

legacie



ELEMENT - The Quarter Investors Report

IR14 August 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	80% complete
Underground drainage	98% complete
Ground floor slab construction	55% 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	100% complete
Structural framework forming external walls	93% complete
Scaffolding & mast climber access	98% complete
Flat roof structure	100% complete
Flat roof coverings including balconies	87% complete
Weatherboarding	87% complete
External windows /doors & curtain walling	78% complete
External wall insulation & render	65% complete
Mansafe system	60% complete

Sub-Structure & Super-Structure Progress

AUGUST 2022



Secure site entrance



Walker Street - Site view

Sub-Structure & Super-Structure Progress

AUGUST 2022



West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

AUGUST 2022



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

AUGUST 2022



Brunswick Road - Site view



Student wing – MEWP & cladding progress

Sub-Structure & Super-Structure Progress

AUGUST 2022



Student Wing – Cladding progress



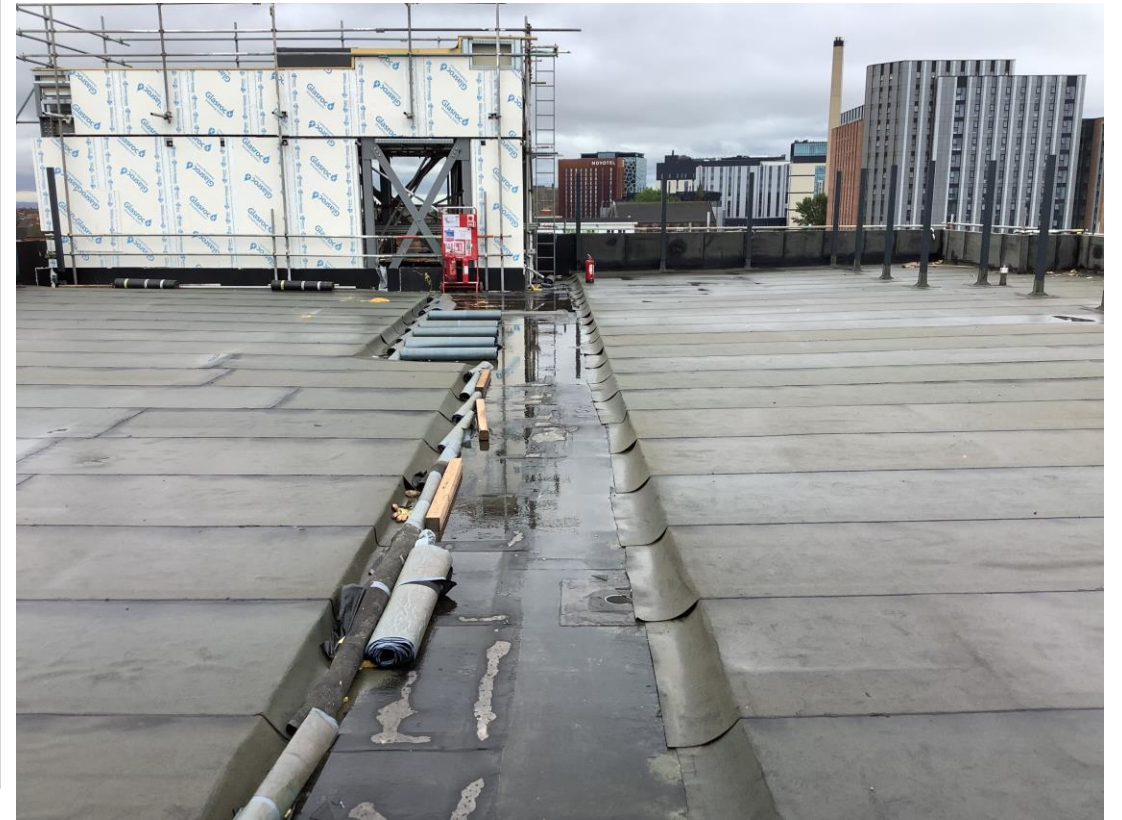
Residential Wing – Mast climbers installed to inner courtyard elevation

