

legacie



Merchant's Wharf Investors Report

IR15 September 2022

Merchant's Wharf 196 Luxury Apartments



Schedule of Accommodation

Basement

- Car parking 46 no. spaces
- Lift access
- Plant

Ground Floor

- Commercial /retail units
- Gymnasium
- 5no. single storey & 4no. duplex Apartments
- Comms Room
- Refuse store
- Cycle store
- Plant
- Sub-station
- Hard and soft landscaping

Floors 1 - 9

- 87 no. 1 Bedroom Apartments
- 91 no. 2 Bedroom Apartments
- 18 no. 3 Bedroom Apartments
- Roof terraces

New Build Two Block Development to Create Residential Apartments Commercial Units & Underground Parking



Land at corner of Ordsall Lane, Dyer Street & Worrall Street, Salford, Manchester M5

The eleven storey new build development generally comprises:

- Demolition of adjoining structures and perimeter walls
- Site clearance and levelling
- Site investigations and trial holes
- Excavation and formation of new foundations
- Below and above ground drainage
- New ground supported and part suspended concrete floor slab
- Nine and Seven storey steel frame structure
- External clad and glazed envelope
- Suspended metal deck and concrete floors
- Flat roof structures and finishes
- Aluminium curtain walling, external windows and doors and shopfronts
- External balconies and balustrades
- Internal sub-division of commercial units and apartments with non-loadbearing block and stud partitions
- Installation of plumbing services and mechanical services
- Installation of electrical services
- Installation of new lift car access
- Installation of kitchen and sanitary fittings
- New internal finishes, joinery fittings and decorations

Site Location



Aerial view of Merchant's Wharf site location



Aerial view of Merchant's Wharf site location

Building Structure

Merchants Wharf, Salford
New Build Development

Sub-Structure & Super-Structure Construction Progress

SEPTEMBER 2022

Piling foundations	100% complete
Retaining walls, concrete beam foundations	100% complete
Underground drainage	76% complete
Steel reinforcement concrete slab	100% complete
Ground floor slab construction	100% complete
Concrete frame structure	98% complete
Upper suspended concrete floor structure	100% complete
Concrete pour upper suspended floor & roof structure	95% complete
Stair and lift core structure	100% complete
Sub-structure Masonry walls	100% complete
SFS - Structural framework forming external walls	73% complete
Flat roof covering	0% complete
Weatherboarding	46% complete
Brickwork to elevations	10% complete
Cladding installation	0% complete
Windows & doors	22% complete
Curtain walling installation	22% complete
Pre-cast concrete Staircase structure	91% complete

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block A concrete framework



Block A concrete framework

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block A concrete framework



Block A concrete framework

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block A SFS installation



Block A SFS installation

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block A & B SFS installation



