

legacie



# Merchant's Wharf Investors Report

IR19 January 2023

# 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

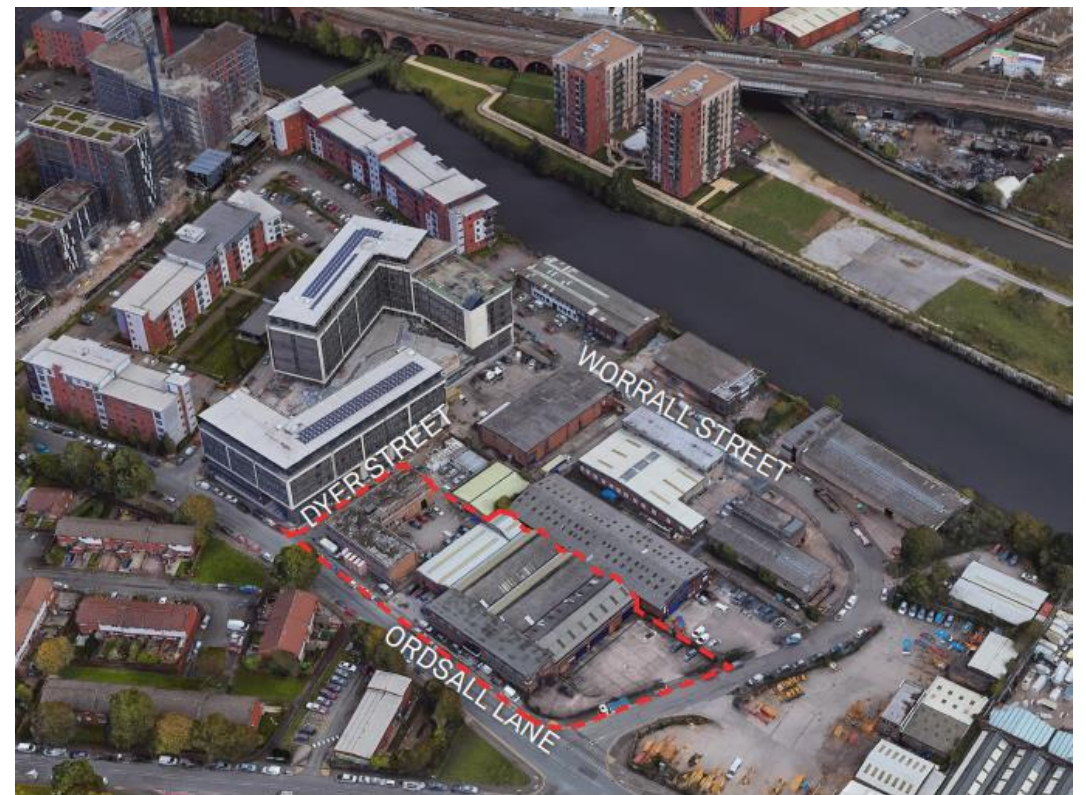
## The eleven storey new build development generally comprises:

- 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

JANUARY 2023

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	98% complete
Flat roof covering	15% complete
Weatherboarding	98% complete
Brickwork to elevations	30% complete
Cladding installation	0% complete
Windows & doors	85% complete
Curtain walling installation	70% complete
Pre-cast concrete Staircase structure	100% complete



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Ordsall Lane site view



Ordsall Lane site view



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Ordsall Lane site view



Ordsall Lane site view



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Ordsall Lane site view



Ordsall Lane site view



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Ordsall Lane site view



Ordsall Lane site view



# Sub-Structure & Super-Structure Progress

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Worrall Street site view

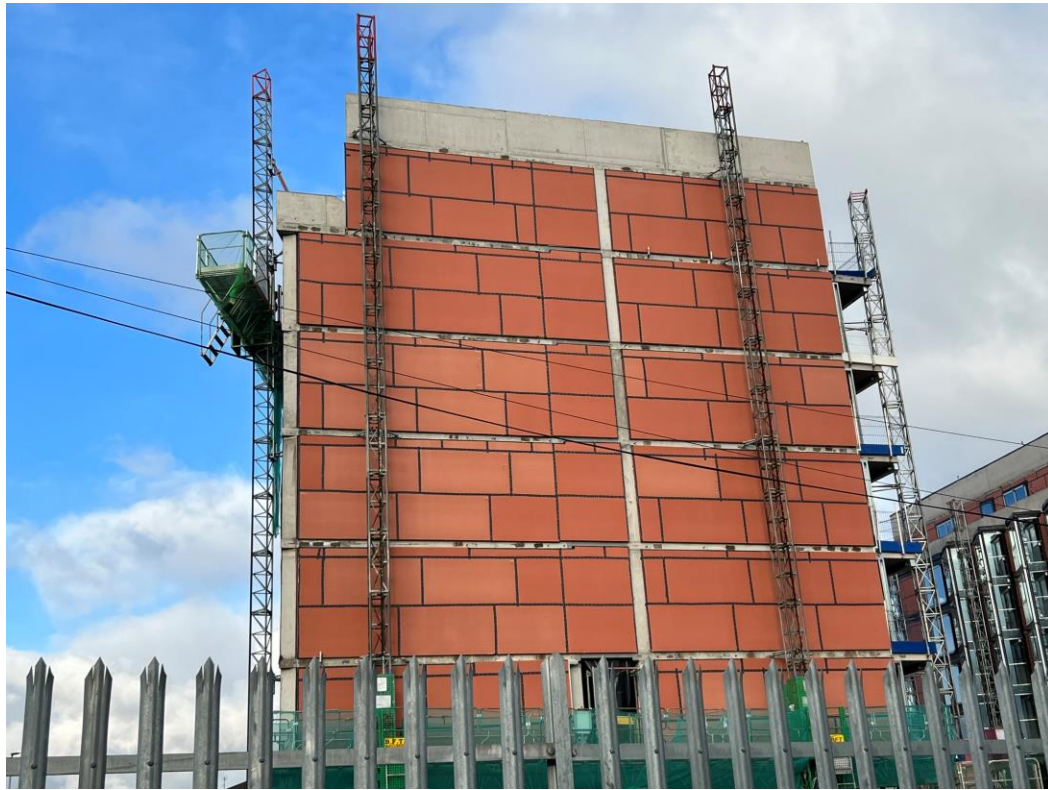


Worrall Street site view



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Worrall Street site view



Worrall Street site view



# Sub-Structure & Super-Structure Progress

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Block A weatherboarding & windows installed



