

legacie



ELEMENT - The Quarter Investors Report

IR12 June 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	4% 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	93% complete
Structural framework forming external walls	75% complete
Scaffolding & mast climber access	95% complete
Flat roof structure	90% complete
Flat roof coverings including balconies	68% complete
Weatherboarding	85% complete
External windows /doors & curtain walling	78% complete
External wall insulation & render	65% complete
Mansafe system	48% complete

Sub-Structure & Super-Structure Progress

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Walker Street - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

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West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

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Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

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Student Wing – Render application & cladding progress



Student Wing – Render application & cladding progress

Sub-Structure & Super-Structure Progress

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Residential wing – SFS, weatherboard and windows



Residential wing – SFS, weatherboard and windows

Sub-Structure & Super-Structure Progress

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'Zig-zag' elevation - General progress photo



Commercial Block - SFS, weatherboard and windows

Sub-Structure & Super-Structure Progress

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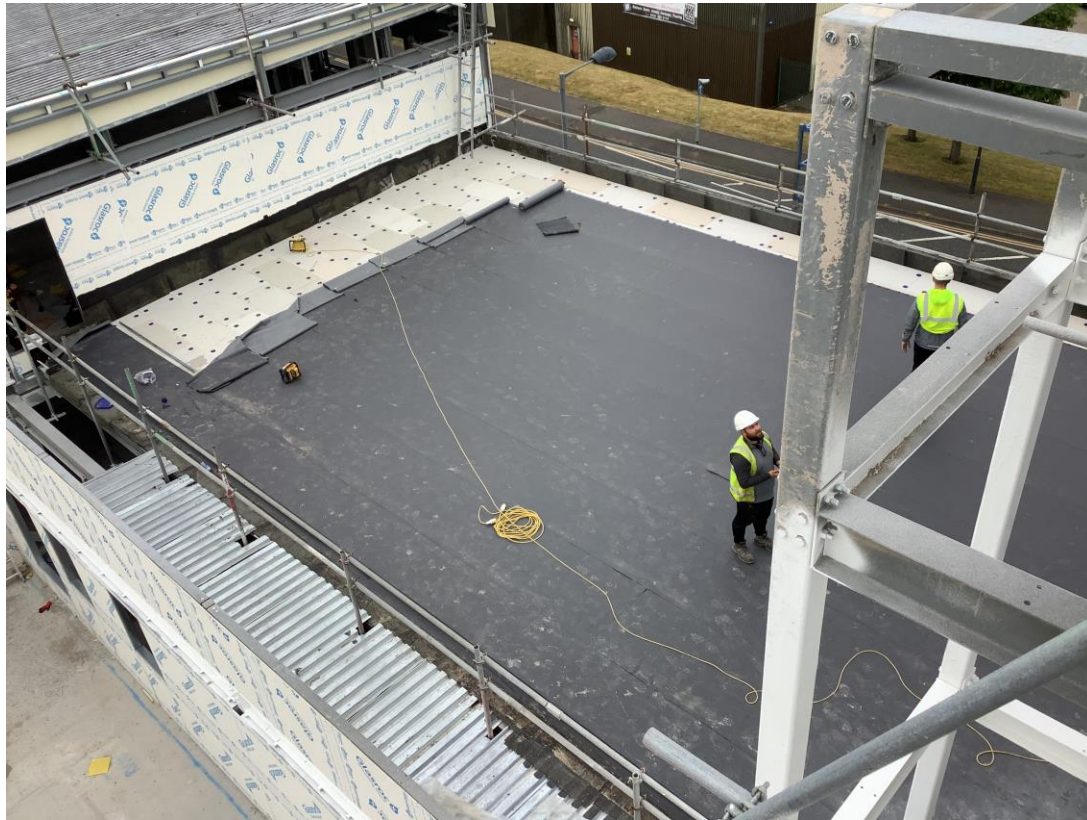
Residential wing – Flat roof coverings progress



Commercial block – Flat roof construction progress

Sub-Structure & Super-Structure Progress

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Commercial block – Flat roof coverings progress



Residential wing – External brickwork on-going

Sub-Structure & Super-Structure Progress

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Residential wing – External brickwork on-going



External circular concrete manhole

Sub-Structure & Super-Structure Progress

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External drainage works



Scissor life / access platform

Sub-Structure & Super-Structure Progress

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Student wing – 1st fix M&E on-going



