

legacie



# Merchant's Wharf Investors Report

IR16 October 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

OCTOBER 2022

Piling foundations	100% complete
Retaining walls, concrete beam foundations	100% complete
Underground drainage	92% complete
Steel reinforcement concrete slab	100% complete
Ground floor slab construction	100% complete
Concrete frame structure	99% complete
Upper suspended concrete floor structure	100% complete
Concrete pour upper suspended floor & roof structure	99% complete
Stair and lift core structure	100% complete
Sub-structure Masonry walls	100% complete
SFS - Structural framework forming external walls	84% complete
Flat roof covering	0% complete
Weatherboarding	60% complete
Brickwork to elevations	12% complete
Cladding installation	0% complete
Windows & doors	37% complete
Curtain walling installation	37% complete
Pre-cast concrete Staircase structure	100% complete



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Ordsall Lane site view



Ordsall Lane site view



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Ordsall Lane site view



Ordsall Lane site view



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Ordsall Lane site view



Ordsall Lane site view



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Ordsall Lane site view



Ordsall Lane site view



# Sub-Structure & Super-Structure Progress

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Worrall Street site view



Site Accommodation Relocated Ordsall Lane /Worrall Street



# Sub-Structure & Super-Structure Progress

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Block B – Weatherboarding, windows & doors installed



Block B – Weatherboarding, windows & doors installed



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – Weatherboarding, windows & doors installed



Block B – Weatherboarding, windows & doors installed



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – Weatherboarding, windows & doors installed



Block B – External brickwork construction



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – External brickwork construction



Block B – External brickwork construction



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – External brickwork construction



Block B – External brickwork construction



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – Weatherboarding, windows & doors installed



Block B – Weatherboarding, windows & doors installed



# Sub-Structure & Super-Structure Progress

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Block B – Podium construction



Block B – Podium construction



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – Podium construction



Block B – Podium construction



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – Undercroft Podium construction



Block B – Podium construction



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – Podium construction



Block B – Podium construction



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – Weatherboarding, windows & doors installed



Block B – Weatherboarding, windows & doors installed



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – Balcony & parapet structure



Block B – Balcony & parapet structure



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – Balcony & parapet structure



Block B – Balcony & parapet structure

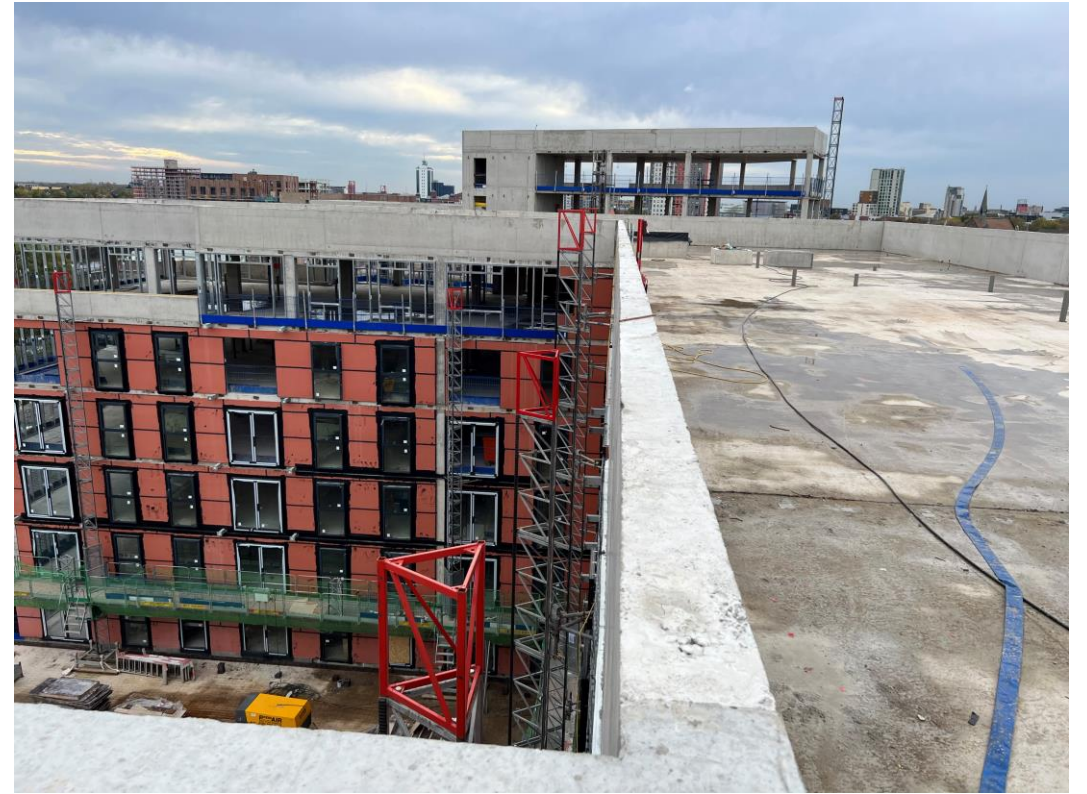


# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – Balcony & parapet structure



Block B – Roof & parapet structure



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – Balcony & parapet structure



Block B – Roof & parapet structure



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – Balcony & parapet structure



Block B – Roof & parapet structure



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block B – Balcony & parapet structure



Block B – Roof & parapet structure



# Sub-Structure & Super-Structure Progress

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Block B – Roof & parapet structure



Block B – Lightning tape



# Sub-Structure & Super-Structure Progress

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Block A – Roof & parapet structure



