

## The Shambles

Manchester, United Kingdom

### Client

The Prudential Assurance Company Ltd

### Value

£27 million

### Schedule

April 2001 – November 2002

### Contract Type

General contracting  
(JCT 1998 Quantities Amended)

### Architect

Building Design Partnership



Bovis Lend Lease is the main contractor for the redevelopment of the former West Shambles Square in Manchester for The Prudential Assurance Company Ltd.

With an end value approaching £75 million and main contract construction costs of £27 million, the development includes a department store to be occupied by Harvey Nichols, 10 adjoining integrated retail units, landlord's accommodation and service areas.

Bovis Lend Lease will construct the shell and core for the whole project and fit out the department store.

The gross internal floor area of the development is 24,753m<sup>2</sup> and consists of five floors of retail space serviced via an unloading bay at basement level. Access to the retail units is at ground floor level via dramatically structured glazed shop fronts which complement the limestone terracotta and zinc cladding materials used on the remainder of the external elevations.

The main elevation of the scheme is flanked at either end by structural glazed towers joined by an impressive zinc cornice.

The scheme, designed by the London Office of architect, Building Design Partnership, completes the Manchester City Centre bomb damage regeneration programme and the scheme design integrates with the City centre regeneration plan including the adjacent Marks and Spencer store, Corn Exchange retail development and Exchange Square redevelopment.