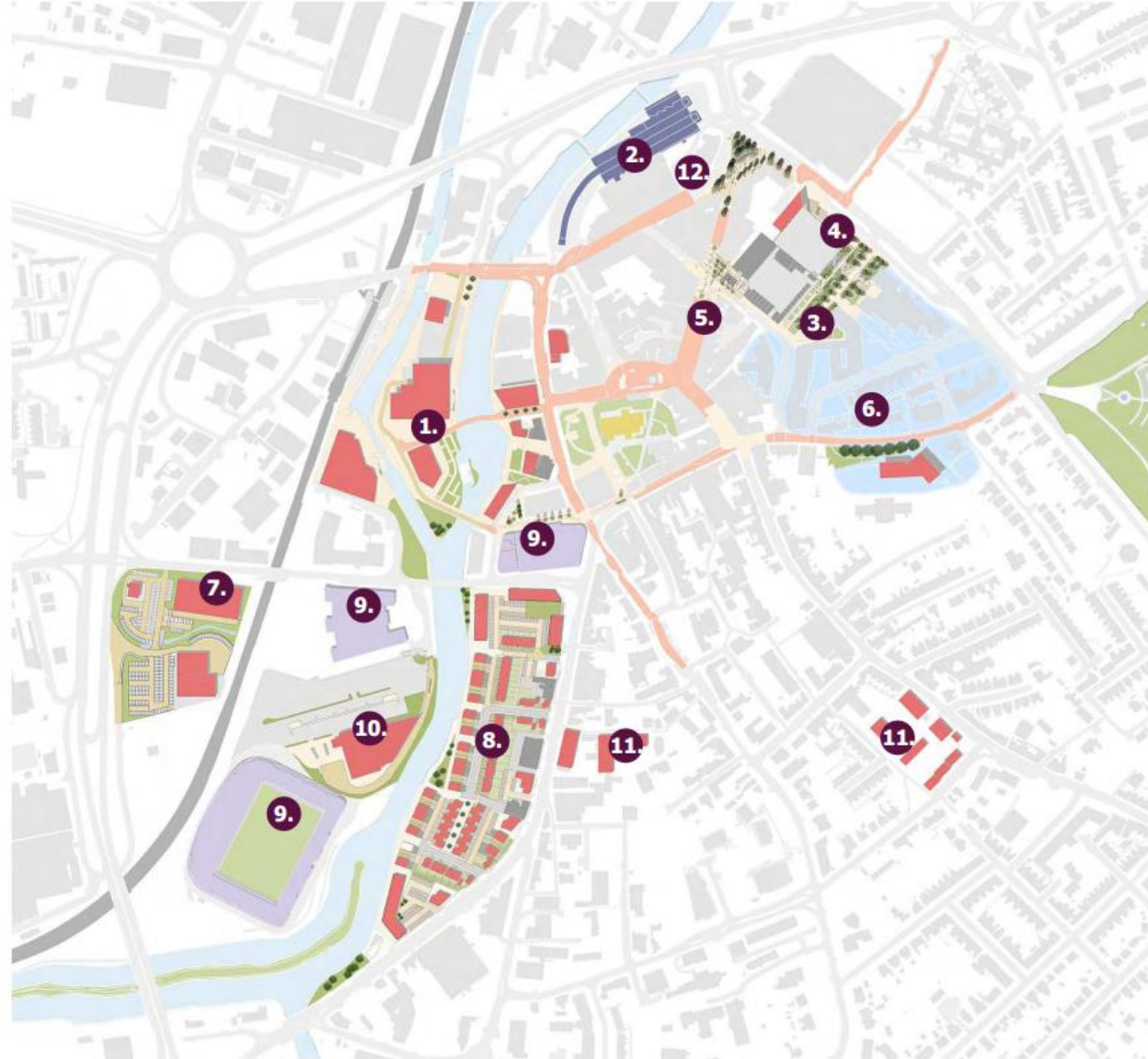
The plan is bold but it is also realistic. The opportunities for growth and regeneration have been identified and are translating into key projects which can bring about transformational change. These include:

- moving to a more diverse mix of uses
- focus on residential and leisure
- quality open spaces
- better connectivity.



The Masterplan

- 1.** Forge Island will become a major leisure destination and will include a new cinema, theatre, quality hotel and food and drink offer. Residential units will support these uses.
- 2.** Refurbishment of interchange building and associated car park.
- 3.** College Fields to form a key open space within the College Campus.
- 4.** Rotherham Markets will be opened up through the removal of buildings adjacent to Doncaster Gate. A new building will form a strong feature at the junction with Henry Street.
- 5.** The access to the indoor market will be enhanced through public realm improvements to Market Square.
- 6.** Rotherham College Town Centre Campus to include a new Centre for Higher Education Skills building.
- 7.** A new foodstore and drive-through unit will front onto Main Street.
- 8.** Up to 279 high quality riverside residential units will be provided, to include a mix of apartments and houses.
- 9.** Recent investment has been made in Rotherham Town Centre, including the New York Football Stadium, Riverside House and Westgate Chambers.
- 10.** The former Guest and Chrimes building will be partially retained to create a leisure destination within the vicinity of the football stadium.
- 11.** Two starter homes sites will be brought forward within the Town Centre.
- 12.** Effingham Square will become an area of green space within the Town Centre, complementing the green space at Minster Gardens.





