

legacie



ELEMENT - The Quarter Investors Report

IR05 NOVEMBER 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	80% complete
Underground drainage	90% complete
Ground floor slab construction	0% complete
Steel frame structure	98% complete
Upper suspended steel floor structure	90% complete
Internal staircase structure	100% complete
Sub-structure masonry walls	100% complete
Fire coating steel framework	60% complete
Structural framework forming external walls	50% complete
Scaffolding & mast climber access	88% complete
Flat roof structure	85% complete
Flat roof coverings including balconies	0% complete
Weatherboarding	40% complete
External windows /doors & curtain walling	10% complete
External wall insulation & cladding	0% complete
Mansafe system	0% complete

Sub-Structure & Super-Structure Progress

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West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

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Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

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Brunswick Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

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Secure site access for plant and deliveries



Walker Street - Site view

Sub-Structure & Super-Structure Progress

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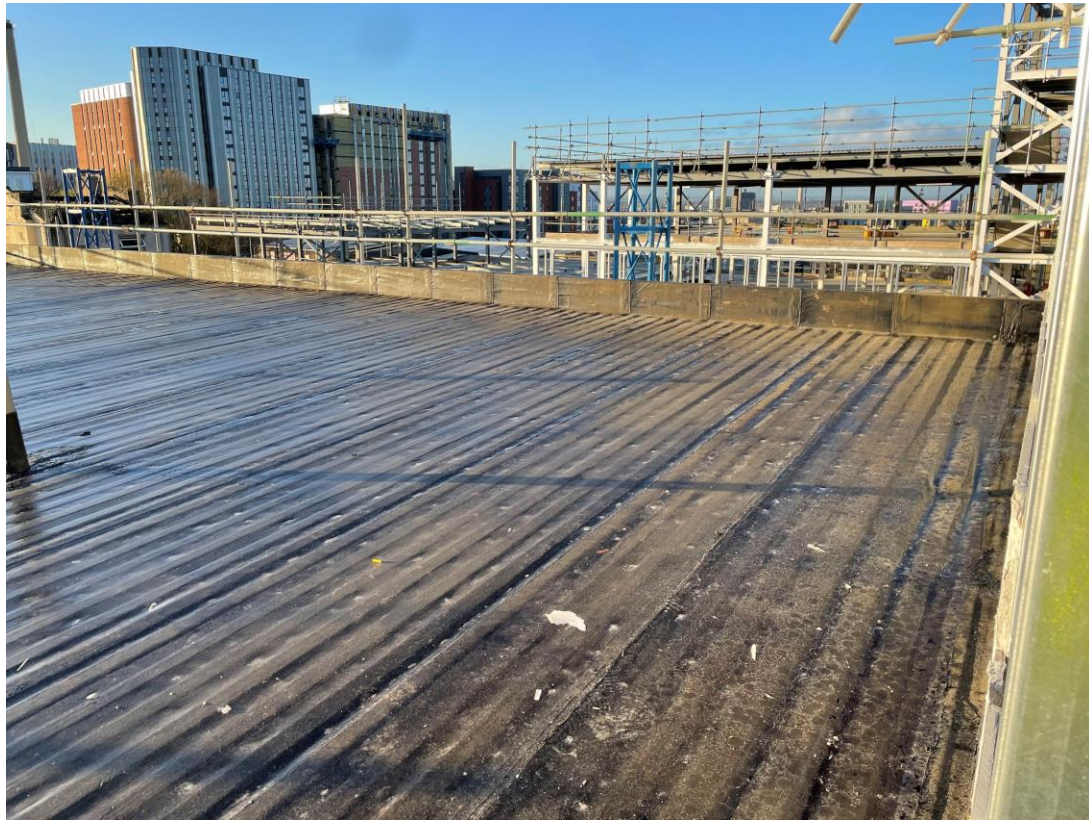
Metal decking structure and waterproofing to roof – Student wing