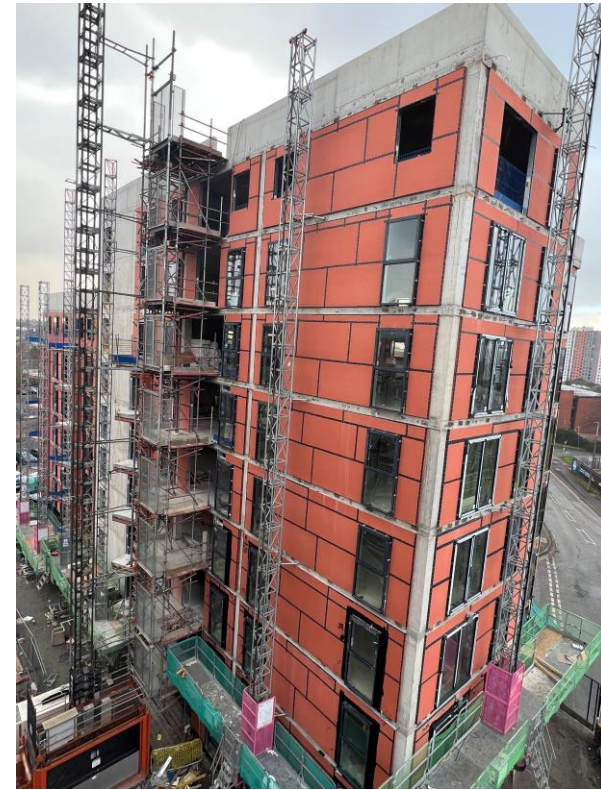
Block A weatherboarding & windows installed

# Sub-Structure & Super-Structure Progress

JANUARY 2023



Block A weatherboarding & windows installed



Block A weatherboarding & windows installed



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Block A Entrance

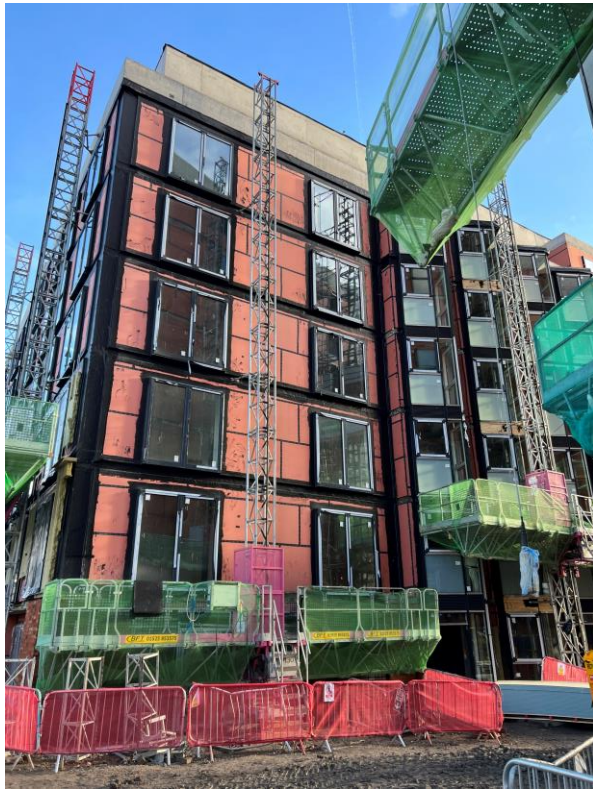


Block A Entrance



# Sub-Structure & Super-Structure Progress

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Block B weatherboarding & windows installed



Block B weatherboarding & windows installed



# Sub-Structure & Super-Structure Progress

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Block B weatherboarding & windows installed



Block B wall insulation installed



# Sub-Structure & Super-Structure Progress

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Block B facing brickwork



Block B facing brickwork



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Block B facing brickwork



Block B facing brickwork



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Block B facing brickwork



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# Sub-Structure & Super-Structure Progress

JANUARY 2023



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JANUARY 2023



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# Sub-Structure & Super-Structure Progress

JANUARY 2023



Block B facing brickwork



Block B facing brickwork



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Block A facing brickwork



Block A facing brickwork



# Sub-Structure & Super-Structure Progress

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Underground drainage Dyer Street

