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MUSE



Friday 13 June 2025

Civil Service Hub Blackpool

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Blackpool Council

Talbot Gateway

Blackpool Council and Muse Places
Regeneration Partnership



LeachRhodesWalker
ARCHITECTS

TALBOT GATEWAY MASTERPLAN : JUNE 2020

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New Civil Service Hub

Partnership between Blackpool Council,
Central Government and Muse Places

- 165,000 sq ft (NIA); Ground + 5 floors
- Turnkey development (Cat A, B & C)
- Contractor: Vinci
- Construction commenced April 2023
- Completed March 2025
- £74Mlln
- 3,000 civil servants in Blackpool town centre
- Economic multiplier effect



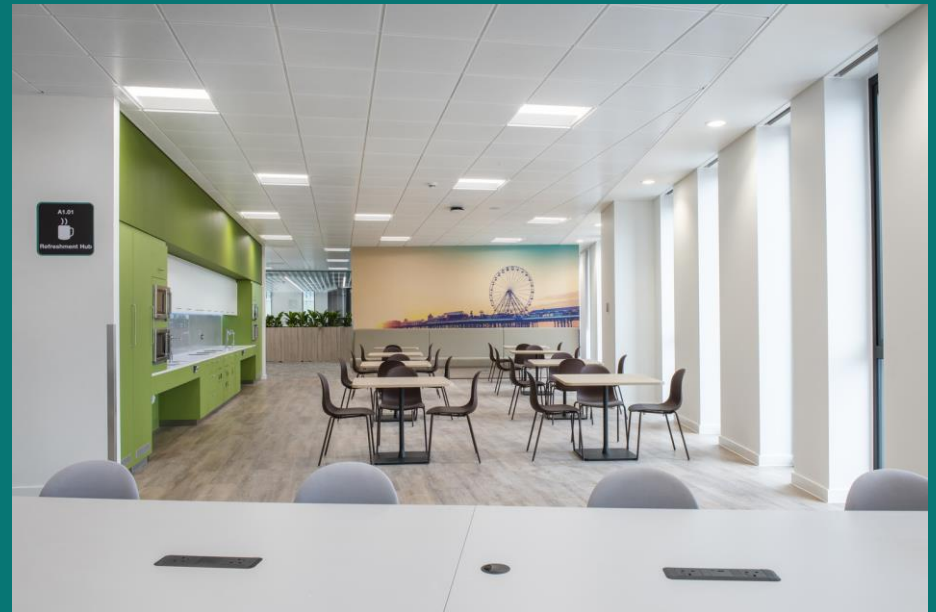
Interesting Facts

- If laid end to end the 252 reinforced concrete foundation piles would stretch 5.5K kilometres. That would stretch from the King Street site to Blackpool airport.
- The steel frame is made up of over 2,200 individual pieces and will weigh over 1,200 tonnes in total. This is almost half of the weight of The Blackpool Tower (2,493 tonnes).
- The facade of the building is made up of 174 precast concrete panels, that are stacked in 25 bays



Challenges

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



Opportunities

- Gamechanger
- 3,000 civil servants in Blackpool town centre
- Economic Multiplier Effect
- Social Value Impact
- Catalyst for Further Regeneration



Sustainability

- Net Zero Carbon in Operation
- Upfront Embodied carbon (A1 - A5) target for new offices <800 kgCO₂e/m²
- Base Building Energy Use 55 kWh/m² NIA/yr
- Whole Building Energy Use 175 kWh/m² NIA/year
- Improved Biodiversity
- High Quality Public Realm; King Street Pedestrianised



Social Value

- High Social Value Impact in Partnership with Blackpool Council and Vinci
- The Construction site offices included a training centre for young people and adults looking to take their first steps or upskill into roles in the construction industry. For more details contact
- BFC Community Trust – Muse and Vinci Joint Principal Sponsors 2025 to 2027



Opening Ceremony 8 May 2025



Partnership