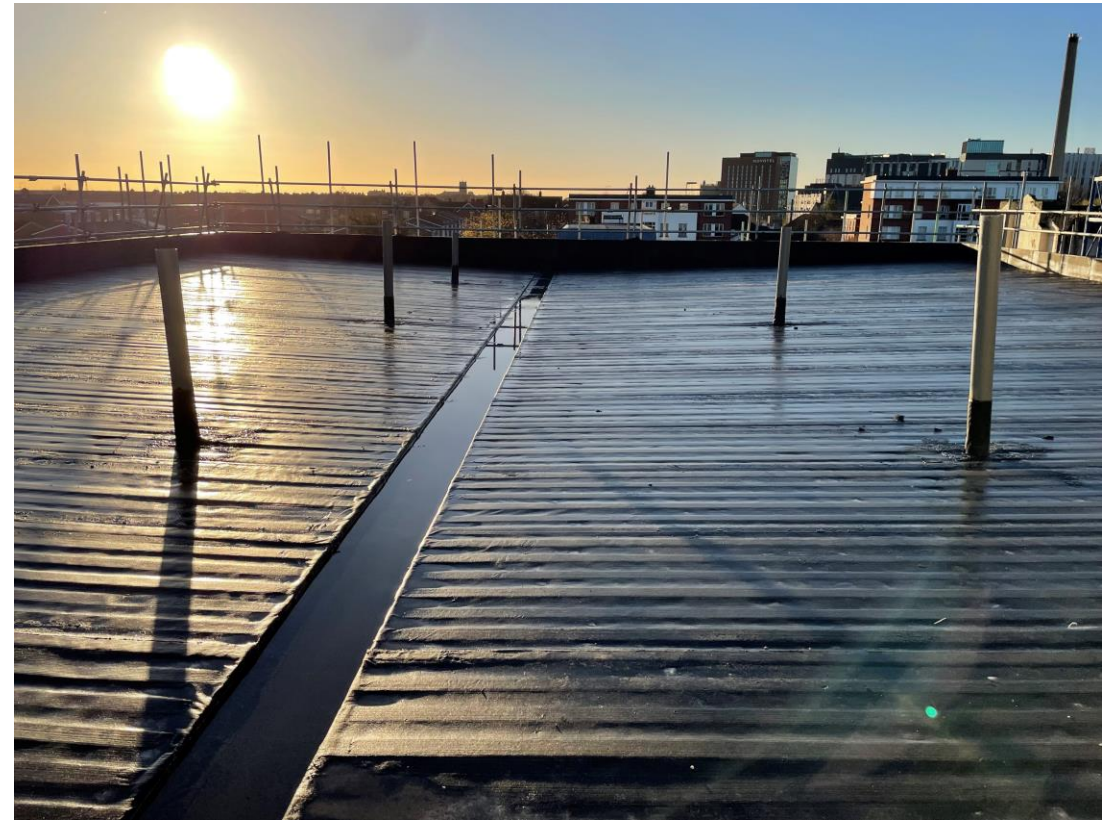
Metal decking structure and waterproofing to roof– Student wing

Sub-Structure & Super-Structure Progress

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Metal decking structure and waterproofing to roof – Student wing



Metal decking structure and waterproofing to roof – Student wing

Sub-Structure & Super-Structure Progress

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Metal decking structure to roof – Student wing



Steel frame structure – Residential wing

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Steel frame structure – Commercial block



Steel frame structure – Residential wing

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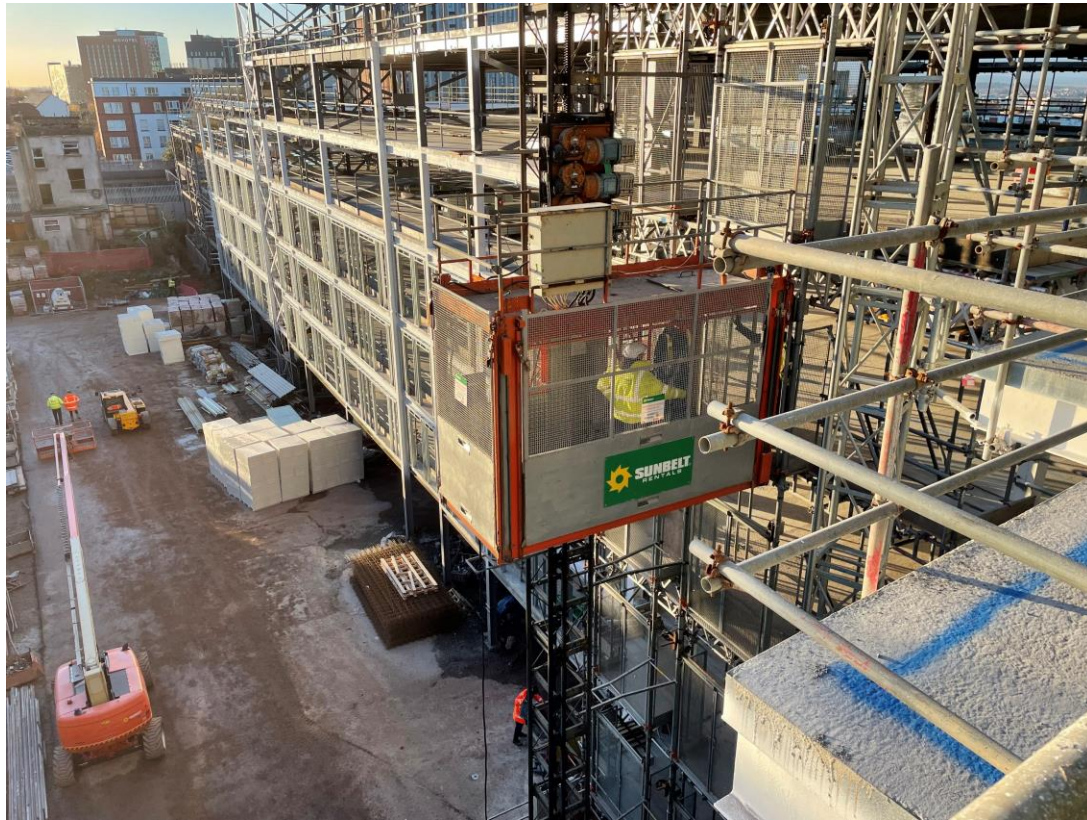
Steel framework structure, SFS & weatherboard and mast climbers