Block A – Concrete frame structure

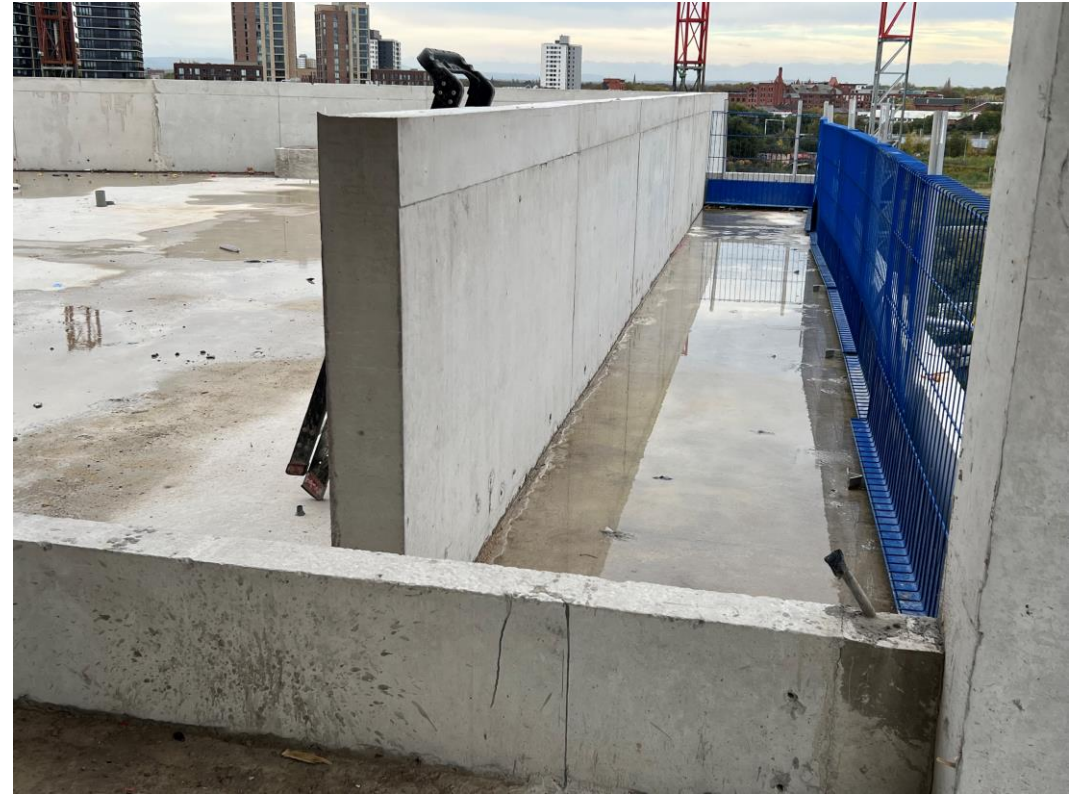


# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Block A – Terrace & parapet structure



Block A – Terrace & parapet structure



# BLOCK A

## Internal Fit-out

### Construction Progress

OCTOBER 2022

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	0% complete
Above ground drainage	60% complete
Partition walls installation	0% complete
Apartment ceiling installation	0% complete
Plaster finishes walls and ceilings	0% complete
1st fix electrical	0% complete
1st fix plumbing and heating	0% complete
Kitchen units and appliances	0% complete
Doorframes	0% complete
Skirting and architrave	0% complete
Bathroom sanitary fittings	0% complete
Wall and floor tiling	0% complete
Carpet and floor finishes	0% complete
Doors and ironmongery	0% complete
Decorations	0% complete
2 <sup>nd</sup> fix electrical	0% complete
2 <sup>nd</sup> fix plumbing and heating	0% complete
General fixtures and fittings	0% complete



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Ground floor plant room



Concrete steps rear entrance



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Ground floor insulation and screed

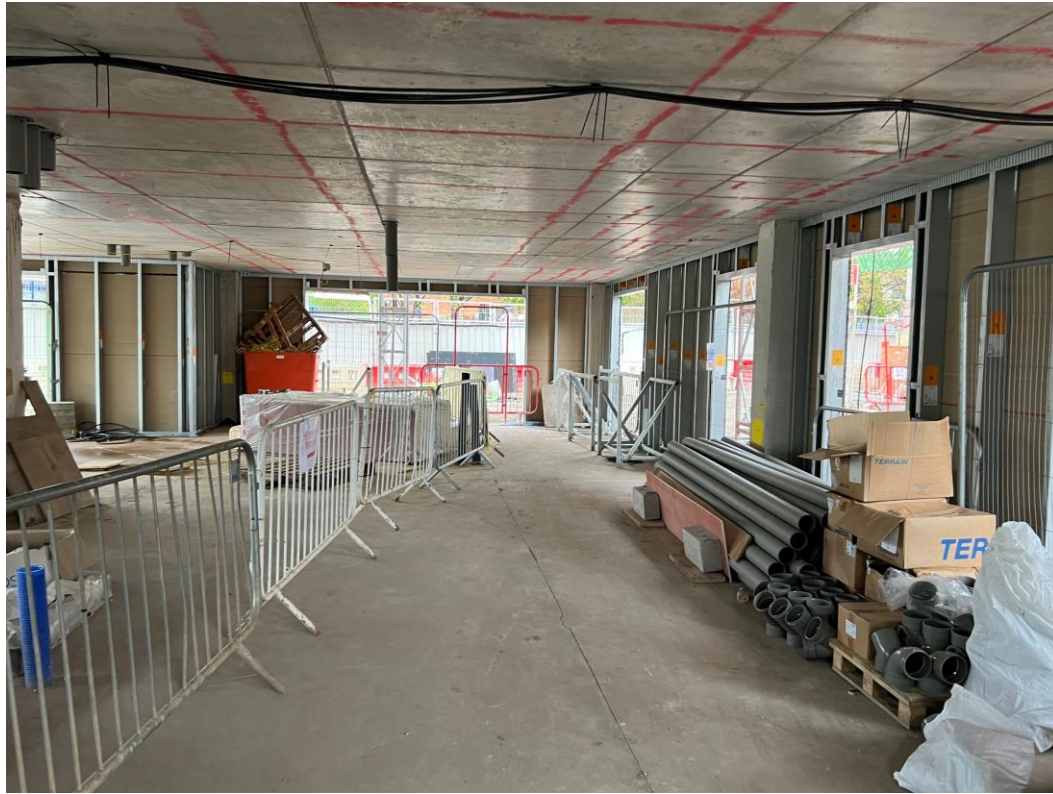


Ground floor blockwork



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Ground floor insulation and screed



Ground floor insulation and screed

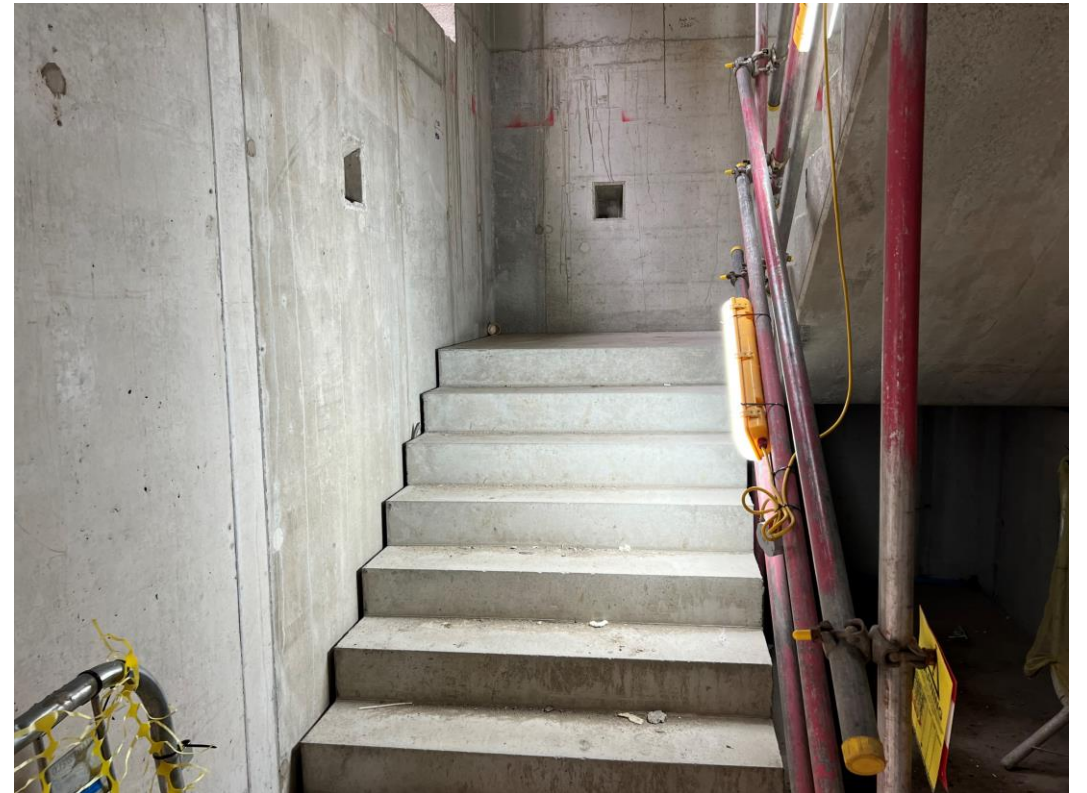


# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Ground floor lift core and stairwell