Block A & B SFS installation

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block A SFS installation



Block A SFS installation

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block B concrete framework



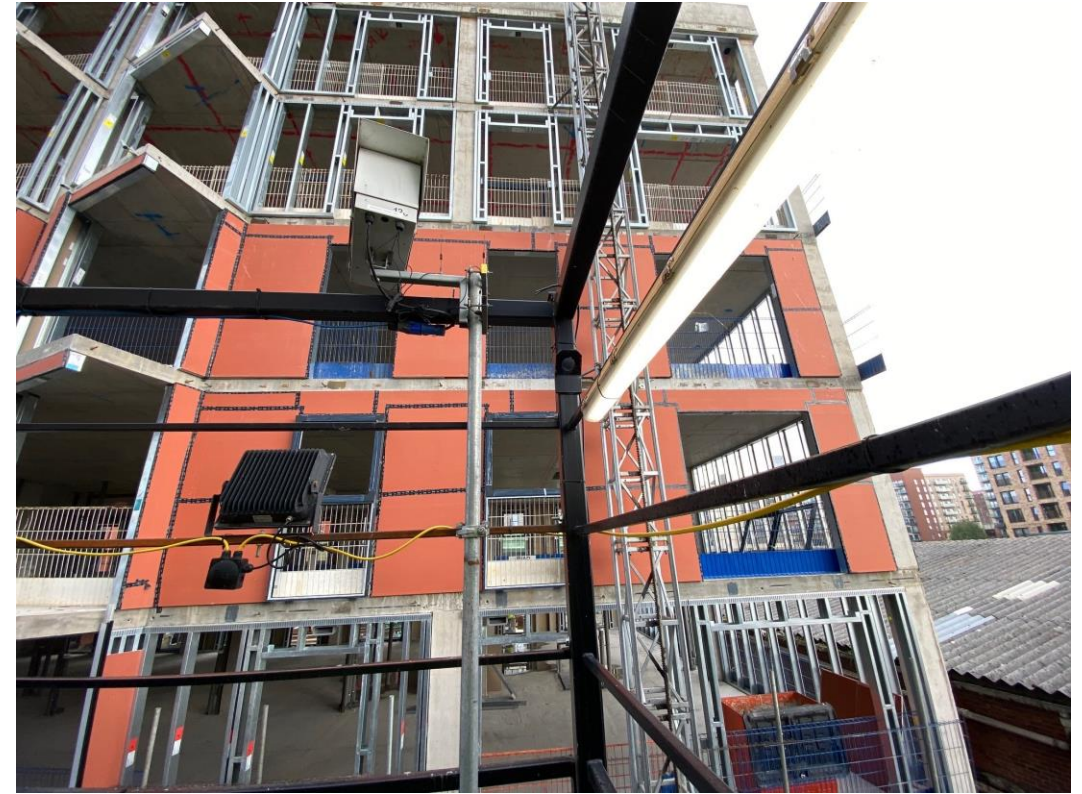
Block B SFS and weatherboarding

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block B SFS and weatherboarding



Block B SFS and weatherboarding

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block B SFS installation



Block B SFS installation

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block B SFS and weatherboarding



Block B SFS and weatherboarding

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block B SFS and weatherboarding



Block B SFS and weatherboarding

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block B SFS and weatherboarding



Block B SFS and weatherboarding

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block B SFS and weatherboarding



Block B SFS and weatherboarding

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block B SFS and weatherboarding



Block B Site activity

Sub-Structure & Super-Structure Progress

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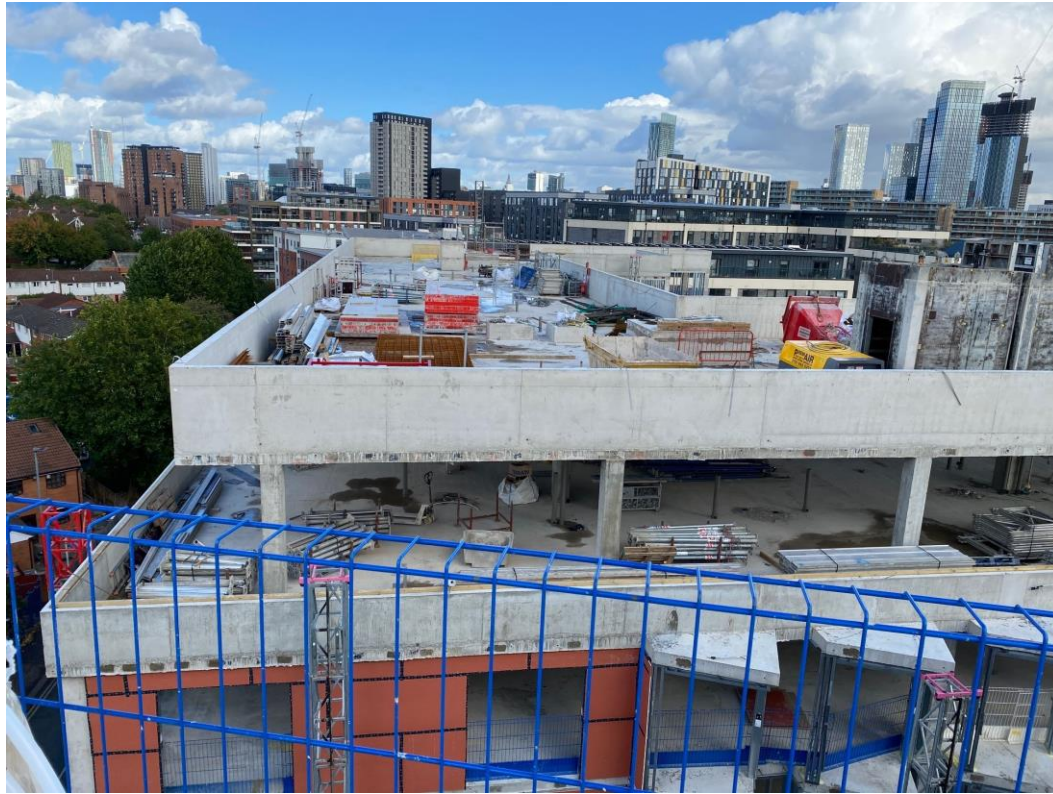
Block B Roof and parapet