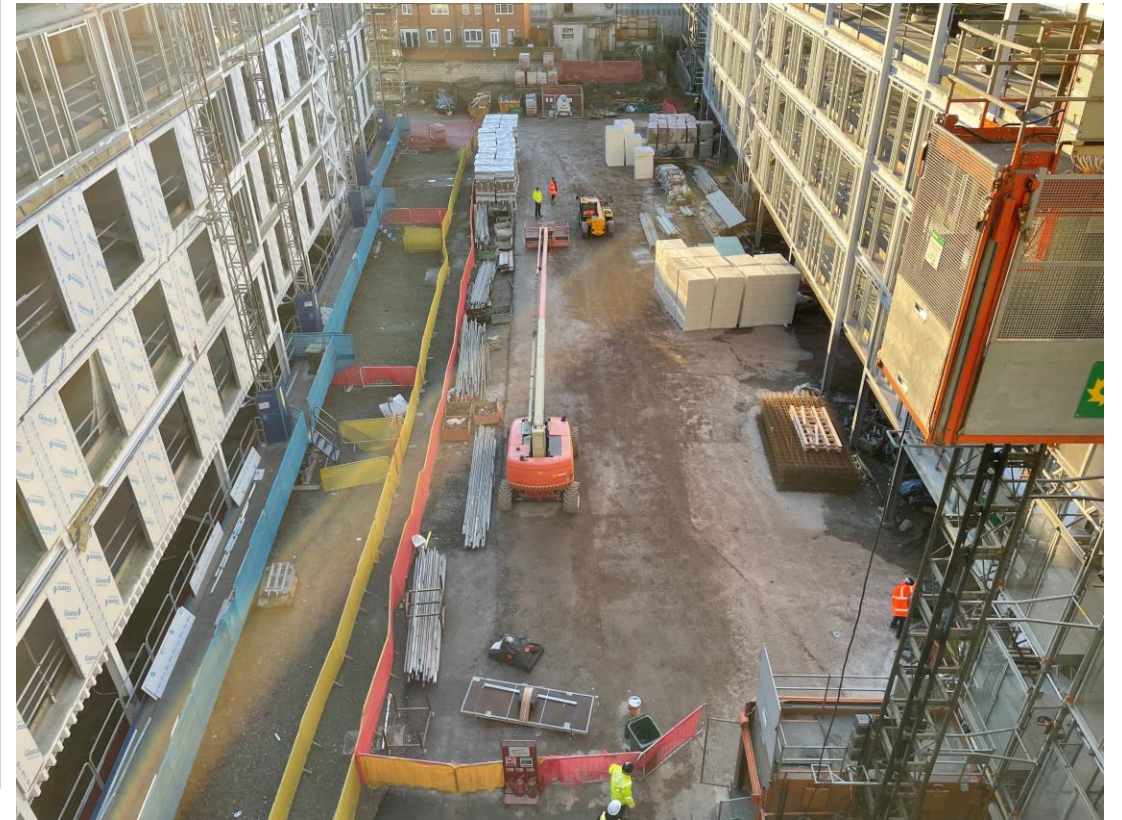
Inner courtyard view, Steel framework structure, SFS & weatherboard and mast climbers

Sub-Structure & Super-Structure Progress

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Temporary construction elevator



