

# Media City UK Salford, Manchester, United Kingdom



## Project

A large-scale broadcasting and media development

## Location

Manchester, UK

## Commencement on site

June 2007

## Completion year

September 2010

## Client

Peel Media

## Value

€622 million / £ 415 million

## Bovis Lend Lease role

Management Fee Contracting

## Project partners

Architect: Chapman Taylor (BBC buildings, residential) Fairhurst (studio, hotel), Benoy (masterplan)

Quantity Surveyor: Gleeds

Struct/Civil Engineer: Jacobs Batie

Mech/Elect Engineer: Faber Maunsell

## Project scope

The Media City development, sited alongside the Manchester Ship Canal, will transform Salford Quays and be home to scores of companies linked to broadcasting and the media industry.

The first phase of the scheme is a trio of buildings, which include two residential towers of 22 and 26 storeys, plus a triangular-shaped building which will house the British Broadcasting Corporation (BBC).

## Building C

- 5-storey office and production complex
- BBC confirmed as tenant
- 5-storey Atrium
- 20,000m<sup>2</sup>

## Building A

- BBC confirmed as tenant
- 5-storey office block
- 25-storey residential block
- 174 residential units
- 14,000m<sup>2</sup>

## Building B

- BBC confirmed as tenant
- 5-storey office block
- 22-storey residential block
- 200 residential units



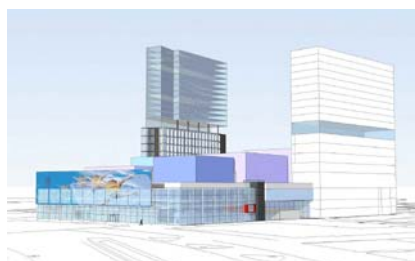
## Studio Block

- 7 studios
- 11-storey commercial block
- 6-storey post production office
- 7-storey MEC office

## Construction Challenges and Innovation

The site and demanding programme have required an innovative approach from Bovis Lend Lease with regard to methodology and programming.

Because of the nature of the site, basements have been removed from the design and have been substituted by adding extra space on top of buildings. This is so the water surrounding the site does not have an opportunity to access the basements created. It also has the advantage of not having to take to landfill the dirt excavated.



## Leadership in Sustainability

As well as the client's aspirations, the close proximity of the development to residential areas and a well-known theatre, as well as the site previously being used for heavy industrial purposes, presents challenging demands to the project team.

The close proximity of the site to Manchester Ship Canal has presented the project team with land contamination issues, particularly with asbestos. This has meant that more testing is required than is generally necessary, thus an in-depth study of the ground has been required. Robust systems have been put in place to judge the variability of contamination within the ground. Although a labour intensive process, it has the advantages of positively and pro-actively managing reputational risk and reducing the amount of hazardous waste going to landfill, thus producing a cost saving for the client.

Bovis Lend Lease is working closely with the supply chain to trace the origin of materials, as this is key to the accreditation.

The project is also trialing a tri-generation scheme; supplying power, chilled and warm water to the whole of the site.

