

CASE STUDY

# FYLDE VIEW, BLACKPOOL



# A VITAL COMPONENT IN BLACKPOOL'S REGENERATION

## A KEY LOCAL ASSET

Fylde View, the new seven-storey Department for Work and Pensions (DWP) Office Block is the third phase of Blackpool's Talbot Gateway Development, creating a central business district providing educational and traditional work placements and community engagement as part of the town's regeneration programme.

With a design that echoes Blackpool's traditional Art Deco architecture, the £100million, 215,000 square feet building is a regional hub for DWP, bringing teams from across the Fylde Coast to a single, centralised location, boosting the local economy and creating new jobs. It houses more than 3000 service delivery staff.

Designed by Make Architects and built by Vinci Construction, the building provides 24,500 square metres of office space on a 2.4 acre site, with the impressive curved Kawneer AA®110 curtain wall main entrance on the corner of Cookson Street and Deansgate.

A Health Assessment Centre is located on the ground floor and a further 500 square metres is occupied by a Dental Health Centre. There is also a surface car park and new surrounding public spaces. The landscaping around Fylde View is intended to create a "green oasis" as it matures.

With a BREEAM "Excellent" rating, Fylde View has been designed with sustainability and energy efficiency in mind, with a low energy/low carbon design. Air source heat pumps provide heating and cooling, eliminating the use of fossil fuels and domestic hot water. Demand driven ventilation improves internal air quality.

**Building:** Fylde View  
**Location:** Blackpool  
**Architect:** Make Architects  
**Main Contractor:** Vinci Construction  
**Installer:** Vitrine

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## COPING WITH BUILDING MOVEMENT

Because of the deflection of the structure, the system had to be designed to avoid glass failure, due to the issue of racking, a result of adjacent mullions deflecting excessively.

Once the fenestration installation contract was awarded to Vitrine, their design/engineering team embarked on a detailed review of the curtain wall specification. Considered options included strengthening the primary structure, developing a bespoke glazing system, unitised systems, upgrading an existing curtain wall system and bespoke bracketry.

Numerous systems were considered and it became clear that a bespoke solution would need to be considered to accommodate the required deflections.

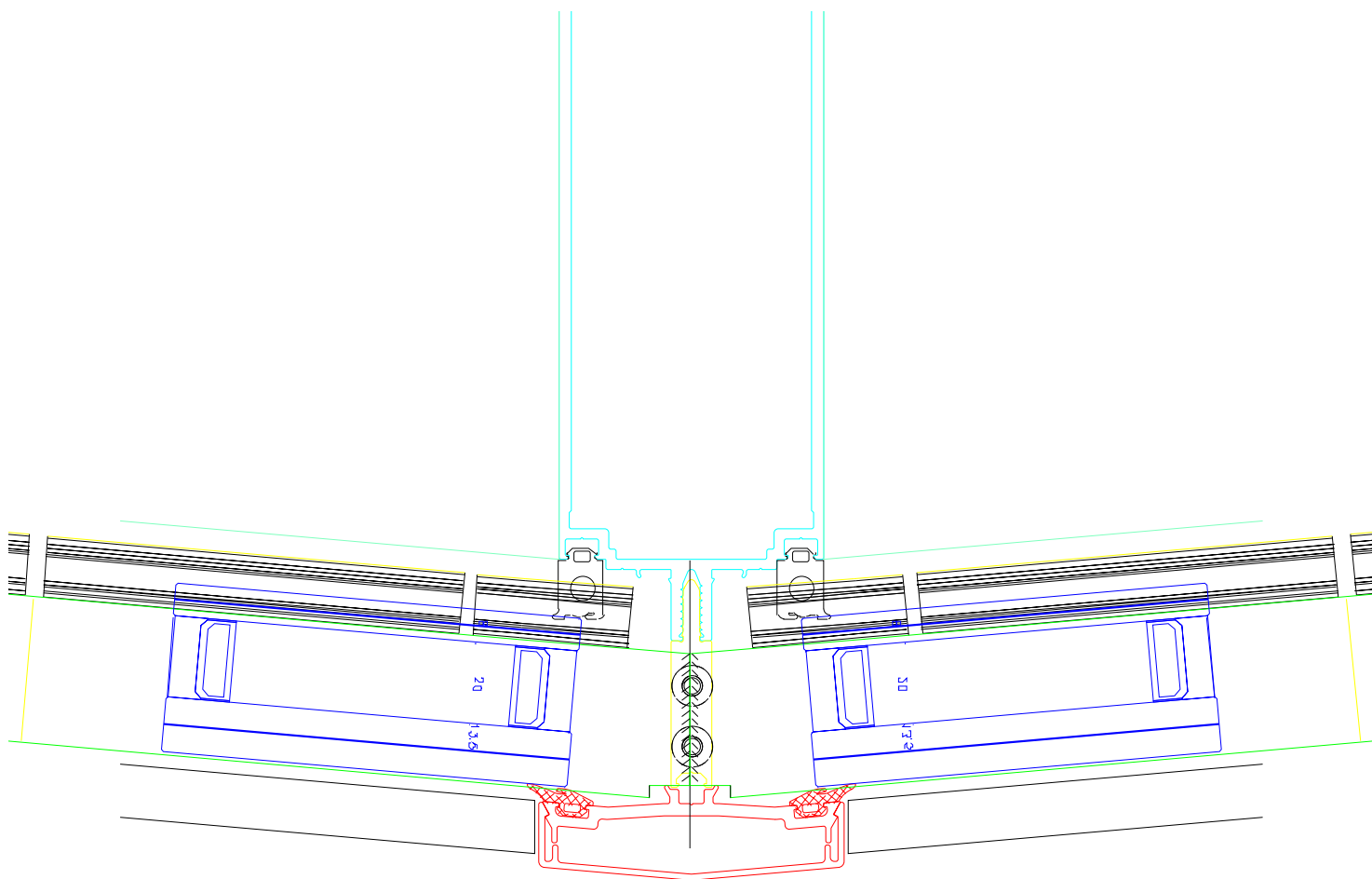
It was agreed that Kawneer's AA®110 Curtain Wall Zone-Drained System should be further investigated. The primary reason for proposing the Kawneer system was the availability of a 65mm wide system and have also developed and successfully tested an enhanced movement/expansion joint for it.