Inner courtyard view

Sub-Structure & Super-Structure Progress

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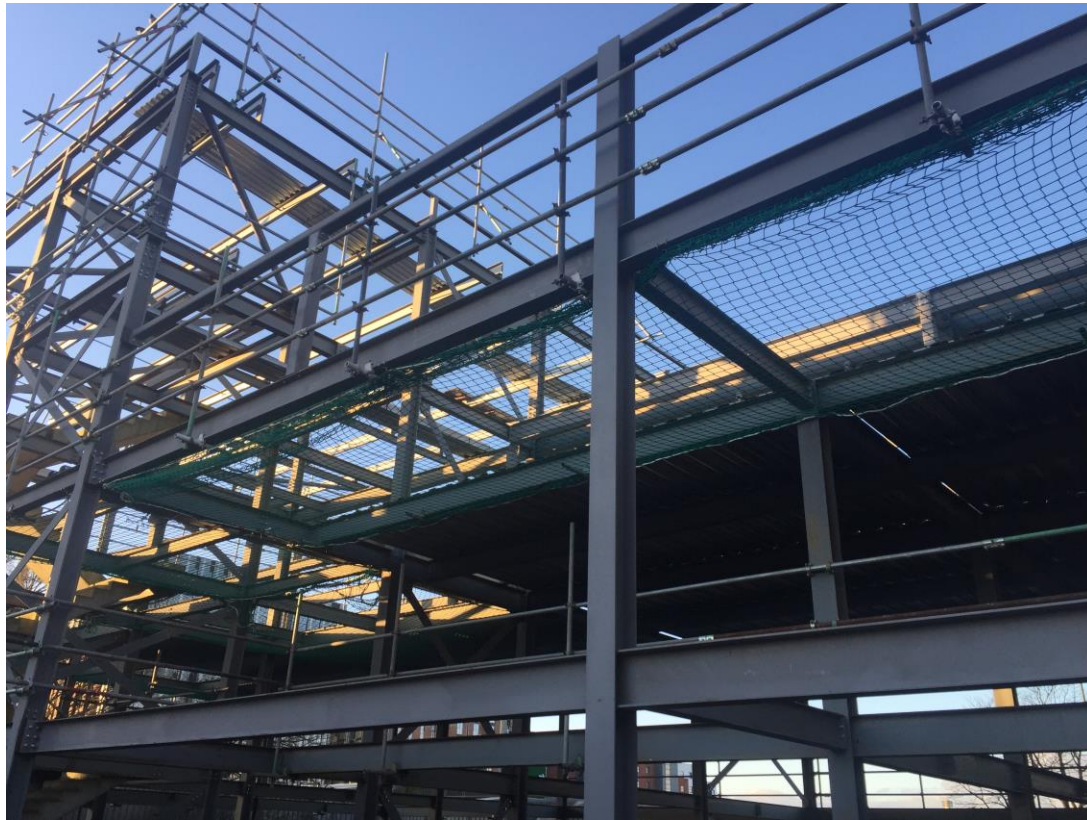
Installation of under ground drainage and ground floor beams on-going



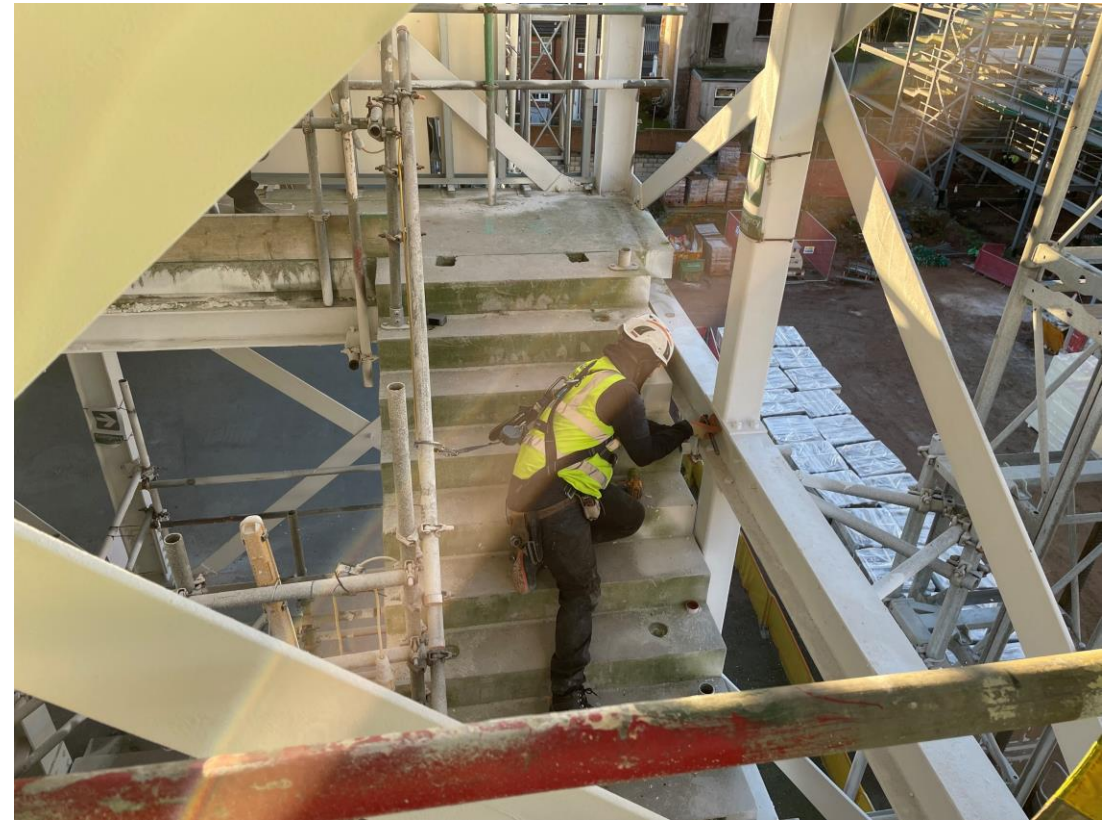
Installation of under ground drainage and ground floor beams on-going

