

The Glass Works, Barnsley

Statement of Community Involvement

April 2017

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1. Executive Summary

This Statement of Community Involvement (SCI) has been prepared by Counter Context Ltd on behalf of the Applicant, Queensberry and Turner and Townsend. It will report on the pre-application consultation undertaken with local communities concerning the proposals for:

Mixed use development of land adjoining Barnsley Markets following demolition of part of existing market hall and multi-story car park, to provide new retail / food and drink (Use Classes A1/A3), cinema and leisure use (Use Class D2), new multi-storey car park and service road, with access to / from Lambra Road.

The pre-application consultation strategy was designed to reflect guidance within Barnsley Metropolitan Borough Council's (BMBC) Statement of Community Involvement and the National Planning Policy Framework (NPPF).

The pre-application consultation took place for over three weeks from Thursday 9 March to Monday 3 April 2017. During the pre-application consultation, a range of communication methods were used to provide information about the proposals and ensure that people had the opportunity to provide their feedback. These methods included:

- A launch event for key stakeholders which provided an introduction to the scheme.
- An introductory letter and briefing pack sent to locally elected members and key town stakeholders.
- A consultation leaflet sent to 1,226 nearby residential and business addresses.
- A press release issued to prominent local publications during the consultation.
- A bulletin placed in the Better Barnsley newsletter.
- A two-day public drop-in session in March 2017, to give people the opportunity to discuss the proposals with members of the Project Team. This information and the project plans remained on display throughout the consultation within the Better Barnsley shop.
- A project-specific website, which included digital copies of the consultation leaflet and hosted an enquiries form.
- A project-specific email address for members of the public to send feedback and make enquiries.
- A project-specific Twitter account to raise awareness of the scheme.

In total, 66 people attended the public exhibitions, which were held on 21 March 2017 and 22 March 2017 and, at the events, 22 feedback forms were submitted. Additional feedback was received online. The feedback received considered many different aspects of the proposals. The main areas of interest related to:

- The potential retail, restaurant and leisure occupiers.
- The design.
- The public realm.
- Parking.
- Access.

All feedback received during the consultation has been considered by the Project Team on an ongoing basis throughout the development of the proposals. [Section 6](#) of this SCI explains how all issues raised by consultation respondents have been comprehensively addressed and where more detailed information about each of these issues can be seen within the planning application documentation.

2. Introduction

2.1 Development Overview

2.1.1 Development Description

The development consulted on as part of this consultation comprises:

The mixed use development will comprise approximately 9,360 sq m of new retail floor space (Use Class A1), approximately 2,484 sq m of food and drink (Use Class A3), approximately 8,526 sq m of leisure floor space, including a 12 screen cinema and a bowling alley (Use Class D2), ancillary floor space of approximately 6,487 sq m, a 494 space multistorey car park with access road, and servicing arrangements including a new service road between Kendray Street and Lambra Road.

It includes the following new development:

- *A 4 level multi storey car park (494 spaces) above new 2 storey retail provision at the southern end of the scheme.*
- *Ground floor food and drink and first floor leisure use in a separate block north of Kendray Street.*
- *A Cinema above retail and food and drink uses situated south of Kendray Street between the Metropolitan Centre and the railway.*
- *An extended service road linking Kendray Street and Lambra Road running between the new development and the railway.*
- *A canopy over the proposed public walkway between the Phase 2 development and the Metropolitan Centre.*

The 494 space multistorey car park will serve town centre visitors and includes disabled parking spaces.

2.1.2 Overview of Proposed Scheme

The proposals outline plans for the second phase of the town centre redevelopment around Cheapside. The proposals will include a range of new shops, family-friendly restaurants, multiplex cinema and bowling. There will also be a new multistorey car park. All of this will sit alongside the phase one development and a new public square will link these together.

2.2 Purpose of this SCI

This Statement of Community Involvement (SCI) has been prepared by Counter Context Ltd on behalf of the Applicant. It provides:

1. An account of the pre-application consultation undertaken with the local residents, local community groups, local councillors and other key stakeholders about the proposals.
2. A summary of the feedback received from these consultees.
3. Evidence that this feedback has been considered in the development of the proposals.

Conducting an early and transparent pre-application consultation is consistent with the guidance within the NPPF. Paragraph 188 of the NPPF states that:

Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and outcomes for the community.¹

This SCI fulfils BMBC's formal recommendation to provide evidence that appropriate community consultation has been undertaken during the development of the proposals. BMBC's Statement of Community Involvement (adopted in September 2006) states that:

We strongly recommend that you talk to us, people who live near the site and anyone else who might be affected by the development before making the application.²

Conducting an early and transparent pre-application consultation is also consistent with the guidance within the National Planning Policy Framework (NPPF) which encourages applicants to engage with the local community before submitting an application.³

In addition to the requirement for pre-application consultation set out by national government and BMBC, the Applicant recognises the high level of public interest in this particular scheme and the appetite of local people and organisations to contribute to the development of the proposals. Local people can make a valuable contribution to the proposals by offering their local knowledge and raising issues that may not have been considered by the Applicant or consultant team; in many cases resulting in a stronger set of proposals.

¹ Department for Communities and Local Government, National Planning Policy Framework, March 2012, paragraph 188.

² Statement of Community Involvement, Barnsley Metropolitan Borough Council, Appendix 4, adopted in September 2006, page 45.

³ Department for Communities and Local Government, National Planning Policy Framework, March 2012, paragraph 189.

3. Approach to Pre-Application Consultation

3.1 Previous Consultations

Prior to The Glass Works consultation, a previous phase of consultation was carried out by BMBC and IBI Group. The phase of consultation was carried for the Metropolitan Centre and Outline Planning Application. This phase of consultation involved regular public exhibitions and formal events. The public exhibitions held as part of that phase of consultation were also held in the Better Barnsley Shop on Cheapside.⁴

3.2 Pre-Application Consultation for The Glass Works

The approach to community consultation as presented in this SCI reflects BMBC's policy and approach to involving communities.

Throughout the pre-application consultation for The Glass Works, the Applicant has ensured that the identified communities and stakeholders:

- Have appropriate access to relevant information.
- Are given opportunities to actively participate by putting forward their own ideas and are reassured that there is a transparent process through which their feedback will be considered and will influence the proposals.
- Can obtain feedback, be kept informed of the progress of the scheme and be updated on the outcomes of consultation.

The Applicant is committed to consulting openly with key stakeholders, local residents, local businesses and local community groups. Throughout the consultation, engagement activities have been guided by the following key principles:

- Being open and honest with stakeholders and members of the local community when presenting all information about the proposals.
- Ensuring that all public engagement materials can be easily accessed by local stakeholders and the wider general public.
- Being clear and 'plain speaking', avoiding the use of jargon or technical terms where possible.
- Identifying different audiences and developing appropriate communication techniques that effectively engage with each one.
- Ensuring all communication materials are presented in formats easily accessible to the local community.
- Responding quickly and effectively to enquiries received from stakeholders and members of the general public.

⁴ Reserved Matters Planning, Design and Access Statement, Barnsley Markets – Metropolitan Centre, IBI Group, January 2017.

4. Community and Stakeholder Mapping

4.1 Introduction

This section details the key local audiences who were engaged with during the pre-application consultation. Prior to the start of the consultation, an extensive community and stakeholder mapping process was undertaken to identify different individuals and groups who were likely to have an interest in the proposals. The different audience groups identified were:

- Locally elected political representatives.
- Local economic groups.
- Relevant community and civic interest groups.
- Current site occupiers.
- The local residents and businesses near the site of the proposed development.

4.2 Political Representation

It is important to ensure that political representatives are aware that their constituents are being actively engaged with and involved in the development of the proposals. The following councillors were made aware of the consultation directly:

BMBC – Ward Members

1. Cllr Jim Andrews BEM
2. Cllr Robert Barnard
3. Cllr Doug Birkinshaw
4. Cllr Phillip Birkinshaw
5. Cllr Margaret Bruff
6. Cllr Linda Burgess
7. Cllr Gill Carr
8. Cllr Jack Carr
9. Cllr Alice Cave
10. Cllr Gail Charlesworth
11. Cllr Tim Cheetham
12. Cllr Anita Cherryholme
13. Cllr John Clarke
14. Cllr Malcolm Clements
15. Cllr Dorothy Coates
16. Cllr Emma Dures
17. Cllr Karen Dyson
18. Cllr Martin Dyson
19. Cllr Jeff Ennis
20. Cllr Robin Franklin
21. Cllr Robert Frost
22. Cllr Alan Gardiner
23. Cllr Annette Gollick
24. Cllr Donna Green
25. Cllr Steve Green
26. Cllr Daniel Griffin
27. Cllr David Griffin
28. Cllr Liz Grundy
29. Cllr Allan Hampson
30. Cllr Paul Hand-Davis
31. Cllr Joe Hayward
32. Cllr Dorothy Higginbottom
33. Cllr Sir Steve Houghton CBE
34. Cllr Sharon Howard
35. Cllr Charlotte Johnson
36. Cllr Wayne Johnson
37. Cllr Chris Lamb
38. Cllr Dave Leech
39. Cllr Phillip Lofts
40. Cllr Caroline Makinson
41. Cllr Pauline Markham
42. Cllr Brian Mathers
43. Cllr Roy Miller
44. Cllr Andrew Millner
45. Cllr Kath Mitchell
46. Cllr May Noble
47. Cllr Pauline Phillips
48. Cllr Jenny Platts
49. Cllr Roya Pourali
50. Cllr Ken Richardson Msc
51. Cllr Richard Riggs
52. Cllr Caroline Saunders
53. Cllr Margaret Sheard
54. Cllr Tim Shepherd
55. Cllr Ralph Sixsmith MBE
56. Cllr Harry Spence
57. Cllr Mick Stowe
58. Cllr Sarah Tattersall
59. Cllr Joe Unsworth
60. Cllr Kevin Williams
61. Cllr John Wilson
62. Cllr Richard Wraith
63. Cllr Charlie Wraith MBE

BMBC – Executive Members

1. Ms Diana Terris
2. Ms Wendy Lowder
3. Mr Matthew Gladstone
4. Ms Rachel Dickinson
5. Ms Julia Burrows

Members of European Parliament

1. Jane Collins MEP
2. Linda McAvan MEP
3. Timothy Kirkhope MEP
4. Amjad Bashir MEP
5. Richard Corbett MEP
6. Mike Hookem MEP

Members of Parliament

1. Michael Dugher MP
2. John Heeley MP
3. Dan Jarvis MP
4. Angela Smith MP

Parish Councils

1. Stainborough
2. Wortley
3. Little Houghton
4. Hunshelf
5. Gunthwaite and Ingbirchworth
6. Dunford
7. High Hoyland
8. Billingley
9. Cwthorne
10. Great Houghton
11. Langsett
12. Oxspring
13. Penistone Town
14. Shafton
15. Silkstone
16. Tankersley
17. Thurgoland
18. Wortley

4.3 Local Economic Groups

The following key economic stakeholders were made aware of the consultation directly:

- Sheffield City Region LEP Board
- Rotherham and Barnsley Chamber of Commerce
- Barnsley College Corporation

4.4 Local Residents and Businesses

A key priority of pre-application consultation was to actively engage with residents and businesses close to the proposed site. A distribution area for consultation leaflets was therefore defined which included 1,226 addresses. The consultation leaflet area is shown in [Figure 1](#).

