

legacie



# ELEMENT - The Quarter Investors Report

IR04 OCTOBER 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

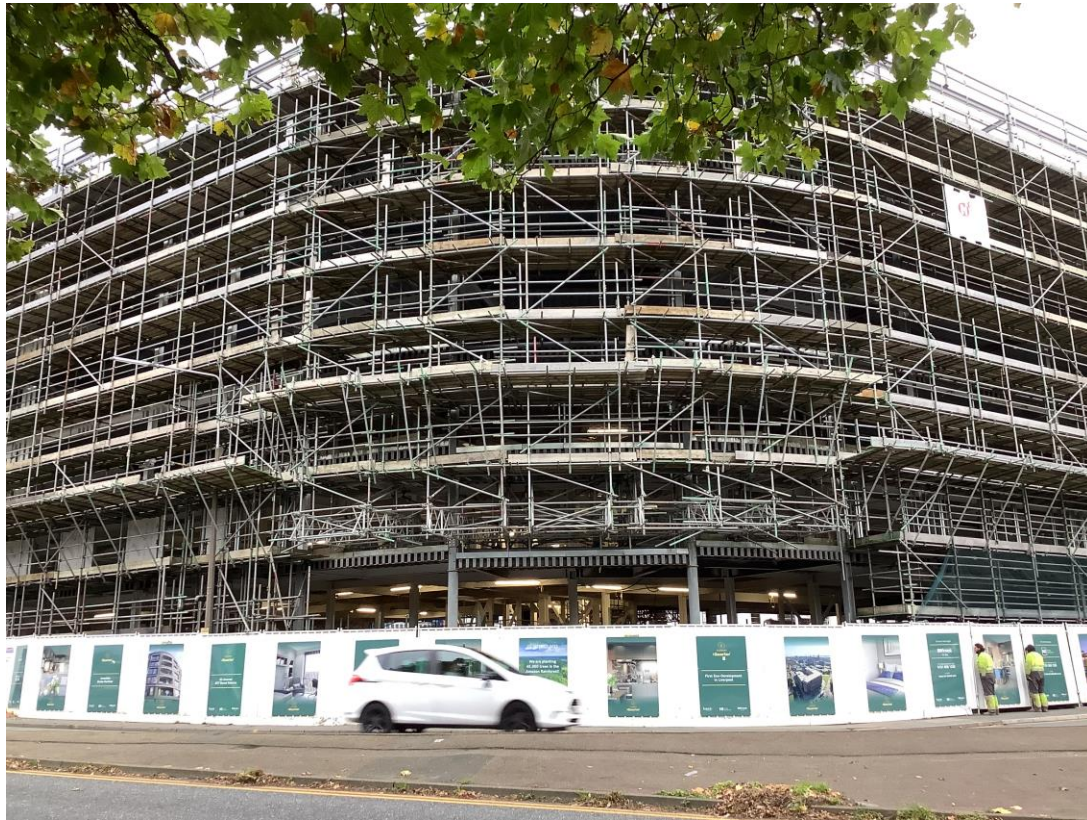
# Sub-Structure & Super-Structure Construction Progress

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Site compound and temporary supplies	100% complete
Demolition and site clearance	100% complete
Ground infill and site levelling	100% complete
Piling foundations	100% complete
Retaining walls, concrete beam foundations	50% complete
Underground drainage	90% complete
Ground floor slab construction	0% complete
Steel frame structure	98% complete
Upper suspended steel floor structure	80% complete
Internal staircase structure	100% complete
Sub-structure masonry walls	100% complete
Fire coating steel framework	60% complete
Structural framework forming external walls	20% complete
Scaffolding & mast climber access	90% complete
Flat roof structure	50% complete
Flat roof coverings including balconies	0% complete
Weatherboarding	30% complete
External windows /doors & curtain walling	0% complete
External wall insulation & cladding	0% complete
Mansafe system	0% complete

# Sub-Structure & Super-Structure Progress

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Brunswick Road - Site view



Brunswick Road - Site view

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Brunswick Road - Site view



West Derby Road - Site view



# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Walker Street - Site view



Walker Street - Site view

# Sub-Structure & Super-Structure Progress

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Brickwork Mock Up



Undercroft Parking Area

# Sub-Structure & Super-Structure Progress

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Safe zones installed



Safe zones installed

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Site access plant



Material storage – Red Brick

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Material Storage – Intumescent Paint



Waste Skips

# Sub-Structure & Super-Structure Progress

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Inner courtyard view, steel framework structure



Steel framework structure

# Sub-Structure & Super-Structure Progress

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Inner courtyard view, steel framework structure, SFS & mast climbers



Inner courtyard view, steel framework structure, SFS & mast climbers

# Sub-Structure & Super-Structure Progress

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Steel frame modifications and balcony removal works on going



Steel frame modifications and balcony removal works on going



# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Steel frame modifications and balcony removal works on going



Steel frame modifications and balcony removal works on going

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



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



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

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Metal decking structure to upper floors – Upstand to parapet alterations on going



Metal decking structure to upper floors – Upstand to parapet alterations on going

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Metal decking structure to upper floors – Upstand to parapet alterations on going



Metal decking structure to upper floors – Upstand to parapet alterations on going

# Sub-Structure & Super-Structure Progress

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Concrete floor slab – Concrete slab pours nearing completion to Residential wing



Concrete floor slab – Concrete slab pours nearing completion to Residential wing

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Concrete floor slab – Concrete slab pours nearing completion to Residential wing



Concrete floor slab – Concrete slab pours nearing completion to Residential wing

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Bathroom pod testing and itinerary checks complete in preparation for installation



Bathroom pod testing and itinerary checks complete in preparation for installation

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Residential wing – Fire protective coatings on going



Residential wing – Fire protective coatings on going



# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Residential wing – Fire protective coatings on going



Residential wing – Fire protective coatings on going

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Site access barriers installed



Upper floor fire point

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Above ground drainage installation on going to upper floors



Above ground drainage installation on going to upper floors

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Above ground drainage installation on going



Above ground drainage installation on going

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Electrical containment installation on going to student wing



Electrical containment installation on going to student wing

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Electrical containment installation on going to student wing



External SFS & sheathing board installation ongoing

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



External SFS & sheathing board installation ongoing



External SFS & sheathing board installation ongoing

# Sub-Structure & Super-Structure Progress

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Mast climber installation complete to 'Zig-Zag' Elevation



Installation of temporary construction elevator complete



# Sub-Structure & Super-Structure Progress

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Site access barriers and turnstile being utilised



Site access barriers and turnstile being utilised

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Courtyard view – Student wing



Courtyard view – Student wing

# Sub-Structure & Super-Structure Progress

OCTOBER 2021



Courtyard view – Residential wing



Courtyard view – Residential wing

# Sub-Structure & Super-Structure Progress

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Construction of new retaining wall structure on going



Construction of new retaining wall structure on going

# Sub-Structure & Super-Structure Progress

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Construction of new retaining wall structure on going



Construction of new retaining wall structure on going

TO FIND OUT MORE ABOUT

## ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

# legacie

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