Sub-Structure & Super-Structure Progress

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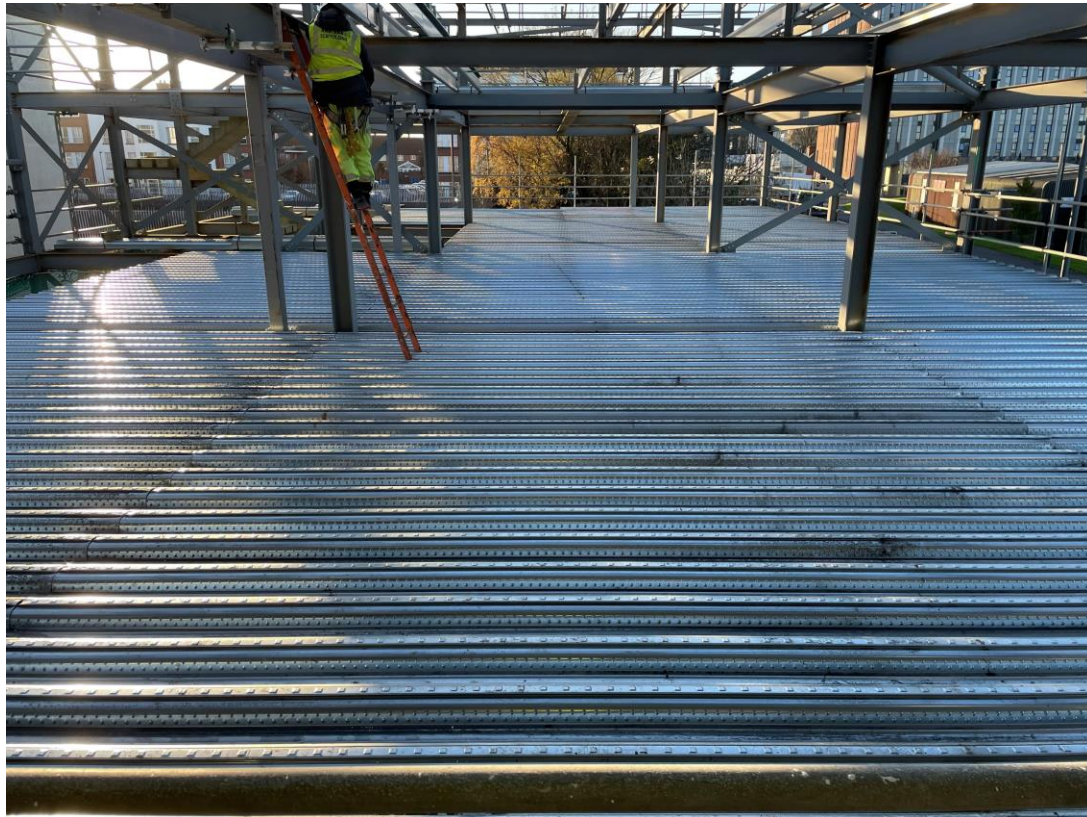
Installation of scaffolding edge protection on-going to commercial block, debris netting observed