Progress

1. Forge Island will become a major leisure destination and include a new cinema, theatre, quality hotel and food and drink offer, Residential units will support these uses

1. Riverside walkway access and vehicular access to multi-storey car park & servicing access.

2. Multi-storey car park to service new Forge Island leisure scheme.

3. Five screen cinema, above food and beverage units to animate public open space.

4. New public space as a focal point for the scheme. Space designed to accommodate seasonal activities e.g. beach / ice-rink. In the longer term this could be a future leisure development site.

5. New and re-sited pedestrian footbridge connecting with Town Centre across River Don.

6. Riverside park and green space creates attractive setting.

7. 60 bed quality hotel with food and beverage uses at ground floor.

8. Potential hydro-power station to make use of weir subject to timing of delivery.

9. Arts Centre and theatre, incorporating cafe /restaurant and creative / business space, 500 seat theatre and studio theatre.

10. Vehicular access, incorporating pedestrian access, to multi-storey car park and service access for hotel block.

11. Mixed use development frames views of Rotherham Minster. Uses include in excess of 60 apartments, retail, food and drink.

12. Retained businesses on Corporation Street with improved routes through from Minster Gardens to riverside. New apartments address the riverside.

13. Refurbishment and extension of existing vacant building to create new restaurant and bar overlooking the River Don and the Forge Island.

14. Residential apartment development in excess of 60 apartments.

- 5 screen cinema
- 24,000 - 30,000 sq ft restaurant / bar space
- 60+ bedroom hotel
- 120+ residential units
- Circa 325 car parking spaces

Forge Island Flood Alleviation and Enabling: Phase 1 Completed November 2020

Eric Wright Civil Engineering began flood defence and enabling works on Forge Island in September 2019.

In addition to the flood mitigation measures, improvements have been made to provide high-quality public realm to encourage access around the canal and open up the waterside to visitors, creating a welcoming gateway into the town centre, as well as providing a key link to the Forge Island development.

The final phase of works will see the introduction of flood defence gates with works now underway and completing early next year.



