

legacie



Merchant's Wharf Investors Report

IR18 December 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

DECEMBER 2022

Piling foundations	100% complete
Retaining walls, concrete beam foundations	100% complete
Underground drainage	94% complete
Steel reinforcement concrete slab	100% complete
Ground floor slab construction	100% complete
Concrete frame structure	100% complete
Upper suspended concrete floor structure	100% complete
Concrete pour upper suspended floor & roof structure	100% complete
Stair and lift core structure	100% complete
Sub-structure Masonry walls	100% complete
SFS - Structural framework forming external walls	96% complete
Flat roof covering	5% complete
Weatherboarding	93% complete
Brickwork to elevations	20% complete
Cladding installation	0% complete
Windows & doors	70% complete
Curtain walling installation	70% complete
Pre-cast concrete Staircase structure	100% complete

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Ordsall Lane site view



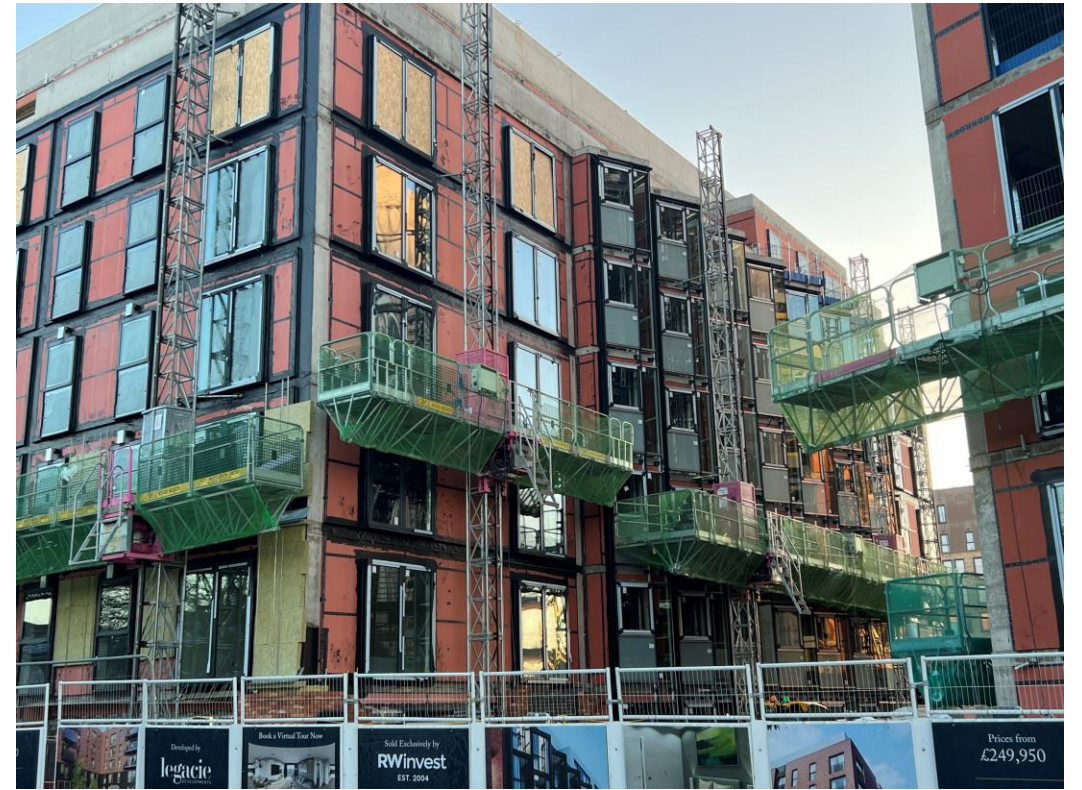
Ordsall Lane site view