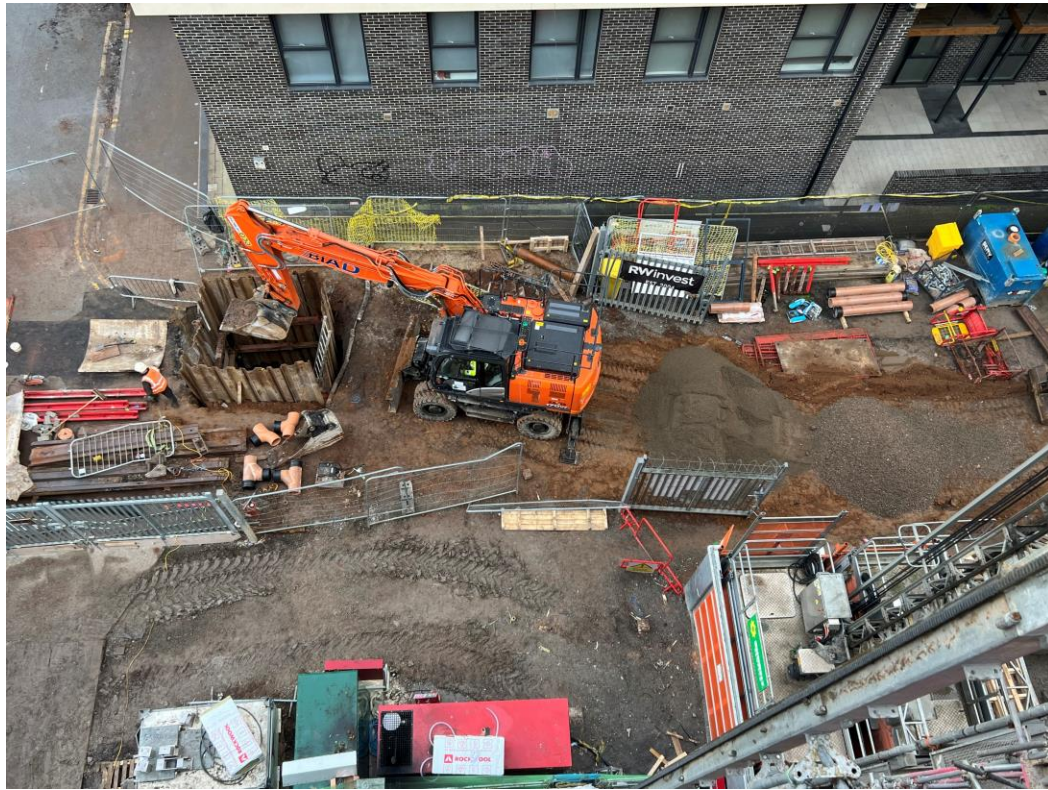


Underground drainage Dyer Street



# Sub-Structure & Super-Structure Progress

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Underground drainage Dyer Street