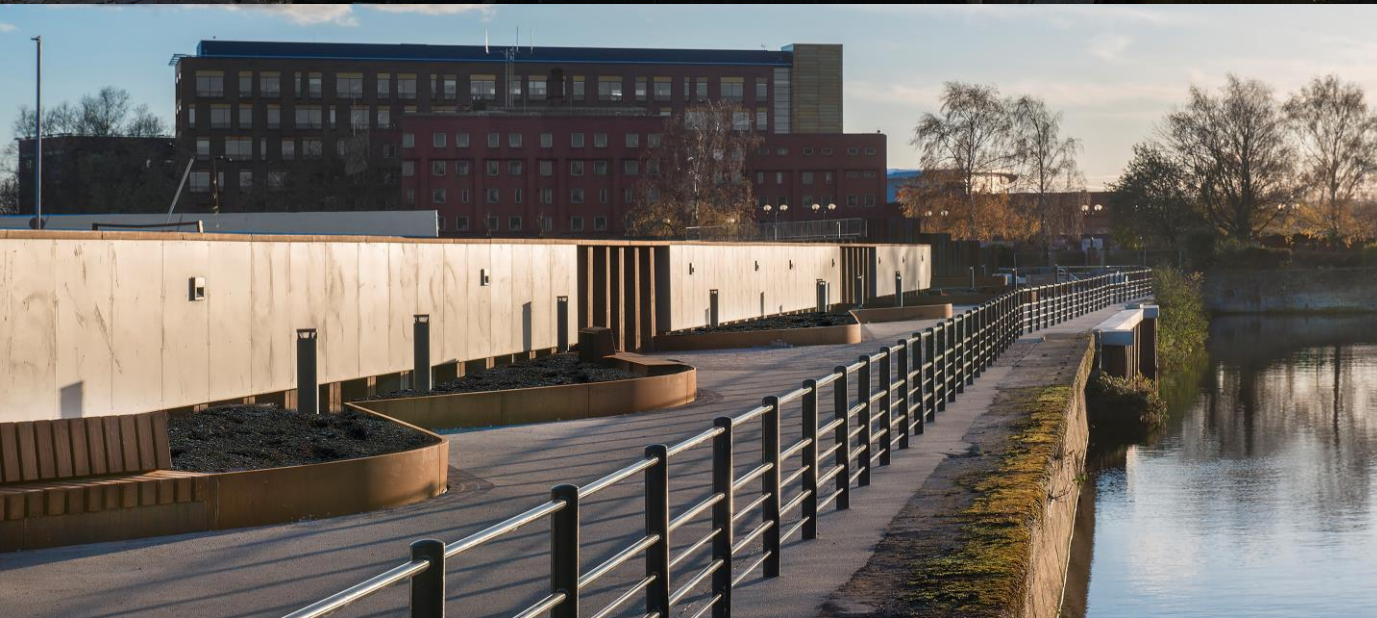


Forge Island Fish Pass: Completed May 2020

Improvements to the quality of the River Don have seen the return of salmon migrating to their traditional spawning grounds upstream of Rotherham. This migration has been facilitated by the introduction of fish passes to weirs along the river. Work on the last weir began in January 2020 at Masbrough Weir adjacent to Forge Island.

The Council has helped facilitate the project, led by the Don Catchment Rivers Trust, with support from the Environment Agency and Canal and River Trust ahead of the development of Forge Island. Work on the pass was successfully completed in May 2020.





Forge Island

Approval was granted at Planning Board in June 2020 for the Forge Island leisure scheme.

In January 2021, boutique operator The Arc Cinema signed a deal for a long-term lease with development partners Muse.

The boutique cinema operator has six sites across the UK and Ireland, with a further two UK sites under construction and specialises in providing a VIP cinema experience for the price of a standard ticket.

Following the deal with The Arc Cinema, the latest big-name chain to confirm its involvement is hotel giant Travelodge. Contracts have been exchanged to deliver a 69-bedroom hotel, which will complement the restaurants, bars and attractive public spaces, creating an exciting mixed-use destination. It is anticipated that construction will begin in 2022.





Leisure & Cultural Quarter

- **Corporation St Phase 1:**
 - Former bank buildings
 - Mixed use leisure and residential scheme
 - Private sector owner
- **Corporation St Phase 2:**
 - Land acquisition and redevelopment costs included in Towns Fund
 - Pre app submitted for residential scheme - 3 townhouses and 14 apartments
 - **Potential for Theatre Site** – Feasibility study underway
 - **Riverside Gardens**
 - **Connectivity**



Snail Hill Pocket Park

The Council purchased the former Primark building on High Street in November 2020, using funding from the Towns Fund Accelerator programme.

Planning permission to demolish the building and replace it in the short term with a pocket park and high-quality public space was granted on 1 February 2021.

Subject to necessary planning consents, longer term plans include developing the site for town centre living.

Demolition works have been completed with the landscape works to follow starting early in 2022.



2. Refurbishment of interchange building and associated car park:

The £12m upgrade and refurbishment was completed in April 2019, with key infrastructure further enhancing the local transport connectivity of the town centre.

The work included replacing the old seating, lighting and flooring and installing improved CCTV and free public wi-fi. New surfacing and larger parking bays suitable for modern vehicles were among the changes to the car park, as well as solar panels to provide 70 per cent of the electricity needed to power the building.

