

legacie



ELEMENT - The Quarter Investors Report

IR09 MARCH 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

MARCH 2022

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	45% complete
Underground drainage	94% 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	90% complete
Structural framework forming external walls	72% complete
Scaffolding & mast climber access	94% complete
Flat roof structure	88% complete
Flat roof coverings including balconies	60% complete
Weatherboarding	75% complete
External windows /doors & curtain walling	55% complete
External wall insulation & render	55% complete
Mansafe system	35% complete

Sub-Structure & Super-Structure Progress

MARCH 2022



West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

MARCH 2022



West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

MARCH 2022



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

MARCH 2022



Walker Street - Site view



Walker Street - Site view

Sub-Structure & Super-Structure Progress

MARCH 2022



Walker Street - Site view



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

Sub-Structure & Super-Structure Progress

MARCH 2022



Student wing - Mast climbers, external insulation & render progress



Student wing - Mast climbers, external insulation & render progress

Sub-Structure & Super-Structure Progress

MARCH 2022



'Zig zag elevation' - Render progress



Brickwork and roof complete to sub-station

Sub-Structure & Super-Structure Progress

MARCH 2022



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



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

Sub-Structure & Super-Structure Progress

MARCH 2022



Inner courtyard - General site activity



Student wing view - Steel frame structure, SFS & weatherboard and windows

Sub-Structure & Super-Structure Progress

MARCH 2022



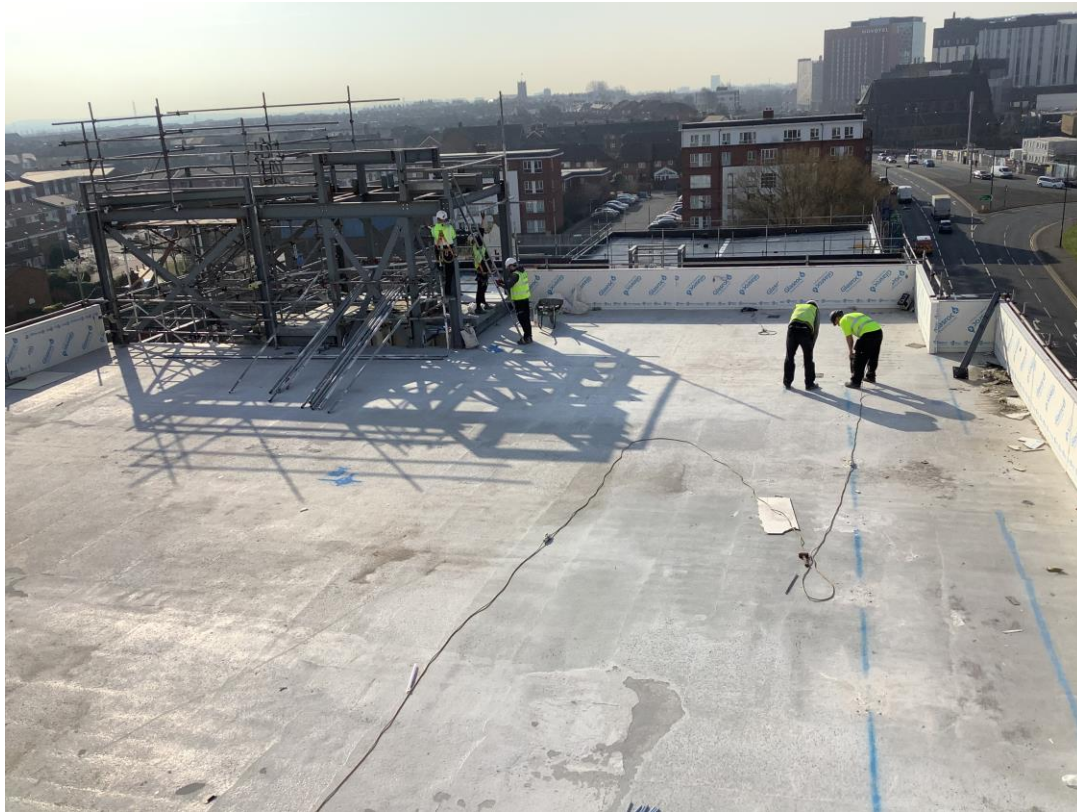
Residential wing - Flat roof coverings



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

Sub-Structure & Super-Structure Progress

MARCH 2022



Residential wing - Core drilling and scaffolding alterations



Residential wing - Visqueen layer to flat roofs

Sub-Structure & Super-Structure Progress

MARCH 2022



Student wing view of 'Zig zag elevation' - External insulation and render progress