Sub-Structure & Super-Structure Progress

AUGUST 2022



Commercial Block – SFS, weatherboard and windows



Commercial Block – Flat roof coverings on-going

Sub-Structure & Super-Structure Progress

AUGUST 2022



Commercial Block – External metal balustrade



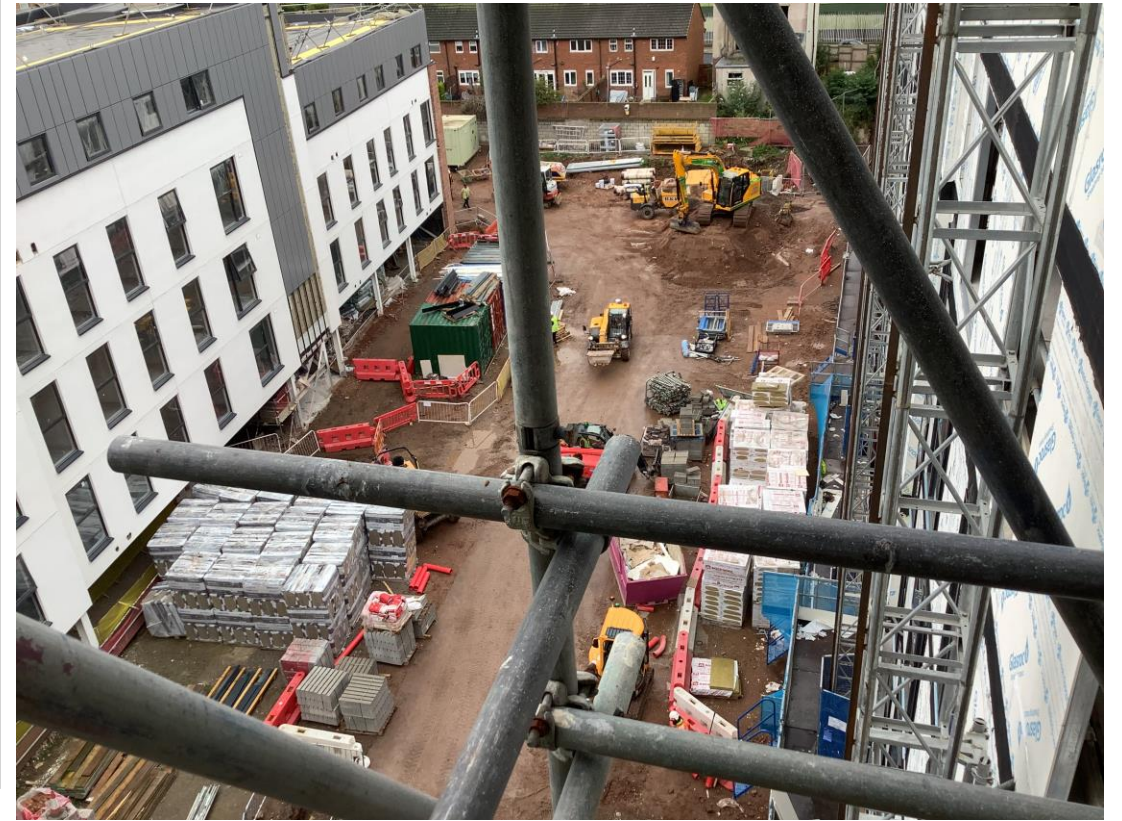
Commercial Block – External metal balustrade

Sub-Structure & Super-Structure Progress

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'Zig-zag' Elevation – Windows & render progress



General site activity

Sub-Structure & Super-Structure Progress

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Residential Wing – Under ground drainage works



Residential Wing – Under ground drainage works

Sub-Structure & Super-Structure Progress

AUGUST 2022



Residential Wing - Lift core tanking



Commercial Block - Ground infill and site levelling

Sub-Structure & Super-Structure Progress

AUGUST 2022



Commercial Block – Under ground drainage & site levelling works



Commercial Block – Under ground drainage

Sub-Structure & Super-Structure Progress

AUGUST 2022



Commercial Block - Retaining wall on-going



Commercial Block – Under ground drainage

Building Structure

Element – The Quarter, Liverpool
New Build Development

Element – The Quarter Internal Fit-out Construction Progress

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Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	0% complete
Above ground drainage	100% complete
Partition walls installation	55% complete
Apartment ceiling installation	50% complete
Plaster finishes walls and ceilings	30% complete
1st fix electrical	80% complete
1st fix plumbing and heating	73% complete
Kitchen units and appliances	15% complete
Doorframes	32% complete
Skirting and architrave	30% complete
Bathroom sanitary fittings	44% complete
Wall and floor tiling	12% complete
Carpet and floor finishes	18% complete
Doors and ironmongery	14% complete
Decorations	23% complete
2 nd fix electrical	11% complete
2 nd fix plumbing and heating	8% complete
General fixtures and fittings	0% complete

