

legacie



ELEMENT - The Quarter Investors Report

IR07 JANUARY 2022

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	82% 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	72% complete
Structural framework forming external walls	55% complete
Scaffolding & mast climber access	92% complete
Flat roof structure	88% complete
Flat roof coverings including balconies	15% complete
Weatherboarding	65% complete
External windows /doors & curtain walling	28% complete
External wall insulation & cladding	8% complete
Mansafe system	0% complete

Sub-Structure & Super-Structure Progress

JANUARY 2022



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

JANUARY 2022



Brunswick Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

JANUARY 2022



Walker Street - Site view



Walker Street - Site view

Sub-Structure & Super-Structure Progress

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Walker Street - Secure site access for plant and deliveries



Inner courtyard - General site view

Sub-Structure & Super-Structure Progress

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Inner courtyard view - SFS & weatherboard, windows and mast climbers



Inner courtyard view - SFS & weatherboard, windows and mast climbers

Sub-Structure & Super-Structure Progress

JANUARY 2022



Inner courtyard view - Steel frame structure and SFS & weatherboard



Excavation works to form sub-station

Sub-Structure & Super-Structure Progress

JANUARY 2022



Concrete base construction



Brickwork progress to sub-station

Sub-Structure & Super-Structure Progress

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Commercial block - Under ground drainage and ground floor beams



Commercial block - Under ground drainage and ground floor beams

Sub-Structure & Super-Structure Progress

JANUARY 2022



Commercial block - Under ground drainage and ground floor beams



Commercial block - Retaining wall blockwork

Sub-Structure & Super-Structure Progress

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Student wing - Cavity wall brickwork



Student wing - Cavity wall brickwork

Sub-Structure & Super-Structure Progress

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Student wing - External wall insulation



Student wing - External wall insulation

Sub-Structure & Super-Structure Progress

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Material storage - Insulation



Material storage - Glazing units

Sub-Structure & Super-Structure Progress

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Material storage - Upvc pipes



Material storage - Electrical cabling

Sub-Structure & Super-Structure Progress

JANUARY 2022



Material storage - Window frame



Student Wing - Flat roof membrane installed

Sub-Structure & Super-Structure Progress

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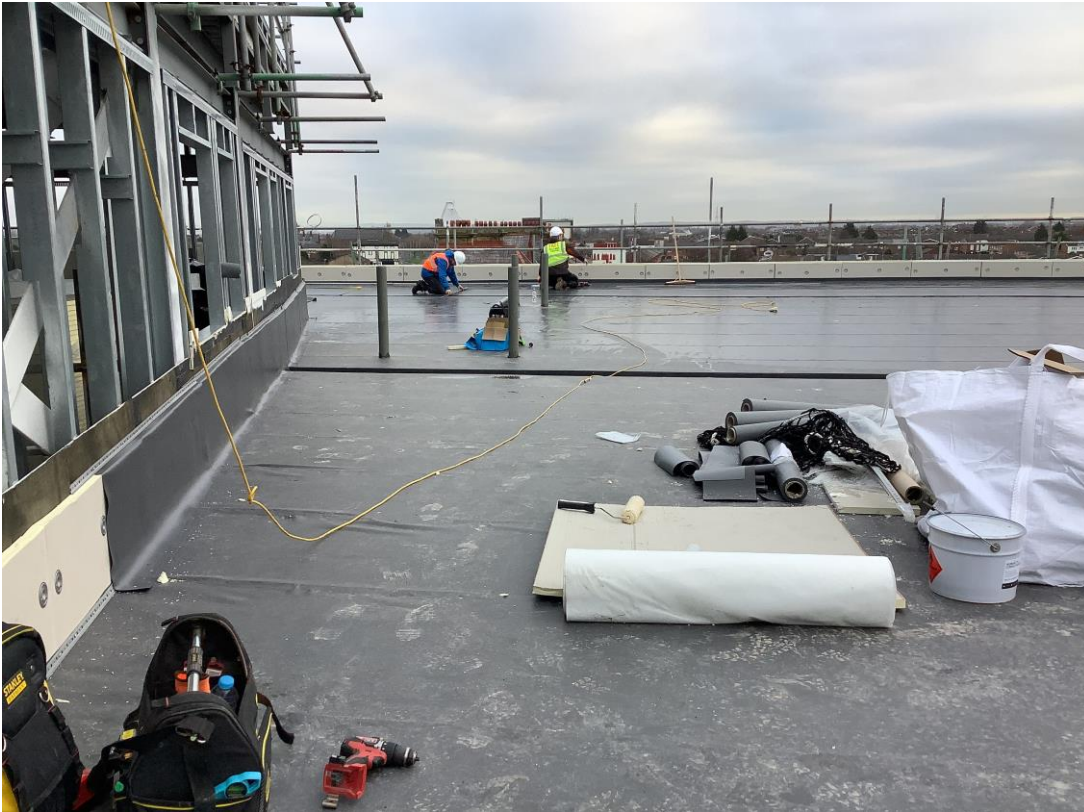
Student Wing - Flat roof membrane installed