The glass needed to achieve barrier load performance, and the size and specification of the glazing units pushed the weight capacity beyond Kawneer's standard curtain walling.

Using its Increased Weight Capacity Console, Kawneer undertook a stringent process of interrogating the structural model to refine the deflections that resulted in the conclusion that bespoke brackets had to be incorporated into the assembly, allowing the curtain wall to be 'jacked' during installation. As the faceted, curved-effect curtain wall was loaded, the structure and curtain wall would theoretically deflect, so the brackets would allow the glazing system to be lined and levelled.

A few bracket designs were considered, and a complex, engineered one was finally selected.

Brackets were fixed back to the steel beams below the concrete floor decking. This meant that the distance between the AA®110 curtain wall and the structure increased substantially, resulting in a bulky bracket to suit the loadings.







Issue Number: 175

## A PREFABRICATED WINDOW SOLUTION

A terracotta precast concrete off-site solution was chosen to simplify and speed up window installation, greatly reducing site assembly requirements.

Due to the tall thin nature of the design of the windows and the severe exposure of the site, Kawneer carried out internal weather testing on an actual project sized window to ensure the stated weather performance would be achieved.

Manufactured by Thorp Precast in Newcastle-Under-Lyme, Staffordshire, panels measured approximately 9m x 4.2m. Vitrine installed Kawneer's AA®720 Hi Reflex Plus, with top-hung open-out vents, into the precast units off-site.