Sub-Structure & Super-Structure Progress

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Student Wing – Installation of CCTV to undercroft parking area



Student Wing – Fire stopping works

Sub-Structure & Super-Structure Progress

AUGUST 2022



Student Wing – Internal doorframes and boarding of ceilings & partitions



Student Wing – Kitchen units on-going

Sub-Structure & Super-Structure Progress

AUGUST 2022



Student wing – Joinery and internal decorations



Student wing – Internal finishes and decorations

Sub-Structure & Super-Structure Progress

AUGUST 2022



Student Wing - Bathroom tiles and shower tray



Student Wing – Concrete floor surface preparations

Sub-Structure & Super-Structure Progress

AUGUST 2022



Student Wing – Cluster room doors installed and protected



Residential Wing – 1st Fix Mechanical works

Sub-Structure & Super-Structure Progress

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Residential Wing – Studio walls & ceilings being skimmed



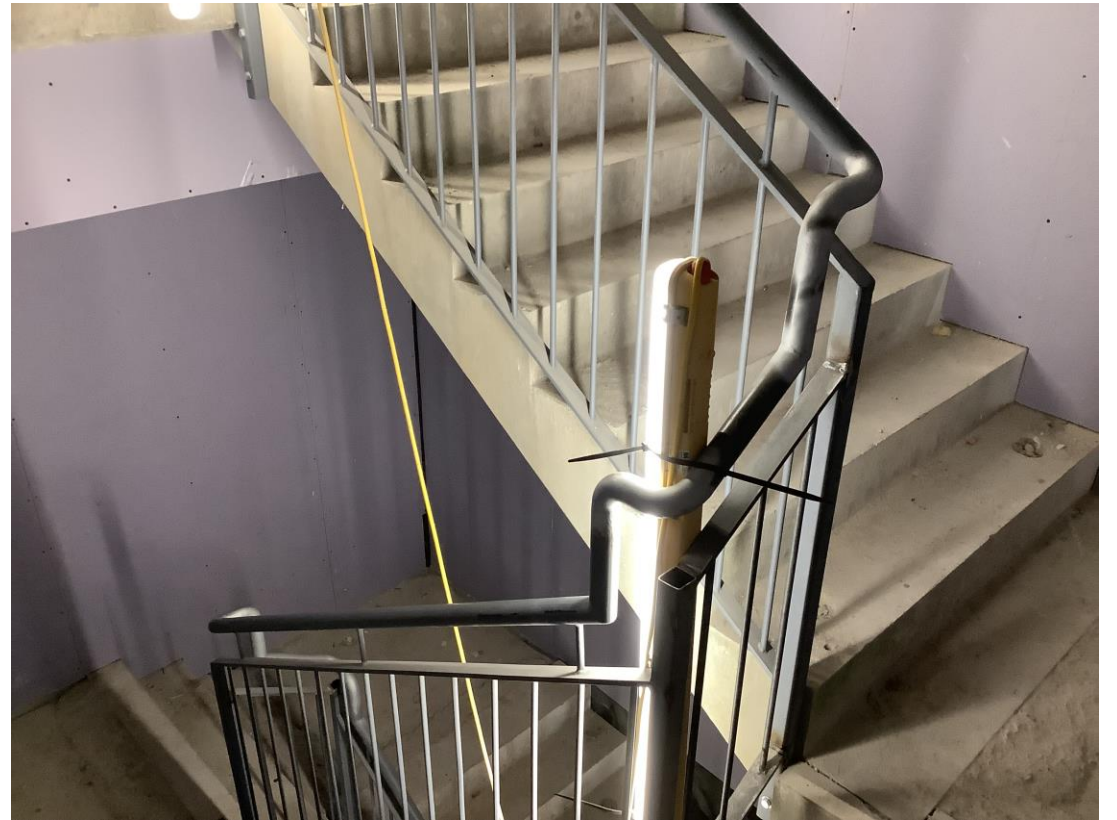
Residential Wing – Studio walls & ceilings being skimmed