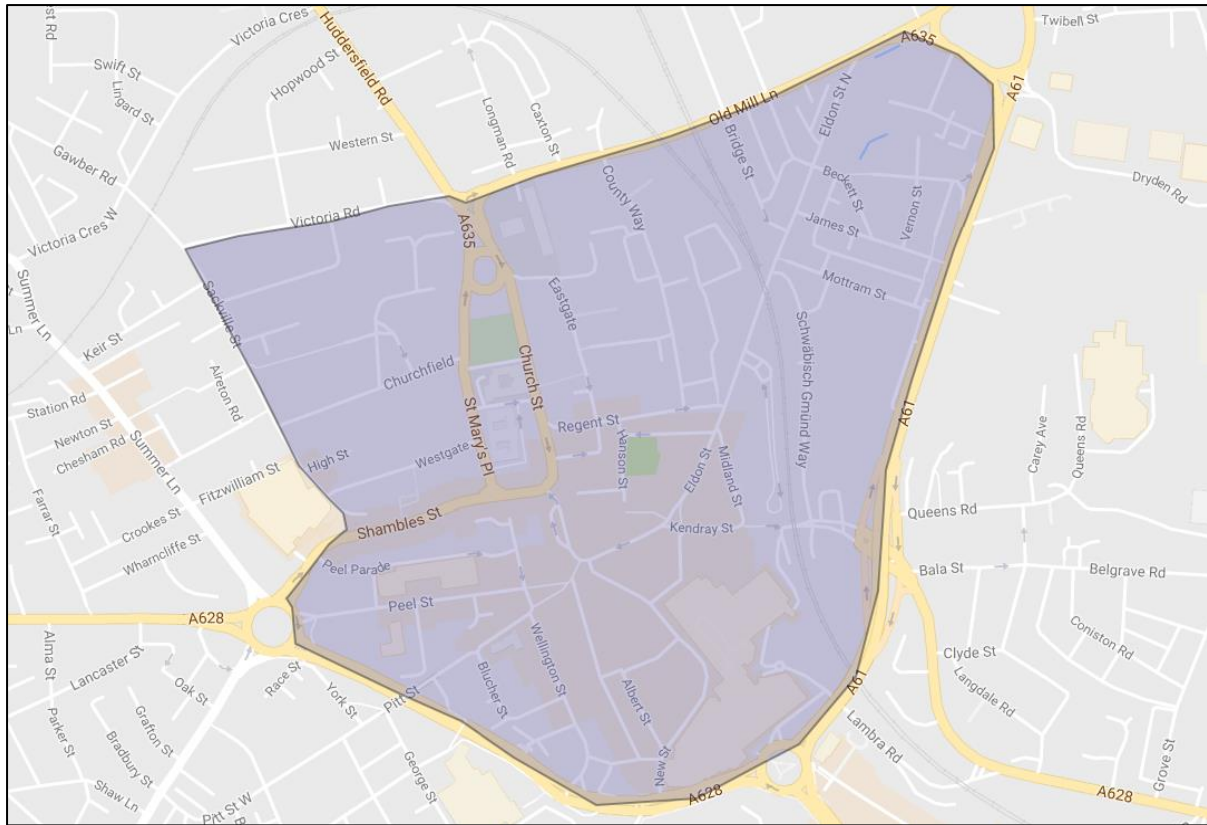


Figure 1 – Consultation Leaflet Distribution Area (courtesy of Google Maps 2017).

4.5 Community and Civic Groups

In addition to engaging directly with members of the local community, the Applicant recognises that local community and civic groups play an important role in representing community views. The following groups were engaged with during the pre-application consultation:

- Barnsley Lamproom Theatre
- The Academy Theatre
- The Civic
- Cannon Hall Museum
- Experience Barnsley
- Cooper Gallery
- Elsecar Heritage Centre
- Wosborough Mill
- Barnsley Premiere Leisure
- Barnsley FC
- Barnsley Golf Club
- Wentworth Castle Garden
- RSPB Dearne Valley
- Wigfield Farm
- South Yorkshire Police
- South Yorkshire Fire and Rescue
- Yorkshire Ambulance Services
- South Yorkshire Travel
- Barnsley Hospital NHS

- Hope House Church
- Holy Rood Church
- St Georges Vicarage
- 360 engagement
- Barnsley Together Forum
- My Barnsley Too
- Barnsley Gender and Equality Forum
- LGBT Forum

4.6 Media Outlets

Print and online media outlets serve an important role in keeping the wider community informed about developments in their area. The following publications were provided with information during the pre-application consultation:

- Barnsley Chronicle
- BBC Look North (Yorkshire)
- BBC Radio Sheffield
- Dearne FM
- Doncaster Free Press
- ITV Calendar
- Rotherham Advertiser
- Sheffield Telegraph
- TheBusinessDesk.com
- The Star (Sheffield)
- Yorkshire Business Insider
- Yorkshire Business Daily
- Yorkshire Post

5. Pre-Application Consultation Process

5.1 Pre-Application Consultation Overview

The pre-application consultation took place from Thursday 9 March 2017 to Monday 3 April 2017. Throughout the consultation period, a range of communication methods were used to raise awareness of the proposals amongst local people and key stakeholders. People were provided with a number of accessible and convenient means by which to provide feedback.

5.2 Distribution of Materials

5.2.1 Consultation Leaflet

Consultation leaflets were sent to 1,226 addresses within the distribution area (as shown in [Figure 1 in Section 4.4](#)). These were distributed to land with residents and businesses on 10 March 2017. The consultation leaflet provided information on the proposals, including a masterplan of the scheme and indicative CGIs of the development. The leaflet provided the details of the public consultation, including the channels through which feedback could be submitted, namely the website address, the enquiries email address and through a physical submission in the Better Barnsley shop. The leaflet also invited recipients to attend the public exhibitions, details of which were included.

The consultation leaflet was available to download from the project web page from 9 March 2017.

The consultation leaflet is provided as Appendix 1.

5.2.2 Briefing Pack

Briefing packs were produced to provide introductory information about the proposals and also explain the consultation process. The briefing packs were sent directly to the identified political, economic, community and civic stakeholders as identified in Sections [4.2](#), [4.3](#) and [4.5](#). They were distributed to land with key stakeholders on the 9 March 2017, and were accompanied by an introductory letter from The Glass Works Consultation Team. This letter introduced The Glass Works, the phase 2 proposals for the scheme and invited stakeholders to attend and publicise the public exhibitions on the 21 and 22 March 2017.

The briefing pack is provided as Appendix 2 and the accompanying invitation letter is provided as Appendix 3.

5.2.3 Media Pack

A media pack was issued on 9 March 2017. This was distributed the following media outlets:

Local Media Outlets

1. Barnsley Chronicle
2. Dearne FM
3. Rotherham Advertiser
4. The Star
5. Sheffield Telegraph
6. BBC Radio Sheffield

Regional Media

1. Yorkshire Post
2. BBC Look North
3. ITV Calendar



Regional Business Media

1. Yorkshire Business Insider
2. TheBusinessDesk.com
3. Yorkshire Business Daily
4. Northern Powerhouse News

This media pack included the following:

- A press release which introduced the second phase proposals and new name for the scheme.
- A FAQs sheet which gave more details about the scheme. Within this there was details of the public consultation and the events which were held on 21 and 22 March.
- A fact sheet about Queensberry.
- CGIs of the proposed development.

A copy of the media pack is included in Appendix 4.

5.2.4 Media Coverage

Following the media pack which was sent out, articles about the proposals were subsequently published in:

1. Yorkshire Post (Thursday 9 March 2017)
2. Insider Online (Thursday 9 March 2017)
3. The Star (Thursday 9 March 2017)
4. Barnsley Chronicle (Friday 10 March 2017)
5. We are Barnsley (Thursday 9 March)
6. Barnsley News and Sport (Thursday 9 March)
7. Construction Enquirer (Friday 10 March)

A number of broadcast media outlets also reported on the proposals, this included:

1. BBC Look North (Thursday 9 March 2017)
2. Hallam FM (Thursday 9 March 2017)
3. BBC Sheffield (Thursday 9 March 2017)
4. Dearne FM (Thursday 9 March 2017)

5.3 Finding Out More and Providing Feedback

To coincide with the construction of phase 1, the public consultation for The Glass Works scheme began on 9 March 2017. Information was available during the consultation in the Better Barnsley Shop. This gave local residents and stakeholders the opportunity to find out about the proposals in a familiar environment which had been used previously to display the phase one plans.

Enquiries and feedback were invited to be given within the shop. Members of the public and stakeholders were also invited to give their feedback via the enquiries email address (enquiries@theglassworksbarmsley.com). This email address was monitored by The Glass Works Consultation Team. Enquiries were responded to and feedback was passed on to the consultation team.

A dedicated 'Have Your Say' section was added to the web page (www.theglassworksbarmsley.com/). This page was launched on 9 March 2017. During the consultation, information about the proposals was available and the exhibition materials were made available to download from this page.



An online feedback form was accessible through the dedicated website. The feedback form sought views on the proposals and the consultation process. It could be completed at any point during the consultation period. Physical copies of the feedback form were available within the Better Barnsley shop throughout the consultation period.

