

legacie



ELEMENT - The Quarter Investors Report

IR08 FEBRUARY 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	85% complete
Underground drainage	92% complete
Ground floor slab construction	2% complete
Steel frame structure	98% complete
Upper suspended steel floor structure	96% complete
Internal staircase structure	100% complete
Sub-structure masonry walls	100% complete
Fire coating steel framework	75% complete
Structural framework forming external walls	72% complete
Scaffolding & mast climber access	94% complete
Flat roof structure	88% complete
Flat roof coverings including balconies	20% complete
Weatherboarding	65% complete
External windows /doors & curtain walling	35% complete
External wall insulation & cladding	15% complete
Mansafe system	35% complete

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Walker Street - Site view



Walker Street - Site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Walker Street - Site view



Student wing - External wall insulation ongoing

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Student wing - External facing brick ongoing



Student wing - External access on to scaffolding

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Student wing - External facing brick ongoing



Student wing - External facing brick ongoing

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Inner courtyard - General site view



Student wing - Gable end facing brick ongoing

Sub-Structure & Super-Structure Progress

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Brickwork progress to sub-station



Brickwork progress to sub-station

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



External concrete base



Commercial block - Metal frame structure, mast climbers and retaining wall

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Commercial block - Under ground drainage and ground floor beams



Commercial block - Retaining wall blockwork and back fill

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Student wing - External insulation & render progress



Student wing - External insulation & render progress

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Student wing - Mast climbers, external insulation & render progress



Student wing - Mast climbers, external insulation & render progress

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Student wing - Mast climbers, external insulation & render progress



Commercial block - Flat roof structure

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Student wing - Flat roof coverings, walkway matting & mansafe system



Student wing - Flat roof coverings, walkway matting & mansafe system

Sub-Structure & Super-Structure Progress

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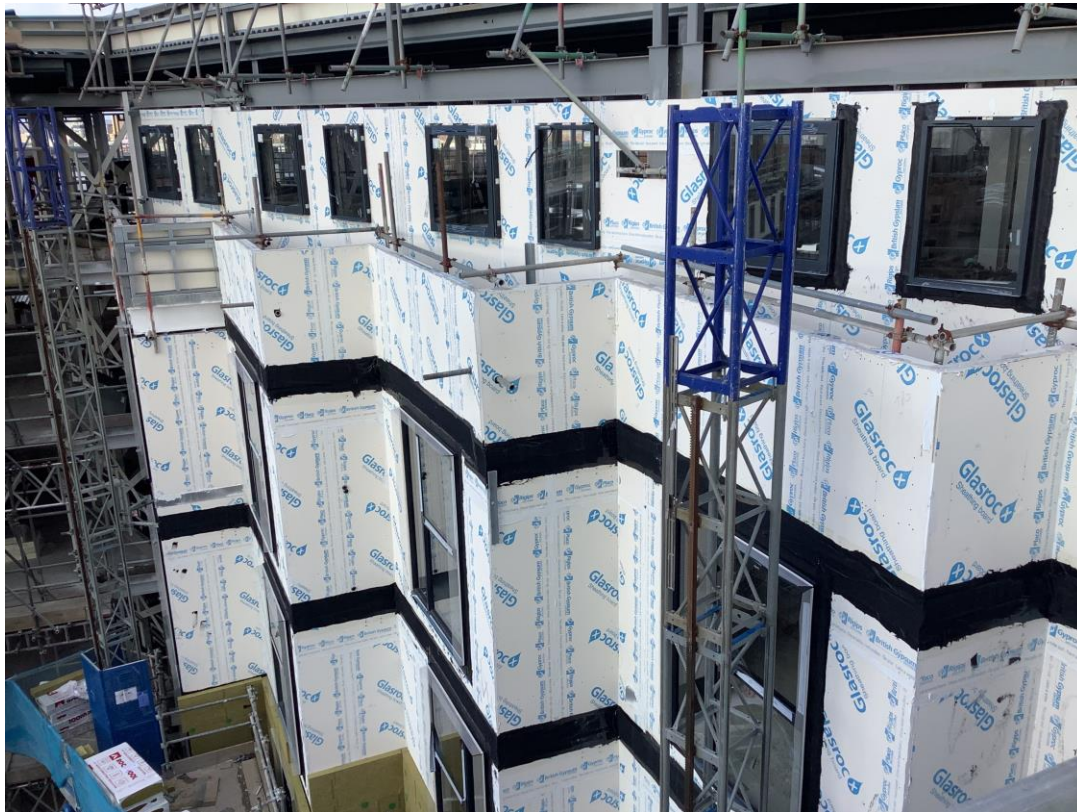
Student wing - Flat roof coverings, walkway matting & mansafe system



