



KEY INFORMATION:

CLIENT: **Manchester City Council**

LOCATION: **Manchester**

CONSTRUCTION VALUE: **£3.7m**

CONTRACTOR: **Robertson**

START **May 23**

FINISH DATE: **July 24**

SECTOR: **Arts & Culture**

FORM OF CONTRACT: **NEC 3 Option A**

DELIVERY TYPE: **New build /
Refurbishment**



SOCIAL VALUE DELIVERED

- Local People: 3.72 people within Greater Manchester
- NEETS: 2 people who were previously unemployed
- School and college visits: 99 hours
- Employability support: 309 hours
- Trainee opportunities on site: 60 weeks
- Apprenticeships: 40 weeks on site
- Work Placements: 3 weeks on site
- Provision of advice to VCSEs & MSMEs: 16 hours
- Local Spend: £1.76m
- Volunteering: 16 hours
- Art Competition: 37.5 hours
- Donations or in-kind contributions to community projects: £7,000
- Carbon Reduction: 1.44 tCO2e
- Waste diverted from Landfill: 99.96%
- Environmental safeguarding projects: £400



ROBERTSON

PROJECT OVERVIEW:

Transforming a trio of railway arches into a talent development centre for Manchester City Council

The HOME Arches project has transformed three heritage railway arches into a talent development centre for artists of all ages, disciplines, and stages of their careers. Located between the impressive HOME main arts centre building and Whitworth Street West, in the heart of Manchester City Centre, the three interconnected and fully accessible spaces have become a cultural landmark for creativity and artistic expression.

Arch 1 has been transformed into a flexible workspace for work with young people. Large enough to host up to 25 young people and a facilitator at any one time, youngsters have the chance to work with a variety of artistic forms.

The second arch connects the other two and will serve as the main entrance and office space for artists being supported by HOME. The arch will also be the entrance point to arches 1 and 2.

Arch 3 has become a making and sharing space for artists. This is a double height space with full black-out capacity, creating a versatile space for projects of different scales and disciplines.

KEY DELIVERABLES/CHALLENGES

The HOME Arches project was a complex project, due to the close proximity of the main railway line and the fact that it is a listed building. There were a number of considerations which had to be taken into account during the project, we have listed a few examples below:

Vibration Monitoring – Network Rail advised that during the demolition, vibration monitoring would need to be carried out on the Arches. To ensure that levels were maintained at an acceptable level, monitors were placed near the arches to keep track of vibration levels.

Lifting Restrictions – lifting restrictions were put in place by Network Rail, compile with lifting regulation with, posters were placed at the maximum height level around site, details were included in the site induction to ensure everyone working on site was fully aware of the restrictions. A spider crane on site was used with the maximum height level set, so that the limit couldn't be exceeded.

Network Rail Approvals – All risk assessments and method statements required approval from Network Rail, the approval process can take up to seven weeks. To ensure that there was no impact on the programme, work packages were let early, allowing our supply chain to produce the documents and obtain the necessary approval in plenty of time, before work was due to commence.

Restrictions on the structure of the arches – Nothing is allowed to be fitted to the arches structure. This has meant that a building has been constructed within each arch, if something would normally have been attached to the wall, the design team have looked at alternative options, for example Internal walls were designed to fix on the independent steel frame as opposed to the arch leaving a mandatory 300mm separation from the viaduct for inspection as stipulated by network rail.