Completed April 2019

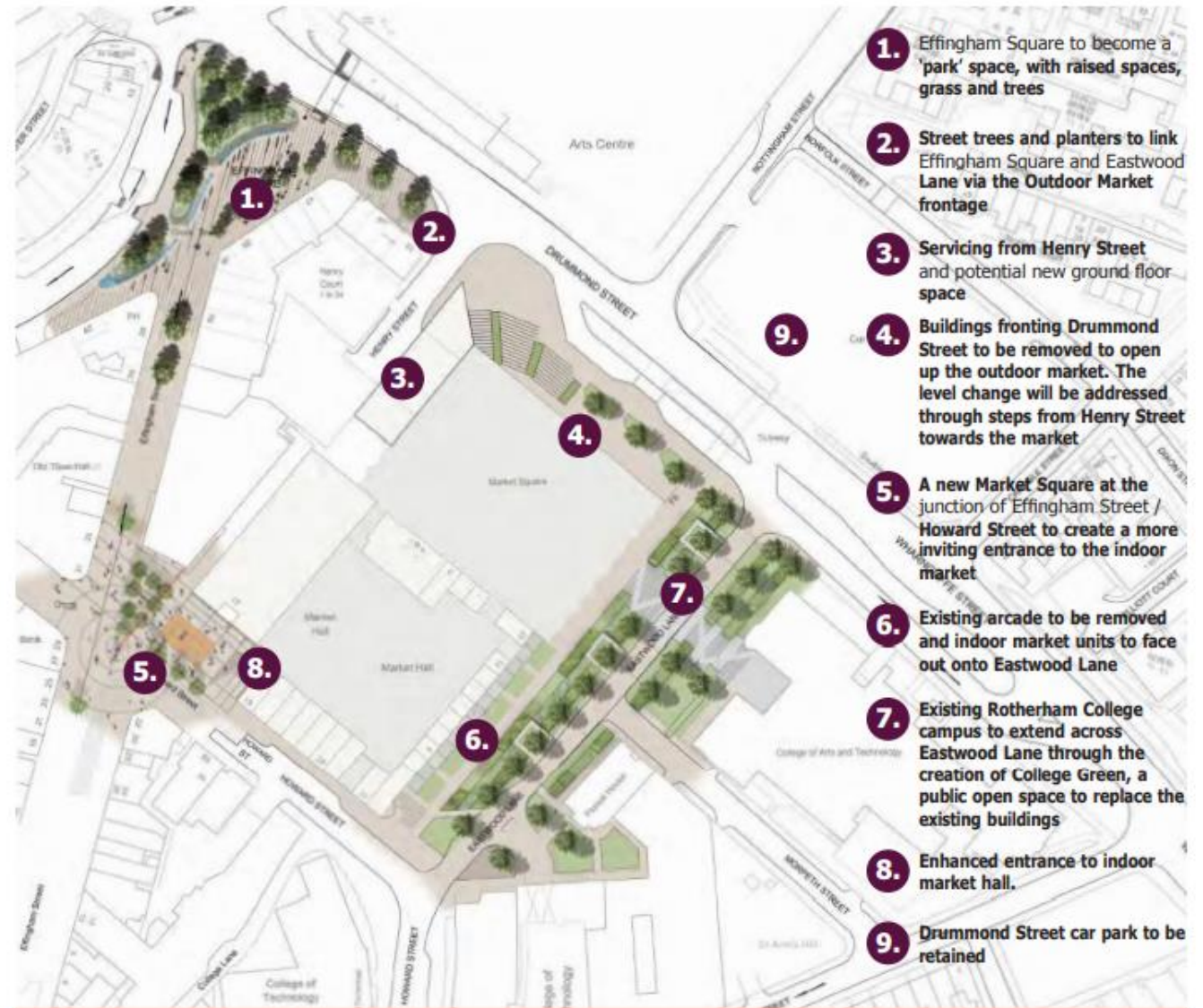




3. College Fields to form a key open space

4. Rotherham Markets will be opened up

5. Access to the indoor market will be enhanced through public realm improvements to market square



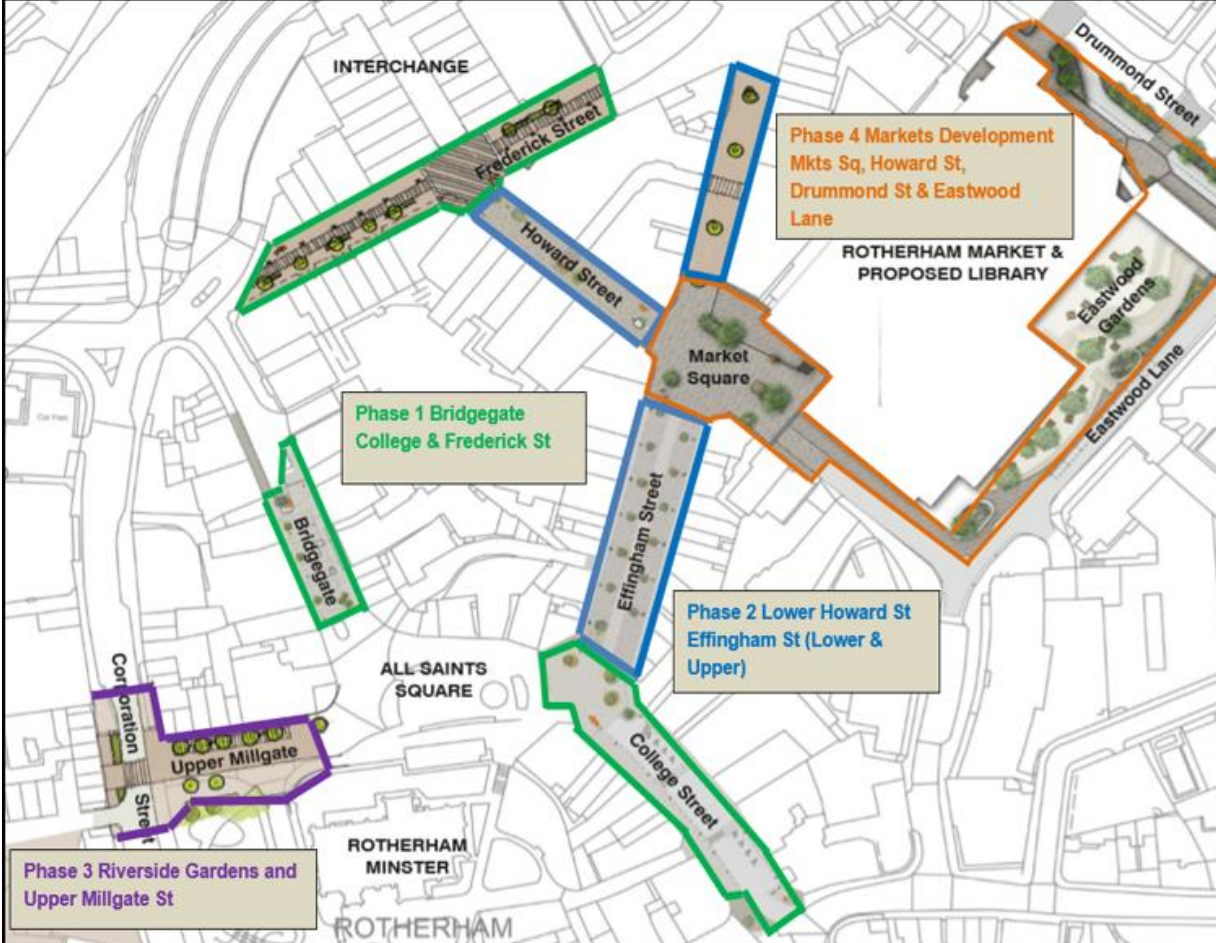
Markets Redevelopment and Library

RiDO is overseeing the development of plans for the redevelopment and re-purposing of the Markets complex as part of the Masterplan.

The proposals include a relocated central library, new community hub, extensive public realm and improved links to the town centre and college. Investigation works have been undertaken, as well as stakeholder engagement with market traders and businesses within the wider Markets complex.