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Ordsall Lane site view



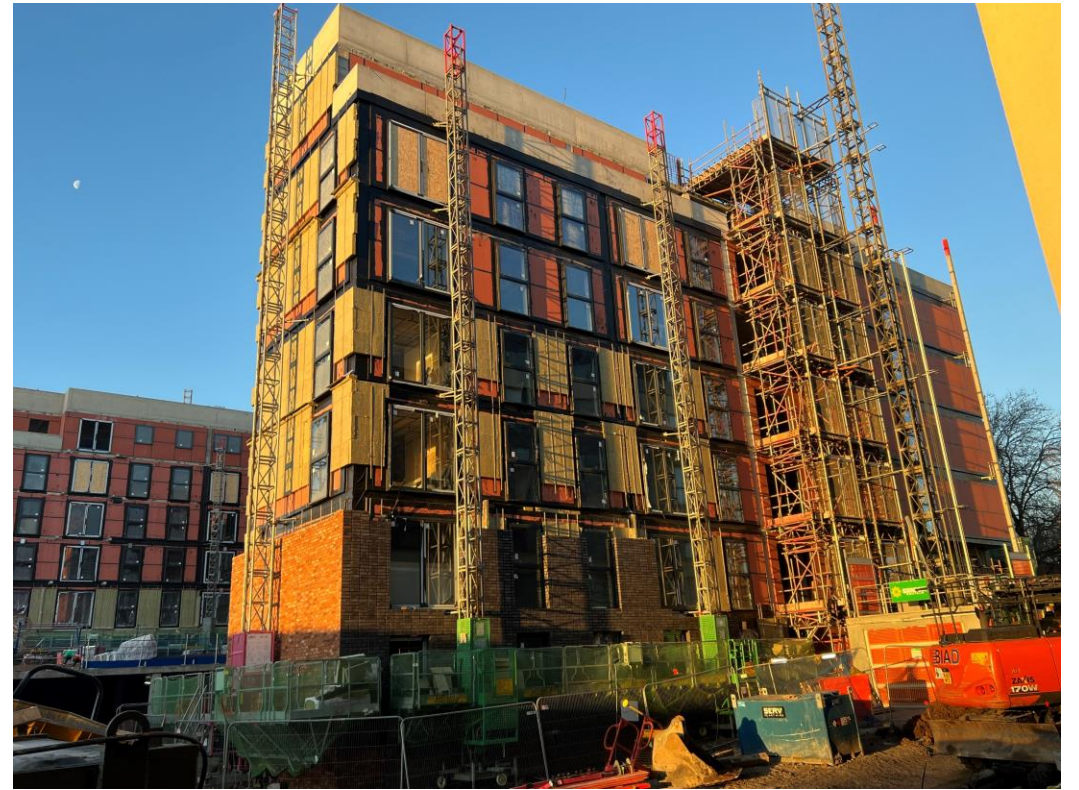
Ordsall Lane site view

Sub-Structure & Super-Structure Progress

DECEMBER 2022



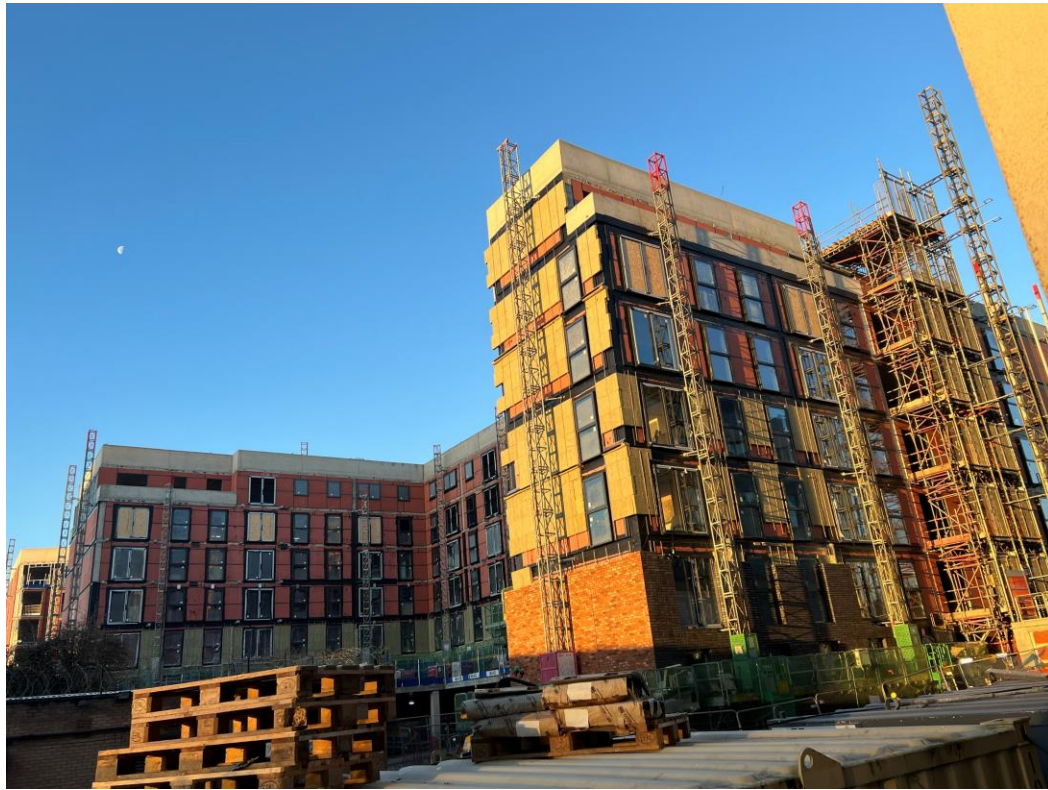
Dyer Street site view



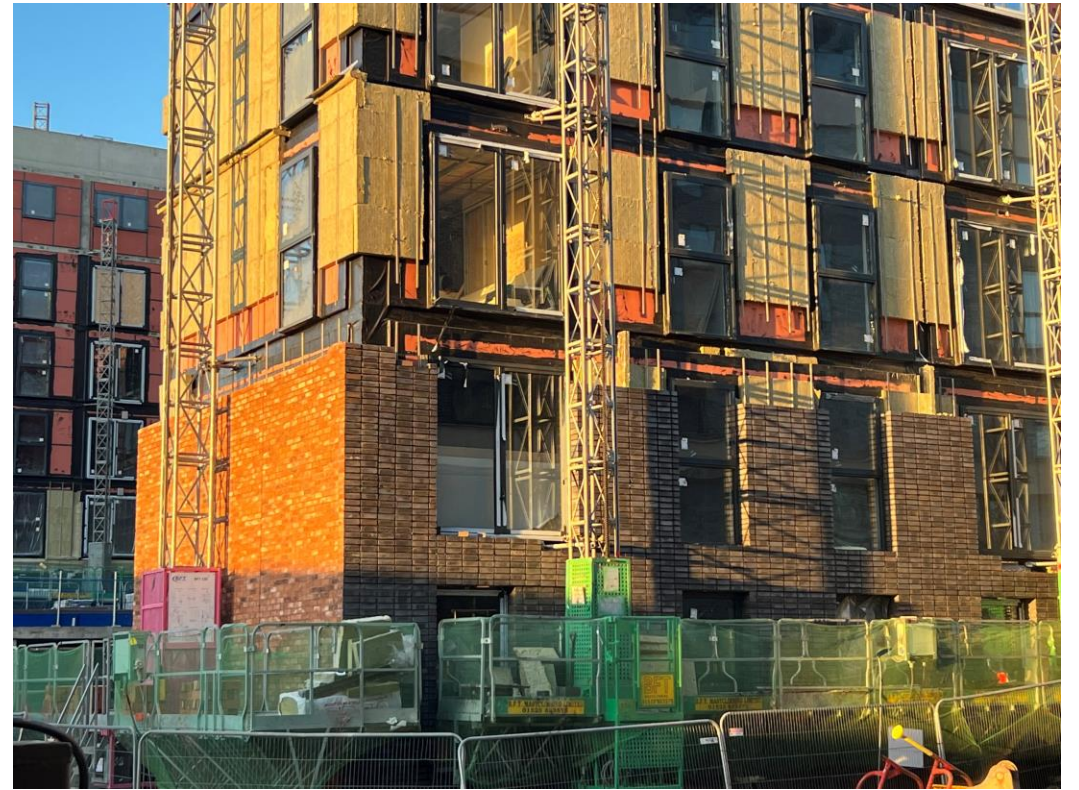
Dyer Street site view

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Dyer Street site view



Dyer Street site view

Sub-Structure & Super-Structure Progress

DECEMBER 2022



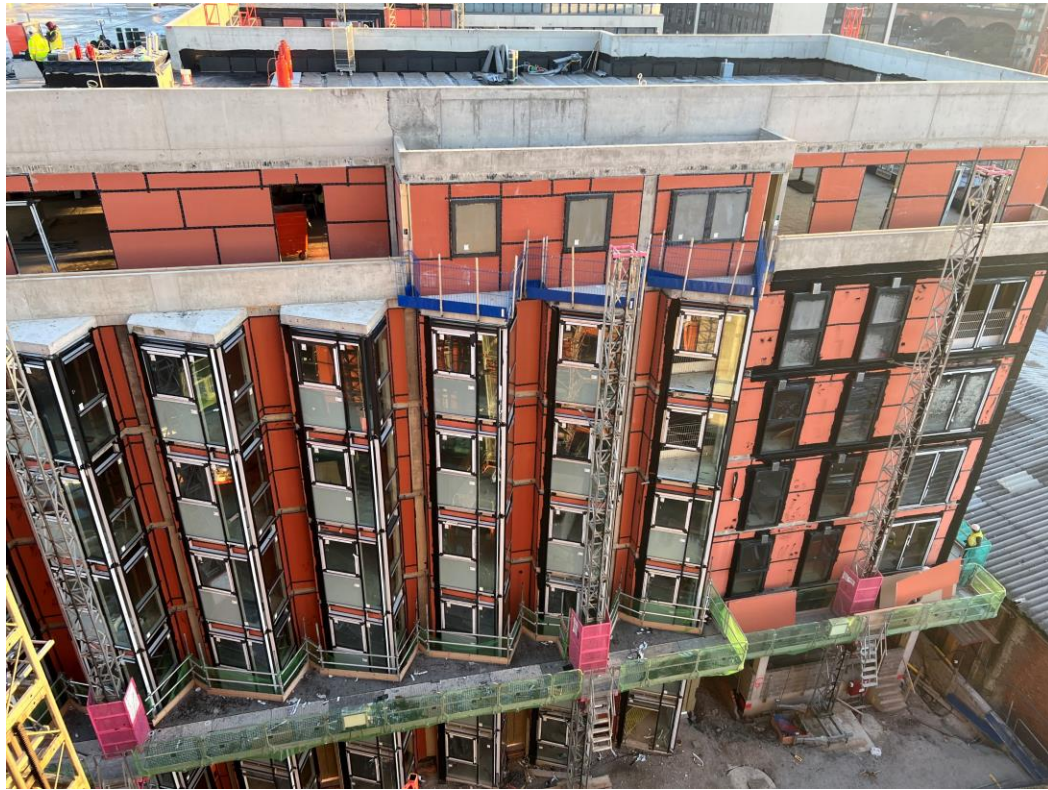
Worrall Street site view