Underground drainage Dyer Street



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Block B roof covering

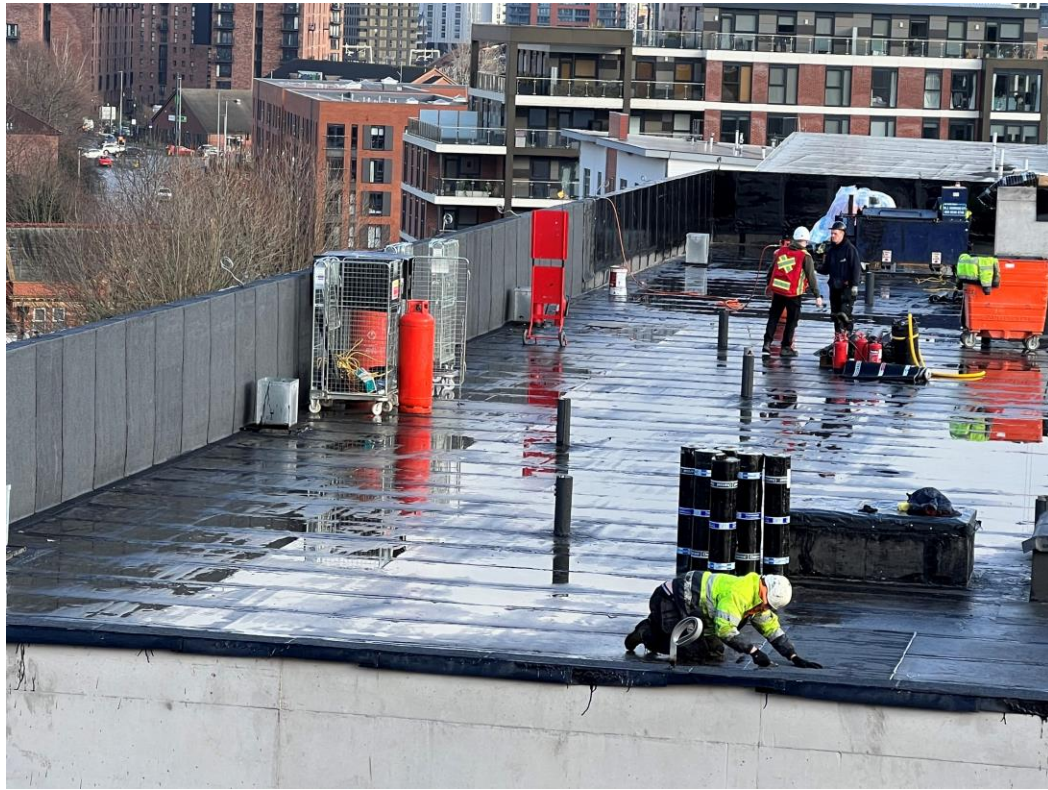


Block B roof covering

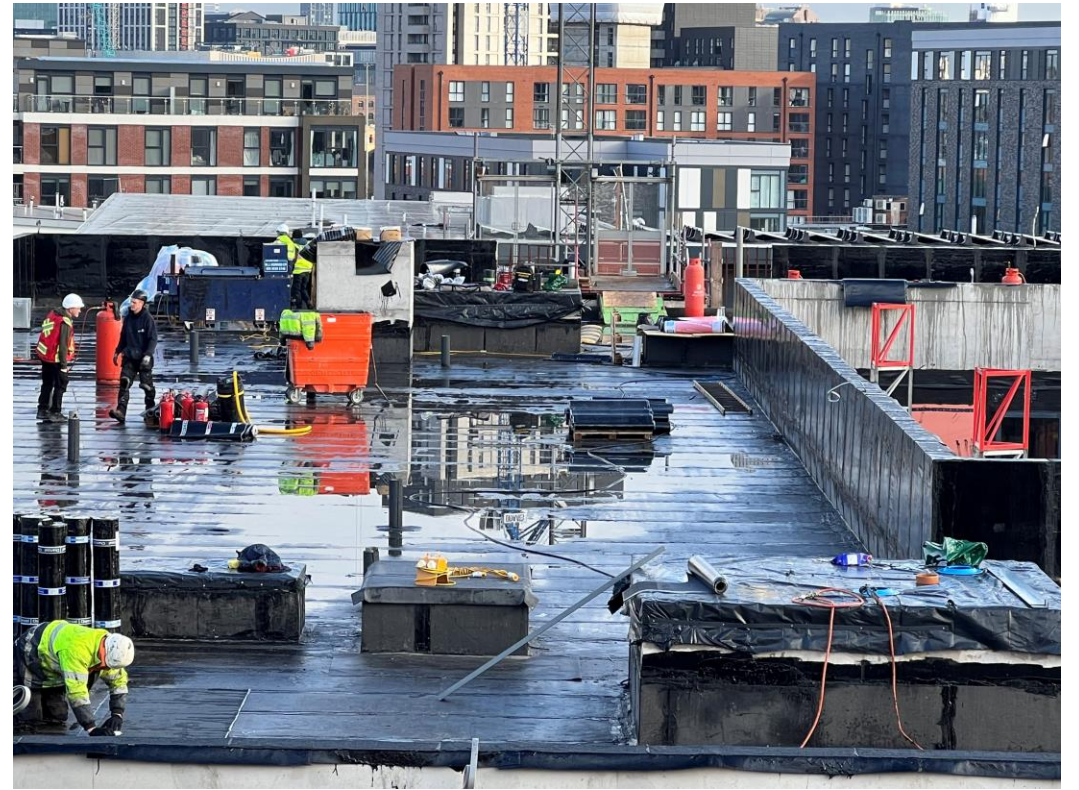


# Sub-Structure & Super-Structure Progress

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Block B roof covering



Block B roof covering



# Internal Fit-out Block 'A'

Merchants Wharf, Salford  
New Build Development



# BLOCK A

## Internal Fit-out

### Construction Progress

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Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	80% complete
Above ground drainage	90% complete
Partition walls installation	12% 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 <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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Upper level SFS & weatherboarding external walls



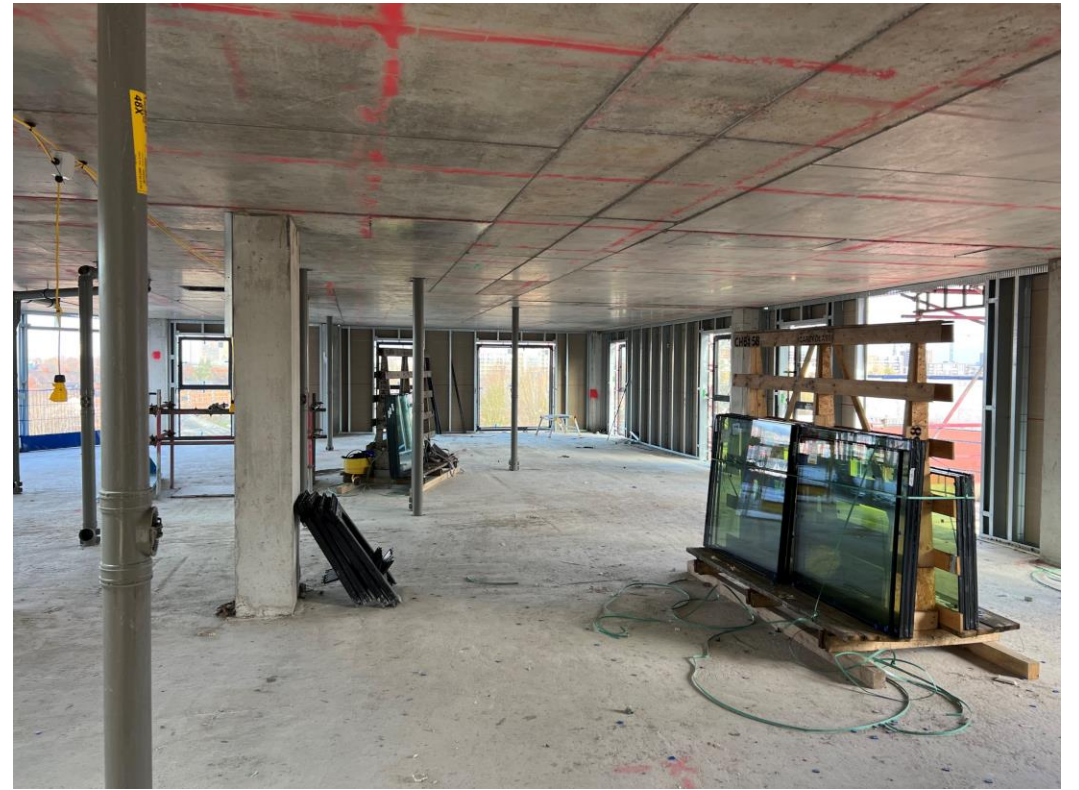
Upper level window installation

# Sub-Structure & Super-Structure Progress

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Upper level drainage pipework



Upper level drainage pipework



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Upper level 1<sup>st</sup> fix mechanical ducting & water