All of these contact details were published in the consultation leaflet, the briefing pack and the media packs.

A stakeholder briefing event was held on 9 March 2017 providing more information about the scheme. During this event copies of the briefing pack were handed out providing details of how to provide feedback on the proposals.

Consideration of the feedback received through these channels is demonstrated in [Section 6](#) of this document.

5.4 Public Exhibitions

Public exhibitions were held over two days to provide members of the public with the opportunity to find out more about the development proposals.

The public exhibition was held at the Better Barnsley shop, 21 Cheapside, S70 1RQ. This venue is well known as it was the venue for previous public consultation on the scheme.

The first public exhibition was held on Tuesday 21 March 2017 from 10.30pm to 3:00pm. The second public exhibition was held on Wednesday 22 March 2017 from 3.00pm to 7.00pm.

The public exhibitions were publicised through the consultation leaflet, the briefing pack, dedicated Twitter account and the Better Barnsley newsletter.

Five large exhibition boards were on display at the exhibition events. They provided information about the scheme and background to the proposals. Alongside these there were 11 CGI images on display which gave the latest indicative visual representations of the building designs. They have been provided in Appendix 5.

In addition to this, hard copies of the consultation leaflet and briefing pack were available for attendees to view and take home. A fly-through video was also in display throughout the consultation on a large TV screen.

During these two exhibitions, members of the Project Team were on hand to discuss the proposals with visitors and to answer any questions they may have had.

A total of 66 people visited the public exhibition over the two days. Attendees included local residents, local business owners, representatives of community groups and regular visitors to the area.

Feedback forms were available for attendees to complete and submit at the exhibitions. A total of 22 written feedback forms were completed and submitted. The feedback form is provided as Appendix 6 and the feedback received is described as part of Section 6.

Images taken of the public exhibitions can be seen in [Figure 2](#).

Figure 2 - Photos of the public exhibition at the Better Barnsley Shop on 21 and 22 March 2017.



6. Pre-Application Consultation Feedback

6.1 Summary of Feedback Received

Throughout the pre-application consultation, several channels were made available for people to ask questions and provide feedback. To summarise, these were:

- The enquiries email address (enquiries@theglassworksbarnsley.com).
- The online feedback form, accessible through the dedicated web page for the proposals (www.theglassworksbarnsley.com).
- A hard copy of the feedback form which was available at the public exhibitions and within the Better Barnsley shop throughout the consultation period.

In total, 89 formal responses to the pre-application consultation were received. These are broken down into the relevant channels below.

Table 1 - Number of Consultation Responses Received

Feedback method	Number of responses
Enquiries email address	1
Online feedback form	65
Exhibition feedback form	22
Total	89

All of the responses received during the pre-application consultation period have been logged and all feedback has been considered by the Project Team ahead of the submission of the Planning Application. The written responses to the consultation are available on request.

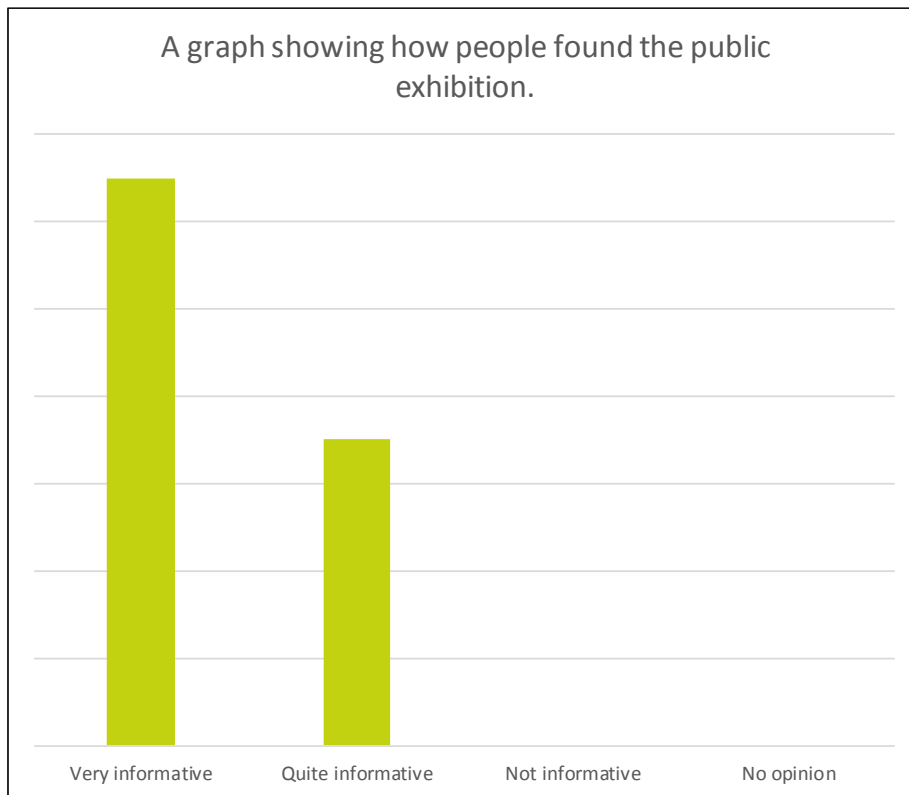
6.2 Analysis of Feedback Forms

Comments received through open questions in the feedback forms and by email are summarised and addressed in [Table 2](#) in the following section.

The feedback form also asked a selection of closed questions. The responses to these questions are presented in the following graphs.

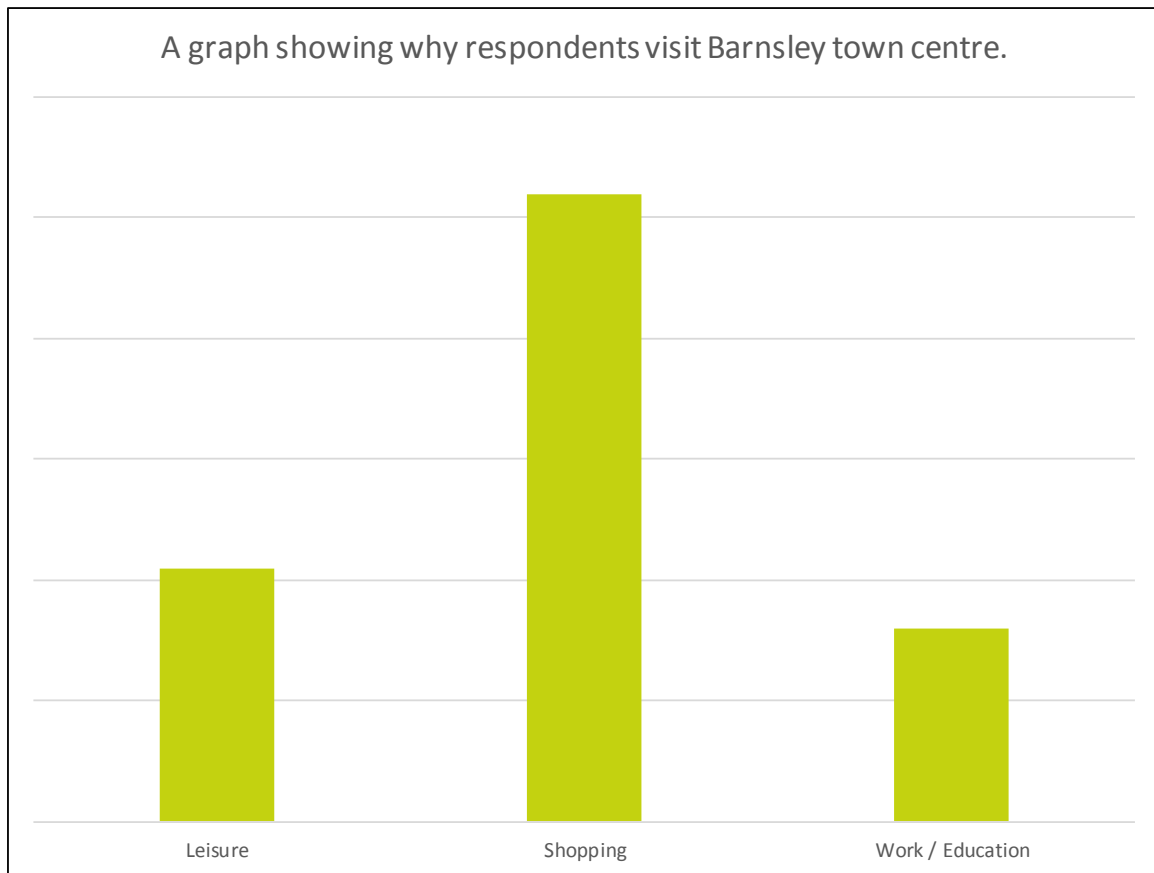
How did you find today (Public exhibition)?

Out of the 22 feedback forms we received at the public consultation events, 20 respondents answered this question. 13 respondents suggested they found the event 'very informative'. 7 respondents suggested they found the event 'quite informative.'