Student wing – Undercroft parking progress

Sub-Structure & Super-Structure Progress

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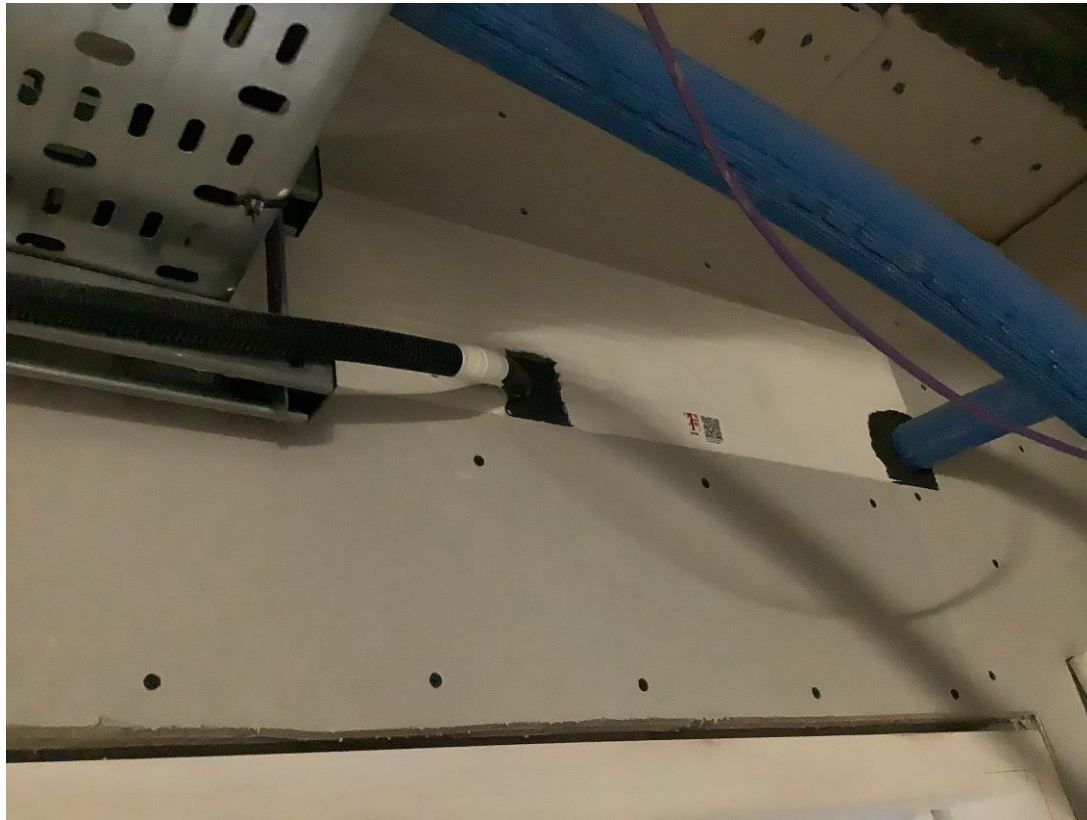
Residential wing – Fire coating steelwork



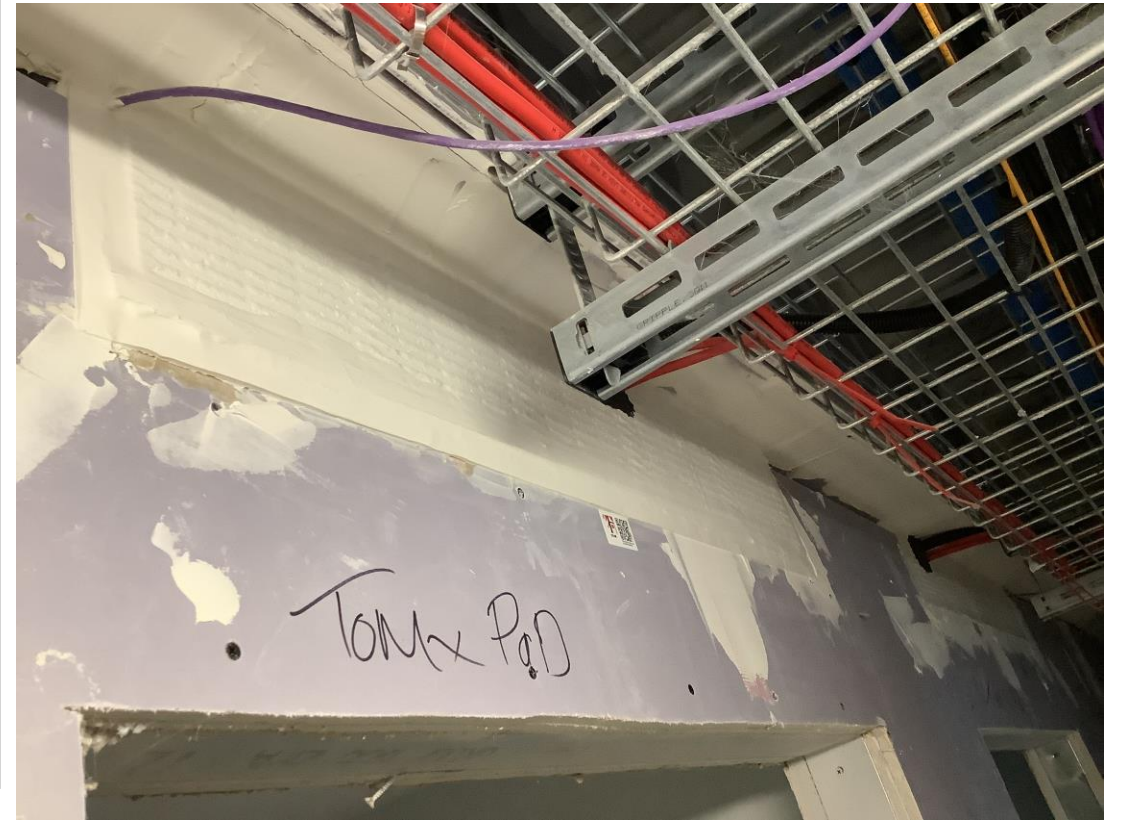
Commercial block – Fire coating steelwork