Worrall Street site view

Sub-Structure & Super-Structure Progress

DECEMBER 2022



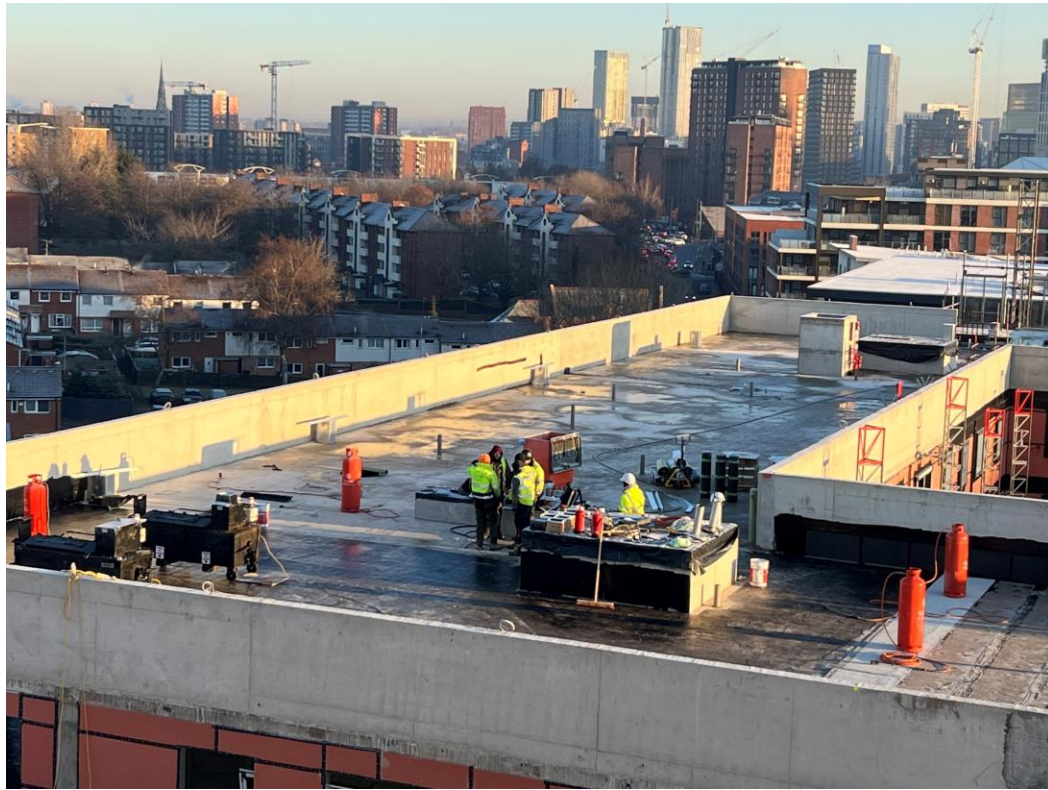
Block B windows installed



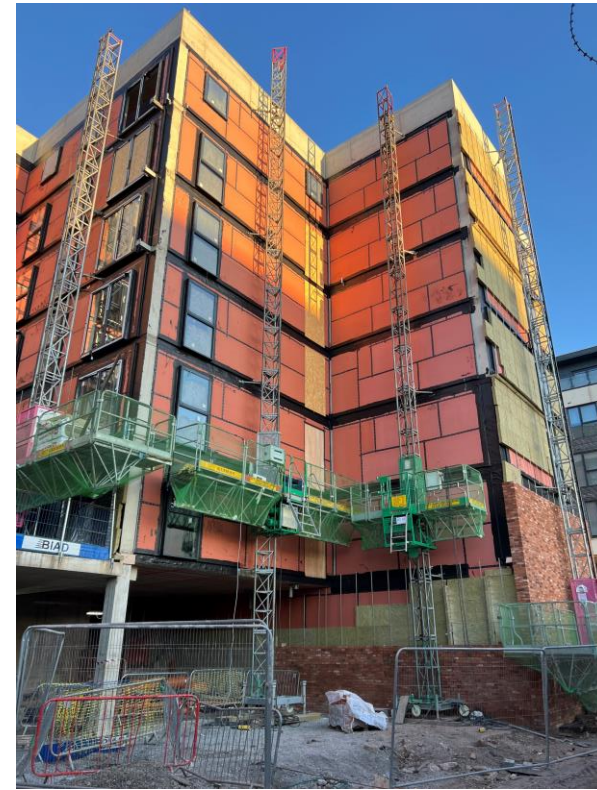
Block B roof view

Sub-Structure & Super-Structure Progress

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Block B roof view



Block B weatherboarding & windows installed

Sub-Structure & Super-Structure Progress

DECEMBER 2022



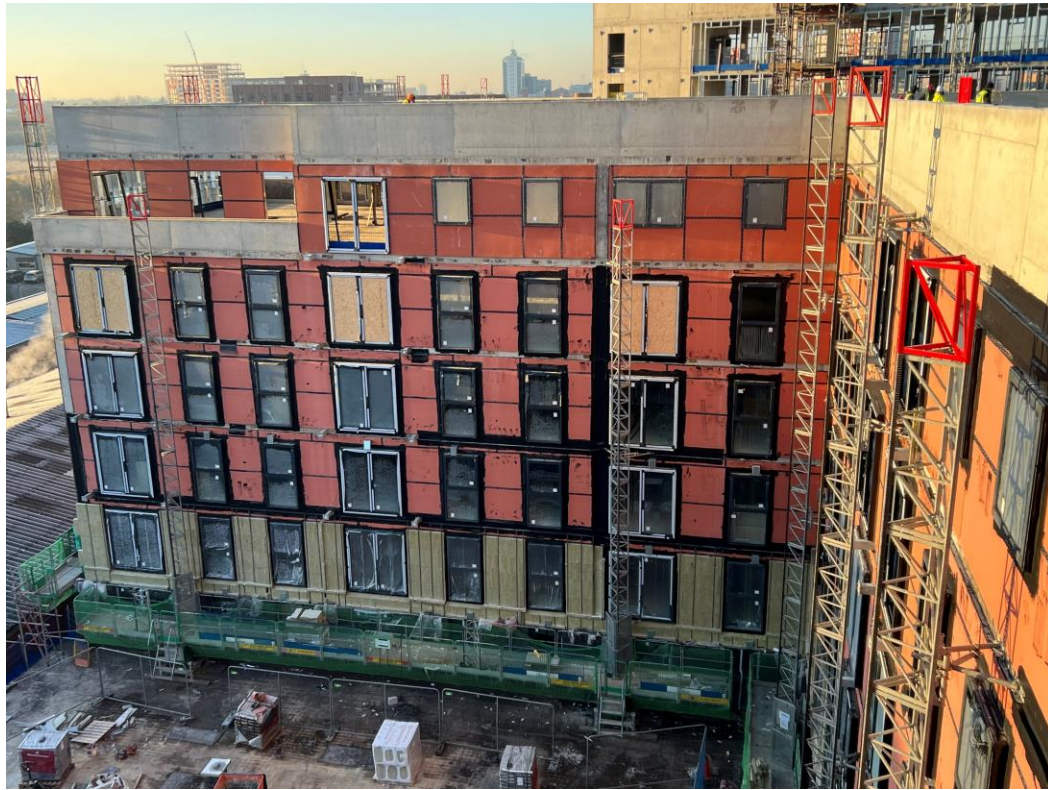
Block B – Weatherboarding, windows & doors installed