Block B Roof and parapet

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block B Roof and parapet



Block B Roof and parapet

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block A concrete deck and column structure



Block A concrete deck and column structure

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block A concrete deck and column structure



Block A concrete deck and column structure

Sub-Structure & Super-Structure Progress

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Block B drainage preparation



Block B drainage preparation

Sub-Structure & Super-Structure Progress

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Block B curtain walling



Block B curtain walling

Sub-Structure & Super-Structure Progress

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Block A ground floor blockwork



Block A ground floor blockwork

Sub-Structure & Super-Structure Progress

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Block A ground floor blockwork



Block A ground floor blockwork

Sub-Structure & Super-Structure Progress

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Block A ground floor slab preparation



Block A ground floor slab preparation

Sub-Structure & Super-Structure Progress

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Block A ground floor screed



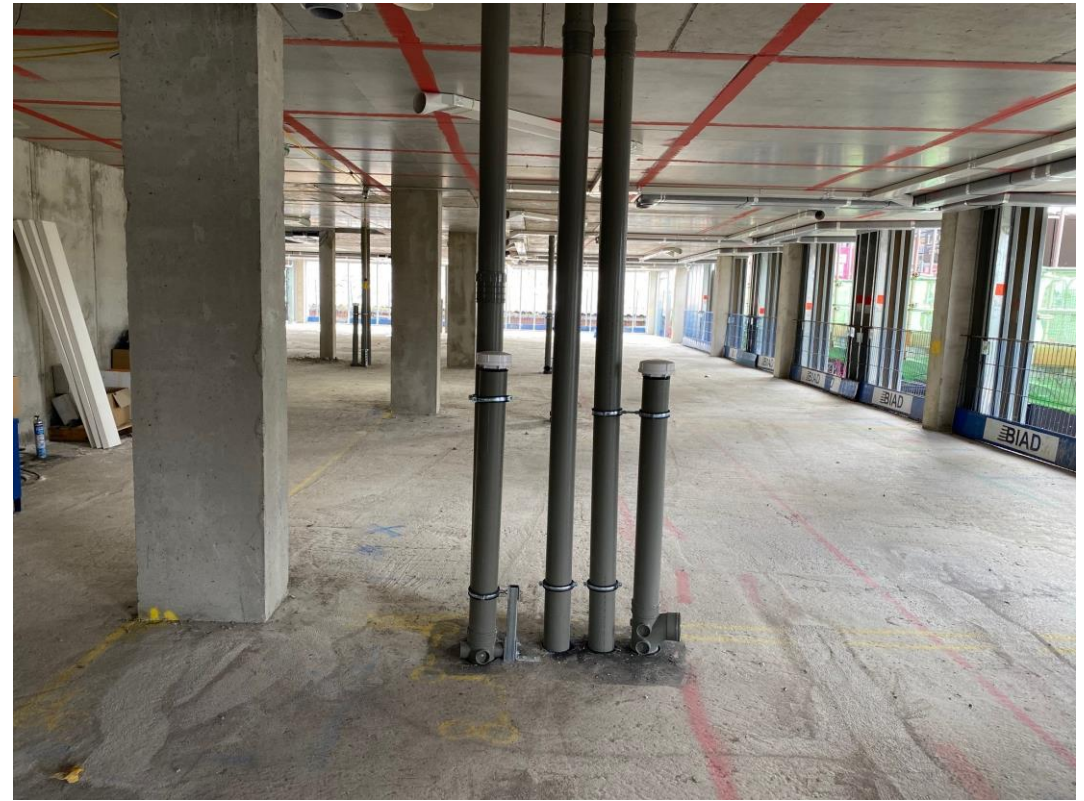
Block A ground floor screed preparation

Sub-Structure & Super-Structure Progress

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Block B above ground drainage & mechanical ducting installation