Sub-Structure & Super-Structure Progress

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Student wing – Fire stopping works on-going



Student wing – Fire stopping works on-going

Sub-Structure & Super-Structure Progress

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Student wing – Joinery, floor finishes and internal decorations



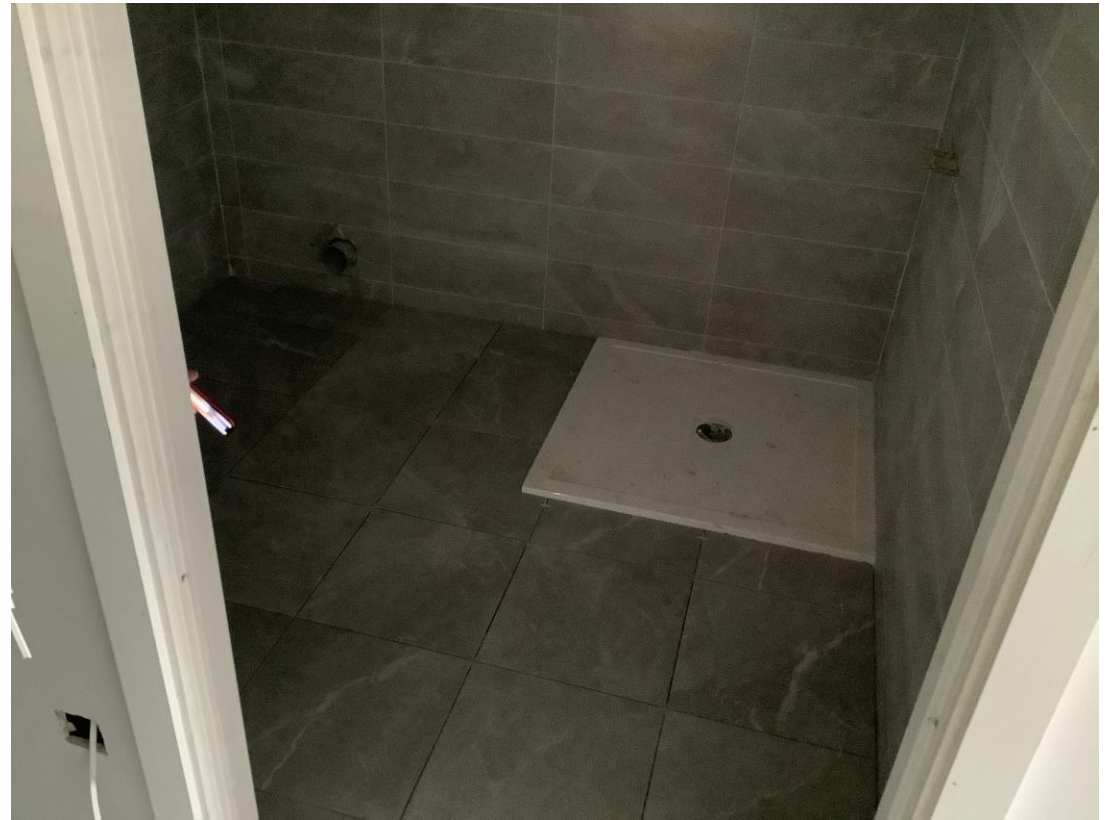
Student wing – Joinery, floor finishes and internal decorations

Sub-Structure & Super-Structure Progress

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Student wing – Joinery, floor finishes and internal decorations



Student wing – DDA bathroom fitting on-going

Sub-Structure & Super-Structure Progress

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Student wing – Kitchen units on-going



Student wing – Kitchen units on-going

Sub-Structure & Super-Structure Progress

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Residential wing – Boarding of recessed drainage installation



Residential wing – Boarding of partitions on-going

Sub-Structure & Super-Structure Progress

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Residential wing – Boarding of partitions on-going



Residential wing – General record photograph

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

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Student wing – 1st Fix electrical installations



Student wing – Plastering to internal walls

Sub-Structure & Super-Structure Progress

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Student wing – Plastering to internal walls



Material storage – Block and red brick

Sub-Structure & Super-Structure Progress

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Material storage – Self-levelling screed



Material storage – Gypsum plaster

Sub-Structure & Super-Structure Progress

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Material storage – Knauf insulation



Material storage – Insulation and glazing panels

Sub-Structure & Super-Structure Progress

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Material storage – Insulation and glazing panels



Material storage – Mechanical equipment

Sub-Structure & Super-Structure Progress

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Material storage – Metal trunking



Material storage – Cross sections to external ballustrade

TO FIND OUT MORE ABOUT

ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

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