Block B – Weatherboarding, windows & doors installed

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Block B – Weatherboarding, windows & doors installed



Block B – Weatherboarding, windows & doors installed

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Block B – Podium



Block B – Roof covering commenced

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Block B – Roof covering commenced



Block B – Roof outlet commenced

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Block A – Roof covering preparation



Block B – Roof outlet commenced

Sub-Structure & Super-Structure Progress

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Block A – Roof drainage ventilation



Block A – Roof drainage ventilation

Sub-Structure & Super-Structure Progress

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Block A – Roof Terrace



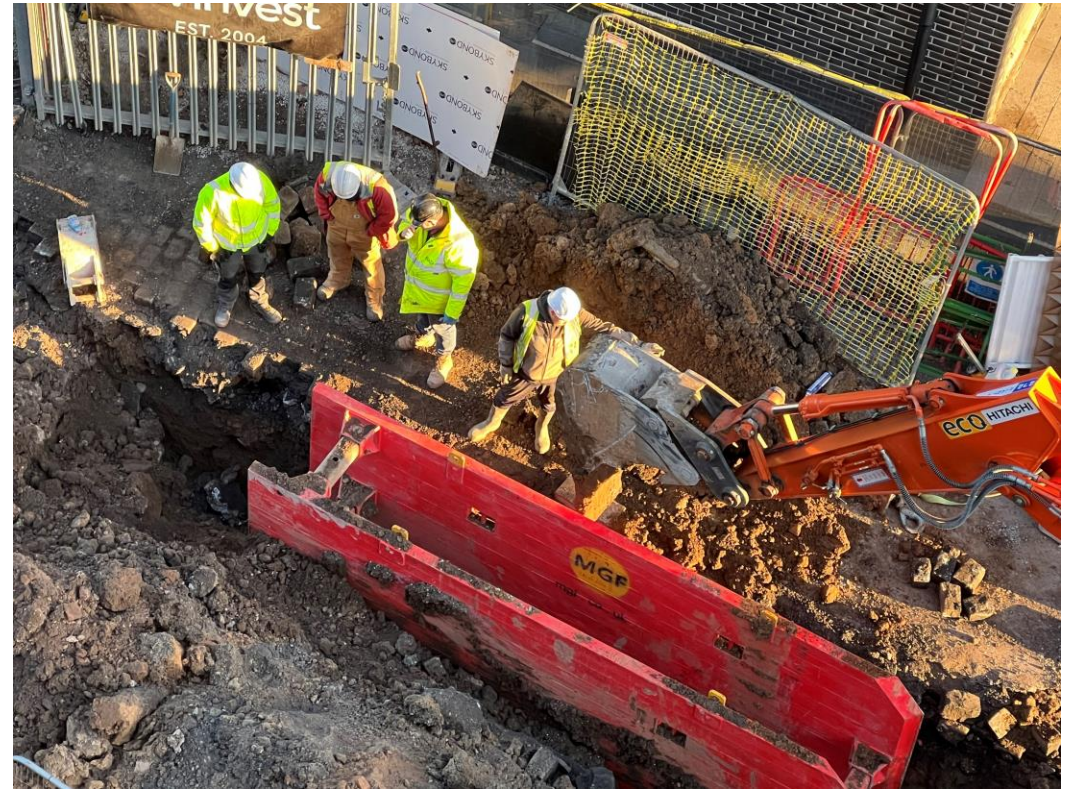
Block A – Roof Terrace

Sub-Structure & Super-Structure Progress

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Underground drainage Dyer Street



Underground drainage Dyer Street

Sub-Structure & Super-Structure Progress

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Underground drainage Dyer Street