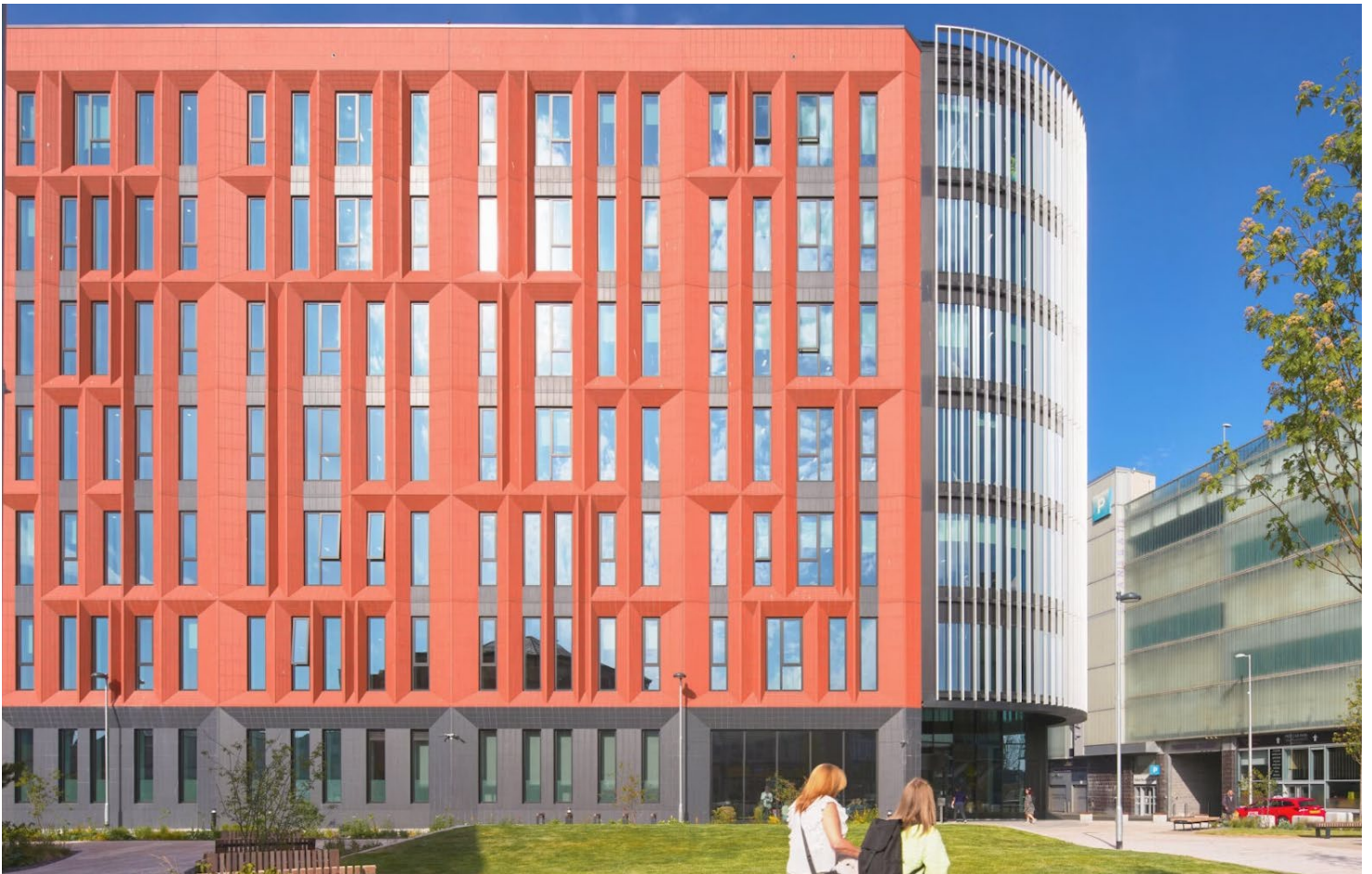
Once windows were fully assembled and sealed into the units, they were handed over to Thorp Precast who then transported the whole assembly and installed them onto the building.

A true MMC (Modern Methods of Construction) solution, saving time and cost and ensuring complete consistency of performance and aesthetics..

## ENTRANCE DOOR CHOICE

For front and rear entrance doors, Vitrine installed Kawneer's AA®190 TB all-purpose door with Kawneer 451PT framing. Some doors feature automatic door gear, actuated from the building's reception desk, supported by an intercom system.

PAS 24 tested for enhanced security, AA®190 TB is the only door with welded construction, supported by a Kawneer Lifetime Guarantee for peace of mind, while 451PT provides narrow 50mm sightlines and uses shear block construction, where contoured shear blocks are screw-fixed to the vertical, forming a spigot for horizontal members.



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## A VERY POSITIVE REACTION

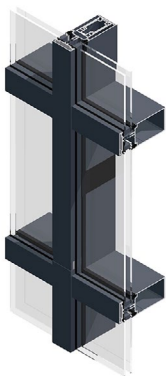
Fylde View has dramatically transformed a previously run-down area of Blackpool, not just in its clean, modern appearance but also through the extensive landscaping that will continue to improve the local environment long into the future.

The building was opened in June 2025 by Andrew Western, Minister for Transformation, who commented: "I am delighted to announce the official opening of the new £100 million Civil Service Hub, a landmark development in our commitment to modernising and streamlining government operations. This state-of-the-art facility will serve as a centralised workspace, fostering collaboration and innovation among our teams.

"It is a testament to our dedication to creating efficient and sustainable working environments that support the vital work of our public servants. It will not only enhance productivity but also contribute significantly to the local economy by providing job opportunities and stimulating local businesses. I look forward to seeing the positive impact this hub will have on our community and the broader public sector."

Blackpool South MP, Chris Webb, said: "This landmark building has quite literally changed our landscape and will now be home to 3,000 civil servants - bringing a huge economic boost to the town centre."

Councillor Lynn Williams, Leader of Blackpool Council, added: "This is one of the most impressive builds in Blackpool in decades. It shows our ambitions to make Blackpool better for everybody who lives and works here and how we are transforming the area around the train station into a real central business district."