Student wing - Flat roof coverings, walkway matting & mansafe system

Sub-Structure & Super-Structure Progress

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'Zig zag elevation' - Weatherboarding and windows



Residential wing - Steel frame structure, SFS & weatherboard and windows

Sub-Structure & Super-Structure Progress

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Residential wing - Steel frame structure and SFS & weatherboard



Inner courtyard - General site activity

Sub-Structure & Super-Structure Progress

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Residential wing view - Brickwork progress to sub-station



Mortar tubs

Sub-Structure & Super-Structure Progress

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Materials delivery - Plasterboard



Materials delivery - Plasterboard

Sub-Structure & Super-Structure Progress

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Material storage - Industrial block



Material storage - Brick and insulation

Sub-Structure & Super-Structure Progress

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Material storage - Industrial block and insulation



Material storage - Insulation

Sub-Structure & Super-Structure Progress

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Material storage - Window frames and glazing units



Material storage - Plasterboard

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Material storage - Insulation



Material storage - Plasterboard

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Material storage - Insulation



Student wing - Low level blockwork progress

Sub-Structure & Super-Structure Progress

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Student wing - Low level blockwork progress



Student wing - First fix Mechanical works

Sub-Structure & Super-Structure Progress

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Student wing - Ground floor slab preparations



Student wing - Ground floor slab preparations

Sub-Structure & Super-Structure Progress

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Student wing - Blockwork to stair cores



Student wing - Blockwork to stair cores

Sub-Structure & Super-Structure Progress

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Student wing - General progress to upper floor



Student wing - First fix Mechanical works

Sub-Structure & Super-Structure Progress

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Student wing - First fix Electrical works



Residential wing - Setting out partitions

Sub-Structure & Super-Structure Progress

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Residential wing - Setting out partitions



Residential wing - Setting out partitions

Sub-Structure & Super-Structure Progress

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Residential wing - Setting out partitions



Commercial block - Concrete floor slab

Sub-Structure & Super-Structure Progress

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Commercial block - Concrete floor slab



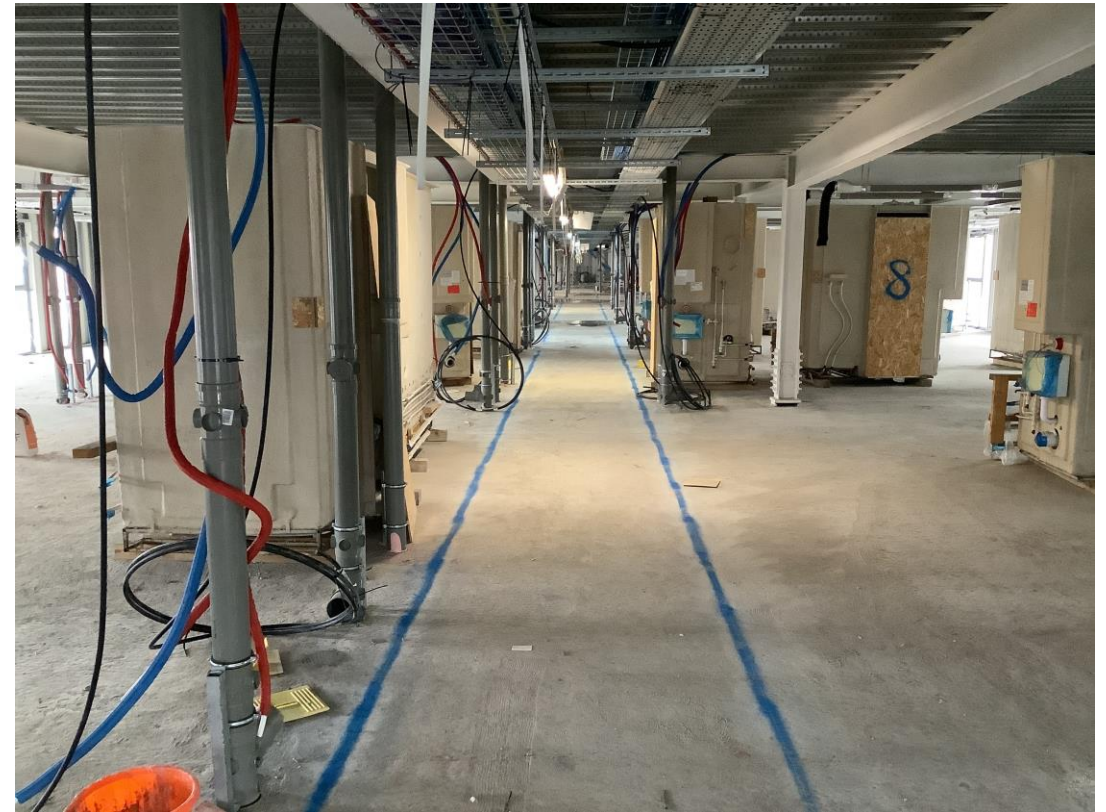
Residential wing - Setting out partitions