Ground floor stairwell

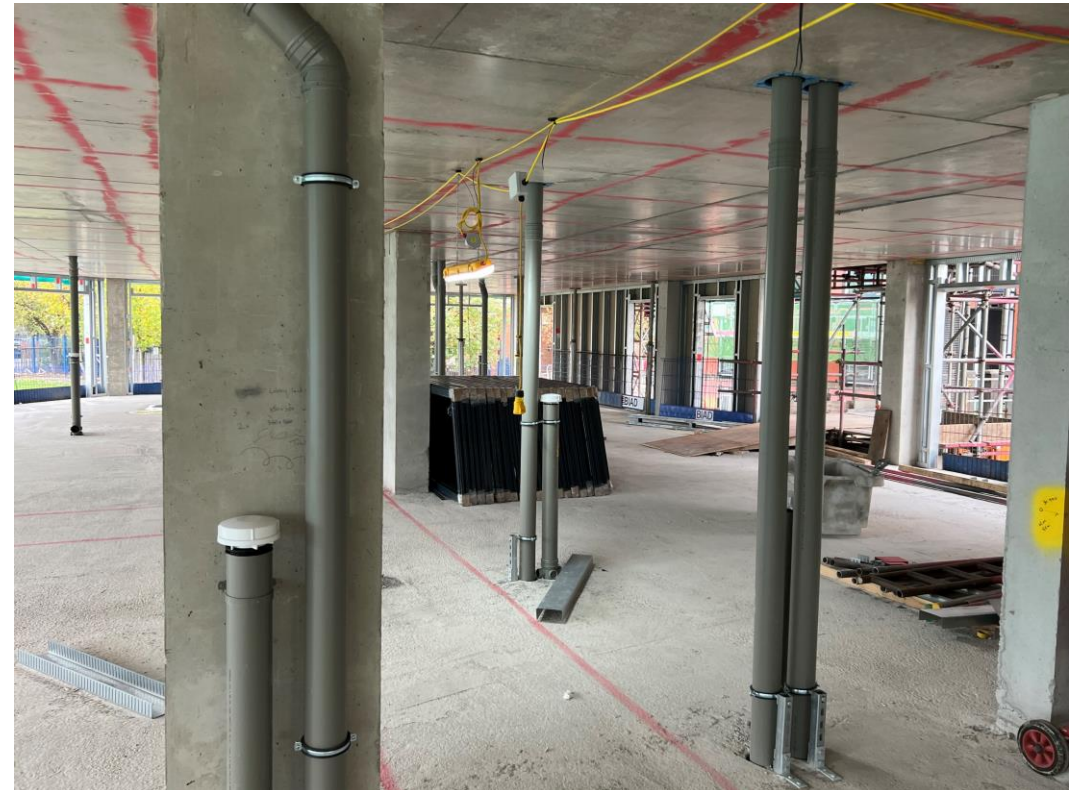


# Sub-Structure & Super-Structure Progress

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Upper floors above ground drainage