Student Wing - Flat roof membrane installed

Sub-Structure & Super-Structure Progress

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Student Wing - Flat roof membrane installed



Student Wing - Flat roof membrane installed

Sub-Structure & Super-Structure Progress

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Student Wing - Insulation and waterproofing flat roof system



Student Wing - Perimeter waterproof detail to flat roof

Sub-Structure & Super-Structure Progress

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Commercial block - Upper suspended steel floor structure



Commercial block - Upper suspended steel floor structure

Sub-Structure & Super-Structure Progress

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Inner courtyard - General site activity



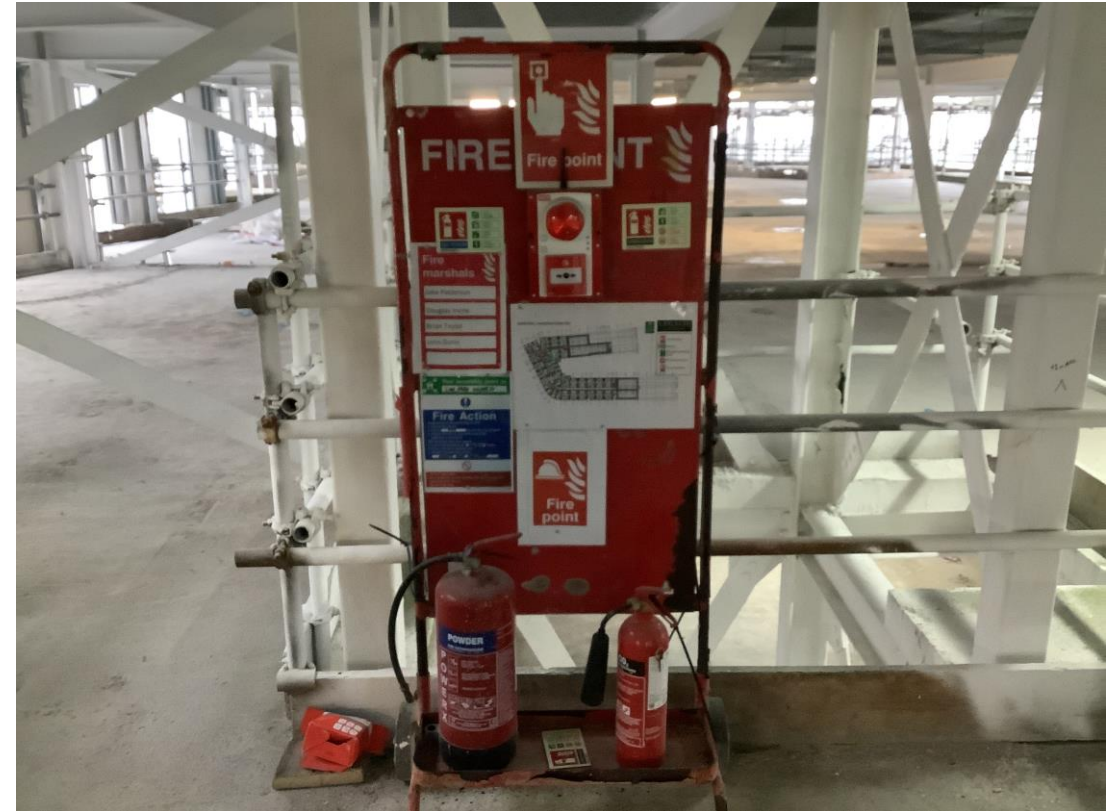
Inner courtyard - General site activity

Sub-Structure & Super-Structure Progress

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Student wing - Upper floor Electrical containment