Student wing - Mast climbers, external insulation & render progress

Sub-Structure & Super-Structure Progress

MARCH 2022



General site activity - Waste removal



Commercial block - Intumescent coating progress

Sub-Structure & Super-Structure Progress

MARCH 2022



Commercial block - Intumescent coating progress



Commercial block - General progress photo

Sub-Structure & Super-Structure Progress

MARCH 2022



Commercial block - Retaining wall blockwork and back fill



Under ground drainage

Sub-Structure & Super-Structure Progress

MARCH 2022



Student wing - Block and brickwork to stair core



Ground floor - General progress photo

Sub-Structure & Super-Structure Progress

MARCH 2022



Student wing - General progress to upper floor



Student wing - General progress to upper floor

Sub-Structure & Super-Structure Progress

MARCH 2022



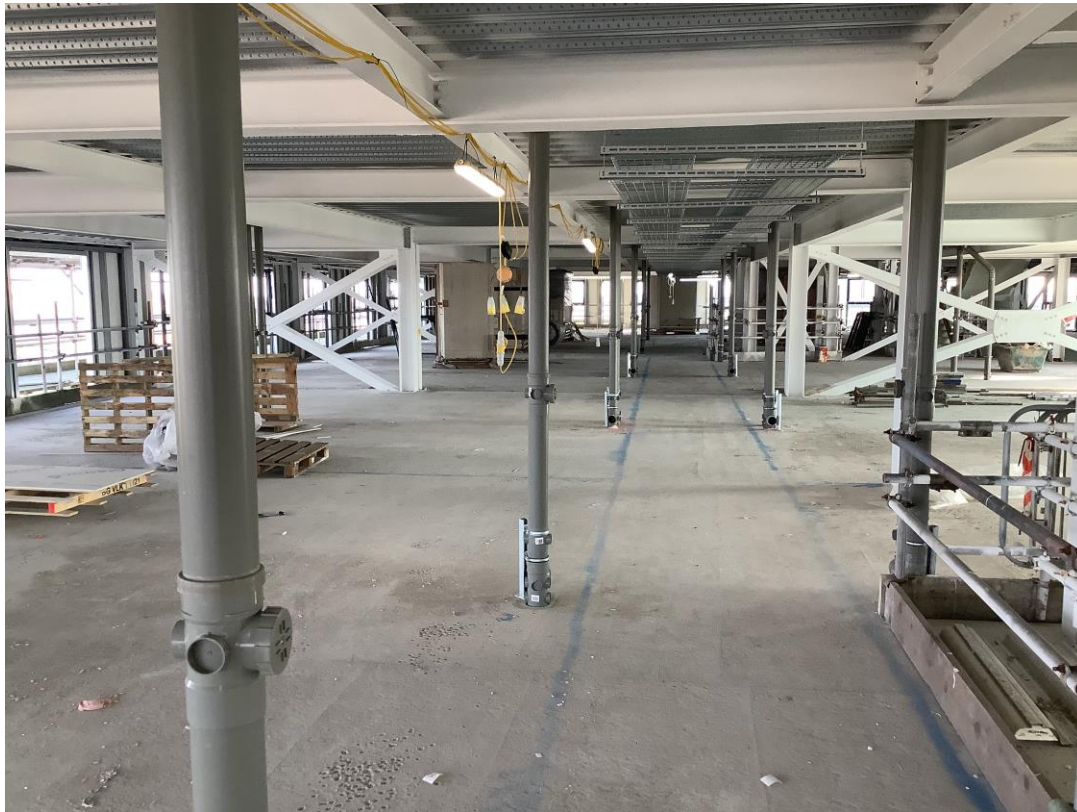
Student wing - General progress to upper floor