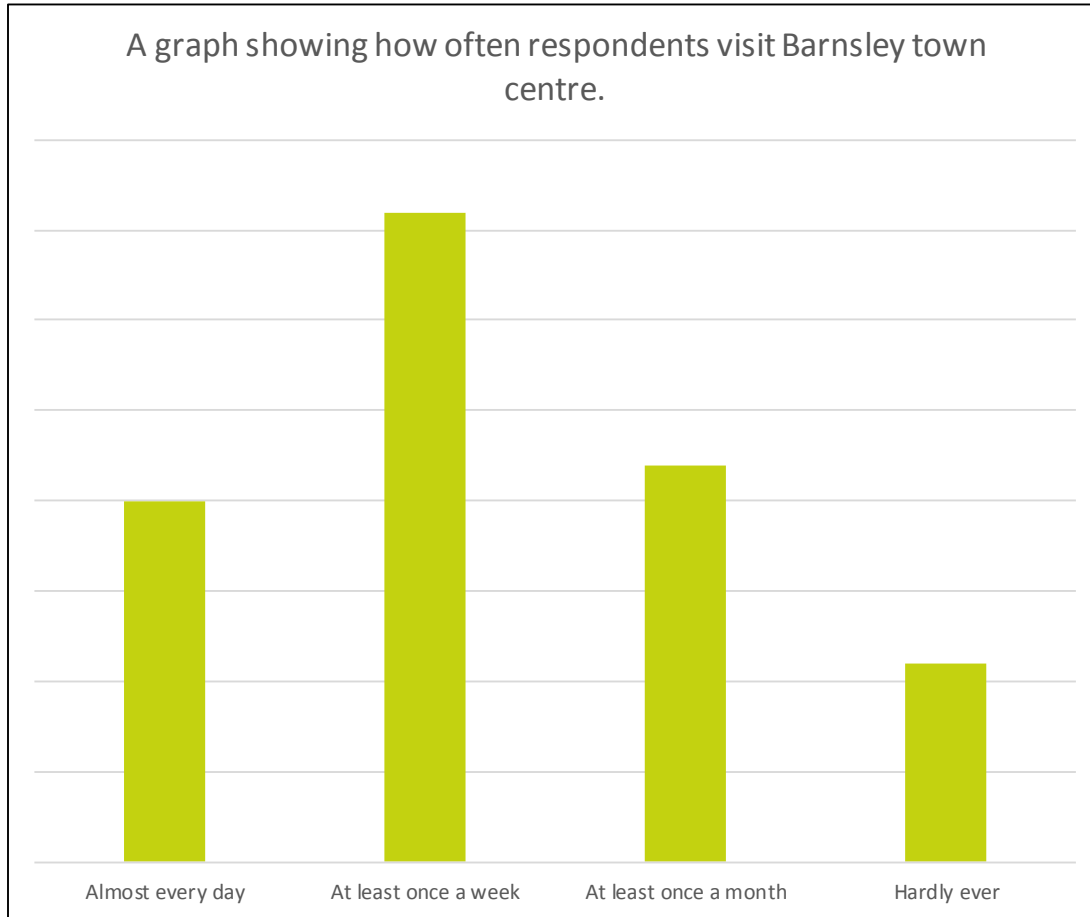
Do you currently visit Barnsley town centre?

A total of 89 respondents answered this question. 52 respondents stated they visited Barnsley town centre to go 'shopping.' 21 respondents stated they visited Barnsley town centre for 'leisure.' 16 respondents stated they visited Barnsley town centre for 'work / education.'



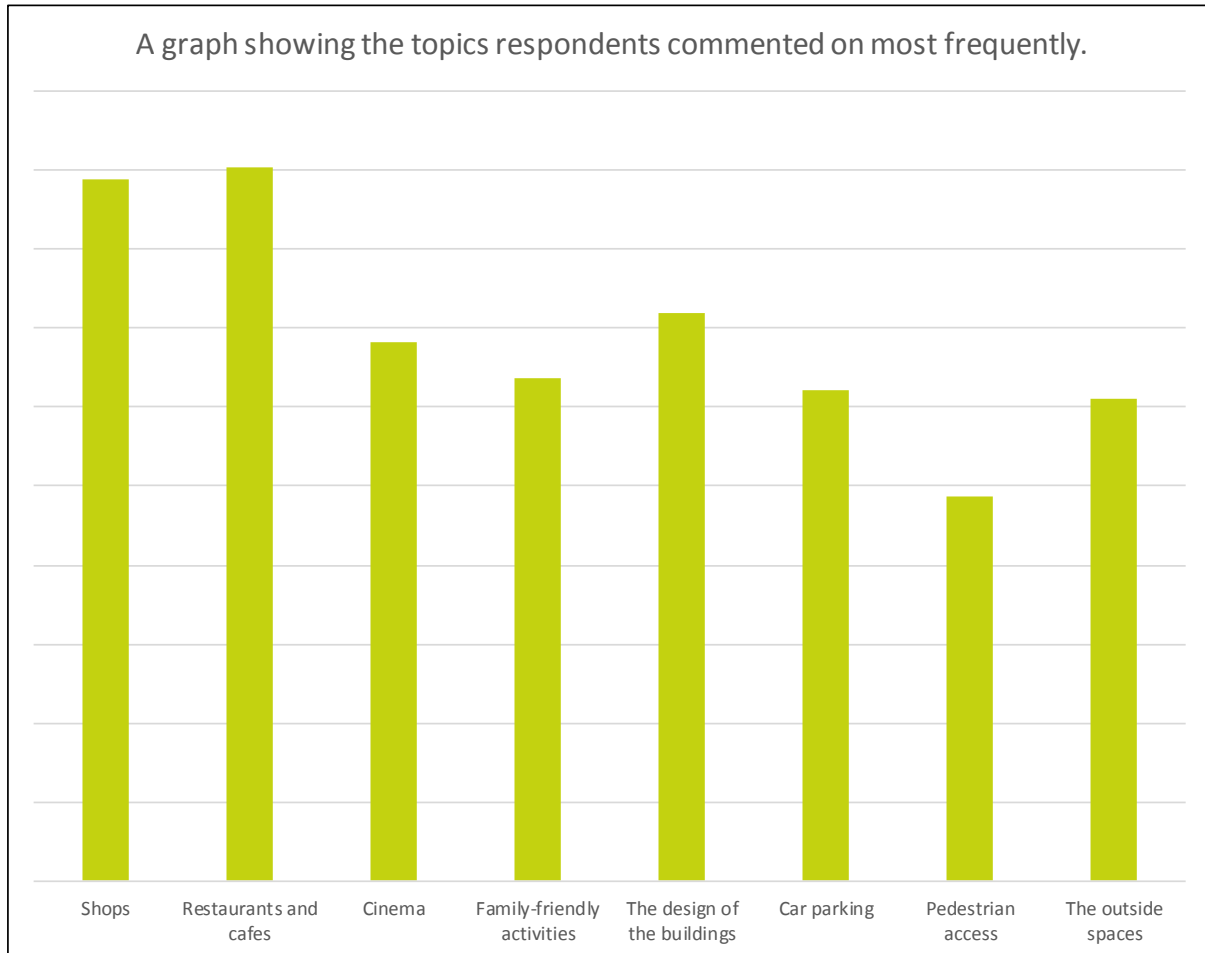
How often do you currently visit Barnsley town centre?

A total of 89 respondents answered this question. 20 respondents suggested they visited Barnsley town centre 'almost every day.' 36 respondents suggested they visited Barnsley town centre 'at least once a week.' 22 respondents suggested they visited Barnsley town centre 'at least once a month.' 11 respondents suggested they visited Barnsley town centre 'hardly ever.'



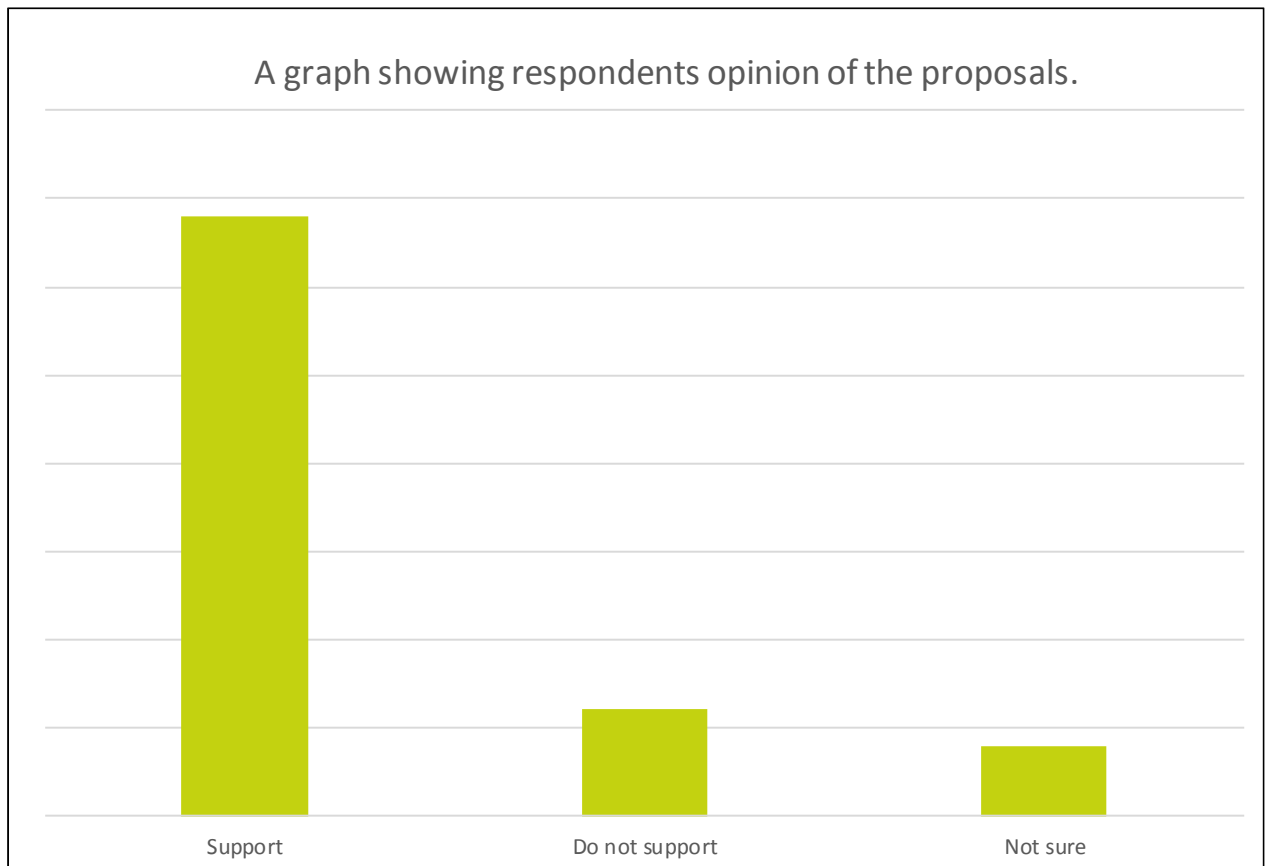
Would you like to comment on any of the following aspects of the proposals for Phase 2 of The Glass Works?

A total of 82 respondents answer this question. 74 respondents commented on 'restaurants and cafes.' 72 respondents commented on 'shops.' 59 respondents commented on 'the design of the buildings.' 56 respondents commented on the 'cinema.' 52 respondents commented on 'family-friendly activities, such as bowling.' 51 respondents commented on 'car parking.' 50 respondents commented on 'the outside spaces.' 40 respondents commented on 'pedestrian access.'