Upper floors above ground drainage



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Upper floors hoist access



Upper floors SFS



# Sub-Structure & Super-Structure Progress

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Upper floors SFS



Upper floors SFS

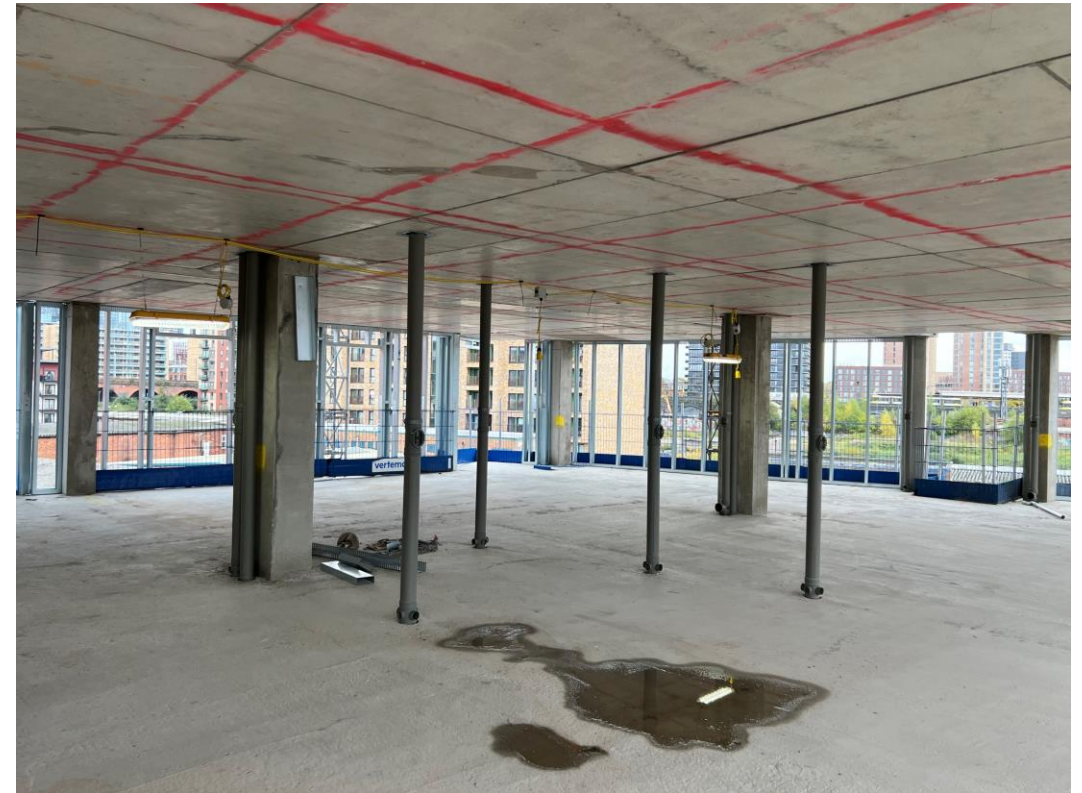


# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Upper floors SFS

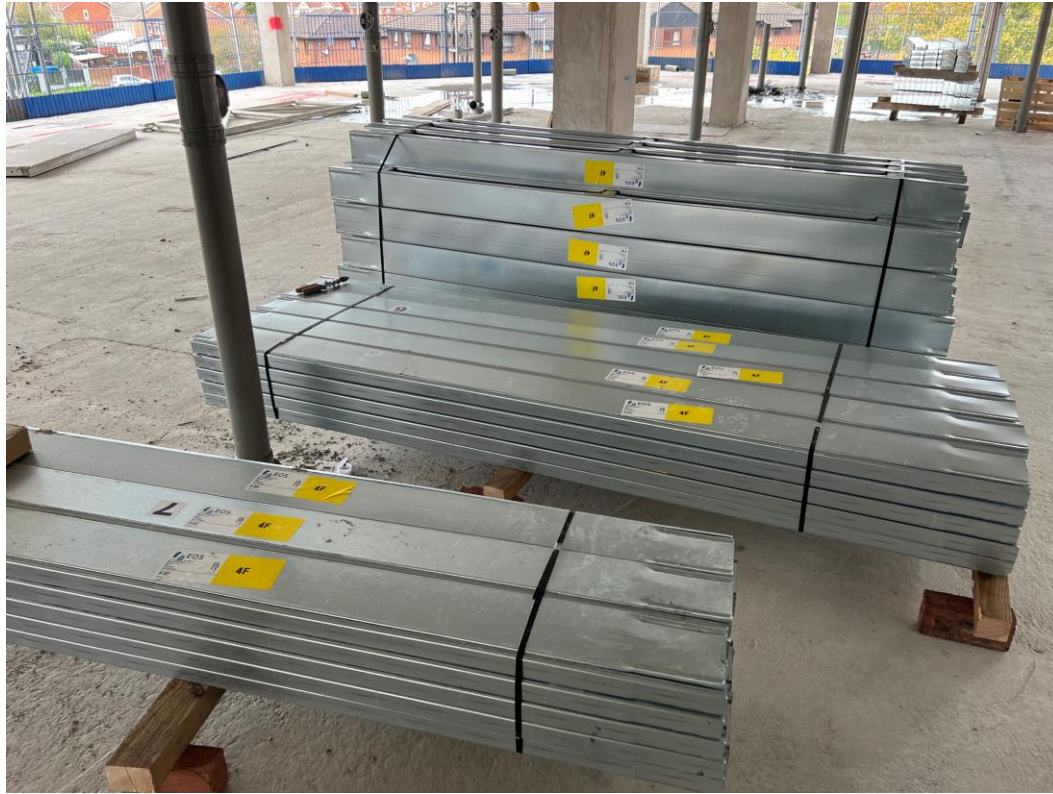


Upper floors SFS



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



SFS stored

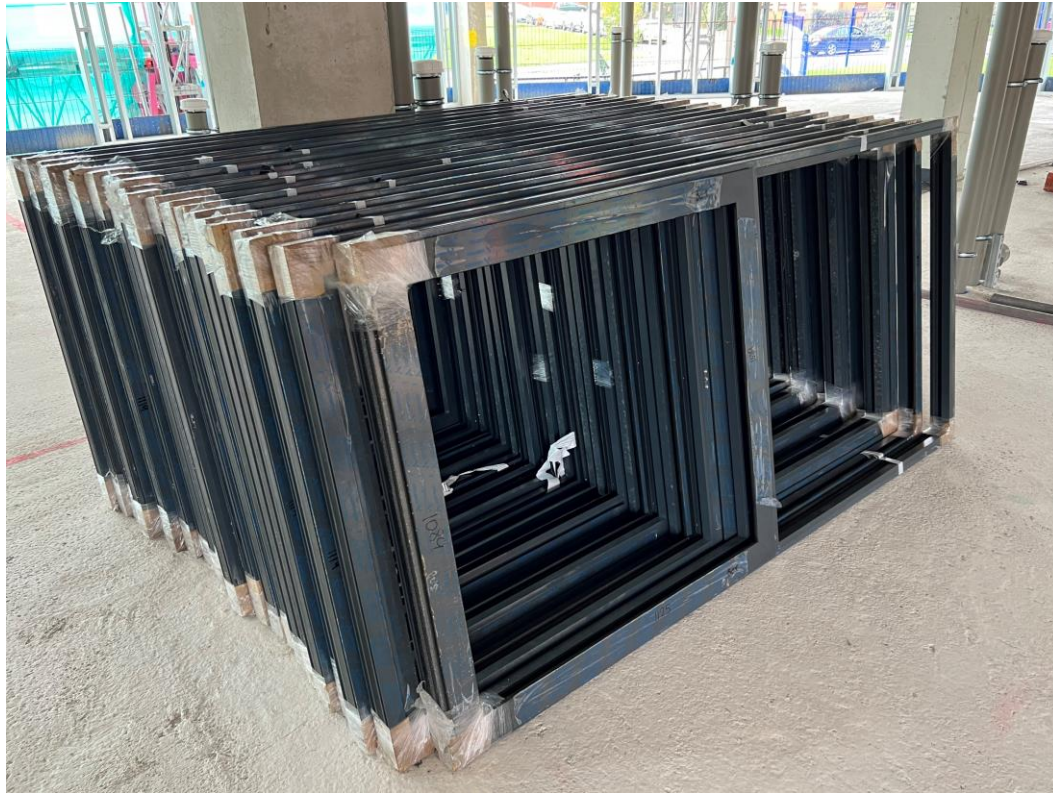


Weatherboarding stored



# Sub-Structure & Super-Structure Progress

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Window frames stored



Window frames stored

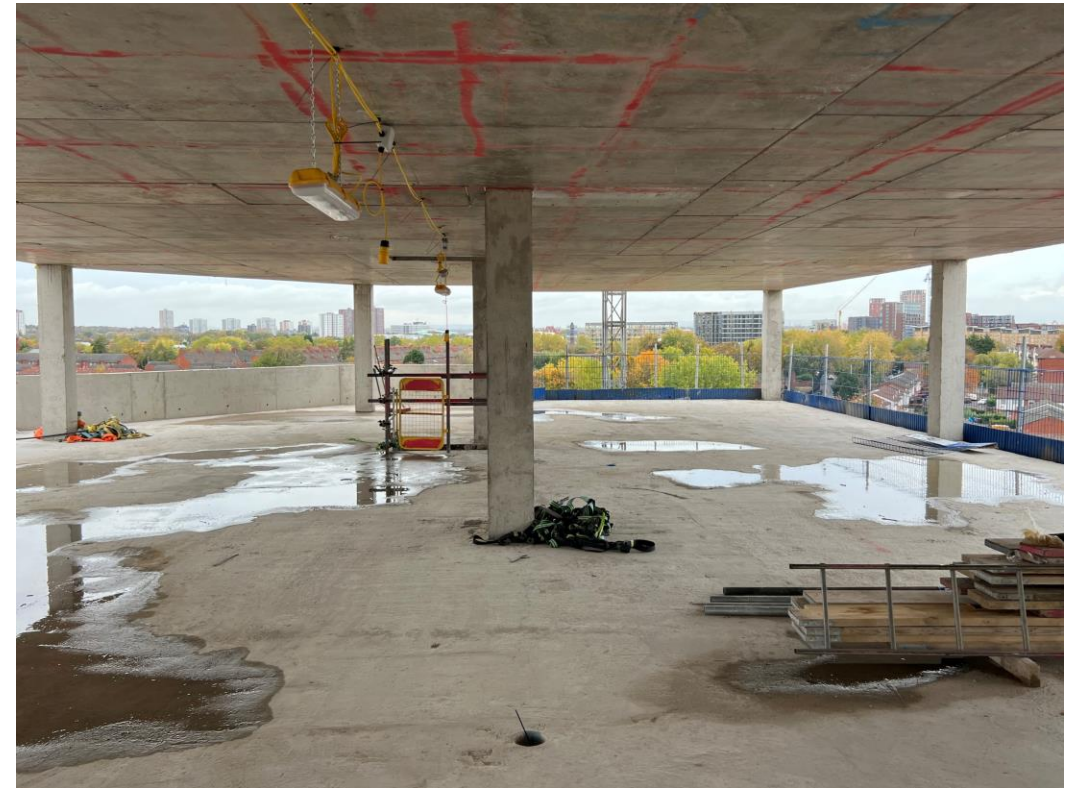


# Sub-Structure & Super-Structure Progress

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Upper floor concrete framework