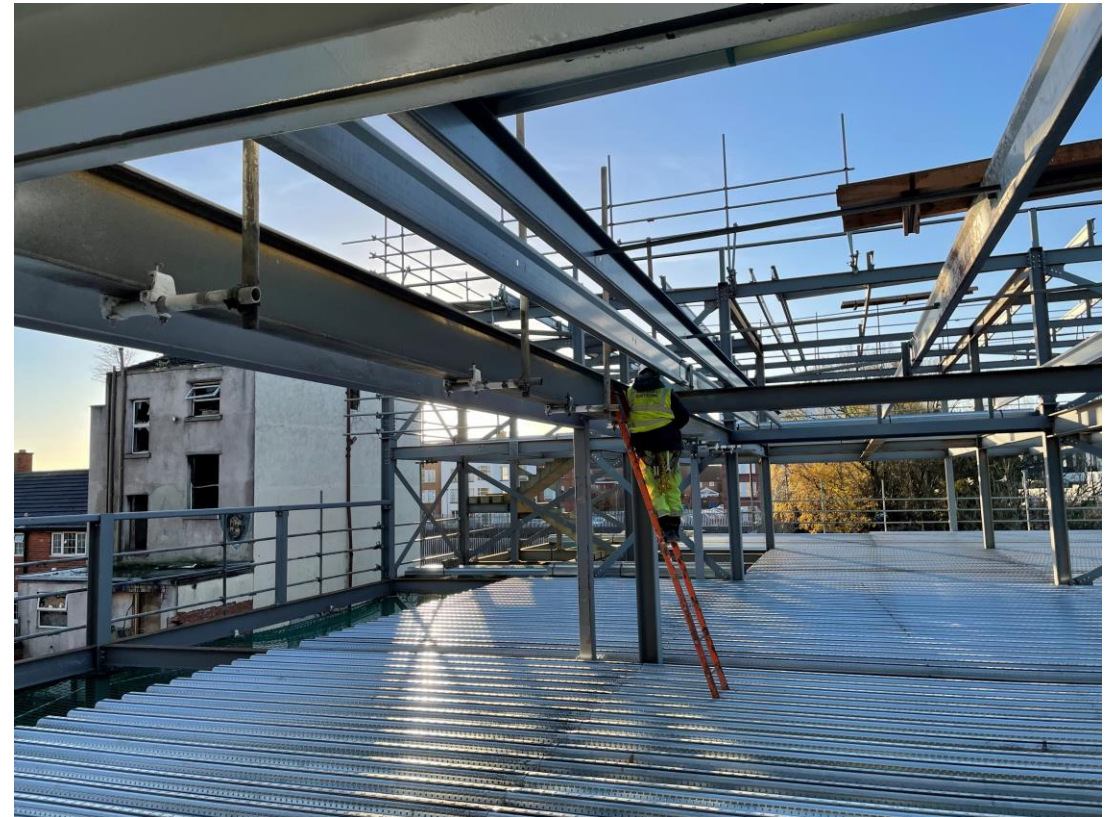
Scaffolding adaptations observed to student wing

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Installation of scaffolding edge protection on-going to commercial block



Installation of scaffolding edge protection on-going to commercial block

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Undercroft parking area



Construction of external wall blockwork to undercroft parking area

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Construction of external wall blockwork to undercroft parking area



Construction of external wall blockwork to undercroft parking area

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Material storage – Glazing Panels



Material storage – Red Brick

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Material storage - Insulation



Material storage – Rainscreen slab

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Material storage – Concrete blocks and window units



