

legacie



# ELEMENT - The Quarter Investors Report

IR10 APRIL 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	45% complete
Underground drainage	95% complete
Ground floor slab construction	50% complete
Steel frame structure	99% 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	65% complete
Weatherboarding	80% complete
External windows /doors & curtain walling	72% complete
External wall insulation & render	60% complete
Mansafe system	35% complete

# Sub-Structure & Super-Structure Progress

APRIL 2022



West Derby Road - Site view



West Derby Road - Site view

# Sub-Structure & Super-Structure Progress

APRIL 2022



West Derby Road - Site view



Brunswick Road - Site view



# Sub-Structure & Super-Structure Progress

APRIL 2022



Walker Street - Site view



Walker Street - Site view

# Sub-Structure & Super-Structure Progress

APRIL 2022



Walker Street - Final Mains Connection



Walker Street - Final Mains Connection

# Sub-Structure & Super-Structure Progress

APRIL 2022



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



Inner courtyard view – General progress photo

# Sub-Structure & Super-Structure Progress

APRIL 2022



Student wing – Mast climbers, external insulation & render progress



Student wing – Gable wall brickwork

# Sub-Structure & Super-Structure Progress

APRIL 2022



Secure site access for plant and deliveries



Inner courtyard view – Commercial Block

# Sub-Structure & Super-Structure Progress

APRIL 2022



Substation



Substation

# Sub-Structure & Super-Structure Progress

APRIL 2022



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



'Zig zag elevation' - External insulation, windows and weatherboard

# Sub-Structure & Super-Structure Progress

APRIL 2022



Inner courtyard – General site activity



Student wing – Render progress



# Sub-Structure & Super-Structure Progress

APRIL 2022



Terrace – Glass balustrade commenced



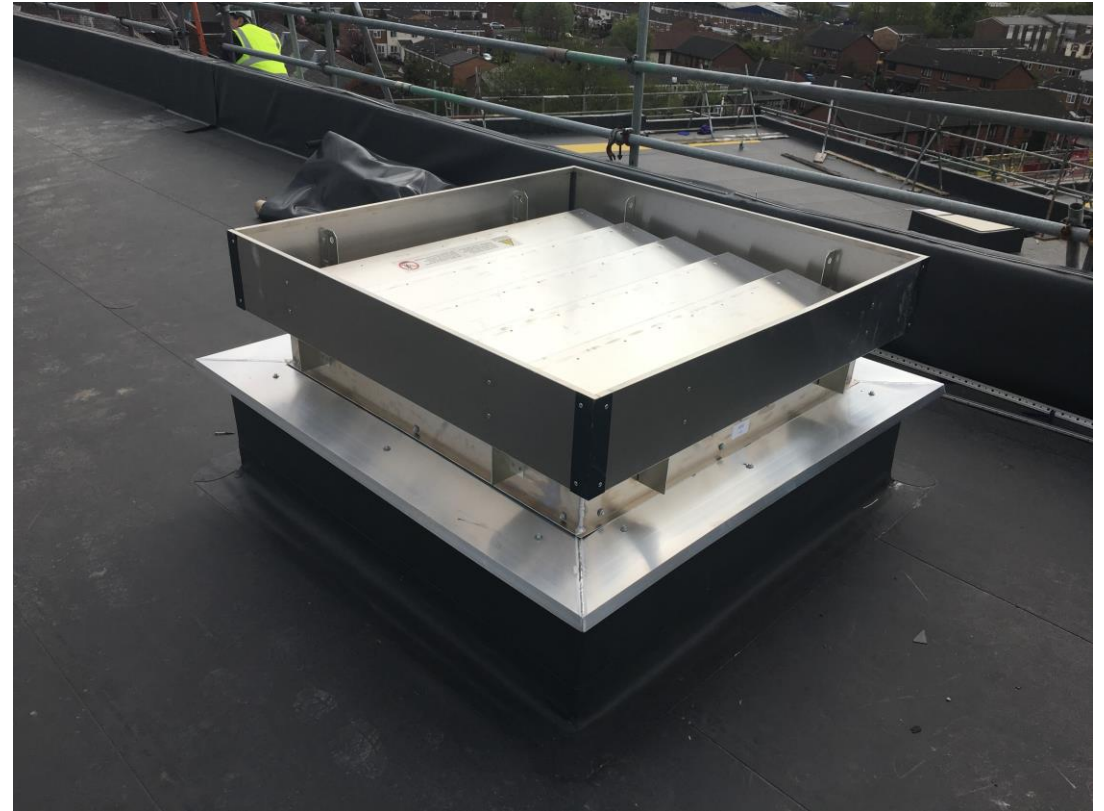
Terrace – Glass balustrade commenced

# Sub-Structure & Super-Structure Progress

APRIL 2022



Terrace – Final steel alterations



Residential wing – Flat roof vent

# Sub-Structure & Super-Structure Progress

APRIL 2022



Residential wing – Flat roof coverings progress



Residential wing – Flat roof coverings progress

# Sub-Structure & Super-Structure Progress

APRIL 2022



Commercial Block – Metal decking structure



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

# Sub-Structure & Super-Structure Progress

APRIL 2022



Commercial block – retaining wall back fill



Residential wing – General progress photo

# Sub-Structure & Super-Structure Progress

APRIL 2022



Ground floor - Under ground drainage and ground floor beams



Student wing – Undercroft parking progress

# Sub-Structure & Super-Structure Progress

APRIL 2022



Ground floor - Under ground drainage and ground floor beams



Ground floor - Under ground drainage and ground floor beams

# Sub-Structure & Super-Structure Progress

APRIL 2022



Ground floor - Under ground drainage and ground floor beams



Ground floor - Under ground drainage and ground floor beams



# Sub-Structure & Super-Structure Progress

APRIL 2022



Directional fire exit signage



Student wing – Metal framework to ceilings and drylining

# Sub-Structure & Super-Structure Progress

APRIL 2022



Student wing – Drylining



Student wing – Drylining

# Sub-Structure & Super-Structure Progress

APRIL 2022



Student wing – Drylining & plasterwork



Student wing – Drylining & plasterwork

# Sub-Structure & Super-Structure Progress

APRIL 2022



Student wing – Drylining & plasterwork



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# Sub-Structure & Super-Structure Progress

APRIL 2022



Student wing – Drylining & plasterwork



Student wing – Drylining & plasterwork

# Sub-Structure & Super-Structure Progress

APRIL 2022



Student wing – Bathroom pod



Student wing – Maintenance access hatches

# Sub-Structure & Super-Structure Progress

APRIL 2022



Site barriers being utilised



Turnstiles being utilised

# Sub-Structure & Super-Structure Progress

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Material storage – Red brick



Material storage – Insulation



# Sub-Structure & Super-Structure Progress

APRIL 2022



Material storage – Insulation



Site waste

# Sub-Structure & Super-Structure Progress

APRIL 2022



Material storage – concrete blocks



General site activity

# Sub-Structure & Super-Structure Progress

APRIL 2022



General site activity



General site activity

TO FIND OUT MORE ABOUT

## ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

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