

legacie



ELEMENT - The Quarter Investors Report

IR02 AUGUST 2021

ELEMENT - The Quarter 380 Luxury Apartments



Schedule of Accommodation

Lower Ground Floor

- Commercial units
- Gymnasium
- Cinema /Study
- Games /Lounge
- Comms Room
- Refuse store
- Cycle store
- Plant
- Management Office
- Lift access
- Undercroft Car parking

Upper Ground Floor

- 2 no. 1 Bedroom Apartments
- 1 no. 2 Bedroom Apartments
- 68 no. Studios
- 19 no. Cluster Rooms
- 4 no. Cluster Lounges

Level 1 - 5

- 29 no. 1 Bedroom Apartments
- 12 no. 2 Bedroom Apartments
- 255 no. Studios
- 42 no. Cluster Rooms
- 13 no. Cluster Lounges
- Roof terrace

New Build Two Phase Development to Create Residential Apartments Commercial Units & Ancillary Accommodation



Land at Corner of Low Hill and West Derby Road, Liverpool L6

The seven storey new build development generally comprises:

- Excavation and formation of new foundations
- Below and above ground drainage
- New ground supported and part suspended concrete floor slab
- 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 retail units, ancillary accommodation 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
- Repairs and making good steel framework and floor structures

Site Location



Aerial view of Element – The Quarter site location



Aerial view of Element – The Quarter site location

Building Structure

ELEMENT – The Quarter, Liverpool
New Build Development

Sub-Structure & Super-Structure Construction Progress

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Site compound and temporary supplies	50% complete
Demolition and site clearance	100% complete
Ground infill and site levelling	100% complete
Piling foundations	100% complete
Retaining walls, concrete beam foundations	100% complete
Underground drainage	90% complete
Ground floor slab construction	0% complete
Steel frame structure	92% complete
Upper suspended steel floor structure	70% complete
Internal staircase structure	100% complete
Sub-structure masonry walls	100% complete
Fire coating steel framework	60% complete
Structural framework forming external walls	5% complete
Scaffolding & mast climber access	40% complete
Flat roof structure	10% complete
Flat roof coverings including balconies	0% complete
Weatherboarding	0% complete
External windows /doors & curtain walling	0% complete
External wall insulation & cladding	0% complete
Mansafe system	0% complete

Sub-Structure & Super-Structure Progress

AUGUST 2021



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

AUGUST 2021



Brunswick Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

AUGUST 2021



Walker Street - Site view



Walker Street - Site view

Sub-Structure & Super-Structure Progress

AUGUST 2021



Walker Street - Site entrance



Walker Street - Site accommodation

Sub-Structure & Super-Structure Progress

AUGUST 2021



Electrical supply installed



Material Storage – Intumescent paint

Sub-Structure & Super-Structure Progress

AUGUST 2021



Inner courtyard area



Undercroft parking area

Sub-Structure & Super-Structure Progress

AUGUST 2021



Material storage and site access plant



Inner courtyard view, steel framework structure & mast climbers

Sub-Structure & Super-Structure Progress

AUGUST 2021



Inner courtyard view steel framework structure & scaffolding



Inner courtyard view steel framework structure & scaffolding

Sub-Structure & Super-Structure Progress

AUGUST 2021



Steel framework structure to upper floors – Steel frame modifications and balcony removal to be complete



Steel framework structure to upper floors

Sub-Structure & Super-Structure Progress

AUGUST 2021



Steel framework structure to upper floors



Steel framework structure to upper floors

Sub-Structure & Super-Structure Progress

AUGUST 2021



Steel framework structure lower floors – Fire protective coatings ongoing



Steel framework structure lower floors – Fire protective coating ongoing

Sub-Structure & Super-Structure Progress

AUGUST 2021



Steel framework structure lower floors – Fire protective coatings ongoing



Temporary health and safety signage

Sub-Structure & Super-Structure Progress

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Steel framework structure to upper floors – Concrete pouring due to re-commence



Steel framework structure to upper floors – Fire protective coatings commenced

Sub-Structure & Super-Structure Progress

AUGUST 2021



Bathroom pods delivered for installation – Pod testing and itinerary checks currently ongoing



Bathroom pods delivered for installation - Pod testing and itinerary checks currently ongoing

Sub-Structure & Super-Structure Progress

AUGUST 2021



Bathroom pods delivered for installation – Pod testing and itinerary checks currently ongoing



