

MUSE

Friday 29 September 2023

Civil Service Hub Blackpool

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Technical Director



MUSE



Talbot Gateway

Blackpool Council and Muse Places
Regeneration Partnership



LeachRhodesWalker
ARCHITECTS

TALBOT GATEWAY MASTERPLAN : JUNE 2020
Scale: 1:1250@A2 Auth By: CJO Drawn By: JDC Date: 17.06.20 Dwg No: 7239_1(00)75A



New Civil Service Hub

Partnership between Blackpool Council, Civil Service and Muse Places

- 165,000 sq ft (NIA); Ground + 5 floors
- Turnkey development (Cat A, B & C)
- Contractor: Vinci
- Construction commenced April 2023
- Due to complete March 2025
- 2,000 civil servants located in Blackpool town centre



Interesting Facts

If laid end to end the 252 reinforced concrete foundation piles would stretch 5.5 kilometres

The steel frame is made up of over 2200 individual pieces and will weigh over 1200 tonnes in total

The facade of the building is made up of 174 precast concrete panels, that will be stacked in 25 bays



The journey so far...



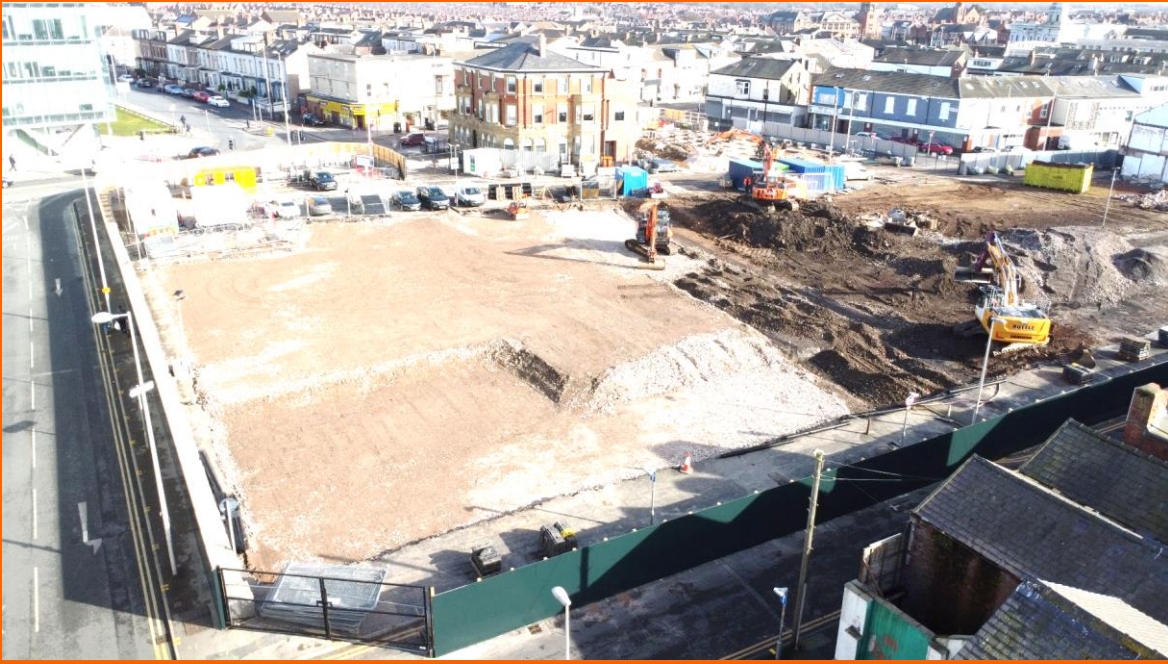
Demolition and Site Clearance of Terraced Buildings
12th August 2022 (Week Minus 25)

The journey so far...



Site Strip
2nd February 2023 (Week 1)

The journey so far...



Piling Platform
17th February 2023 (Week 3)

Piling
15th March 2023 (Week 7)



The journey so far...



Groundworks Start
29th March 2023 (Week 9)

Main Core Base
14th April 2023 (Week 11)



The journey so far...



Substructures
26th April 2023 (Week 13)

The journey so far...



Slip-Form Rig Build
25th May 2023 (Week 17)

Slip Form Rig Sliding
20th June 2023 (Week 21)



The journey so far...



Slip-Form Rig Sliding
6th July 2023 (Week 23)

Both Slip-Form Rigs Sliding
14th July 2023 (Week 24)



The journey so far...



