

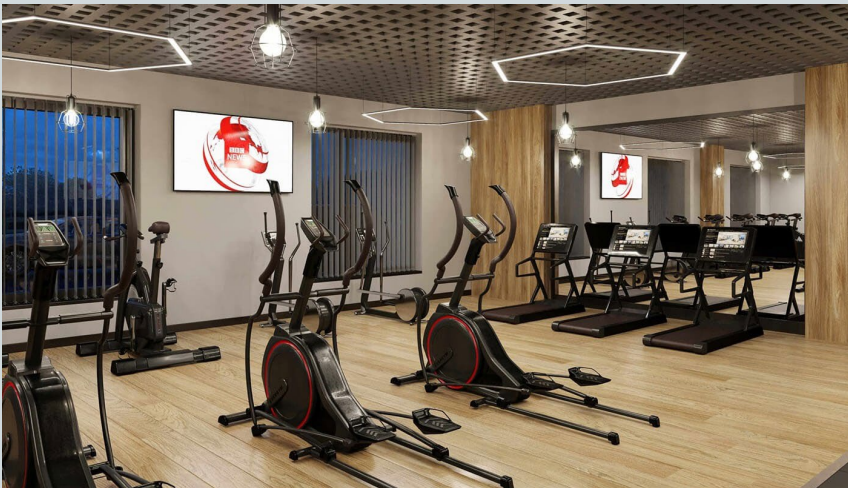
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ELEMENT - The Quarter Investors Report

IR11 May 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

M A Y 2 0 2 2

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	60% complete
Underground drainage	95% complete
Ground floor slab construction	10% complete
Steel frame structure	100% complete
Upper suspended steel floor structure	100% complete
Internal staircase structure	100% complete
Sub-structure masonry walls	100% complete
Fire coating steel framework	96% complete
Structural framework forming external walls	80% complete
Scaffolding & mast climber access	95% complete
Flat roof structure	100% complete
Flat roof coverings including balconies	75% complete
Weatherboarding	84% complete
External windows /doors & curtain walling	85% complete
External wall insulation & render	65% complete
Mansafe system	48% complete

Sub-Structure & Super-Structure Progress

MAY 2022



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

MAY 2022



Brunswick Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

MAY 2022



West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

MAY 2022



Walker Street - Site view



Walker Street - Site view

Sub-Structure & Super-Structure Progress

MAY 2022



Walker Street - Site view



Inner courtyard view – General progress photo

Sub-Structure & Super-Structure Progress

MAY 2022



Inner courtyard view – Render application & cladding progress



Inner courtyard view – Render application & cladding progress

Sub-Structure & Super-Structure Progress

MAY 2022



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



Inner courtyard view – Commercial Block

Sub-Structure & Super-Structure Progress

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External inspection chamber



General site activity

Sub-Structure & Super-Structure Progress

MAY 2022



Substation



Secure gated access

Sub-Structure & Super-Structure Progress

MAY 2022



Terrace – Glass balustrade support



Residential wing – Flat roof coverings progress

Sub-Structure & Super-Structure Progress

MAY 2022



Residential wing – Flat roof coverings progress



Residential wing – Flat roof coverings progress

Sub-Structure & Super-Structure Progress

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Student wing – Undercroft parking progress



Student wing – Undercroft parking progress

Sub-Structure & Super-Structure Progress

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Student wing – Under croft parking progress



Ground floor - Under ground drainage and ground floor beams

Sub-Structure & Super-Structure Progress

MAY 2022



Ground floor - Under ground drainage and ground floor beams



Ground floor – Tanking to lift core

Sub-Structure & Super-Structure Progress

MAY 2022



Student wing (Upper Floors) – General record photograph



Student wing – Lift core

Sub-Structure & Super-Structure Progress

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Student wing – Kitchen units commenced



Student wing – Internal floor finishes commenced

Sub-Structure & Super-Structure Progress

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Student wing – Boarding of partitions on-going