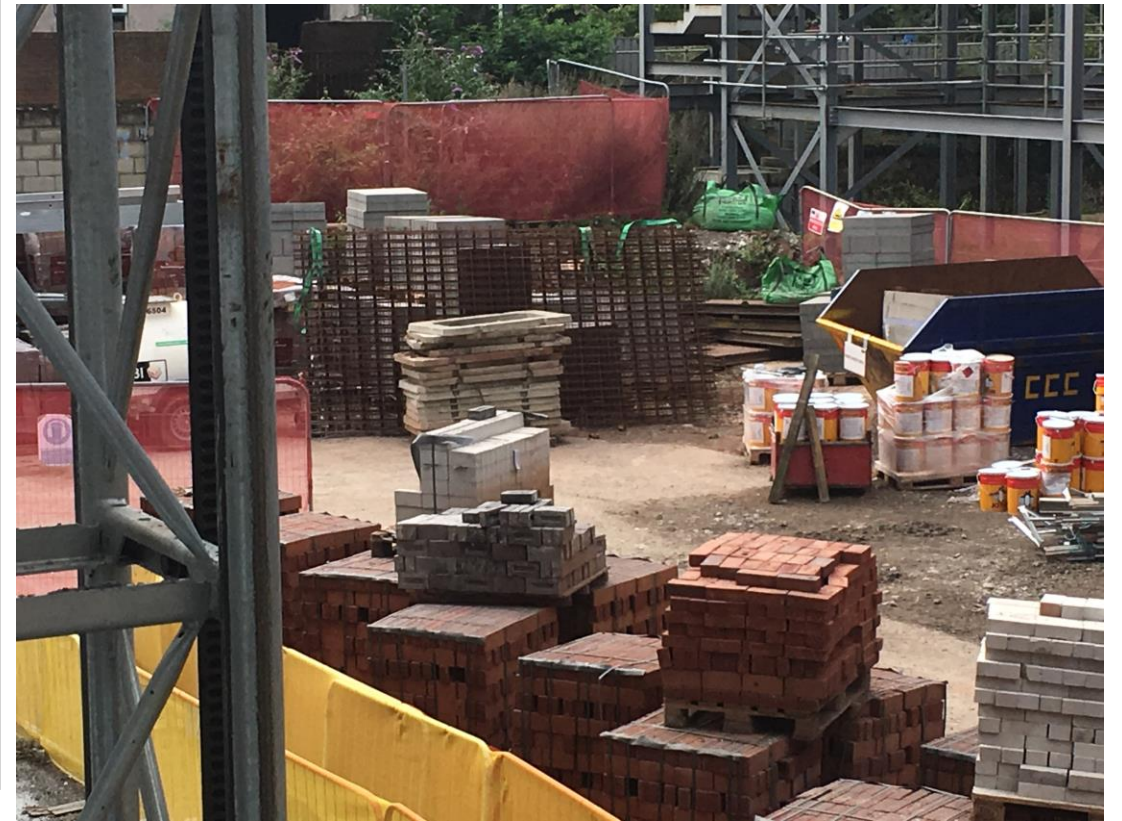
Bathroom pods delivered for installation – Pod testing and itinerary checks currently ongoing