Block B above ground drainage & mechanical ducting installation

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block B above ground drainage & mechanical ducting installation



Block B above ground drainage & mechanical ducting installation

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block B above ground drainage & mechanical ducting installation



Block B above ground drainage & mechanical ducting installation

Sub-Structure & Super-Structure Progress

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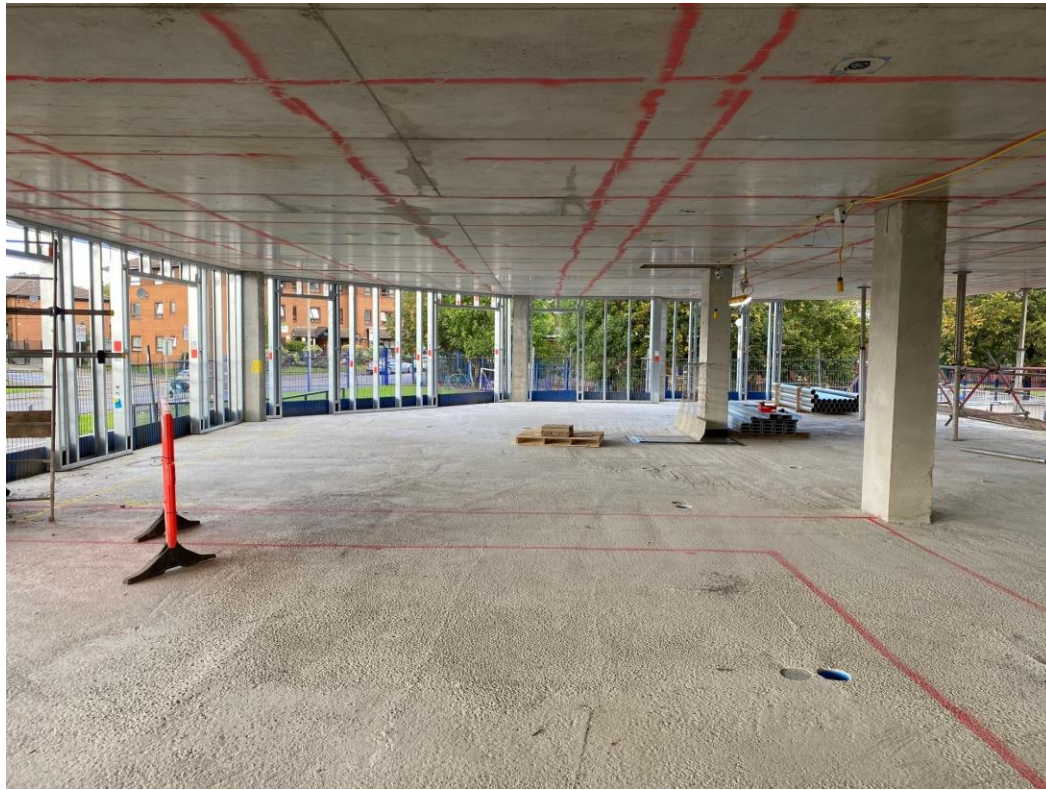
Block B above ground drainage & mechanical ducting installation



Block B above ground drainage & mechanical ducting installation

Sub-Structure & Super-Structure Progress

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Block A upper floor SFS installation



Block A upper floor SFS installation

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block A upper floor SFS installation



Block A upper floor SFS installation

Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Block A upper floor SFS installation



Block A upper floor SFS installation

Sub-Structure & Super-Structure Progress

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Block A upper floor SFS installation



Block A upper floor SFS installation

Sub-Structure & Super-Structure Progress

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Block A upper floor SFS installation



Block B timber staircase

TO FIND OUT MORE ABOUT

Merchant's Wharf, Salford

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