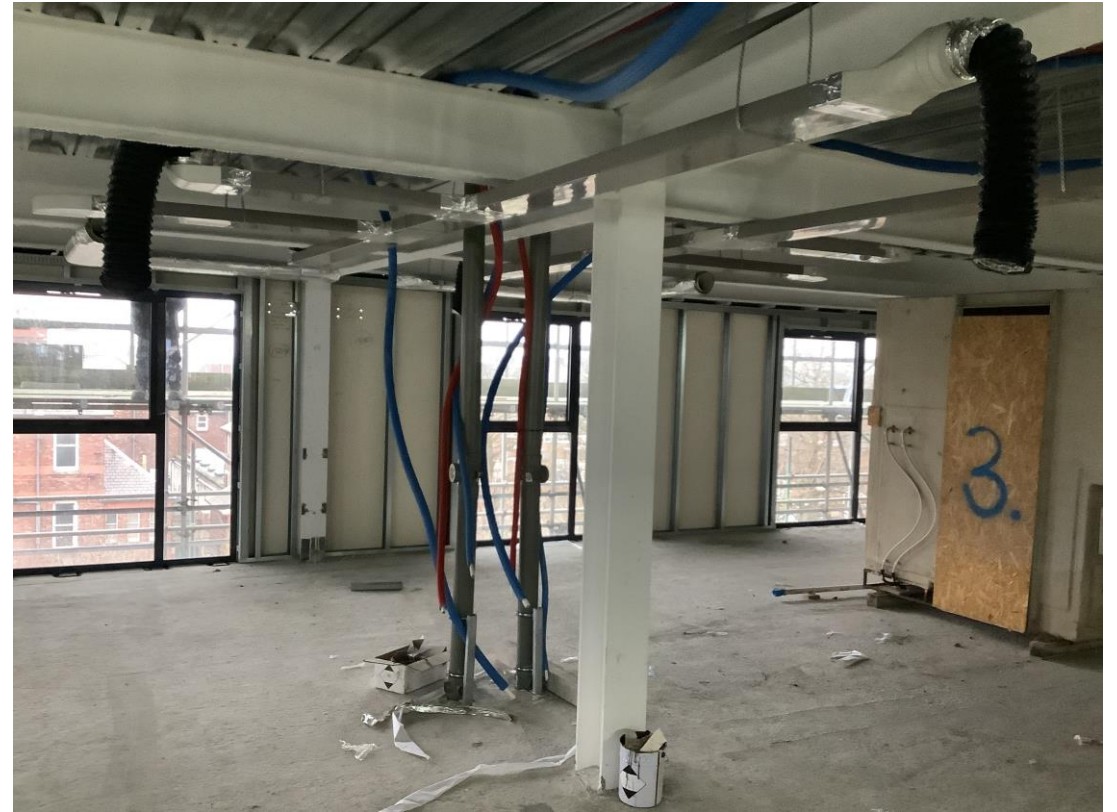
Student wing - Upper floor fire points

Sub-Structure & Super-Structure Progress

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Student wing - First fix Mechanical & Electrical works



Student wing - First fix Mechanical works

Sub-Structure & Super-Structure Progress

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Student wing - First fix Mechanical ducting



Residential Wing - Setting out partitions

Sub-Structure & Super-Structure Progress

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Student wing - First fix Mechanical



Mobile elevating work platform (MEWP)

Sub-Structure & Super-Structure Progress

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Residential wing - Pod testing complete



Material storage - Intumescent paint

Sub-Structure & Super-Structure Progress

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Residential wing - First fix Mechanical works



Residential wing - First fix Mechanical works

Sub-Structure & Super-Structure Progress

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Undercroft parking area fire coating



Site barriers being utilised

TO FIND OUT MORE ABOUT

ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

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