Sub-Structure & Super-Structure Progress

AUGUST 2021



Site access road & material storage



Site access road & material storage

Sub-Structure & Super-Structure Progress

AUGUST 2021



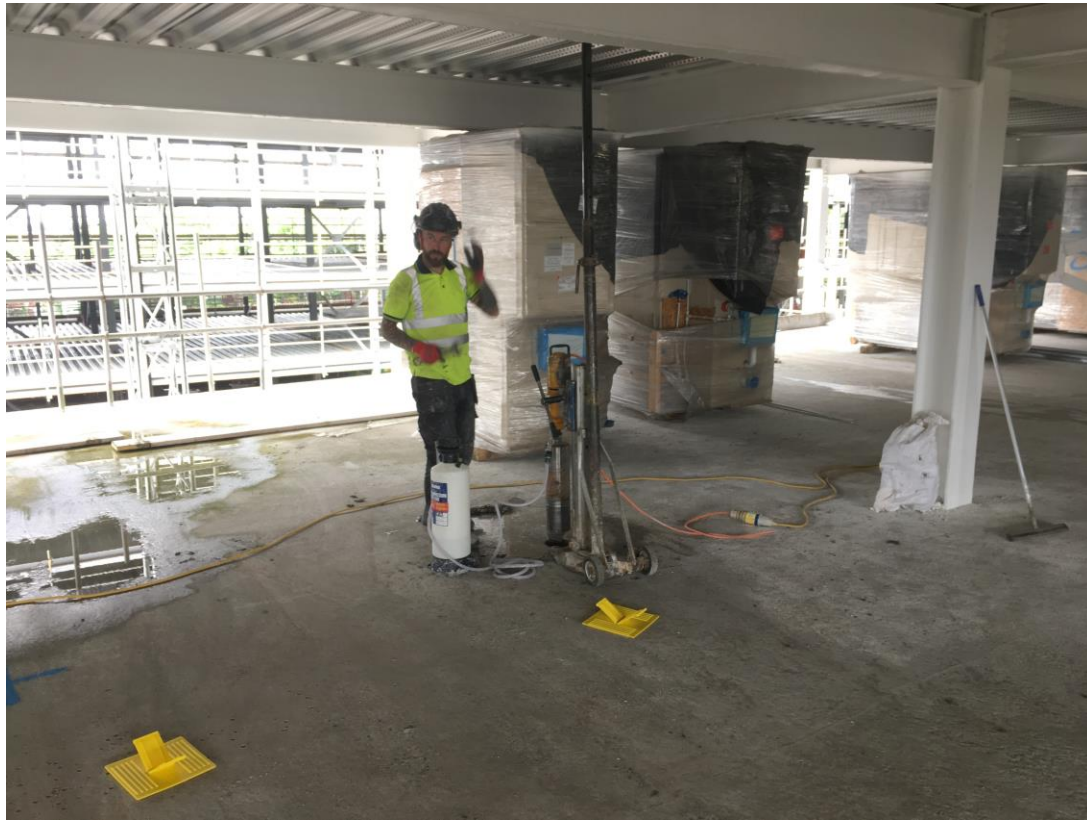
Site access barriers installed



Second floor emergency escape plan

Sub-Structure & Super-Structure Progress

AUGUST 2021



Core drilling ongoing



Core hole complete, drilling works ongoing

Sub-Structure & Super-Structure Progress

AUGUST 2021



Core drilling ongoing



Material storage

Sub-Structure & Super-Structure Progress

AUGUST 2021



Upper floor fire point



Temporary lighting installation ongoing as required

Sub-Structure & Super-Structure Progress

AUGUST 2021



Steel frame stair core structure and lift overrun



Steel frame structure and metal decking ongoing

Sub-Structure & Super-Structure Progress

AUGUST 2021



Metal decking structure to upper floors



Metal decking structure to upper floors

Sub-Structure & Super-Structure Progress

AUGUST 2021



Metal decking structure to upper floors ongoing



Metal decking structure to upper floors ongoing

Sub-Structure & Super-Structure Progress

AUGUST 2021



Metal deck roof structure



Metal deck roof structure

Sub-Structure & Super-Structure Progress

AUGUST 2021



Metal deck roof structure



Metal deck roof structure re-commenced to upper floors

Sub-Structure & Super-Structure Progress

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Metal decking structure to lower floors – Concrete pouring yet to re-commence



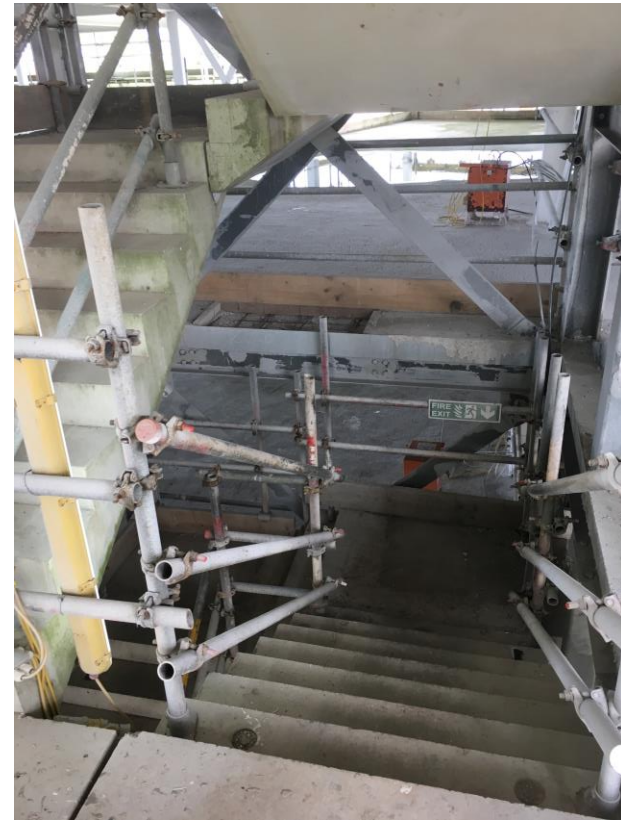
Metal decking structure to lower floors – Concrete pouring yet to re-commence