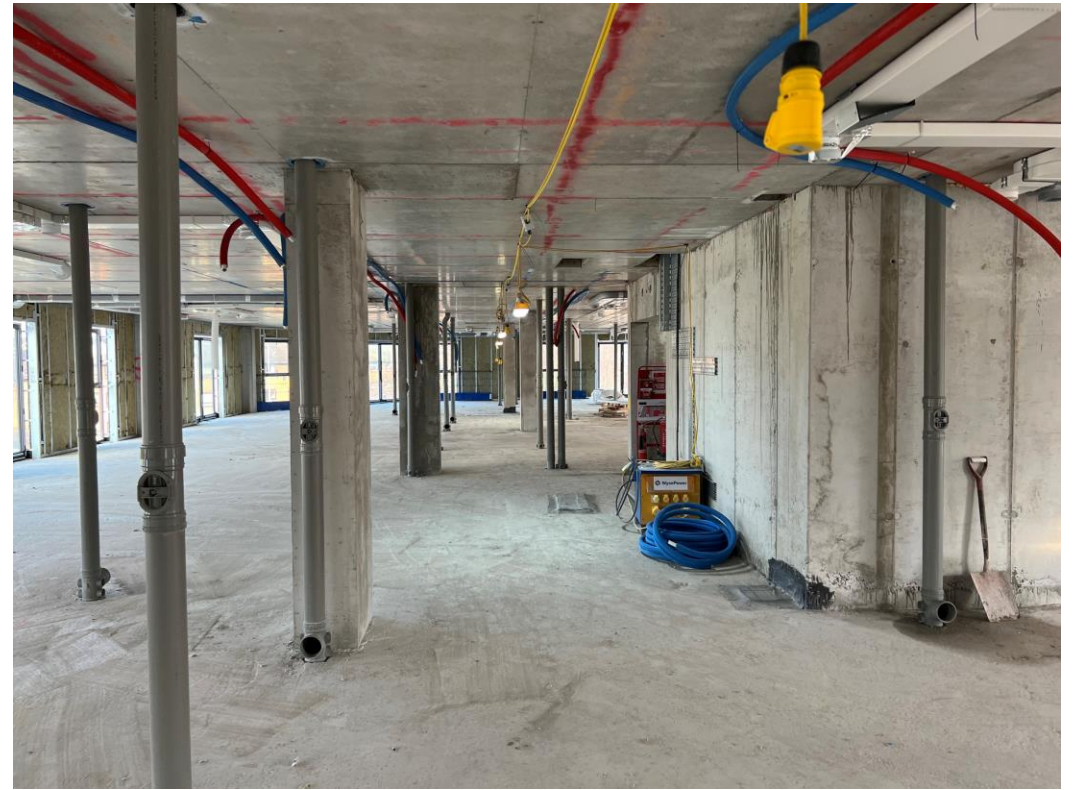
Upper level 1<sup>st</sup> fix mechanical ducting & water

# Sub-Structure & Super-Structure Progress

JANUARY 2023



Upper level 1<sup>st</sup> fix mechanical ducting & water



Upper level 1<sup>st</sup> fix mechanical ducting & water



# Sub-Structure & Super-Structure Progress

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2<sup>nd</sup> Floor partition walls