Material storage – Intumescent paint

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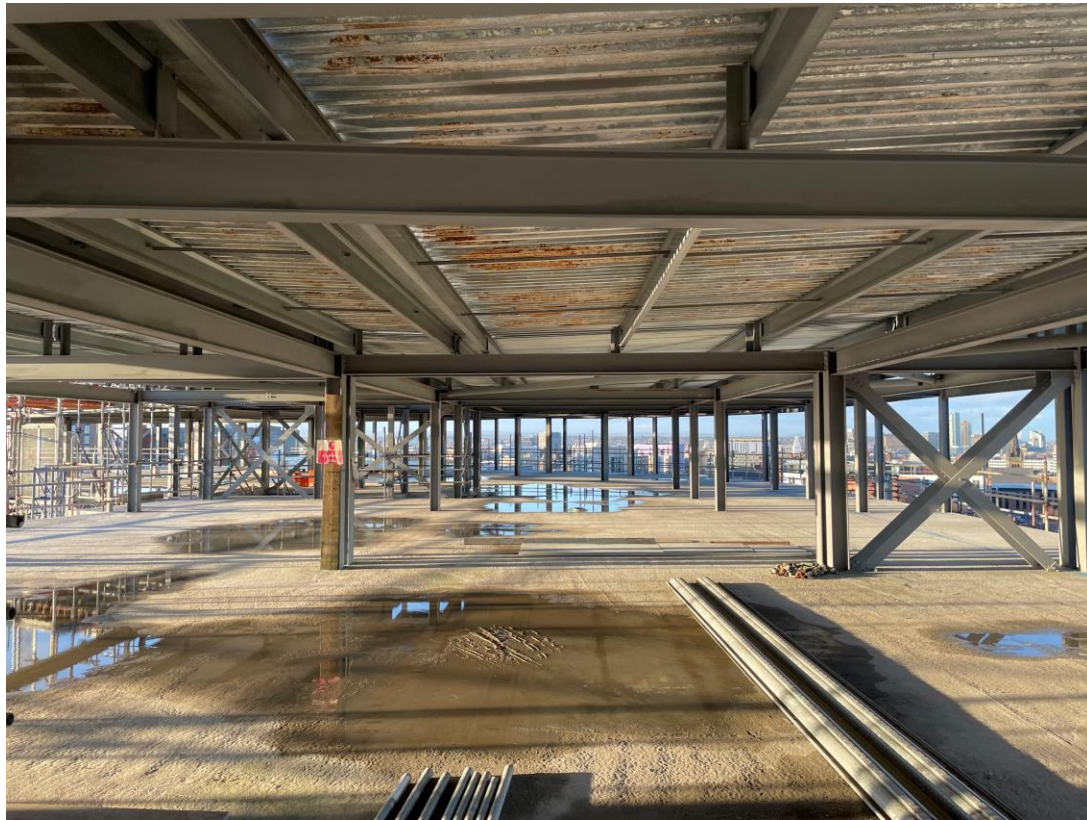
Material Storage – Electrical cabling



Site access plant

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Recent concrete floor slab pour – Residential wing



SFS & weatherboarding to upper floors – Student wing

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Electrical containment and demarcation to upper floors – Student wing



Above ground drainage installation to upper floors – Student wing

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Mobile elevating work platform (MEWP) observed – Student wing



Podium step observed – Student wing

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SFS & weatherboarding on-going – Student wing



Installation of window units commenced – Student wing

Sub-Structure & Super-Structure Progress

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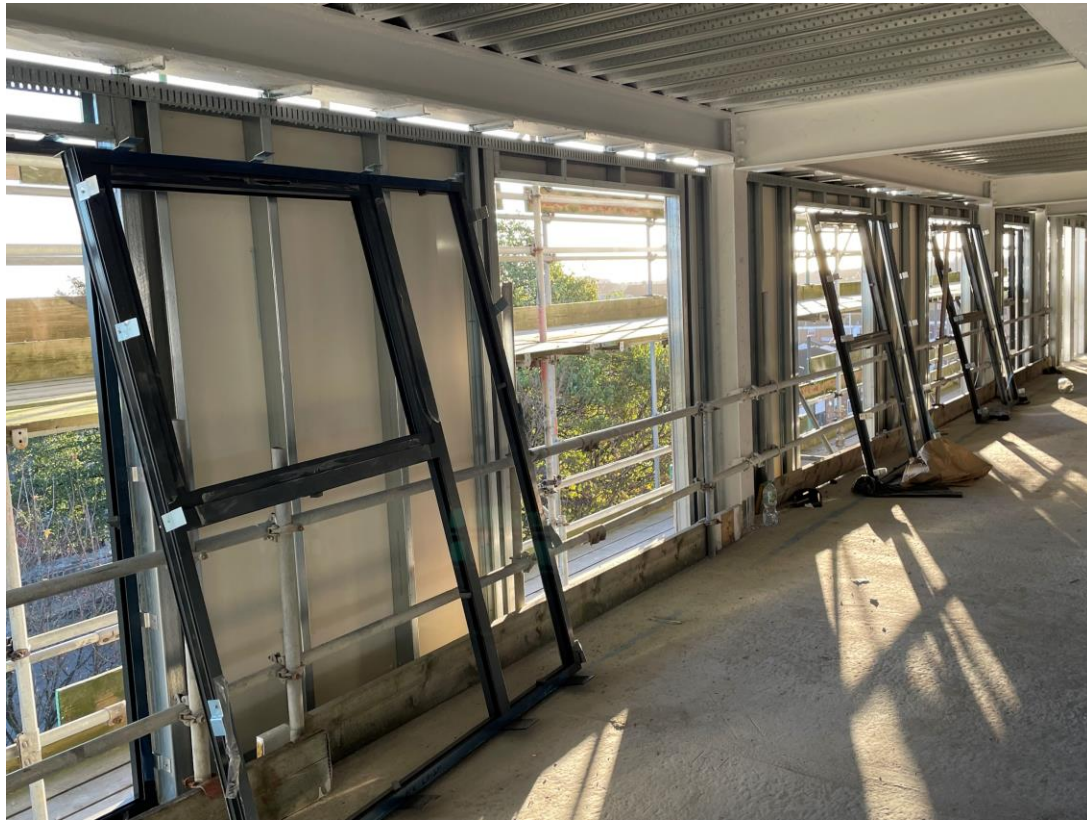
Installation of window units commenced – Student wing