Overall are you supportive of The Glass Works Proposals?

88 respondents answered this question. 68 respondents answered 'yes'. 12 respondents answered 'no'. 8 respondents answered 'not sure.'



6.3 Main Findings and Consideration of Issues

An extensive summary of the issues raised by members of the local community (through all feedback methods) and how they have been considered and responded to is provided in

Table 2 below.

Table 2 - Consultation Feedback.

Issue Raised	Response and Consideration of Issue
Proposed Retail Space	
A lot of respondents wanted to see high street retailers occupy the space. They also wanted to see a variation of good quality retailers.	All points noted.
Most of the respondents wanted to see independent and local retailers included in the scheme.	The Glass Works will provide a variety of options to shop. The emphasis will be on more choice and great quality brands.
Some respondents wanted to see a large department store included in the scheme.	Major high street brands will be complemented by carefully selected independent retailers.
A few respondents wanted to see market stalls incorporated into the retail space.	Among the 25 new shops, there will be six larger stores (MSUs).
One respondent wanted to see only large retail units.	In addition, The Glass Works will also provide a brand new home for the famous Barnsley Market, which received its royal charter in 1249. The refurbished Metropolitan Centre will become the Market's new home, where it will continue to offer quality local produce within a spacious and modern environment.
Proposed Restaurant Space	
Most respondents wanted to see variation between restaurant occupiers. They wanted to ensure occupiers were of good quality yet affordable.	All points noted.
A lot of respondents wanted to see local businesses occupy this space.	The plans include a range of eateries, offering healthy foods, treat foods and laid back dining experiences.
There was positive response to the proposed outside seating areas for restaurant occupiers.	The food and drink offering will be a key part of the evening offer. The aim is to make The Glass Works an enjoyable and safe place for everyone, during the day and into the evening.
A few respondents wanted to see bars and pubs incorporated as part of this space.	
Potential Leisure Occupiers	
There was a lot of positive response to the potential cinema and bowling facilities.	The leisure offering is a key element of the scheme. Every age and taste will be catered for, with a brand new

	family entertainment venue offering bowling, laser quest, and soft play, alongside a new 13 screen cinema.
A lot of respondents wanted to see family friendly activities such a mini-golf, quazer, arcade games, rock climbing and trampolining.	The emphasis, again, will be on creating family-friendly activities to bring people back into the heart of Barnsley town centre.
There was some opposition to a new cinema within the plans due to an existing cinema in the town centre.	Points noted. There has been a demand for new and modern leisure destinations in Barnsley town centre for some time. The cinema and bowling offers will bring Barnsley town centre up to the level of other nearby centres and are a crucial aspect of the scheme.
There was some opposition to new bowling facilities due to existing bowling alleys within the area.	
One respondent wanted to see a theatre incorporated into the leisure space.	Barnsley is already well served by theatres, with a busy programme of activities The Lamproom and The Civic. What the town currently lacks is the complementary offer in terms of restaurants and shops to make the town centre a true day or evening out destination.
Parking Facilities	
There was a lot of positive response to the proposed car parking facilities. Respondents wanted to ensure that the facilities were affordable and secure.	Point noted. Notwithstanding the importance of accessibility via public transport, it is recognised that people will want to access The Glass Works by private vehicle. The up to 500 space multi-storey car park will provide a modern, safe and easily accessible parking facility integrated within the scheme.
Respondents wanted to make sure there would be plenty of bike storage and parking included within the multi-storey car park.	Point noted. Provision for cyclists has been a key consideration for the scheme and provision has been included in compliance with the document 'Supplementary Planning Guidance – Parking Table 2'.
Proposed Design	
There was a lot of positive response to the designs. Respondents said the designs were modern and airy. The use of glass was welcomed.	All points noted. The scheme has been designed with an architectural character that mediates contemporary visitor expectations and the town's proud Georgian and Victorian heritage. The principle building materials are honey-toned brick and anodized metalwork that rhyme with the colour of the local stone, reconstituted Portland stone that references the magnificent Town Hall and large expanses of glass that alludes to the town's glassmaking tradition. Many of the materials and features of the design have been proposed with accessibility in mind (see section below).
Some respondents wanted the design to reflect the existing architecture within Barnsley. The suggested the building was too yellow. One respondent suggested using metal cladding instead of stone. One person suggested incorporating cobbles into the design.	
A few respondents objected to the shape of the building being rectangular. They wanted to see something different.	

Public Realm	
There was a lot of positive response to the public realm included within the proposed scheme. There was a lot of positive mention of the public square and outdoor areas for restaurants.	<p>All points noted.</p> <p>The new public square is purpose designed to host concerts and a range of events to attract visitors to the town. It will be framed by cafes and restaurants, providing a new destination for families and friends, as well as people relaxing after work.</p> <p>The public realm will be well lit and actively managed.</p>
A lot of respondents wanted to see large green spaces incorporated into the plans as well as outdoor seating. Respondents also suggested the use of trees, hanging baskets, street art and water features. A few respondents wanted the areas to reflect the Peace Gardens in Sheffield.	
Some respondents wanted to ensure areas of the public realm were well lit. There were some concerns over the policing of the areas and anti-social behaviour.	
Access	
Respondents were positive about the proposed pedestrian routes and areas within the scheme. Respondents wanted to ensure that wide walkways would be included within the scheme.	<p>The changes to public spaces that are part of The Glass Works will make it easier and safer for people to move around the area.</p> <p>There will be a covered walkway which will protect people from the elements when they visit The Glass Works.</p> <p>The scheme has been designed to be accessible to all, including wide and level walkways that will be wheelchair and pushchair friendly.</p>
A couple of respondents raised concern over the amount of steps in the public realm. They also raised concern over the use of automatic doors to access buildings.	<p>One of Barnsley key characteristics are its undulations. Unfortunately it is also one of the main constraints to access. Wherever possible we have avoided steps by ramping the ground but this is not always feasible. Where we have used steps we have also provided an alternative, access compliant route that gets people from A to B in the shortest possible distance.</p> <p>Automatic swing doors have generally been avoided. Wherever possible, doors will be automatic and sliding.</p>
Some respondents wanted to see increased connectivity between the area of the scheme and the transport interchange.	This is a key priority of the scheme, with further detail on this aspect to be brought forward as part of a separate planning application.

7. Influence of Consultation Feedback on the Proposals

Feedback from the pre-application consultation has been considered by the Project Team on an ongoing basis to ensure that the issues raised could be addressed during the development of the proposals.

Please see the information tables in Section 6 for all of the different topics and issues raised and how the professional team have taken these into account.

The Applicant is grateful to members of the local community for contributing their views during the pre-application consultation and looks forward to further constructive dialogue throughout the development process.

Appendices

Appendix 1 – Consultation Leaflet

WE WANT TO

INTRODUCE

The Glass Works

The Glass Works is the new name given to the town centre redevelopment around Cheapside, which will include a range of new shops, family-friendly restaurants, multiplex cinema and bowling. These sit alongside a brand-new home for our historic markets and a cutting-edge central library. As part of Better Barnsley, the scheme has been one of the Council's major regeneration priorities for a number of years.

We have produced this leaflet to give you the opportunity to find out more and tell us what you think about the detailed proposals for The Glass Works.

The proposals have been developed in response to what local people told us they wanted: a high-quality, safe and family-friendly town centre where people can shop, socialise and relax, both during the day and into the evening.



Queensberry

IN 2016, BARNSELY COUNCIL SELECTED QUEENSBERRY, WITH TURNER AND TOWNSEND, AS DEVELOPMENT MANAGERS FOR THE GLASS WORKS.

Queensberry designs, creates and invests in regeneration opportunities in towns and cities across the UK. The Corn Exchange (Manchester), Friars Walk (Newport), and Southgate (Bath) are three of its best known developments.



BACKGROUND

The scheme has two phases of construction. Phase 1 is now on site with construction partner Henry Boot Construction Ltd. They are working hard to complete the scheme as quickly as possible, while keeping the markets and the town centre open for business.

Phase 1 includes:

- The newly completed Market Gate Car Park
- The new library and community space
- The refurbished Metropolitan Centre, providing a brand new home for the famous Barnsley Markets

Phase 2 includes:

- Shops
- Restaurants and cafés
- Multiplex cinema and bowling
- Multi-storey car park

A new public square will link both phases together.

The next step is to submit a planning application for Phase 2 of the scheme. Before we do this, we want to hear your thoughts.

BARNSELY HAS

MUCH MORE

to explore



An image of the new public square looking towards the new library.



An image showing the main covered shopping route.

WHY 'THE GLASS WORKS'?
LET US FILL YOU IN...



GLASS MANUFACTURING IS A RICH PART OF BARNSELY'S HISTORY.

Visualised in Barnsley's crest is a glass blower alongside a miner, that other iconic symbol of the town's industrial heritage. But the production of glass also alludes to craftsmanship and art, which are still prominent in the Barnsley of today.

Glass blowing, in particular, the warm heating of the glass, provides references to the colours of the fire – vivid reds and ambers. These colours are integral to Barnsley and also represent the warmth and passion of the community.

Glass production is a transformative, energetic and vibrant process, much like the scheme to which it gives its name.

PROJECT TIMELINE

EARLY 2016

Demolition activities get underway to prepare the site for construction.

MAY 2016

Market Gate Car Park opens.

SEPTEMBER 2016

Opening of May Day Green temporary market.

FEBRUARY 2017

Construction of the new library gets underway, Metropolitan Centre refurbishment begins.

MARCH 2017

Public consultation on Phase 2 of the scheme – the shops, restaurants, cinema and multi-storey car park.

APRIL 2017

Planning application submitted for Phase 2.

SPRING 2018

Completion of new library.

AUTUMN 2018

Construction of Phase 2 starts.

SPRING 2020

The Glass Works opens.

BE PART OF THE CONVERSATION

THE GLASS WORKS

HAVE YOUR SAY

The initial public consultation on the scheme in 2014 helped to shape the design of The Glass Works. Now the designs have advanced, there is another chance to have your say ahead of a second planning application being submitted for Phase 2.