## **AA®110 65MM CURTAIN WALL SYSTEM**

- Concealed zone drainage – each pane acts as an individual self-draining unit or mullion drainage – ventilation and drainage via the mullions
- Range of mullion, transom and face cap options with 65mm sightlines
- A range of thermal break options are available



## **AA®720 HI REFLEX PLUS WINDOW**

- Highest Performance Level – Reflex Technology within the vent and frame profiles
- Closed cell PE vector fin glazing rebate foam
- Closed cell vent perimeter foam
- Closed cell frame perimeter foam insulation tape
- Low 'e' heat shield centre seal



## **AA®190 TB DOOR**

- The only door with welded construction, supported by a Kawneer Lifetime Guarantee offering peace of mind
- Finger Guard Pivot Stile, as standard, protects against trapped fingers when opening and closing, a child-friendly feature
- Single, double action, auto swing and bi-parting doors, offering flexibility for a wide range of solutions

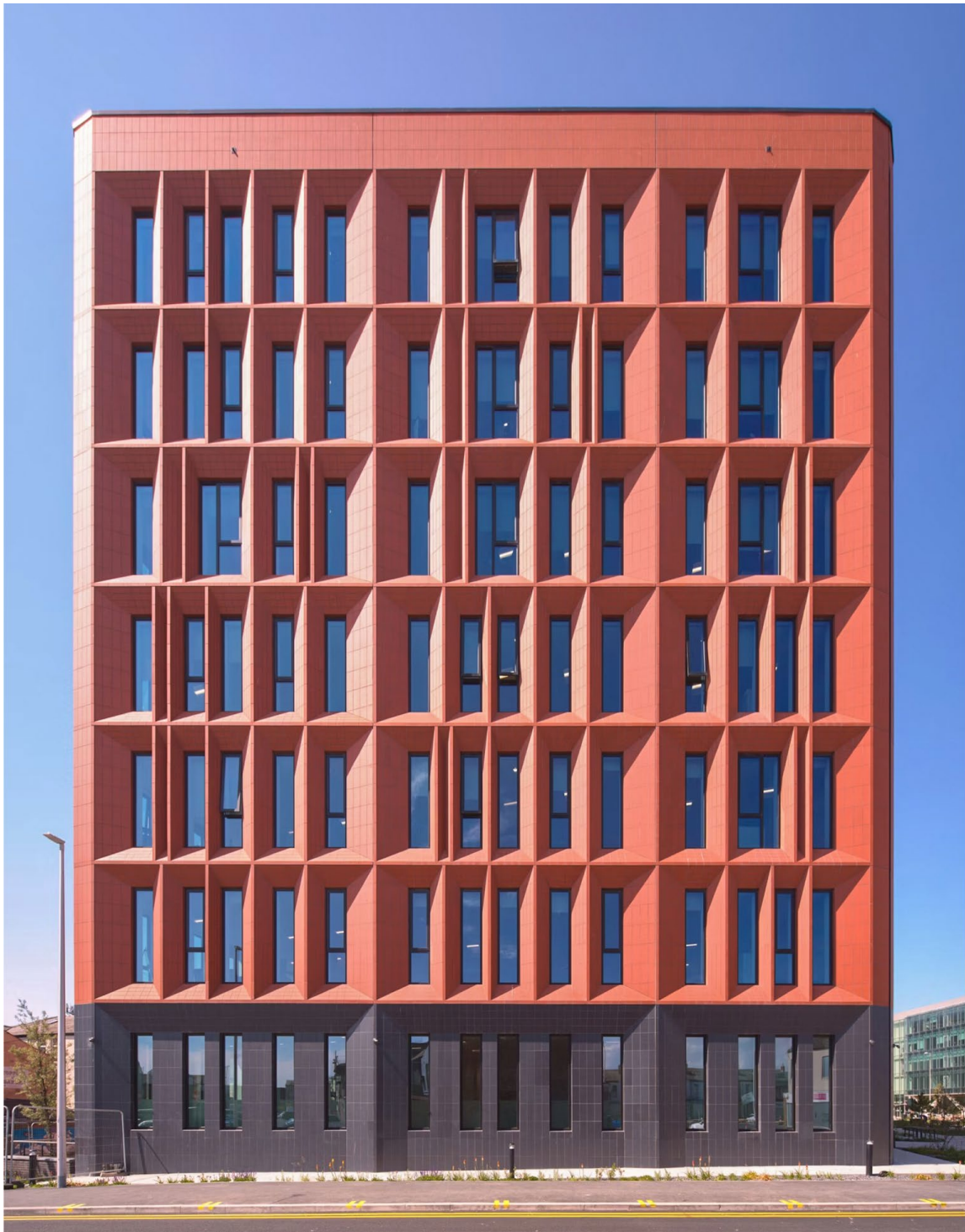


## **451PT FRAMING SYSTEM**

- Narrow 50mm sightlines
- Can be used for large window displays
- Flush glazed
- Concealed drained







Please contact our Architectural Services Team if you have a project you would like to discuss:  
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