Student wing – Boarding of partitions on-going

Sub-Structure & Super-Structure Progress

MAY 2022



Student wing – Boarding of partitions on-going



Student wing – Boarding of partitions on-going

Sub-Structure & Super-Structure Progress

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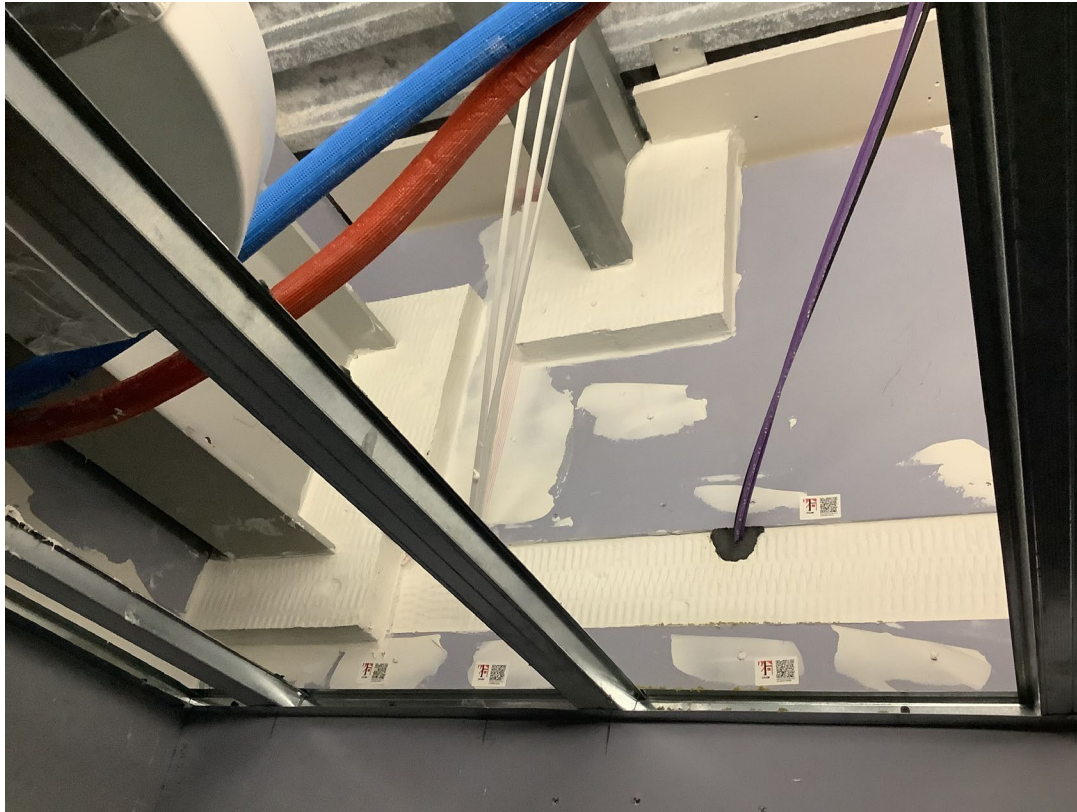
Student wing – Boarding of partitions on-going



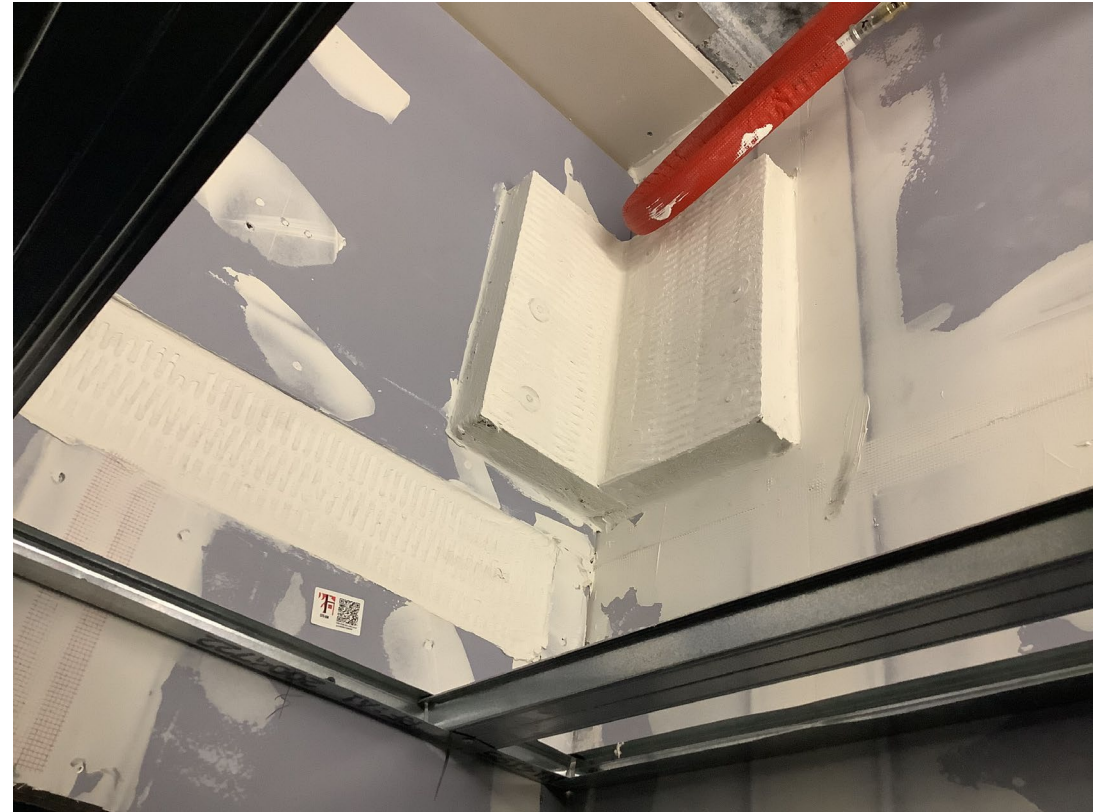
Student wing – Firestopping works on-going

Sub-Structure & Super-Structure Progress

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Student wing – Firestopping works on-going



Insert Student wing – Firestopping works on-going

Sub-Structure & Super-Structure Progress

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Student wing – Drylining & plasterwork



Student wing – Drylining & plasterwork

Sub-Structure & Super-Structure Progress

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Fire call points



Directional fire exit signage

Sub-Structure & Super-Structure Progress

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Material storage – Internal lifts



Material storage – KERS energy recovery units

Sub-Structure & Super-Structure Progress

MAY 2022



Material storage – KERS energy recovery units



Material storage – KERS energy recovery units

Sub-Structure & Super-Structure Progress

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Material storage – Plasterboard



Material storage – Insulation

Sub-Structure & Super-Structure Progress

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Material storage – Multi-finish plaster



Material storage – Kitchen units

Sub-Structure & Super-Structure Progress

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Material storage – Insulation



Site waste

TO FIND OUT MORE ABOUT

ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

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WWW.LEGACIE.CO.UK

By Appointment Only
Unit 4 Connect Business Village
Liverpool, L5 9PR
+44 (0) 151 207 9990