Site accommodation

Sub-Structure & Super-Structure Progress

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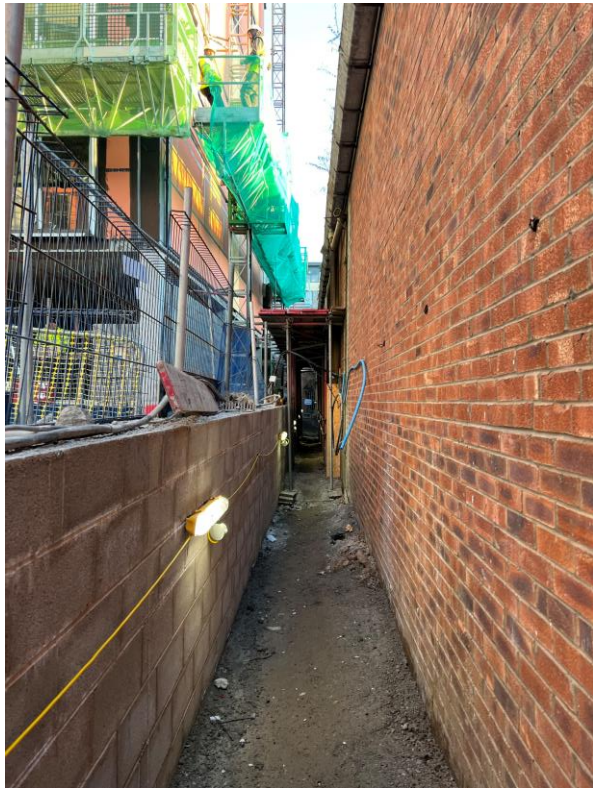
Site entrance



Site access zoned

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Site access



Retaining wall

Internal Fit-out Block 'A'

Merchants Wharf, Salford
New Build Development

BLOCK A

Internal Fit-out

Construction Progress

DECEMBER 2022

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	50% complete
Above ground drainage	90% complete
Partition walls installation	1% complete
Apartment ceiling installation	0% complete
Plaster finishes walls and ceilings	0% complete
1st fix electrical	0% complete
1st fix plumbing and heating	31% 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 nd fix electrical	0% complete
2 nd fix plumbing and heating	0% complete
General fixtures and fittings	0% complete

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Upper level SFS external walls



Upper level SFS external walls

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Upper level SFS installation



Upper level SFS and weatherboarding

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Upper level SFS and weatherboarding



Upper level SFS and weatherboarding

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Upper level windows installed



Upper level windows installed

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Upper level 1st fix mechanical ducting