Sub-Structure & Super-Structure Progress

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Student wing - First fix Mechanical & Electrical works



Student wing - First fix Mechanical & Electrical works and setting out partitions

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Student wing - First fix Mechanical & Electrical works and setting out partitions



Residential wing - First fix Mechanical works and setting out partitions

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Student wing - First fix Mechanical & Electrical works



Student wing - Internal dry lining

Sub-Structure & Super-Structure Progress

FEBRUARY 2022



Student wing - Internal dry lining



Student wing - Gable end insulation

Sub-Structure & Super-Structure Progress

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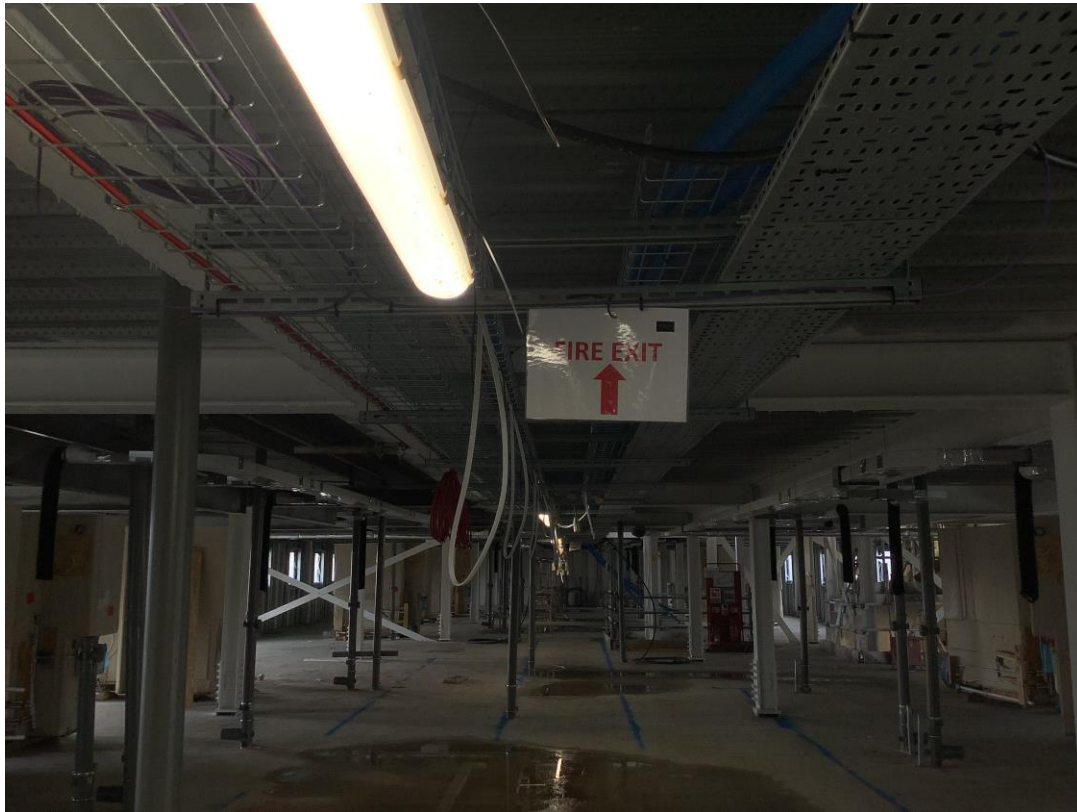
Student wing - First fix Mechanical & Electrical works



Student wing - First fix Mechanical works

Sub-Structure & Super-Structure Progress

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Student wing - Fire exit signage



Student wing - Upper floor fire points

TO FIND OUT MORE ABOUT

ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

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