Architects have been appointed to help prepare development plans and options through to RIBA 3 – Detailed Design. With the success of the Future High Street Fund bid the detailed design is now in progress in preparation for a planning application.





6. Rotherham College Town Centre Campus to include a new centre for higher education skills



University Centre Rotherham: Opened September 2018

Delivered by Rotherham College in partnership with Hull University, the brand new £10.5m campus opened in September 2018 offering a range of degrees and professional training qualifications in a state-of-the-art teaching facility.

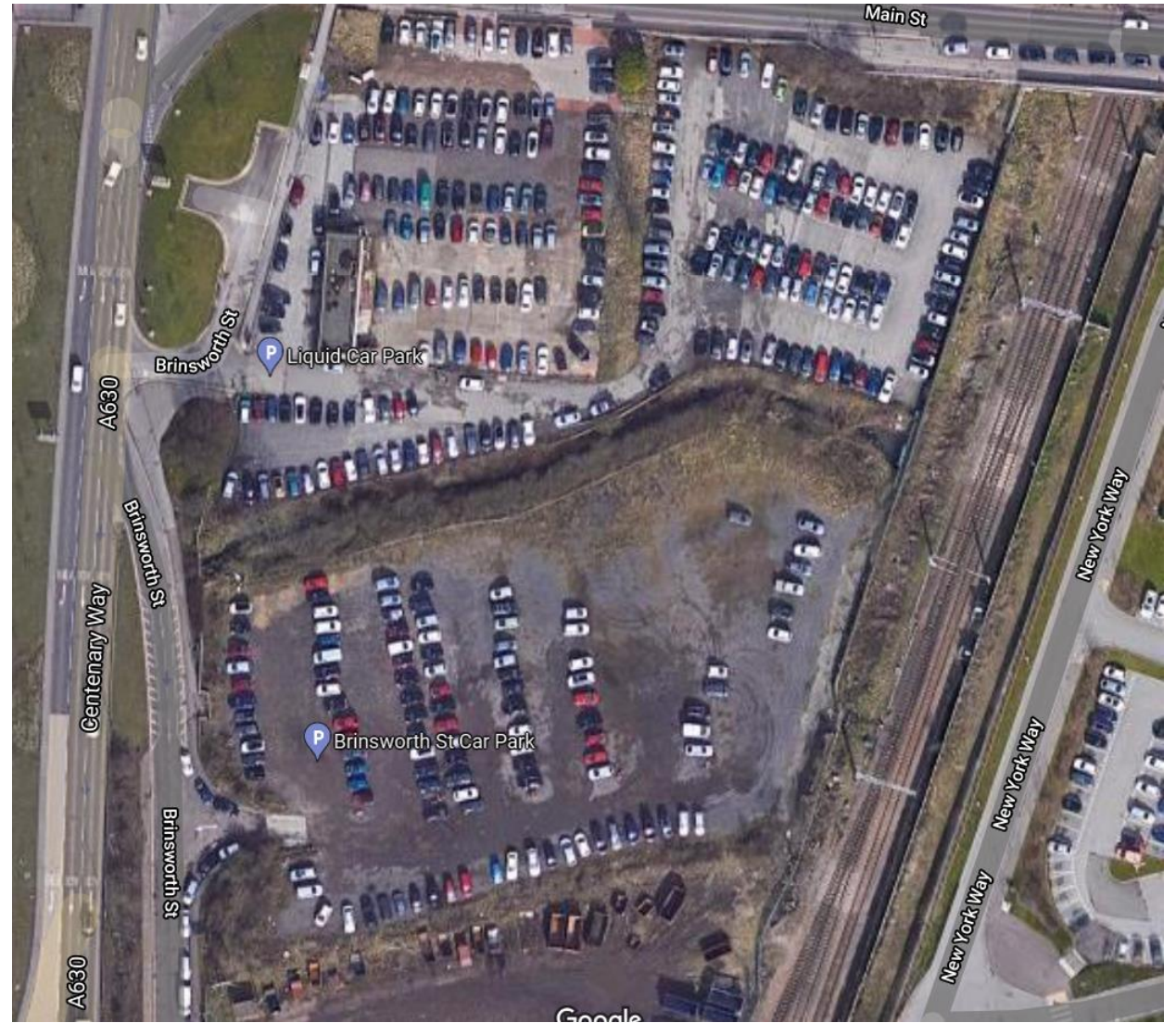
This is Rotherham's first University Centre which saw over 650 learners enrolled in the first year.