Let us know what you think!

To give us your thoughts on the proposals, you can:

- ✉ ENQUIRIES@THEGLASSWORKSBARNSELY.COM
- 📍 WWW.THEGLASSWORKSBARNSELY.COM
- 👁️ **COME AND SEE US**

BETTER BARNSELY SHOP, 21 CHEAPSIDE, BARNSELY, S70 1RQ

- Tuesday 21 March, 10.30am-3pm
- Wednesday 22 March, 3pm-7pm

Members of the team will be on hand to talk through the plans and answer your questions. Plans will be on show for the rest of the week.

The deadline for feedback is Monday 3 April 2017.

MARCH 2017
CONSULTATION LEAFLET



WHAT IS **INCLUDED** in the plans?

PLACES TO SHOP

There will be 25 shops in The Glass Works, including six larger stores. They will extend along a new shopping route around the refurbished Metropolitan Centre, under a covered walkway. The Queensberry team is talking to an exciting line-up of retailers and will be making key announcements in the coming months.

PLACES TO EAT, HAVE FUN AND RELAX

The Glass Works will have something for all ages and will be a welcoming and vibrant place to spend time, throughout the day and in the evening.

10 new family-orientated restaurants will be included within The Glass Works. Several will be located around the new public square and will have outdoor areas to relax in.

A key feature of The Glass Works will be a multiplex cinema. Combined with bowling and more leisure activities, The Glass Works will encourage existing Barnsley residents and new visitors into the heart of the town.

THE MARKETS AT THE HEART OF THINGS

At the heart of The Glass Works, there will be a new home for the famous Barnsley Markets. Within a new bright and airy Metropolitan Centre, the new market space will be a bustling hub of excitement and activity.

A PLACE FOR LEARNING AND DISCOVERY

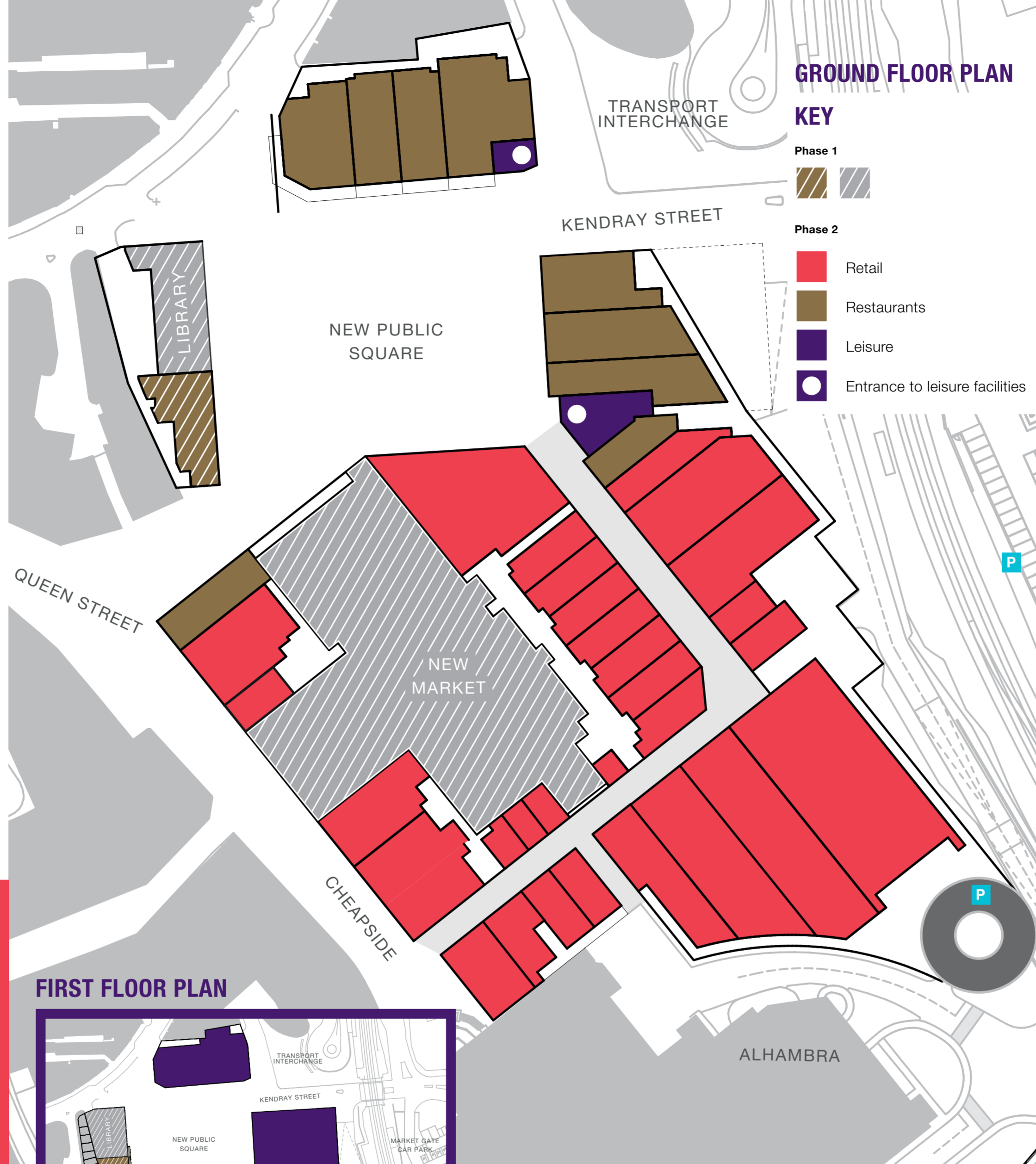
The Glass Works will also include a cutting-edge new central library and community space. Offering much more than a traditional library, it will provide space to learn and socialise, with state of the art technology and a roof terrace for functions and events.

INTRODUCING THE **DESIGN**

The vision for The Glass Works is built on real insights into what local people, businesses and market traders said they wanted from their town. The scheme's architects, IBI Group, have spent a number of years getting to know Barnsley to make sure their designs respond to the existing architecture of the town as well as people's aspirations for the future.

The Glass Works has been designed as a contemporary retail and leisure destination while complementing the traditions of Barnsley's historic markets, and reflecting the famous Barnsley spirit. The new buildings will reflect Barnsley's proud Georgian and Victorian heritage by using honey-toned brick and Portland stone, similar to that used for the magnificent Town Hall. The designs include elements of metalwork and there will also be large expanses of glass, alluding to Barnsley's glass making tradition.

The new public square is designed to be a hub of community activity. It will be a well-lit and well-managed space which will host a wide range of exciting town events.



GETTING **AROUND** The Glass Works

The Glass Works has been designed to improve movement in and around the town centre. It will create new pedestrian walkways which will help people navigate key routes, such as between the Transport Interchange, the Alhambra and the town centre car parks.

WALKING

The changes to public spaces that are part of The Glass Works will make it easier and safer for people to walk around the area.

The scheme has been designed to be accessible to all, including wide and level walkways that will be wheelchair and buggy friendly.

There will also be a covered walkway which will protect people from the elements when they visit The Glass Works.

DRIVING

A new multi-storey car park is proposed above the shops. This will provide four levels of parking which will be accessed from the south via West Way ring road.

CYCLING

The Glass Works will include secure, covered, well-lit and conveniently located cycle parking spaces.



COME AND SEE US

BETTER BARNSELY SHOP, 21 CHEAPSIDE, BARNSELY, S70 1RQ

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- Wednesday 22 March, 3pm-7pm

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Appendix 2 – Briefing Pack

THE
GLASS
WORKS



STAKEHOLDER BRIEFING PACK

MARCH 2017

WE WANT TO

INTRODUCE

The Glass Works

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This briefing pack has been written for stakeholders. It aims to build understanding of the development and inform people how they and local community members can get involved.

The proposals have been developed in response to what local people said they wanted: a high-quality, safe and family-friendly town centre where people can shop, socialise and relax, both during the day and into the evening.



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BACKGROUND

Barnsley Council is transforming Barnsley town centre for the benefit of residents and visitors. They have recognised that investing in the town centre is crucial to encouraging economic growth in the town and the wider borough.

Since 2007 there has been over £130 million of investment in the town centre, on various projects which include the new sixth form college, Transport Interchange, public spaces, offices and homes.

Alongside the investment across Barnsley, The Glass Works is set to transform the very heart of the town centre. The distinctive, contemporary retail and leisure destination will draw local people and visitors into the heart of Barnsley. It will safeguard and create new jobs, and also be a catalyst for further development in Barnsley.

The story so far...

The scheme has two phases of construction. Phase 1 is now on site with construction partner Henry Boot Construction Ltd. They are working hard to complete the scheme as quickly as possible, while keeping the markets and the town centre open for business.

Phase 1

Work is well underway to deliver Phase 1 of The Glass Works, which includes:

- The new Market Gate Car Park
- The new library and community space
- The refurbished Metropolitan Centre, providing a brand new home for the famous Barnsley Markets

Phase 2

This phase includes new:

- Shops
- Restaurants and cafés
- Multiplex cinema and bowling
- Multi-storey car park

A new public square will link both phases together.

The next step is to submit a planning application for Phase 2 of the scheme, but beforehand we want to hear your thoughts.



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The Glass Works will also include a cutting-edge new central library and community space. Offering much more than a traditional library, it will provide space to learn and socialise, with a state of the art technology and a roof terrace for functions and events.