Upper floor concrete framework



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Upper floor concrete framework



Upper floor core drilling drainage



# Sub-Structure & Super-Structure Progress

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Temporary lighting installed



Temporary lighting installed

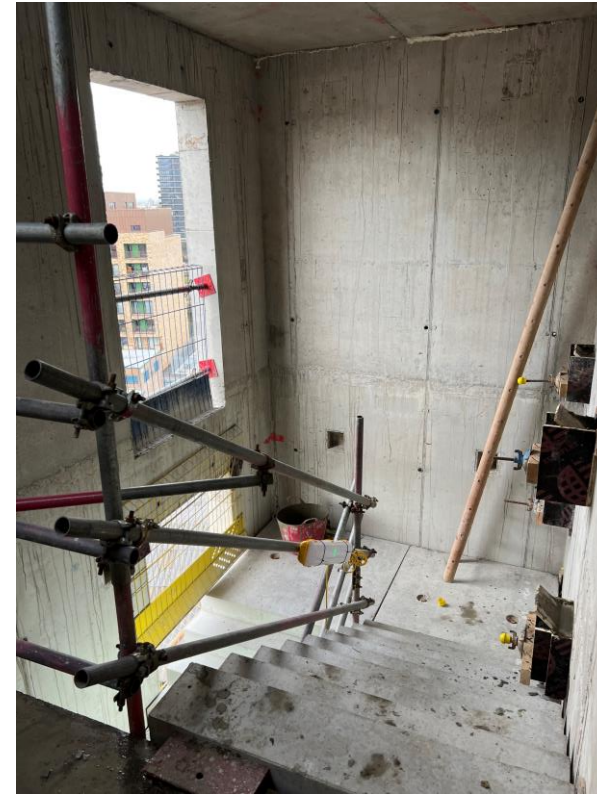


# Sub-Structure & Super-Structure Progress

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Temporary lighting installed



Upper floor stairwell



# Sub-Structure & Super-Structure Progress

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Upper floor landing



Lift shaft



# BLOCK B

## Internal Fit-out

### Construction Progress

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Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	0% complete
Above ground drainage	60% complete
Partition walls installation	0% complete
Apartment ceiling installation	0% complete
Plaster finishes walls and ceilings	0% complete
1st fix electrical	0% complete
1st fix plumbing and heating	0% complete
Kitchen units and appliances	0% complete
Doorframes	0% complete
Skirting and architrave	0% complete
Bathroom sanitary fittings	0% complete
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Doors and ironmongery	0% complete
Decorations	0% complete
2 <sup>nd</sup> fix electrical	0% complete
2 <sup>nd</sup> fix plumbing and heating	0% complete
General fixtures and fittings	0% complete



# Sub-Structure & Super-Structure Progress

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Ground floor drainage & 1<sup>st</sup> fix mechanical



Ground floor drainage & 1<sup>st</sup> fix mechanical

# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Ground floor drainage & 1<sup>st</sup> fix mechanical



Ground floor lift shaft security gate

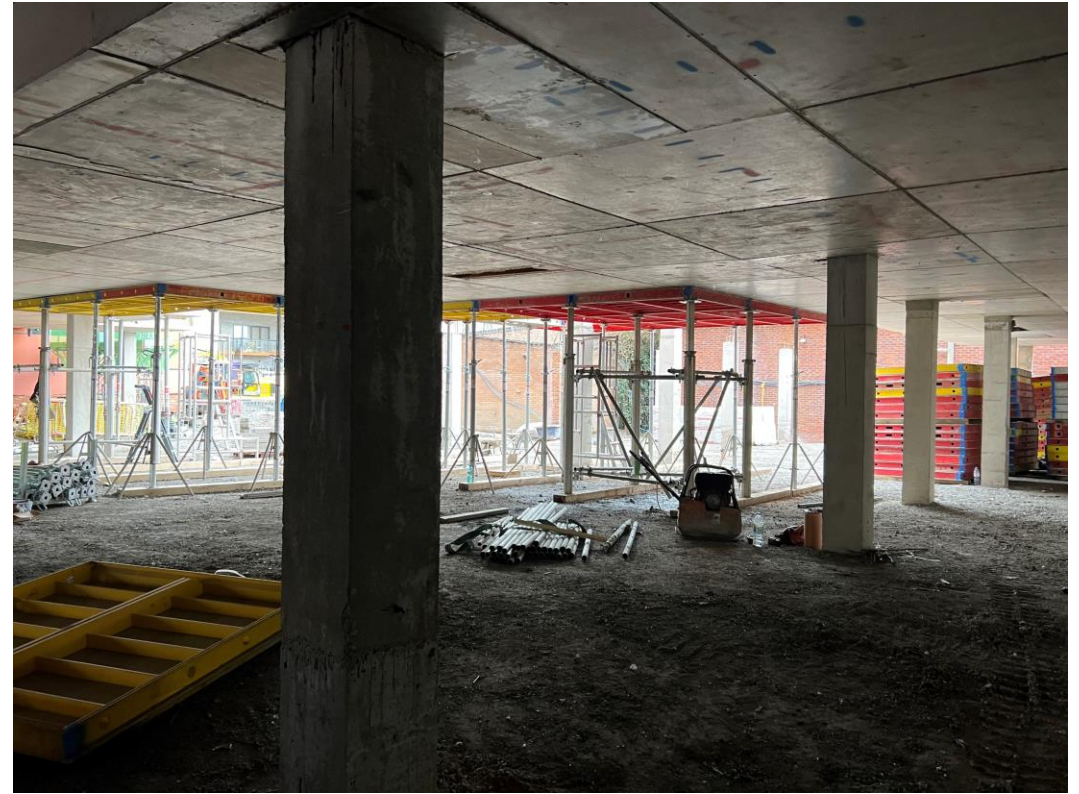


# Sub-Structure & Super-Structure Progress

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Ground floor undercroft



Ground floor undercroft



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Ground floor undercroft



Ground floor undercroft



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Ground floor partition walls



Ground floor partition walls

# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Ground floor partition walls