Sheffield City Region has supported the creation of the new centre with a grant of £3.5m from the Local Growth Fund. Visit the website [here](#).

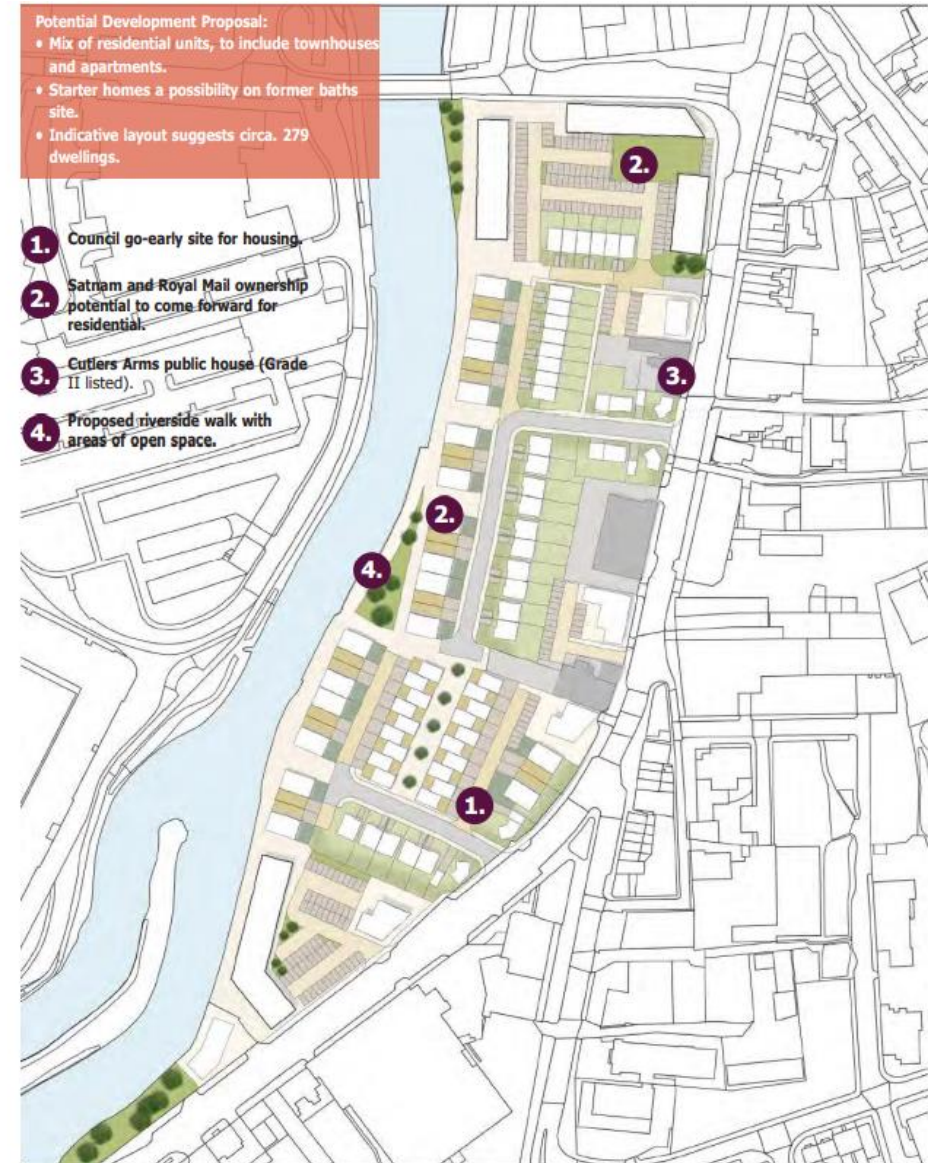




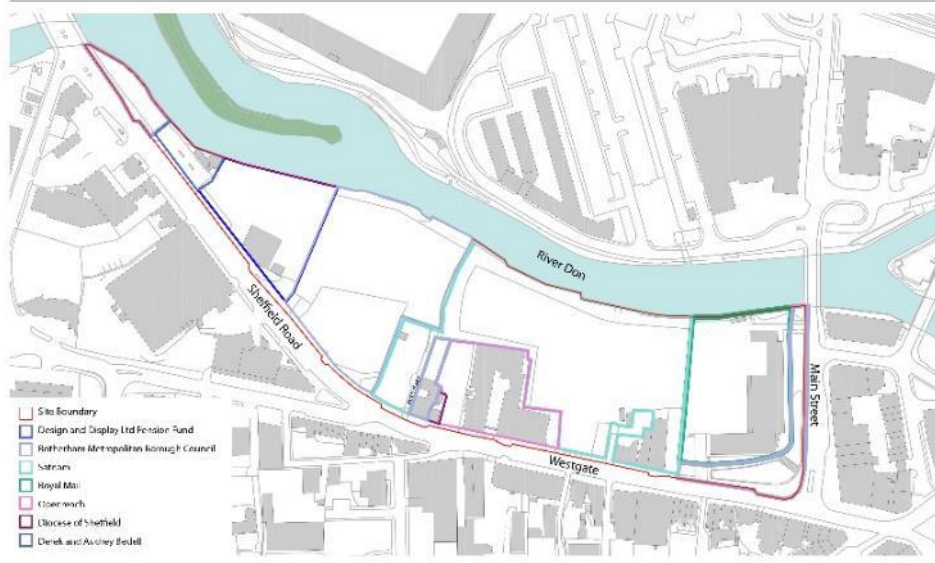
7. Potential site at the Main Street and Centenary Way junction



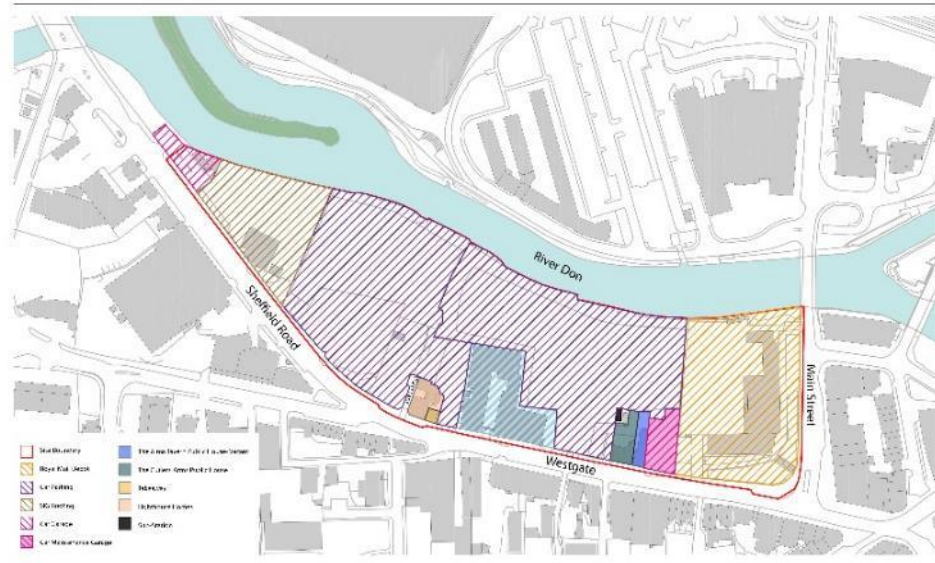
8. Up to 279 high quality residential units will be provided, to include a mix of apartments and houses



CONSTRAINTS: OWNERSHIP PLAN



CONSTRAINTS: CURRENT LAND USE



Funding:
 Town Deal
 Levelling Up
 HRA
 Homes England
 SYMCA
 Brownfield
 Transforming Cities Fund

MOVEMENT AND DESIRE LINES





INTERNAL MEWS



SECONDARY RIVER ACCESS





9. Private Investment

Westgate Chambers

Developers HMP Bespoke Construction Ltd. are undertaking a significant revamp of Westgate Chambers, which will see the creation of a showcase commercial, retail and residential development offering 61 modern apartments. The £10m scheme involves renovating six buildings that surround a landscaped internal courtyard, including a superb Georgian Grade II listed building. The first phase of apartments have recently been brought to the market with significant interest received.

Keppel Wharf

Following Modernistiq Developments purchase of Keppel Wharf, Old Market and the Grade II Listed Imperial Buildings in 2019, work is now complete on increasing the residential space at Keppel Wharf overlooking the river.

