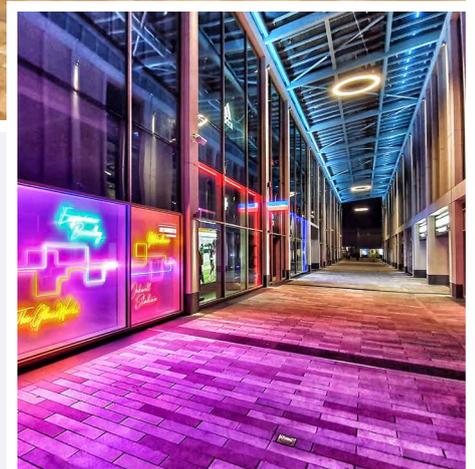


The Glass Works

A transformational urban development project for Barnsley Metropolitan Borough Council



The Glass Works is a £200m town centre development project to create a modern, vibrant town centre with a diverse retail and leisure experience whilst preserving the town's traditions and heritage, including the historic Barnsley Markets which are one of the oldest in Britain, dating from 1249.



A transformational urban development project

Set over two phases, phase 1 included the transformation of Barnsley Markets, part of the heart of the town centre for centuries, along with the construction of a new Library @ The Lightbox building, new Market Kitchen and Food Hall.

Phase 2 consisted of 100,000 sq. ft. of retail and leisure spaces, over 25,000 sq. ft. of cafes and restaurants framing a new landscaped public square, alongside the 13-screen Cineworld, Superbowl UK and multi-storey car park.

Achieving exceptional standards

The project was delivered in two phases through two different contracts. Phase 1 was delivered through a Term Partnering Contract whilst Phase 2 was delivered through a JCT Design and Build Contract. All works were completed with zero defects, and the scheme was handed over on time and within the customer's budget, despite the pandemic.

A collaborative approach

The project shows the positive impact of a collaborative approach when working on a complex project with multiple stakeholders. Our team worked alongside the client team from pre-construction and shared an office throughout the project, encouraging mutual trust, openness, transparency and communication.



“The project has made exceptional efforts to consider their impact on the neighbours and public.”
CCS Ultra Site phase 2 inspection, scoring 45 out of 50.



93%

of project team are local

28

project-initiated apprentices

11

awards won

382

work experience places provided

£400k

invested in local communities

280

university visits undertaken

£26m

of subcontract orders placed with Barnsley based businesses

28

unemployed people provided with full time employment



The new Library @ The Lightbox building is an innovative community-focused, accessible space offering a unique range of learning, technology and event opportunities.

“ The positive impact of the development across the town centre is already visible. An investment like this not only stimulates inward investment and economic growth, it creates more and better jobs; our initial estimates suggest that **the scheme will generate approximately 1,100 jobs by 2025.** ”

Steve Houghton, Leader of the Council, Barnsley Metropolitan Borough Council

Stakeholder management

As an extremely sensitive, high-profile project, a comprehensive stakeholder management plan was developed with the client team to identify the expansive list of individuals, groups, and business stakeholders, and work with them to ensure minimal disruption.

The site team liaised closely with all stakeholder groups, including:

- Employing a dedicated Communications Officer to speak directly with stakeholders
- Quarterly newsletters championing our extensive project achievements, social value engagement and best practice
- Opening the Better Barnsley Shop to provide the public with detailed information, plans and to answer any enquiries
- Virtual reality walkthroughs to experience the completed project



We have won 11 awards so far for our work on the project, particularly for our focus on collaborative working and social value outputs.



Cabins

We kept our carbon footprint to a minimum by using eco-friendly cabins, providing significant environmental savings. The cabins incorporated a multitude of energy saving devices, including enhanced insulation, passive infra-red (PIR) LED lighting, double glazed windows, non-concussive taps, waterless urinals and thermostatically timed heaters.



74% energy savings



91% water savings

End user feedback

The project received an outstanding response from end users and has increased footfall in the town centre, bucking the national trend. The legacy of our work and huge investment in the community will be felt for many years and has directly benefitted people of all ages and backgrounds, enhancing the quality of life of thousands of local people.

“When I look at Barnsley now I really can see a bright setting itself alive with new shops, a new beginning needs to bring the younger people and the new into town.”

David Barker, Butcher
Barnsley Markets

future, because at last, the town centre is and a new vibrancy which is what it generation of shoppers

“Barnsley Markets is a complex scheme and needed a team that was up to the challenge and who could be trusted. Henry Boot have been **the embodiment of collaborative working** since their appointment, working tirelessly to overcome challenges and to embed themselves in the local community. The project, now complete, is **of an amazing quality and has been lauded by all**. There is **no doubt that this could not have been achieved without the teamwork Henry Boot fostered throughout**.”

Nick Jones, Director
Turner & Townsend



Your project, our passion.

Contact us to discover how
we can deliver your vision.

Karen Fisher

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Accreditations