Ground floor partition walls

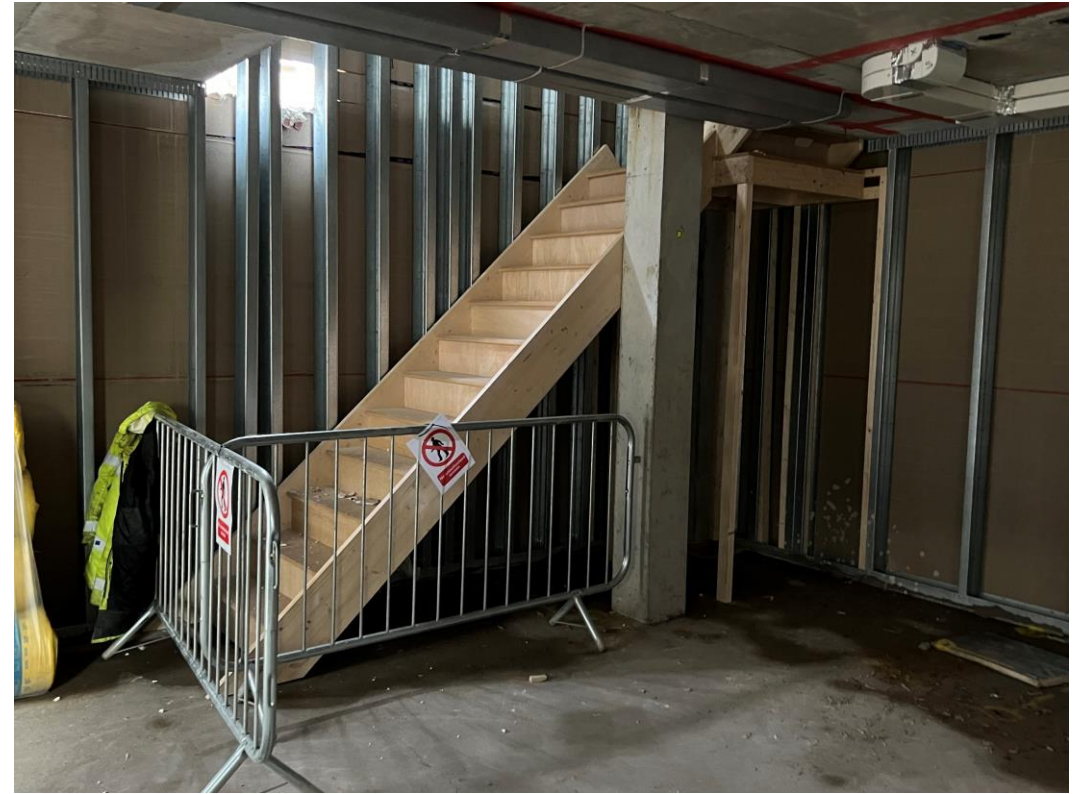


# Sub-Structure & Super-Structure Progress

OCTOBER 2022



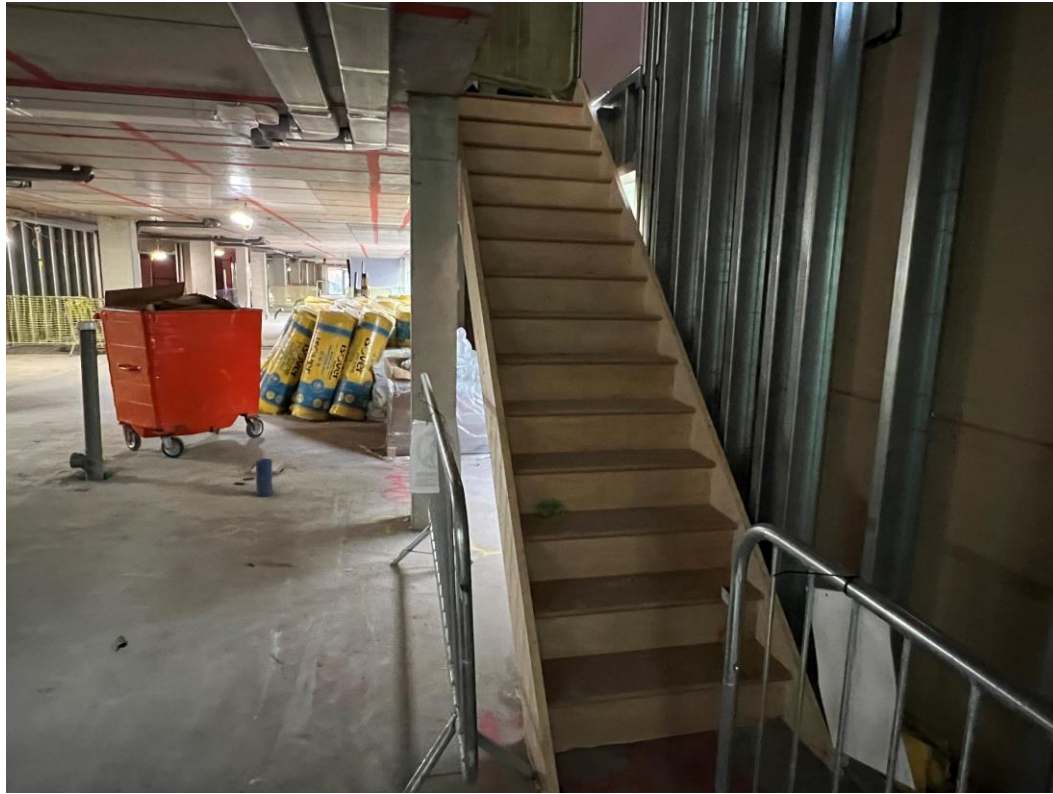
Ground floor partition walls



Ground floor partition walls & staircase

# Sub-Structure & Super-Structure Progress

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Ground floor timber staircase



Ground floor timber staircase stored



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Ground floor smoke vent stored



Ground floor smoke vent stored

# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Ground floor smoke vent stored