FIRST FLOOR PLAN

GROUND FLOOR PLAN

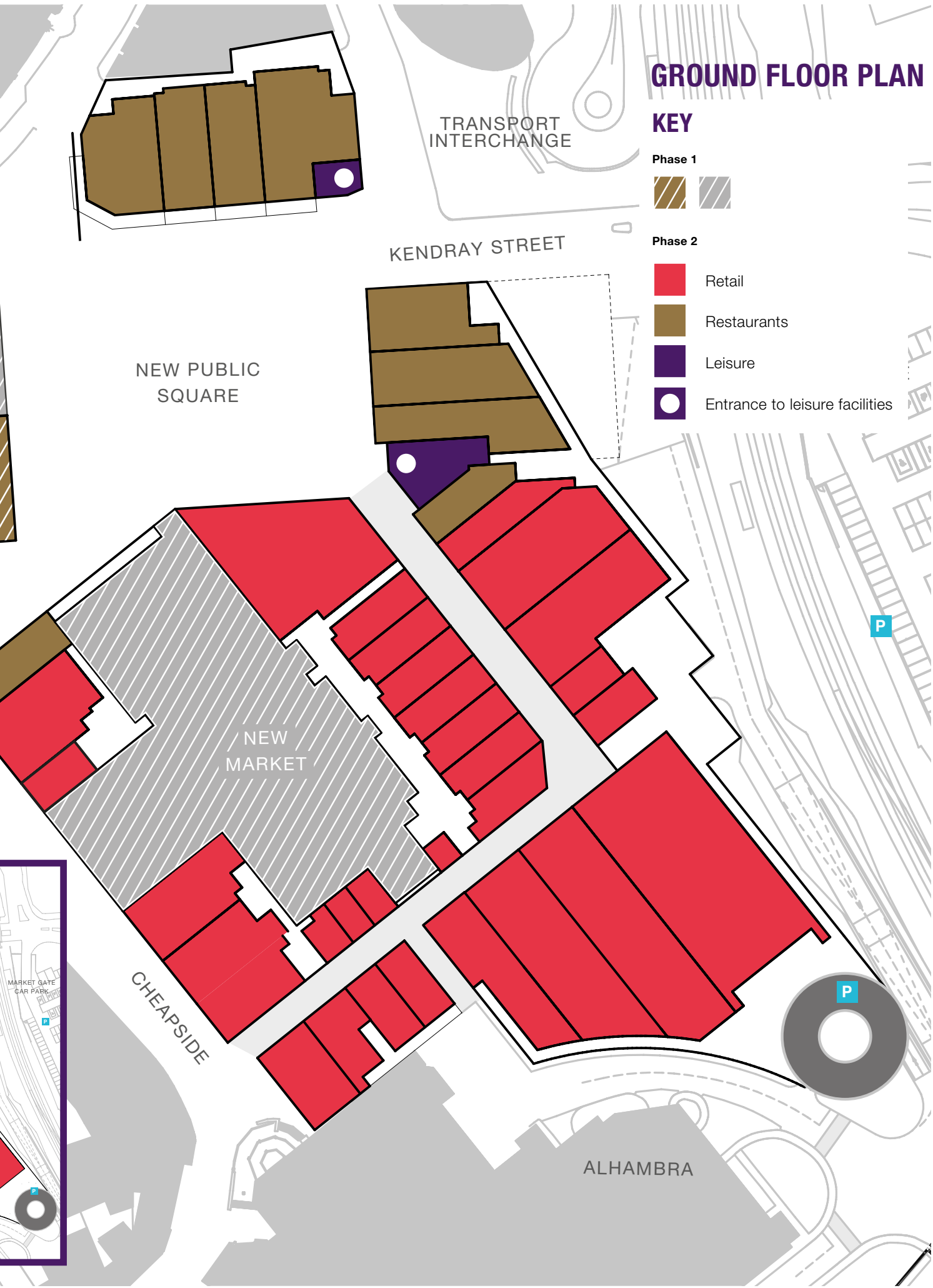
KEY

Phase 1



Phase 2

- Retail
- Restaurants
- Leisure
- Entrance to leisure facilities



ENSURING A VIBRANT

TOWN CENTRE

during the works

Once The Glass Works opens, Barnsley residents will have new, larger retailers, restaurants and cafés to visit. Local people will be able to enjoy a multiplex cinema and bowling. There will be a new and improved home for our famous market. Together with a new library and community facility, Barnsley town centre is going to be truly transformed.

With progress comes the need for change. Existing shops and businesses need to be relocated to allow for redevelopment to continue. Over the past few years the Council has been working closely with shop managers and owners to help them prepare for the moment when they need to make way for building work to commence. New locations have been found where possible and when businesses have wanted to relocate. Steps have been taken to ensure disruption is kept to a minimum and that units are not left empty for any longer than necessary.

Right now the focus is on ensuring the construction works stay on schedule so the people of Barnsley can enjoy their new town centre as soon as possible.

As some shops and businesses relocate there will be further investment in ensuring the town continues to be a vibrant place to visit. Special events, temporary exhibitions and other activities will continue to ensure that Barnsley town centre remains the place to visit whilst work is going on.



BE PART OF THE

CONVERSATION

THE GLASS WORKS

CONSULTATION AND ENGAGEMENT

We ran a consultation in 2014 and are grateful for all those who gave their feedback and continue to do so when they visit our Better Barnsley shop. We have used that feedback to inform the design of the scheme.

Now the designs have advanced, there is another chance to have your say ahead of a second planning application being submitted. We are committed to chatting openly with stakeholders and local people. At this next stage of design, we want to hear your views about the latest proposals.



CONSULTATION PROGRAMME

The consultation about the latest designs for Phase 2 of The Glass Works will run from Friday 10 March to Monday 3 April 2017.

To connect with key stakeholders and local communities, we will be using a range of methods to provide people with information, as well as communication channels for people to contact us. The deadline for feedback is **Monday 3 April 2017**.



Briefing pack

Copies of this briefing pack will be distributed to MPs and Councillors representing the local area. Copies will also be distributed to stakeholders identified in a stakeholder mapping process, including members of the business community and other local stakeholders.



Consultation leaflets

Consultation leaflets will be distributed to all residential and business properties located close to the site. The leaflet provides information about The Glass Works designs, as well as opportunities for people to get in touch to provide feedback.



Visit our website: www.theglassworksbarsley.com

A dedicated website page has been set up containing information about The Glass Works consultation. Visitors to the website will be encouraged to complete an online feedback form. Site users will also be able to email their consultation responses to a dedicated email address (enquiries@theglassworksbarsley.com).



Drop-in sessions

BETTER BARNESLEY SHOP, 21 CHEAPSIDE, BARNESLEY S70 1RQ

- Tuesday 21 March, 10.30am-3pm
- Wednesday 22 March, 3pm-7pm

Members of the team will be on hand to talk through the plans and answer your questions. Plans will be on show for the rest of the week.

WHAT HAPPENS NEXT?

The consultation is scheduled to end on **Monday 3 April 2017**. All feedback received during the consultation will be considered on an ongoing basis by the Project Team and will be incorporated into the finalisation of the scheme where possible.

CONTACT DETAILS



ENQUIRIES@THEGLASSWORKSBARNESLEY.COM



WWW.THEGLASSWORKSBARNESLEY.COM

Appendix 3 – Briefing Pack Covering Letter

9 March 2017

Dear «Title» «First_Name» «Surname»,

Please find enclosed a Briefing Pack introducing proposals for Phase 2 of the Barnsley town centre redevelopment plans, The Glass Works.

We are currently undertaking a pre-planning application consultation with the local community. This takes place before a formal planning application is submitted. The enclosed Briefing Pack includes details of this consultation, which has been designed to provide people who live and work in the area with a number of opportunities to have their say about the proposals.

To provide an opportunity for stakeholders and members of the public to view the plans and meet the team, we will be holding two public sessions at the **Better Barnsley Shop, 21 Cheapside, Barnsley, S70 1RQ**. These will be held on:

- **Tuesday 21 March, 10.30am-3pm**
- **Wednesday 22 March, 3pm-7pm**

For those unable to attend these events, the plans will be on show in the Better Barnsley shop for the rest of the week.

If you or a member of your network would like to get in touch, you can visit The Glass Works website (www.theglassworksbarnsley.com) or email The Consultation Team (enquiries@theglassworksbarnsley.com).

I hope this information is of interest to you.

Yours sincerely,

The Consultation Team

Appendix 4 – Media Pack

08.03.17 _THE GLASS WORKS BARN斯LEY UNVEILING – MEDIA FAQs

A) THE NAME

1. Why The Glass Works?

Glass manufacturing is a rich part of Barnsley's history. Visualised in Barnsley's crest is a glass blower alongside a miner, that other iconic symbol of the town's industrial heritage. But the production of glass also alludes to craftsmanship and art, which are still prominent in the Barnsley of today.

Glass blowing, in particular, the warm heating of the glass, provides references to the colours of the fire – vivid reds. These colours are integral to Barnsley and also represent the warmth and passion of the community.

Glass production is a transformative, energetic and vibrant process, much like the scheme to which it gives its name.

2. Better Barnsley and The Glass Works

People may previously been aware of this scheme under the name Better Barnsley.

Better Barnsley is the Council's initiative to regenerate Barnsley town centre for the benefit of residents and visitors. A key priority of this project is to get the town centre retail scheme off the ground. The scheme itself has now been named The Glass Works, but the Better Barnsley initiative will carry on as the Council continues its commitment to revitalise Barnsley and the wider town centre.

A new Town Plan will look at options for future development sites and further regeneration in the town centre. However, Better Barnsley isn't just about property developments – by working in partnership with a range of stakeholders, it aims to raise the profile of the town, tackle important issues such as anti-social behaviour and explore opportunities to enhance the town centre environment through lighting, digital technology and public art and applying for Purple Flag accreditation.

B) THE DEVELOPMENT

1. Where is The Glass Works site?

The Glass Works is being built on a 3.8 hectare site in the heart of Barnsley town centre. It is located in between Cheapside, Kendray Street and May Day Green, adjacent to the Transport Interchange.

2. What will be included within The Glass Works?

The Glass Works will include:

- 25 shops, of which 6 will be larger stores
- Cinema, bowling, 10 restaurants
- A new library & community facility
- A new refurbished market
- New public square and events space
- Up to 500 space car park

3. What types of shops and restaurants will be coming to Barnsley?

Visitors to The Glass Works will enjoy a modernised spacious layout and a variety of options to shop or eat and drink. The emphasis will be on more choice and great quality brands.

In keeping with the creative spirit of the town, major high street brands will be complemented by carefully selected independent retailers. Each one offering something a bit special that adds to the visitor appeal.

Wide, bright and well-managed walkways will lead people to family-friendly restaurants and diverse shopping opportunities, making The Glass Works an enjoyable and safe place for everyone, during the day and into the evening.

Every age and taste will be catered for, with a brand new family entertainment venue offering bowling, laser quest, and soft play, sitting alongside an array of eateries, offering healthy foods, treat foods and laid back dining experiences.

