

legacie



ELEMENT - The Quarter Investors Report

IR13 July 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

JULY 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	8% complete
Underground drainage	96% complete
Ground floor slab construction	55% 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	94% complete
Structural framework forming external walls	78% complete
Scaffolding & mast climber access	96% complete
Flat roof structure	92% complete
Flat roof coverings including balconies	72% complete
Weatherboarding	85% complete
External windows /doors & curtain walling	78% complete
External wall insulation & render	65% complete
Mansafe system	50% complete

Sub-Structure & Super-Structure Progress

JULY 2022



Secure site entrance



Walker Street - Site view

Sub-Structure & Super-Structure Progress

JULY 2022



West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

JULY 2022



West Derby Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

JULY 2022



Brunswick Road - Site view



Student Wing – Render application & cladding progress

Sub-Structure & Super-Structure Progress

JULY 2022



Residential Wing – Render application & cladding progress



'Zig-zag' elevation - General progress photo

Sub-Structure & Super-Structure Progress

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Commercial Block - SFS, weatherboard and windows



External excavation works

Sub-Structure & Super-Structure Progress

JULY 2022



Commercial block – Flat roof coverings progress



Commercial block – SFS & weatherboarding

Sub-Structure & Super-Structure Progress

JULY 2022



Ground Floor drainage works



Ground Floor drainage works

Sub-Structure & Super-Structure Progress

JULY 2022



Lift core tanking



Ground Floor drainage works

Sub-Structure & Super-Structure Progress

JULY 2022



Brickwork to stair core on-going



Brickwork to stair core

Sub-Structure & Super-Structure Progress

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External wall brick & blockwork



Site barriers and turnstile being utilised

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

JULY 2022



Student wing – Plasterboard & joinery



Student wing – DDA bathroom fitting on-going

Sub-Structure & Super-Structure Progress

JULY 2022



Student wing – Kitchen units on-going



Student wing – Kitchen units on-going

Sub-Structure & Super-Structure Progress

JULY 2022



Residential wing – Boarding of recessed drainage installation



Residential wing – Self levelling screed preparation

Sub-Structure & Super-Structure Progress

JULY 2022



Residential wing – Boarding of partitions on-going



Residential wing – Plastering to internal walls

Sub-Structure & Super-Structure Progress

JULY 2022



Residential wing – Plastering to internal walls on-going



Residential wing – Plastering to internal walls on-going

Sub-Structure & Super-Structure Progress

JULY 2022



Student wing / Upper floors – Metal frame ceiling



Student wing / Upper floors – Insulation & boarding of partition walls

Sub-Structure & Super-Structure Progress

JULY 2022



Student wing / Upper floors – Insulation & boarding of partition walls



Student wing / Upper floors – Boarding of partition walls

Sub-Structure & Super-Structure Progress

JULY 2022



Student wing / Upper floors – Boarding of partition walls



Student wing / Upper floors – Boarding of partition walls

Sub-Structure & Super-Structure Progress

JULY 2022



Material storage – Self-levelling screed



Material storage – Gypsum plaster

Sub-Structure & Super-Structure Progress

JULY 2022



Material storage – Red brick



Material storage – Insulation and glazing panels

Sub-Structure & Super-Structure Progress

JULY 2022



Material storage – Glazing panels



Material storage – Rockwool insulation

TO FIND OUT MORE ABOUT

ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

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