Sub-Structure & Super-Structure Progress

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Residential Wing – Handrail & balustrade installation



Residential Wing – Handrail & balustrade installation

Sub-Structure & Super-Structure Progress

AUGUST 2022



Residential Wing – Boarding of partitions to circulation areas



Residential Wing - Fire stopping works

Sub-Structure & Super-Structure Progress

AUGUST 2022



Residential Block – Studio walls boarded & skimmed



Residential Block – Boarding of metal partitions to circulation areas

Sub-Structure & Super-Structure Progress

AUGUST 2022



Residential Block – Boarding of partitions to circulation areas



Residential Block – Boarding of partitions & erection of metal ceiling

Sub-Structure & Super-Structure Progress

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Material storage – Steel reinforcement



Material storage – Steel reinforcement

Sub-Structure & Super-Structure Progress

AUGUST 2022



Material storage – Window frame units



Material storage – Glazing panels

Sub-Structure & Super-Structure Progress

AUGUST 2022



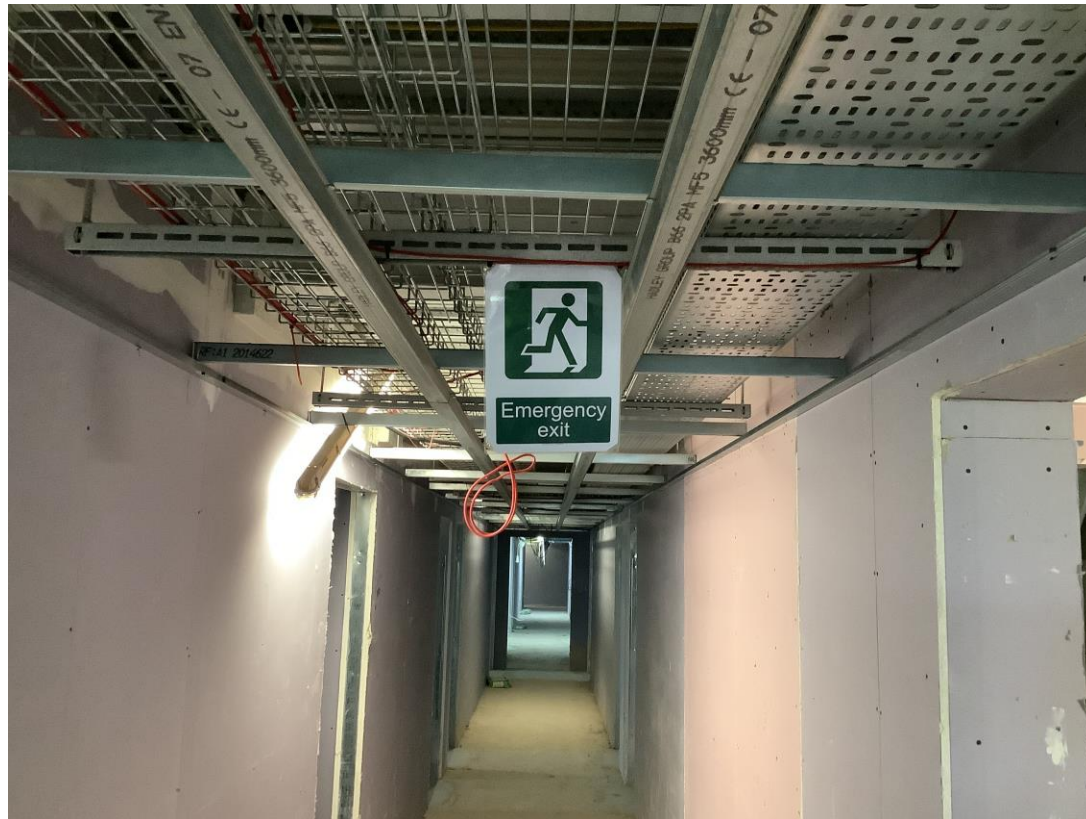
Material storage – KERS units



Material storage – Timber door frames

Sub-Structure & Super-Structure Progress

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Residential Block – Fire exit signage



Residential Block – Fire call point

Sub-Structure & Super-Structure Progress

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Protected walkways



Turnstile being utilised

TO FIND OUT MORE ABOUT

ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

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