Upper level 1st fix mechanical ducting

Sub-Structure & Super-Structure Progress

DECEMBER 2022



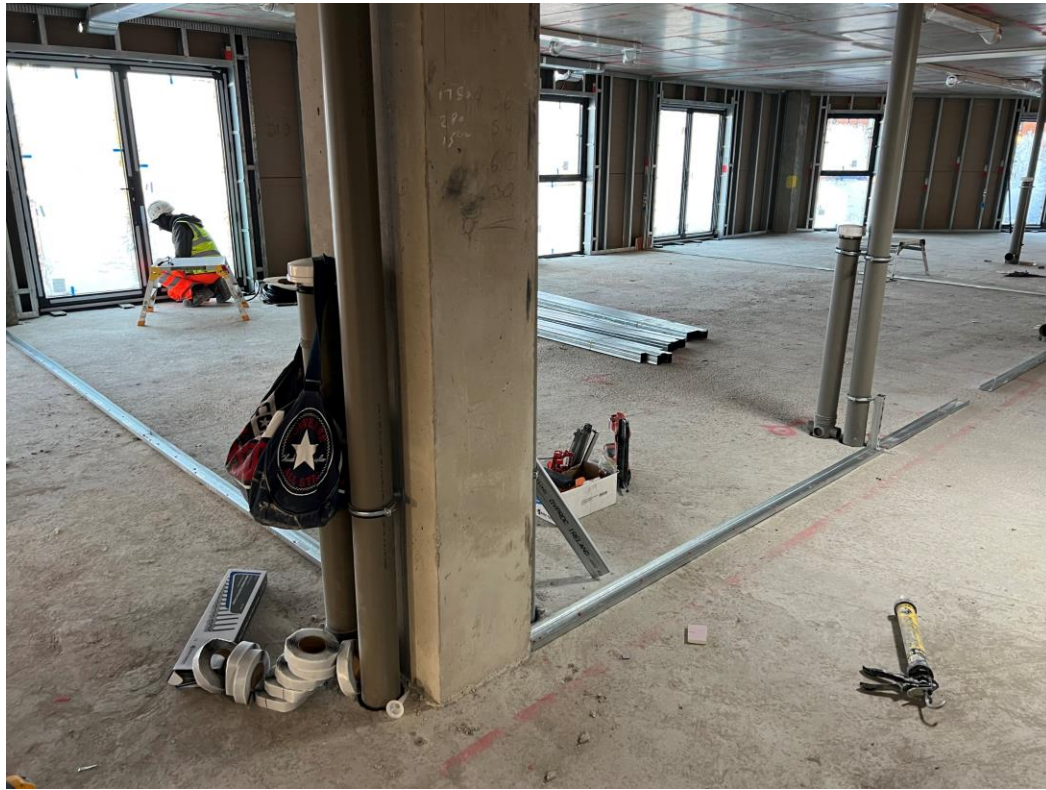
Upper level 1st fix mechanical ducting



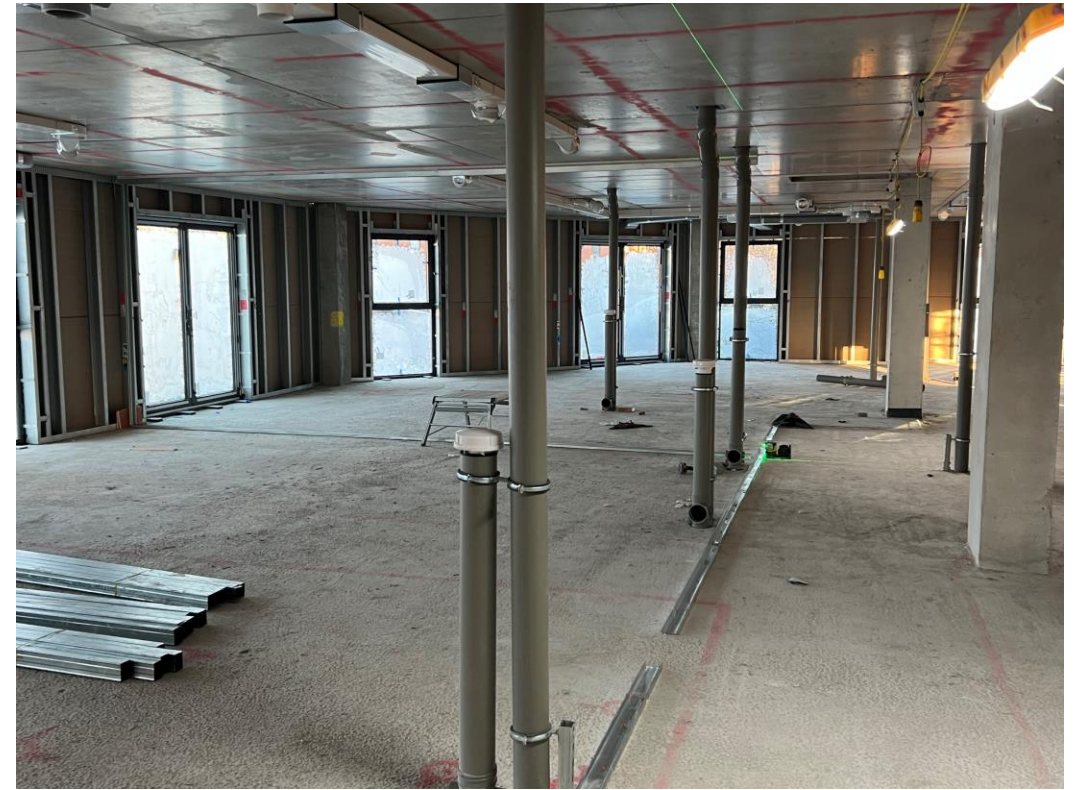
Upper level 1st fix mechanical ducting

Sub-Structure & Super-Structure Progress

DECEMBER 2022



1st Floor partition wall setting out



1st Floor partition wall setting out

Internal Fit-out Block 'B'

Merchants Wharf, Salford
New Build Development

BLOCK B

Internal Fit-out

Construction Progress

DECEMBER 2022

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	50% complete
Above ground drainage	100% complete
Partition walls installation	45% complete
Apartment ceiling installation	36% complete
Plaster finishes walls and ceilings	6% complete
1st fix electrical	30% complete
1st fix plumbing and heating	52% 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 nd fix electrical	0% complete
2 nd fix plumbing and heating	0% complete
General fixtures and fittings	0% complete

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Ground floor undercroft – Material storage



Ground floor undercroft – Material storage

Sub-Structure & Super-Structure Progress

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Lift installed



Lift installed

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Duplex Apartment timber staircase



Duplex Apartment timber staircase

Sub-Structure & Super-Structure Progress

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Upper levels SFS and weatherboarding, windows to install



Upper levels SFS and weatherboarding, windows to install

Sub-Structure & Super-Structure Progress

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Upper levels windows installation



Upper levels windows installation

Sub-Structure & Super-Structure Progress

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Upper floor staiwell



Upper floor staiwell

Sub-Structure & Super-Structure Progress

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Upper levels drainage and mechanical ducting, windows installed



Upper levels drainage and mechanical ducting, windows installed

Sub-Structure & Super-Structure Progress

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Upper levels hot and cold water supply



Upper levels hot and cold water supply

Sub-Structure & Super-Structure Progress

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Upper levels partition wall materials



Upper levels partition wall materials

Sub-Structure & Super-Structure Progress

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VCL external walls



VCL external walls

Sub-Structure & Super-Structure Progress

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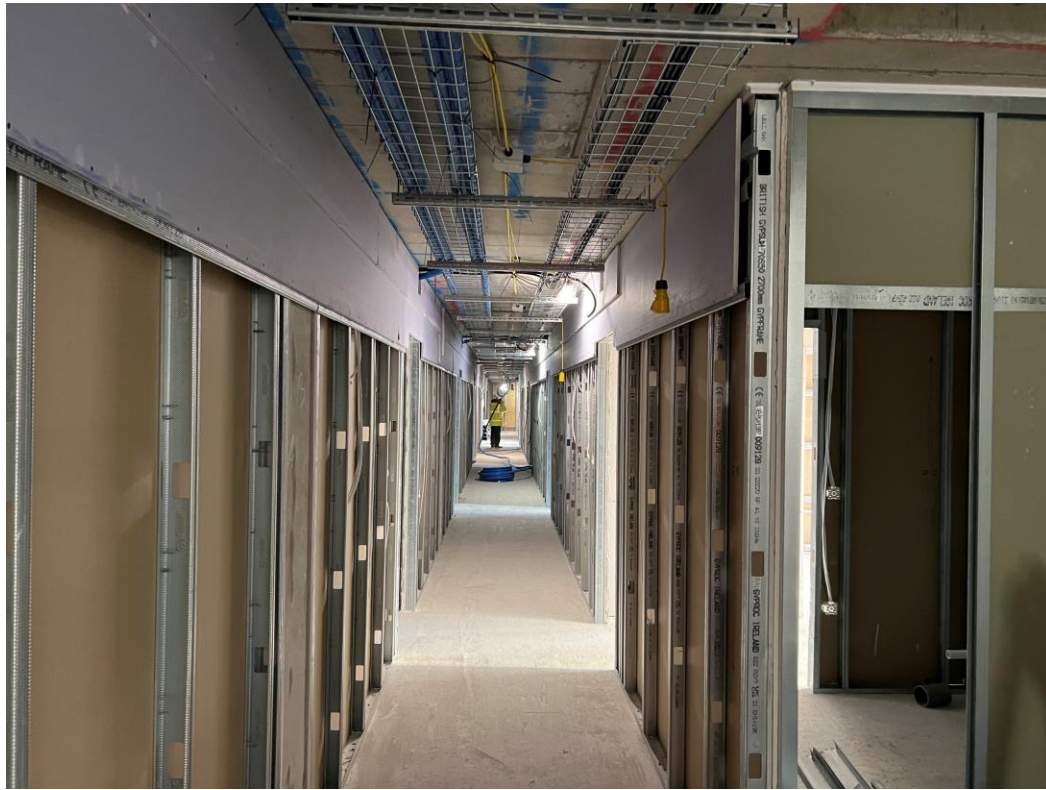
Upper level Apartment 1st fix mechanical