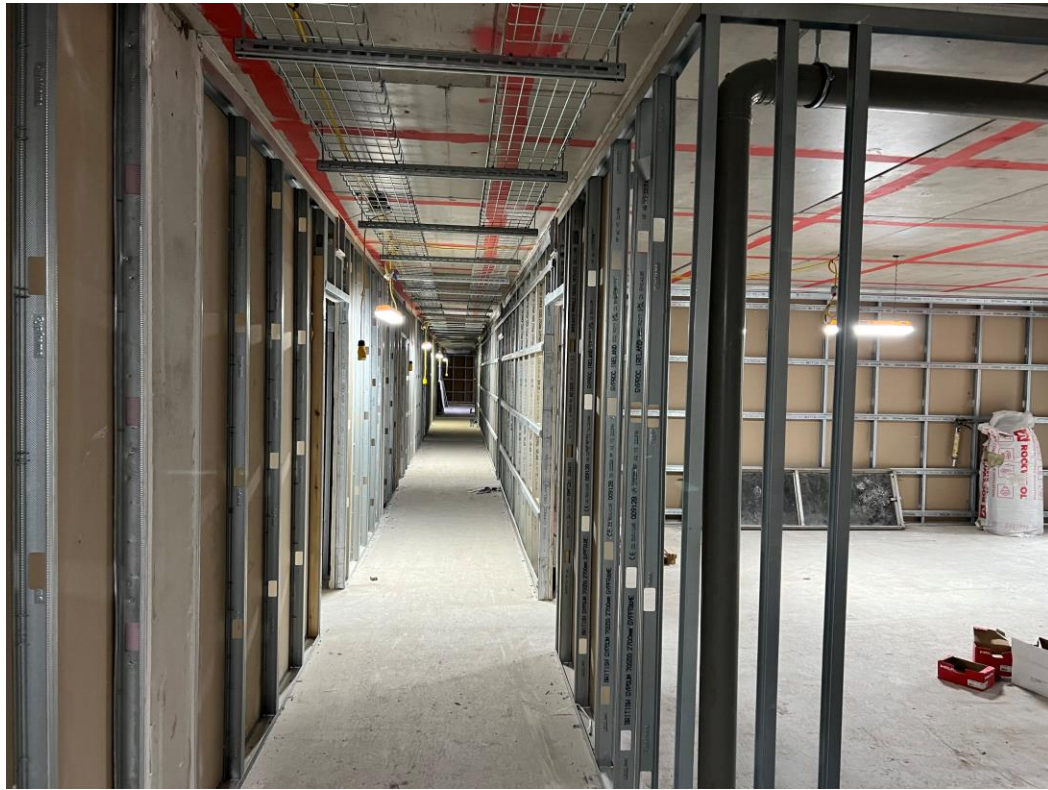


Ground floor smoke vent stored

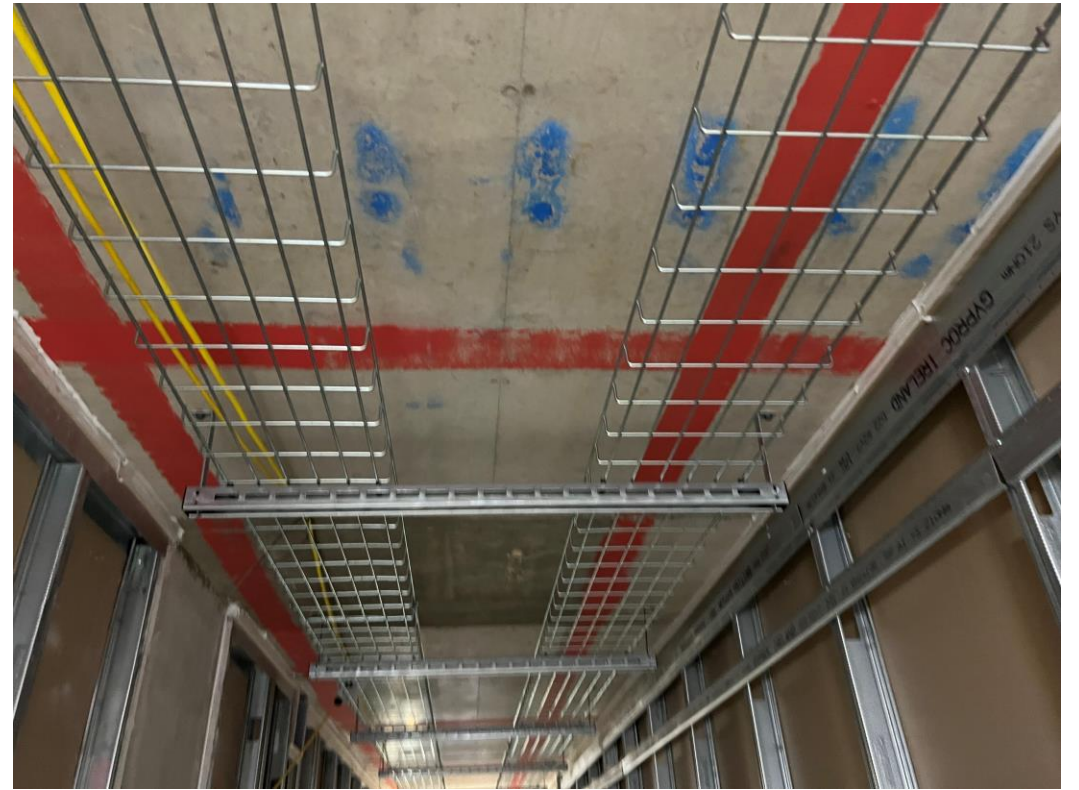


# Sub-Structure & Super-Structure Progress

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First floor corridor 1<sup>st</sup> fix electrical & partition walls formed



First floor 1<sup>st</sup> fix electrical & partition walls formed

# Sub-Structure & Super-Structure Progress

OCTOBER 2022



First floor Apartment 1<sup>st</sup> fix mechanical & partition walls formed



First floor Apartment 1<sup>st</sup> fix mechanical & partition walls formed



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



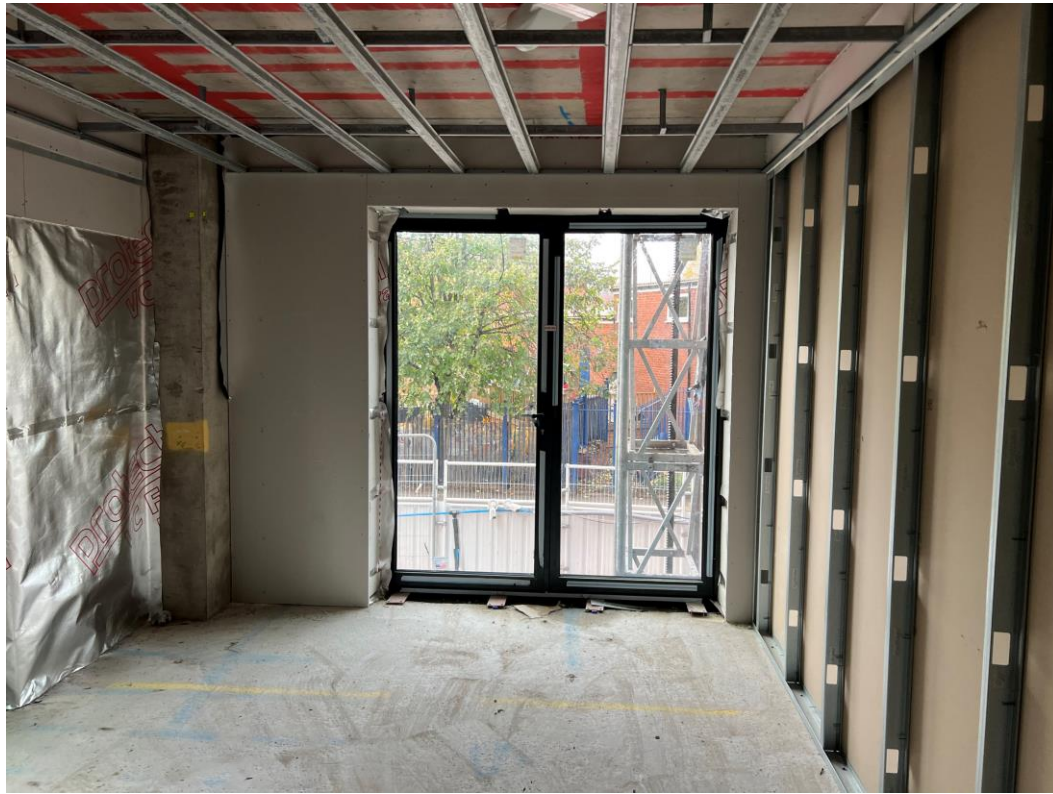
First floor Apartment 1<sup>st</sup> fix mechanical & partition walls formed