Residential wing - General progress to upper floor

Sub-Structure & Super-Structure Progress

MARCH 2022



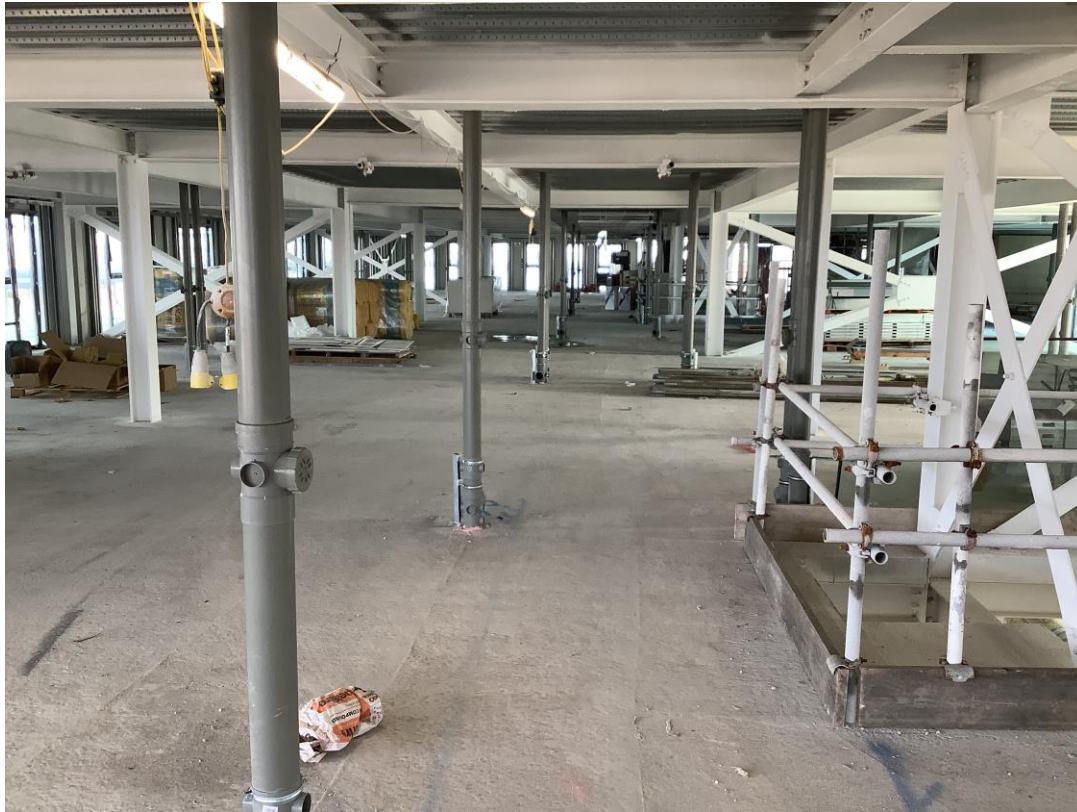
Student wing - First fix Mechanical & Electrical works



Residential wing - First fix Mechanical works

Sub-Structure & Super-Structure Progress

MARCH 2022



Residential wing - General progress to upper floor



Residential wing - General progress to upper floor

Sub-Structure & Super-Structure Progress

MARCH 2022



Residential wing - General progress to upper floor



Student wing - Blockwork and metal framework to stair core

Sub-Structure & Super-Structure Progress

MARCH 2022



Residential wing - Windows



Student wing - Internal metal partitions

Sub-Structure & Super-Structure Progress

MARCH 2022



Student wing - Setting out of partitions



Student wing - Blockwork to stair core

Sub-Structure & Super-Structure Progress

MARCH 2022



Student wing - Upper floor fire points



Student wing - Internal metal partitions & plasterboard progress

Sub-Structure & Super-Structure Progress

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Student wing - Internal metal framework & plasterboard



Student wing - Blockwork to stair core

Sub-Structure & Super-Structure Progress

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Student wing - Internal metal partitions & plasterboard



Student wing - Internal metal partitions, insulation & plasterboard

Sub-Structure & Super-Structure Progress

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Student wing - Maintenance access hatches



Student wing - Internal metal partition boarded

Sub-Structure & Super-Structure Progress

MARCH 2022



Student wing - Internal metal partitions & insulation



Student wing - Cluster rooms, general view

Sub-Structure & Super-Structure Progress

MARCH 2022



Student wing - Cluster rooms, general view



Student wing - Cluster rooms, general view

Sub-Structure & Super-Structure Progress

MARCH 2022



Student wing - Internal metal partitions, plasterboard & metal frame ceiling



Student wing - Internal fireline plasterboard boxing in

Sub-Structure & Super-Structure Progress

MARCH 2022



Student wing - Bathroom pod



Student wing - Bathroom pod

Sub-Structure & Super-Structure Progress

MARCH 2022



Residential wing - General progress photo



Residential wing - SFS & windows

Sub-Structure & Super-Structure Progress

MARCH 2022



Ground floor trenching works for drainage



Ground floor trenching works for drainage

Sub-Structure & Super-Structure Progress

MARCH 2022



Ground floor - Facing blockwork



Ground floor - Facing blockwork

Sub-Structure & Super-Structure Progress

MARCH 2022



Ground floor - General progress photo



Material storage - Internal insulation

Sub-Structure & Super-Structure Progress

MARCH 2022



Material storage - Cable trays & internal insulation



Material storage - Window frames

Sub-Structure & Super-Structure Progress

MARCH 2022



Material storage - Glazing units



Material storage - Industrial blocks

Sub-Structure & Super-Structure Progress

MARCH 2022



Material storage - Industrial blocks



Material storage - Red brick and industrial blocks

Sub-Structure & Super-Structure Progress

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Material storage - External insulation



Commercial block view - General site activity

TO FIND OUT MORE ABOUT

ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

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