Installation of window units commenced – Student wing

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Installation of window units commenced – Student wing



Glazing panels stored on pallet truck in preparation for installation to window units – Student wing

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Installation of window units commenced – Student wing



Glazing panels stored in preparation for installation to window units – Student wing

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Mechanical installations commenced to student wing



Mechanical installations commenced to student wing

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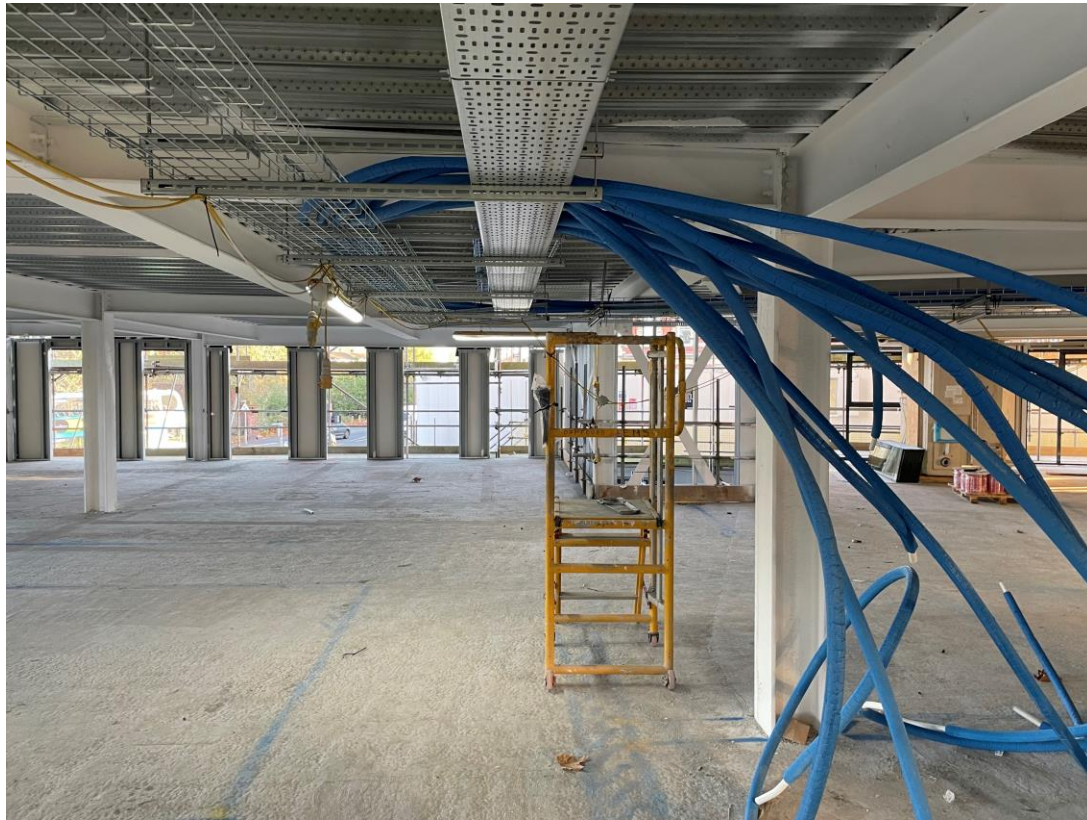
Metal stud and plaster boarded partition wall mock-up – Student wing



Metal stud and plaster boarded partition wall mock-up – Student wing

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Installation of pipe runs to new containment commenced – Student wing



Installation of pipe runs to new containment commenced – Student wing

Sub-Structure & Super-Structure Progress

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Site barriers and turnstile being utilised



Upper floor fire point

TO FIND OUT MORE ABOUT

ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

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