Upper level Apartment 1st fix mechanical

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Upper level Corridor partition walls & services



Upper level Corridor partition walls & services

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Upper level Corridor partition walls & services



Upper level Corridor partition walls & services

Sub-Structure & Super-Structure Progress

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Upper levels partition wall framework



Upper levels partition wall framework

Sub-Structure & Super-Structure Progress

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Upper levels partition wall & ceiling framework



Upper levels partition wall & ceiling framework

Sub-Structure & Super-Structure Progress

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Upper level Apartment 1st fix mechanical and electrical



Upper level Apartment 1st fix mechanical and electrical

Sub-Structure & Super-Structure Progress

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Upper level Apartment plaster skim ceiling and walls



Upper level Apartment plaster skim ceiling and walls

Sub-Structure & Super-Structure Progress

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Upper level Apartment plaster skim ceiling and walls



Upper level Apartment plaster skim ceiling and walls

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Upper level Apartment plaster skim ceiling and walls



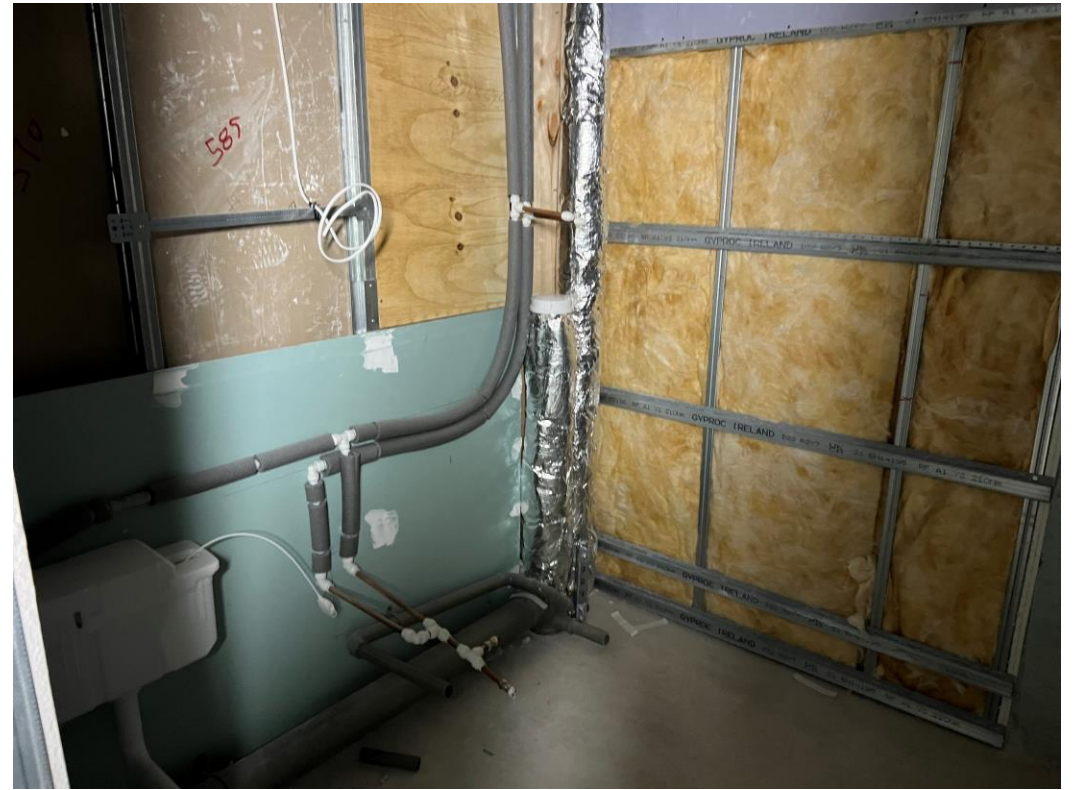
Upper level Apartment plaster skim ceiling and walls

Sub-Structure & Super-Structure Progress

DECEMBER 2022



Upper level Apartment 1st fix sanitary



Upper level Apartment 1st fix sanitary

TO FIND OUT MORE ABOUT

Merchant's Wharf, Salford

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