2<sup>nd</sup> Floor partition walls



# Sub-Structure & Super-Structure Progress

JANUARY 2023



2<sup>nd</sup> Floor partition walls



2<sup>nd</sup> Floor partition walls



# Sub-Structure & Super-Structure Progress

JANUARY 2023



1<sup>st</sup> Floor partition walls



1<sup>st</sup> Floor partition walls

# Sub-Structure & Super-Structure Progress

JANUARY 2023



1<sup>st</sup> Floor partition walls



1<sup>st</sup> Floor partition walls



# Internal Fit-out Block 'B'

Merchants Wharf, Salford  
New Build Development

# BLOCK B

## Internal Fit-out

### Construction Progress

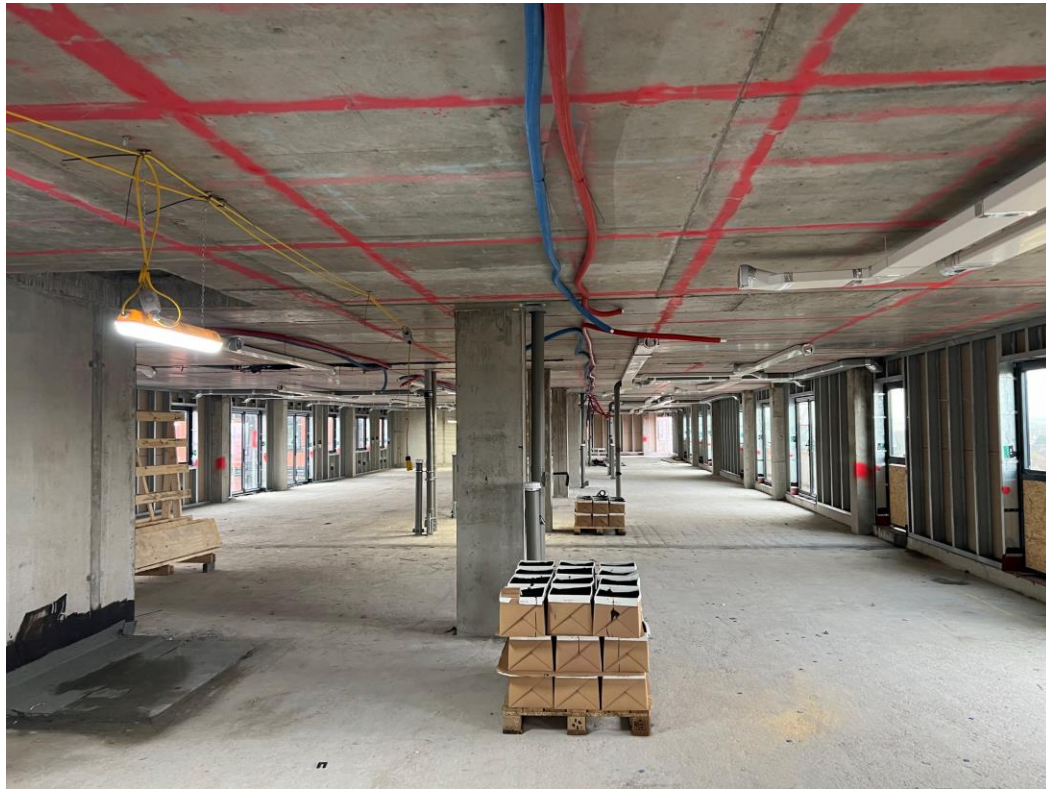
JANUARY 2023

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	80% complete
Above ground drainage	100% complete
Partition walls installation	50% complete
Apartment ceiling installation	50% complete
Plaster finishes walls and ceilings	15% complete
1st fix electrical	55% complete
1st fix plumbing and heating	72% complete
Kitchen units and appliances	0% complete
Doorframes	6% complete
Skirting and architrave	6% complete
Bathroom sanitary fittings	0% complete
Wall and floor tiling	0% complete
Carpet and floor finishes	7% complete
Doors and ironmongery	0% complete
Decorations	3% 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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6<sup>th</sup> Floor external walls and windows installed



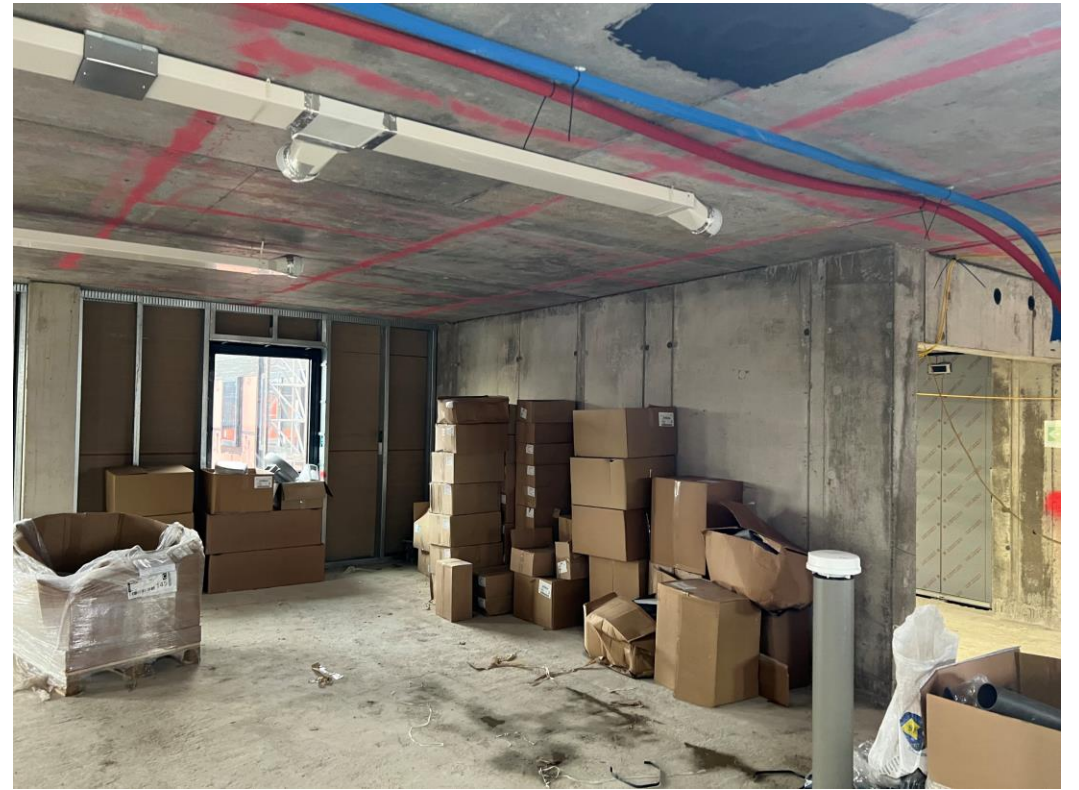
6<sup>th</sup> Floor external walls and windows installed

