Rotherham Town Centre
Draft Implementation Masterplan

Forge Island

A large, centrally located Town Centre site with potential for new and existing uses. Proposals focus on a new leisure destination featuring a new cinema, bars, restaurants and a quality hotel. This area might also include a new Theatre and Arts Centre.

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 Forge Island.

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

A new riverside residential development will transform this part of Rotherham, replacing vacant land and hardstanding car parking areas with a vibrant mix of new dwellings and a lively residential area.

2. New riverside walk and areas of open space.
3. Cutters Arms public house Grade II listed building.
4. Mix of house types, mainly contemporary urban housing.

Potential Development Proposal:
- Mix of residential units, to include townhouses and apartments
- Starter homes a possibility on former baths site
- Indicative layout suggests circa. 279 dwellings

Rotherham Markets

At the heart of this proposal is a revitalised indoor and outdoor market. The charm and character of the historic markets will be retained but updated with a simple and sympathetic scheme of works. Wayfinding, circulation and stalls will all be improved.

There is an opportunity to create a new and distinctive Third-Sector Hub building.

1. Buildings fronting Drummond Street to be removed to open up the outdoor market. The level change will be addressed through steps from Henry Street towards the market.
2. Existing arcade to be removed and indoor market units to face out onto Eastwood Lane.
3. Enhanced entrance and arrival to indoor market.
4. Existing building adjacent to Henry Street to be dismantled and a distinctive building to be rebuilt.
5. Effingham Square to become a green space destination. Market Square to be improved to create a welcoming approach to the indoor market. College Fields to create a new green space as part of the Rotherham College campus.