Sub-Structure & Super-Structure Progress

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Fire call point adjacent to stair core



Stair core and temporary handrails installed

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Site access barriers and turnstile installed



Site access barriers and turnstile installed

Sub-Structure & Super-Structure Progress

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Courtyard scaffold – Scaffold safety checks currently ongoing



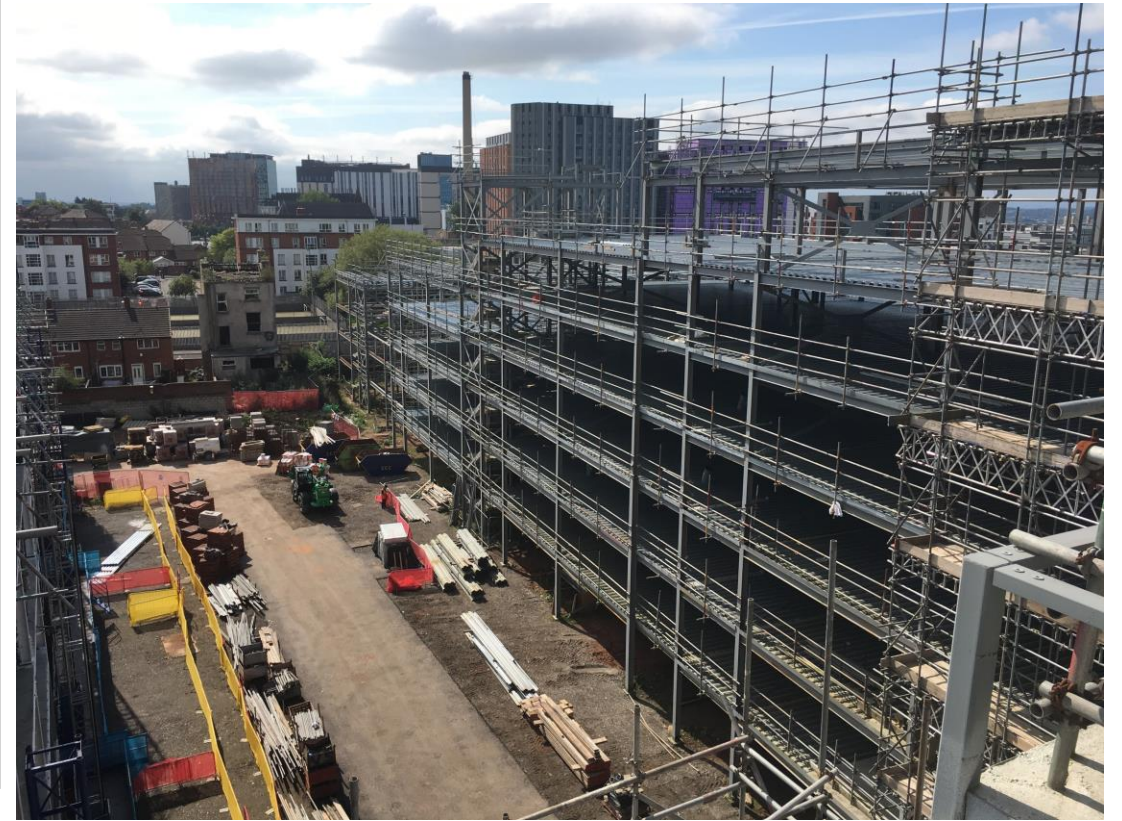
Walker Street scaffold – Scaffold safety checks currently ongoing

Sub-Structure & Super-Structure Progress

AUGUST 2021



Aerial view of the courtyard, site storage and access road



Aerial view of the courtyard, site storage and access road

Sub-Structure & Super-Structure Progress

AUGUST 2021



Inner courtyard view steel framework structure



Inner courtyard view steel framework structure

Sub-Structure & Super-Structure Progress

AUGUST 2021



Steel framework structure and decking works ongoing



Steel framework structure and decking works ongoing

Sub-Structure & Super-Structure Progress

AUGUST 2021



Steel framework and foundation modifications



Steel framework and foundation modifications

Sub-Structure & Super-Structure Progress

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New retaining wall structure commenced



Steel framework and foundation modifications

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Site access plant



Site access plant

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Site materials stored



Waste skips

TO FIND OUT MORE ABOUT

ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

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