# Sub-Structure & Super-Structure Progress

JANUARY 2023



6<sup>th</sup> Floor external walls and windows installed

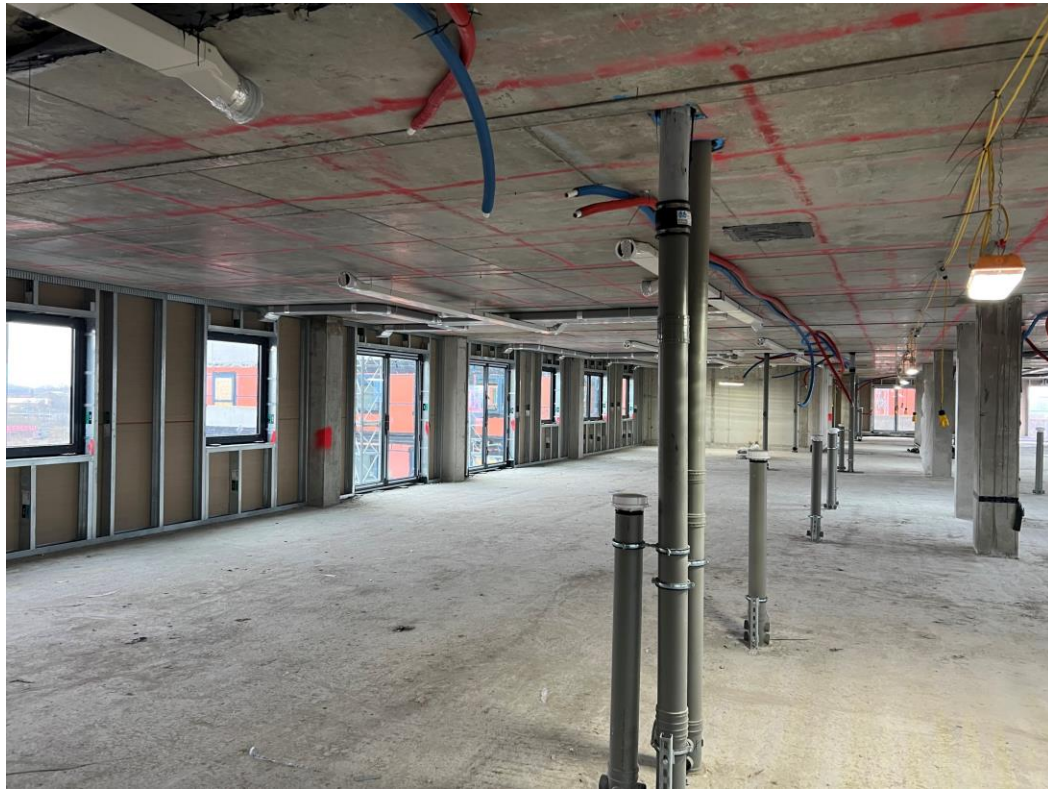


6<sup>th</sup> Floor external walls and windows installed

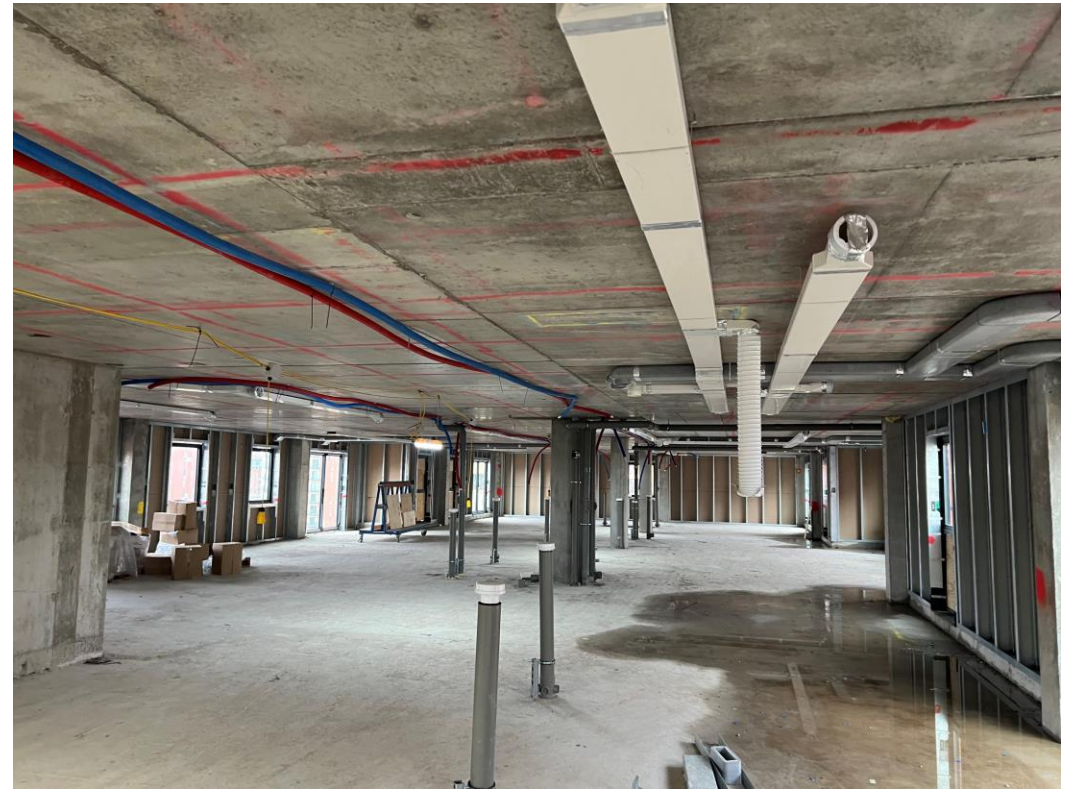


# Sub-Structure & Super-Structure Progress

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6<sup>th</sup> Floor 1<sup>st</sup> Fix mechanical ducting and water



6<sup>th</sup> Floor 1<sup>st</sup> Fix mechanical ducting and water

# Sub-Structure & Super-Structure Progress

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6<sup>th</sup> Floor 1<sup>st</sup> Fix electrical meter supply