George Wright Boutique Hotel, Bar & Restaurant

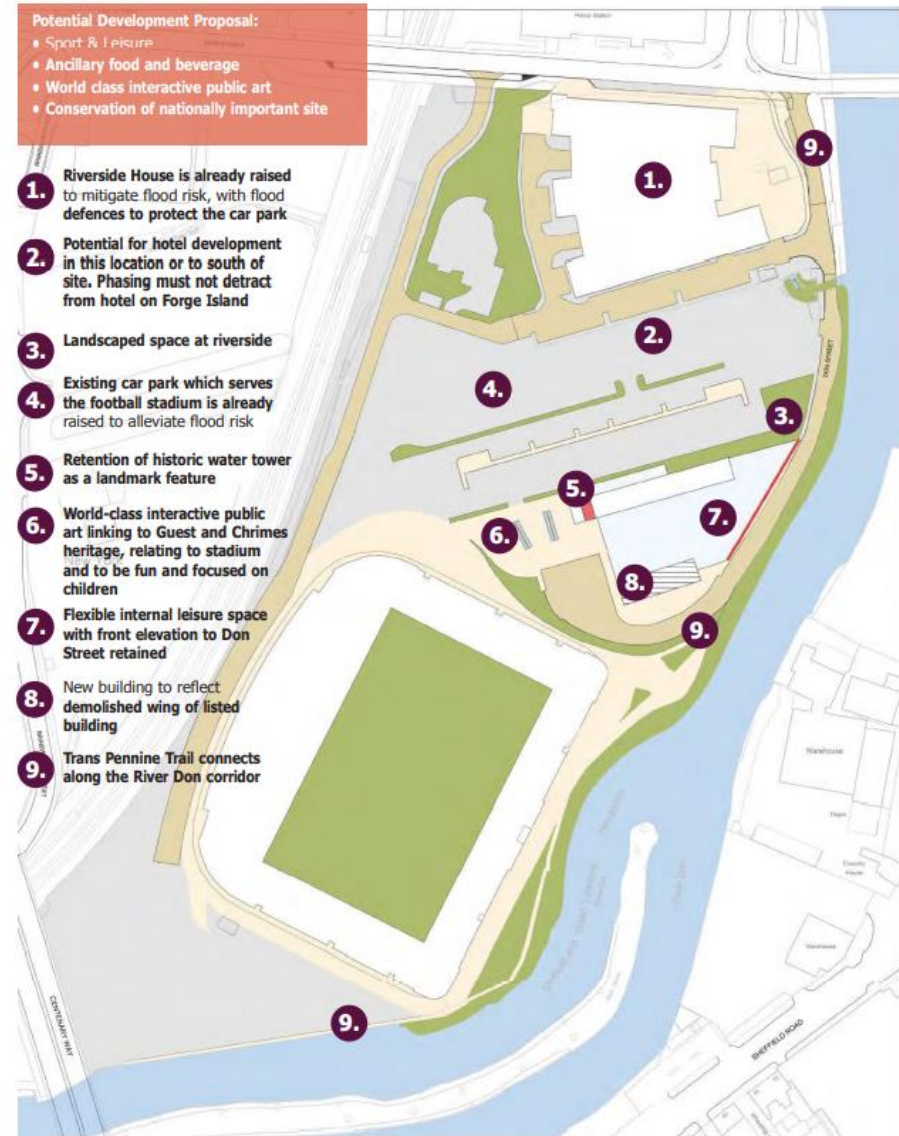
The early 19th century Grade II listed George Wright building opened in 2018 as a boutique hotel, bar and restaurant following extensive renovations. This iconic hidden gem is located at the rear of High Street and is Rotherham's first boutique hotel.

Westgate Chambers



George Wright Hotel, Bar & Restaurant

10. The former Guest and Chrimes Building will be partially retained to create a leisure destination within the vicinity of the football stadium



GUEST & CHRIMES LTD

THE BIKE HUB

THE BRIDGE MICRO-BREWERY

NY - TAP!

FROM ROTHERHAM
TO NEW YORK CITY



11. Two starter homes sites will be brought forward

There are 171 new homes currently being built in a £30m+ investment, breathing new life into the town centre.

The developments include a mixture of council homes for rent and shared ownership, and private properties for sale at Westgate Riverside, Millfold Rise and Wellgate Place.

The three sites are in prime locations with three-quarters of the property's affordable homes.

The first homes will be available by February 2022.



12. Effingham Square will become an area of green space within the Town Centre, complementing the green space at Minster Gardens

Priority Spaces

Effingham Square



1. Water fountains splash from the raised green islands into a rill water feature.
2. Raised beds with seated edges containing trees to soften hard urban surroundings
3. Green edge to the space derives order from organic vocabulary of distant countryside to the north
4. Plaza kept open for movement through space
 - pop up events
 - temporary markets
5. Clock retained in place
6. Iron/Corten Steel paving line along central axis
 - references historic tram route
 - linking feature through Town Centre
 - follows primary movement corridors
7. Seating



Help for Small Businesses

Wherever possible the Council is seeking to support and retain existing traders who may be impacted by redevelopment proposals within the town centre.

This has included assisting with identifying suitable premises for relocation – an approach that will continue particularly during the redevelopment of the market.

Funding has also been secured through the Welcome Back Fund to appoint three “High Street Business Advisors” to work with and support retailers. The Advisors started in post at the beginning of September 2021.



Regeneration Timeline