In addition, The Glass Works will also provide a brand new home for the famous Barnsley Market, which received its royal charter in 1249. The refurbished Metropolitan Centre will become the Market's new home, where it will continue to offer quality local produce within a spacious and modern environment.

4. What public realm will be available?

A new public square is purpose designed to host concerts and a range of events to attract visitors to the town. It will be framed by cafes and restaurants, providing a new destination for families and friends, as well as people relaxing after work.

C) THE TEAM INVOLVED AND DELIVERY TIMESCALES

1. How is The Glass Works being delivered?

The scheme has two phases of construction. Phase 1 is now on site with construction partner Henry Boot Construction Ltd. They are working hard to complete the scheme as quickly as possible, while keeping the markets and the town centre open for business.

Phase 1 includes:

- The newly completed Market Gate Car Park
- The new library and community space
- The refurbished Metropolitan Centre, providing a brand new home for the famous Barnsley Markets

Phase 2 includes:

- Shops
- Restaurants
- Multiplex cinema and bowling
- Multi-storey car park

The next step is to submit a detailed planning application for Phase 2 of the scheme. Subject to planning, Phase 2 construction is due to start in Autumn 2018 with completion in Spring 2020.

2. Who is designing the scheme?

The Glass Works is being designed by IBI Group, a globally integrated architecture, planning, engineering, and technology firm.

3. What is Queensberry's track record?

Queensberry designs, creates and invests in regeneration opportunities in towns and cities across the UK. The Corn Exchange (Manchester), Friars Walk (Newport), and Southgate (Bath) are three of its best known developments.

For further info, see the enclosed Queensberry corporate factsheet.

4. What has the occupier interest been so far?

Queensberry has had a very positive response from retail and leisure operators, who have seen the opportunity represented by Barnsley's retail catchment of 348,000 residents. They have also been attracted by the large, modern and flexible units within the scheme which have been designed around occupier needs.

D) FUNDING

1. What will be the Council's total investment in the scheme?

The total investment from the Council is £120 million; £50 million for Phase 1 and £70 million for Phase 2.

2. Why has the Council decided to fund the scheme?

The Council has taken the decision to fund the scheme because it is a commercially viable proposal and it is committed to delivering a high quality leisure and retail offer in Barnsley.

The income generated from operator rents and service charges makes the development a self-funding scheme that repays the annual running costs.

The investment in the development of the town centre will stimulate inward investment and economic growth and has the potential to deliver approximately 800 new retail and leisure jobs as well as temporary construction jobs.

E) NEXT STEPS AND PUBLIC CONSULTATION

1. What happens next?

While construction of Phase 1 of the scheme continues, Queensberry with Turner and Townsend will be submitting a planning application for Phase 2 of the scheme. This is due for submission in April 2017.

2. What are the plans for public consultation?

In advance of the submission of the planning application for Phase 2 of the scheme, Queensberry and Turner and Townsend are asking Barnsley residents to tell them their thoughts on the proposals.

Public consultation is now underway. Local people are invited to attend consultation events taking place at the Better Barnsley Shop on Cheapside on the following dates:



Queensberry

- Tuesday 21 March, 10:30am to 3:00pm
- Wednesday 22 March, 3:00pm to 7:00pm

Members of the team will be on hand to talk through the plans and answer people's questions. Anyone who can't attend the events can access further information and provide their feedback through the website – www.theglassworksbarnsley.com



LOCAL / REGIONAL MEDIA RELEASE: UNDER STRICT EMBARGO UNTIL MIDDAY ON THURSDAY 9 MARCH 2017

BARNSELEY COUNCIL COMMITS £70 million to fund second phase of their transformative town centre retail and leisure development and sign Cineworld and Superbowl as their anchor leisure tenants.

Barnsley Metropolitan Borough Council and Queensberry have today made a major funding and occupier announcement about The Glass Works, the £120 million retail-led scheme which will transform the heart of one of Yorkshire's best loved towns.

The Glass Works, the new name given to the town centre development, is located on a 3.8 hectare site around Cheapside and will provide a 590,000 sq. ft. family-led day time and night time offer, including a range of new shops, restaurants, multiplex cinema and bowling, alongside a brand-new home for Barnsley's historic markets, a cutting-edge central library and quality public realm.

Having already committed £50 million to fund the first phase of the scheme, Barnsley Council has now committed to fund the remainder of the scheme, bringing its total investment to deliver this transformational development to £120 million.

At The Glass Works brand unveiling in Barnsley today, development managers Queensberry also announced the first occupiers. Cineworld has agreed a 20 year lease for a 13 screen multiplex cinema and Superbowl UK has taken 18,000 sq ft also on a 20 year lease. In addition to bowling, Superbowl UK will bring its Laser Quest and Crazy Club soft play offer.

Marking the occasion, **Barnsley Council Leader Cllr Sir Stephen Houghton said:**



“We are delighted to announce that we will be funding the delivery of The Glass Works, the new and exciting leisure and retail scheme in Barnsley town centre. We are investing another £70 million in addition to the £50 million already committed making a total investment of £120 million, giving Barnsley something it has lacked for a long time. This has been a priority for the council for many years now and we are finally moving forward and giving Barnsley what it deserves; a vibrant town centre.

“We haven’t taken this decision lightly; we’re confident that it is the right thing to do and will contribute towards building a thriving economy. An investment like this will stimulate inward investment, economic growth and create more and better jobs by providing around 800 new retail and leisure opportunities and temporary jobs in the construction industry.

“Throughout the development we have maintained that we will keep the markets at the heart of it all and the final design for The Glass Works shows we have stayed true to our word, while at the same time adding in the modern retail, restaurants and leisure offer. We’re also making progress with our ambitious plans for the wider town centre to bring the whole of Barnsley up to date to make it a popular visitor destination.”

Stuart Harris, Commercial Director and Co-Founder of Queensberry, said:

“We’ve reached a major milestone in the delivery of The Glass Works. By committing to fund the second phase of the scheme, Barnsley Council has taken the type of proactive and innovative approach needed by forward-thinking local authorities.

“We have received an impressive level of interest from occupiers, and are very pleased to announce Cineworld and Superbowl UK as The Glass Works’ first confirmed occupiers. They will bring a strong leisure offer into the heart of the scheme that will appeal to all ages



throughout the day and into the evening. We're looking forward to making further key occupier announcements in the coming weeks and months."

Superbowl UK, an independent family run business, currently has six venues around the UK. The new Barnsley venue will boast 12 state of the art bowling lanes, Crazy Club, soft play centre, stylish lounge bar and food diner, as well as a modern amusement arcade arena.

Commenting on Superbowl UK's decision to join the development, **Kate Quaintance-Blackford, Company Director, Superbowl UK added,**

"We are really excited to be launching a brand new centre in Barnsley. The Glass Works presents us with the opportunity to showcase our stylish and unique offerings, whilst delivering a high quality, customer focused service at competitive prices."

Kevin Frost, Property Director at Cineworld, commented:

"We are delighted to have signed up to anchor the leisure offer at The Glass Works Barnsley. The scheme lends itself to one of our new next generation regional destination multiplex cinemas. The cinema will be arranged as 13 auditoria with over 2,000 seats anchored by a full height 450 seat Super Screen. All auditoria will have the very latest digital surround sound systems with curved wall to wall, floor to ceiling screens, stadia seating and plenty of leg room."

While construction is ongoing on the first phase of the scheme, Queensberry and Turner and Townsend, as development managers, will shortly submit a planning application for Phase 2. In advance of this, local people are being invited to view and comment on the plans.

The scheme is scheduled for completion in May 2020.

ENDS



Queensberry

For further information, please contact:

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Queensberry Fact Sheet

About

Queensberry is a progressive property company. Working in dedicated teams, we are developers and investors in commercial assets. Our expertise is in mixed-use regeneration schemes in towns and cities across the UK with a focus on retail and leisure destinations. Our design-led approach to development and asset management allows us to build and refurbish assets so that they really work for their local communities and our partners.

The Queensberry Rules

The Queensberry Rules are our set of guiding principles that inform the way we operate and sum up what makes us different from our competitors. Our rules define our core values.

Our Investments

Investing and repositioning existing assets is a cornerstone of our company wide growth strategy. Our development expertise, relationships with retailers and knowledge of market trends enables us to maximise returns for our co-investors. We are continually looking for new investment opportunities and relish involvement in challenged assets.

Our Developments

We specialise in large scale retail-led regeneration projects, mixed-use schemes and contemporary retail and leisure destinations. We break new ground by taking a design-led approach to developments delivering inspiring and innovative solutions to testing urban regeneration projects. We work with private and public sector partners across our varied, award-winning portfolio.

- **Current development projects include:**
 - **Sheffield Retail Quarter, Sheffield:** The £480 million mixed-use urban regeneration scheme comprising 900,000 sq ft in the city centre for Sheffield City Council;
 - **The Glass Works, Barnsley:** The 500,000 sq ft retail-led city centre scheme for Barnsley Metropolitan Borough Council;
 - **Tungate Quarter, Guilford:** An 80,000 sq ft retail and leisure scheme in Guildford for Merseyside Pension Fund;
 - **Angel Central, London:** A 150,000 sq ft urban regeneration scheme in Islington, London for CBRE GI;
 - **Fulham Broadway, London:** Appointed by CBRE GI to advise on the redevelopment of 200,000 sq ft scheme by London Underground tube station;
 - **Broadway Bradford, (Phase 2), Bradford** Advising on the 40,000 sq ft leisure development for Meyer Bergman
- **Recently completed landmark schemes include:**
 - **Friars Walk, Newport:** A 390,000 sq ft leisure and shopping destination in South Wales.
 - **The Corn Exchange, Manchester:** A new leisure destination spanning 220,000 sq ft in the city centre for Aviva Investors comprising of 17 restaurants and 120 bedroom hotel.

- **Assets under management include:**
 - The Metquarter, Liverpool: A joint venture with Bywater Properties to reposition the 129,102 sq ft scheme as a premium dining and retail destination;
 - The Kingsway Centre, Newport: Sitting directly adjacent to Friars Walk the centre boast 250,000 sq ft of affordable high street chains and independent retailers, and is jointly owned with Bywater Properties.

Social/Digital media: @QberryRE www.queensberryrealestate.com

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