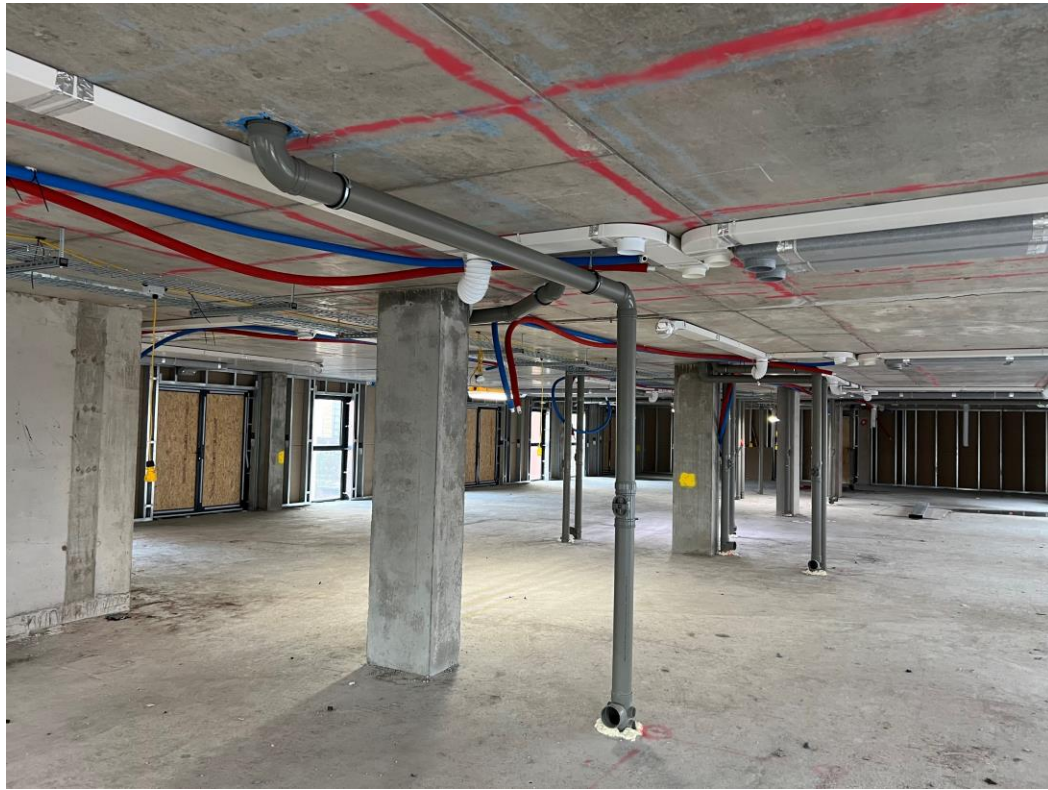


6<sup>th</sup> Floor Lift installed



# Sub-Structure & Super-Structure Progress

JANUARY 2023



5<sup>th</sup> Floor 1<sup>st</sup> Fix mechanical ducting, drainage & water



5<sup>th</sup> Floor partition wall materials



# Sub-Structure & Super-Structure Progress

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5<sup>th</sup> Floor 1<sup>st</sup> Fix electrical



5<sup>th</sup> Floor mechanical ducting



# Sub-Structure & Super-Structure Progress

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Upper floor Apartment partitions formed



Upper floor Apartment partitions formed

# Sub-Structure & Super-Structure Progress

JANUARY 2023



Upper floor Apartment partitions formed



Upper floor Apartment partitions formed



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Upper floor Apartment partitions formed



Upper floor Apartment partitions formed

# Sub-Structure & Super-Structure Progress

JANUARY 2023



Apartment 1<sup>st</sup> fix electrical



Apartment 1<sup>st</sup> fix electrical



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Apartment 1<sup>st</sup> fix sanitary



Apartment 1<sup>st</sup> fix sanitary

# Sub-Structure & Super-Structure Progress

JANUARY 2023



Apartment 1<sup>st</sup> fix sanitary



Apartment 1<sup>st</sup> fix sanitary



# Sub-Structure & Super-Structure Progress

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Apartment prepared for plaster skim



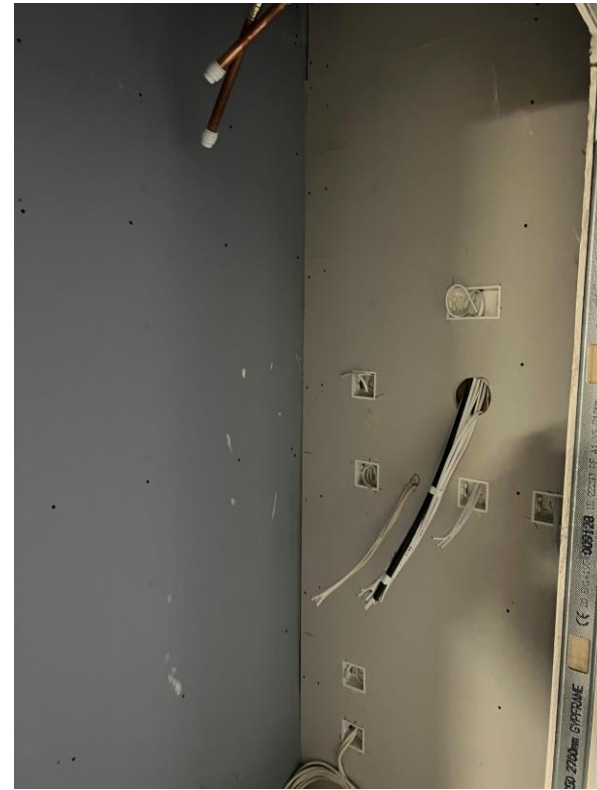
Apartment prepared for plaster skim

# Sub-Structure & Super-Structure Progress

JANUARY 2023



Apartment prepared for plaster skim



Apartment prepared for plaster skim



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Upper level Apartment plaster skim ceiling and walls



Upper level Apartment plaster skim ceiling and walls

# Sub-Structure & Super-Structure Progress

JANUARY 2023



Upper level Apartment plaster skim ceiling and walls



Upper level Apartment plaster skim ceiling and walls



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Apartment decoration commenced



Apartment decoration commenced

# Sub-Structure & Super-Structure Progress

JANUARY 2023



Apartment decoration commenced



Apartment laminate flooring



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Apartment laminate flooring



Apartment skirting and architraves

# Sub-Structure & Super-Structure Progress

JANUARY 2023



Apartment skirting and architraves



Apartment skirting and architraves



# Sub-Structure & Super-Structure Progress

JANUARY 2023



Apartment 2<sup>nd</sup> fix mechanical



Apartment 2<sup>nd</sup> fix mechanical

TO FIND OUT MORE ABOUT

## Merchant's Wharf, Salford

PLEASE CONTACT

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