First floor Apartment 1<sup>st</sup> fix mechanical & partition walls formed

# Sub-Structure & Super-Structure Progress

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First floor Apartment suspended ceiling & partition walls formed



First floor Apartment suspended ceiling & partition walls formed



# Sub-Structure & Super-Structure Progress

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First floor timber staircase



First floor Apartment external wall VC layer

# Sub-Structure & Super-Structure Progress

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Second floor corridor 1<sup>st</sup> fix electrical & partition walls formed

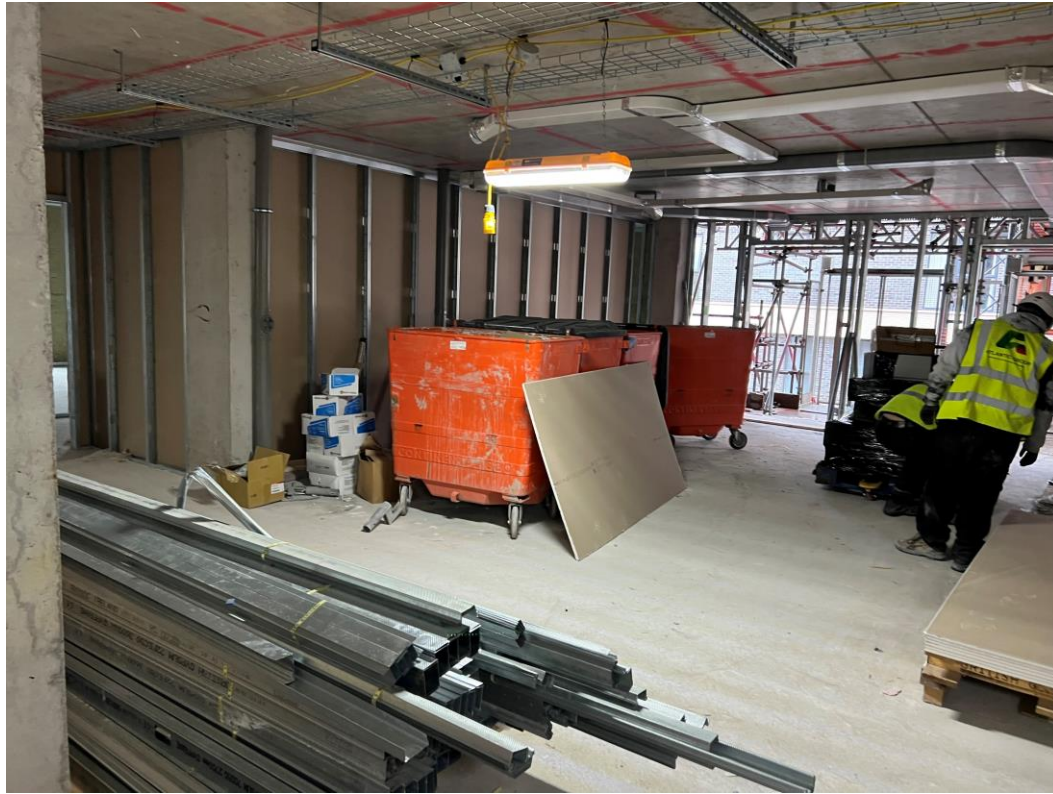


Second floor 1<sup>st</sup> fix electrical & partition walls formed



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Second floor corridor 1<sup>st</sup> fix electrical & partition walls formed



Second floor 1<sup>st</sup> fix electrical & partition walls formed

# Sub-Structure & Super-Structure Progress

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Second floor Apartment 1<sup>st</sup> fix mechanical & partition walls formed



Second floor Apartment 1<sup>st</sup> fix mechanical & partition walls formed



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



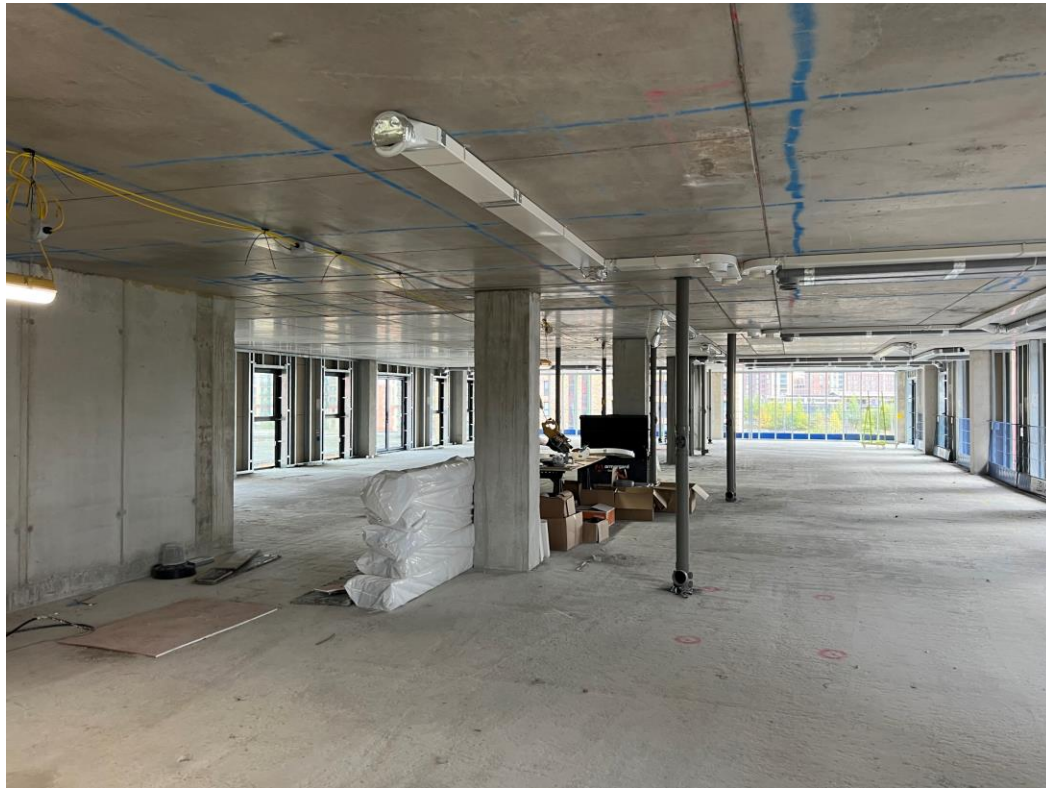
Upper floors drainage and mechanical ducting



Upper floors drainage and mechanical ducting

# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Upper floors drainage and mechanical ducting



Upper floors drainage and mechanical ducting



# Sub-Structure & Super-Structure Progress

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Upper floors Window frames stored



Upper floors Window frames stored

TO FIND OUT MORE ABOUT

## Merchant's Wharf, Salford

PLEASE CONTACT

# legacie

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