Phase 1 Steel Frame Complete
15th September 2023 (Week 33)

Challenges

- Site assembly
- Demolition of existing vacant properties
- Diversion of HV electricity cables
- Stopping up of footpath
- Remediation of ground conditions
- Procure two planning consents
- Party wall awards
- Construction inflation in 2022
- Managing Civil Service Occupier



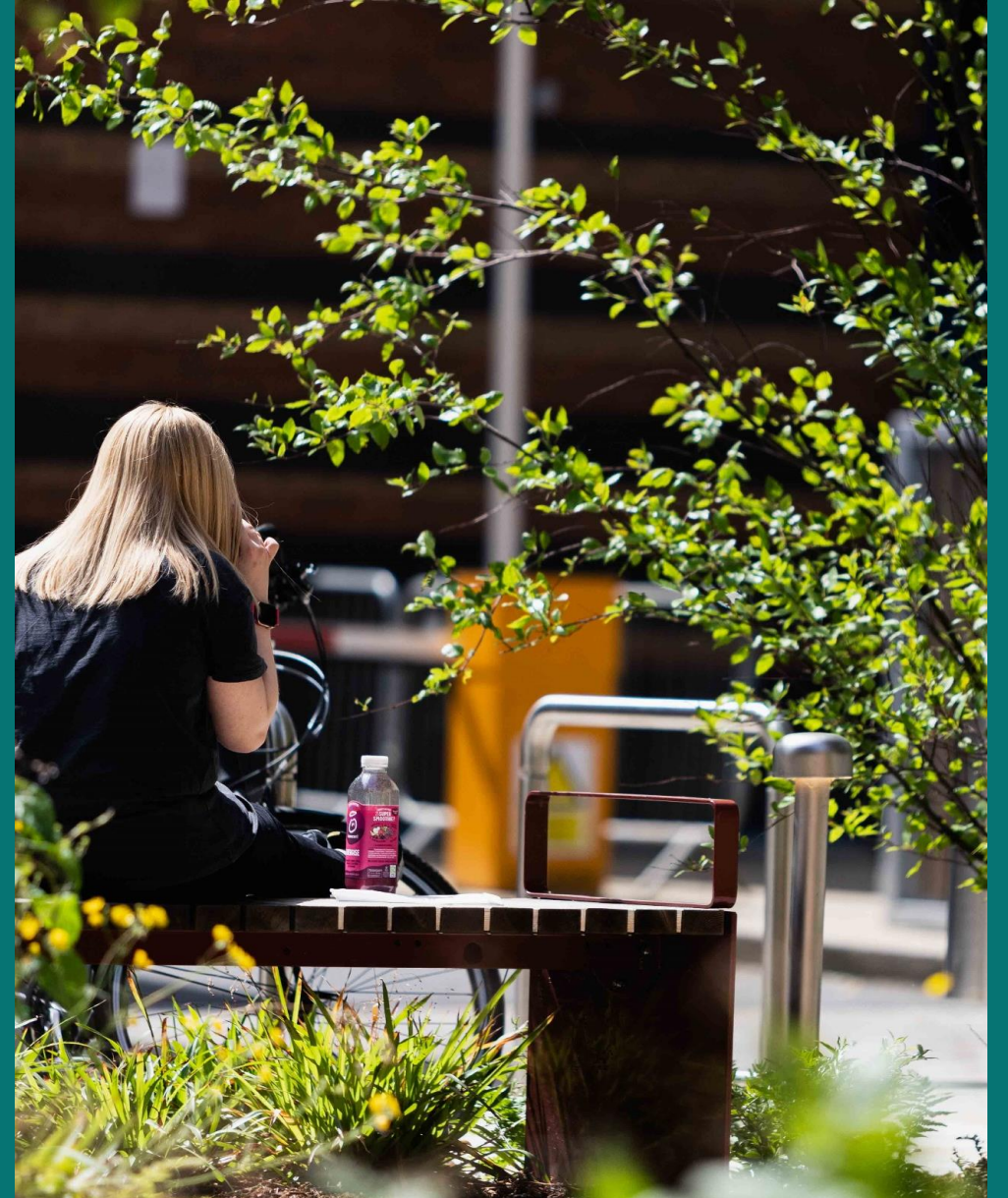
Opportunities

- Gamechanger
- 2,000 civil servants in Blackpool town centre
- Economic regeneration
- Multiplier effect
- Social value impact
- Catalyst for further regeneration



Sustainability

- Embodied Carbon 750 kgCO₂e/m²
- Net Zero Carbon in Operation
- Base Building Energy Use 55 kWh/m² NIA/year
- Whole Building Energy Use 175 kWh/m² NIA/year
- Improved Biodiversity
- High Quality Public Realm
- Improved wellbeing



Social Value

- Social Value Deliverables
- Blackpool FC Community Trust – Muse and Vinci Joint Principal Sponsors 2023 to 2025
- Construction site offices incorporate a training centre for young people and adults looking to take first steps or upskill into roles in the construction industry.



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Power of Partnership

