

legacie



# ELEMENT - The Quarter Investors Report

IR15 September 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

SEPTEMBER 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	85% complete
Underground drainage	99% complete
Ground floor slab construction	60% 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	95% complete
Scaffolding & mast climber access	99% complete
Flat roof structure	100% complete
Flat roof coverings including balconies	89% complete
Weatherboarding	87% complete
External windows /doors & curtain walling	80% complete
External wall insulation & render	75% complete
Mansafe system	60% complete

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Secure site entrance



Walker Street - 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

SEPTEMBER 2022



Brunswick Road - Site view



Student wing – Cladding progress

# Sub-Structure & Super-Structure Progress

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Student Wing – Cladding progress



Residential Wing – External insulation to inner courtyard elevation

# Sub-Structure & Super-Structure Progress

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Residential Wing – SFS, weatherboard and mast climbers



'Zig-zag' Elevation – Windows and render

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Commercial Block – SFS, weatherboard and mast climbers



Underground drainage works on-going

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Temporary edge protection installed



Temporary edge protection installed

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



'Zig-zag' Elevation – Temporary scaffold installed



General site activity

# Sub-Structure & Super-Structure Progress

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Residential Wing – Under ground drainage works on-going



Residential Wing – Under ground drainage works on-going



# Sub-Structure & Super-Structure Progress

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Residential Wing - Lift core tanking complete



Residential Block – External wall blockwork on-going

# Sub-Structure & Super-Structure Progress

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Commercial Block – External wall foundations on-going



Commercial Block - Retaining wall complete

# Sub-Structure & Super-Structure Progress

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Commercial Block – Ground floor concrete slab preparations



Commercial Block – Ground floor concrete slab preparations

# 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
Lift installation	40% complete
Above ground drainage	100% complete
Partition walls installation	55% complete
Apartment ceiling installation	50% complete
Plaster finishes walls and ceilings	35% complete
1st fix electrical	86% complete
1st fix plumbing and heating	82% complete
Kitchen units and appliances	27% complete
Doorframes	35% complete
Skirting and architrave	35% complete
Bathroom sanitary fittings	45% complete
Wall and floor tiling	24% complete
Carpet and floor finishes	36% complete
Doors and ironmongery	32% complete
Decorations	30% complete
2 <sup>nd</sup> fix electrical	11% complete
2 <sup>nd</sup> fix plumbing and heating	8% complete
General fixtures and fittings	0% complete

# Sub-Structure & Super-Structure Progress

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Student Wing – Internal doors to maintenance cupboards



Student Wing – Fire doors

# Sub-Structure & Super-Structure Progress

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Student Wing – Internal doors, doorframes and architraves



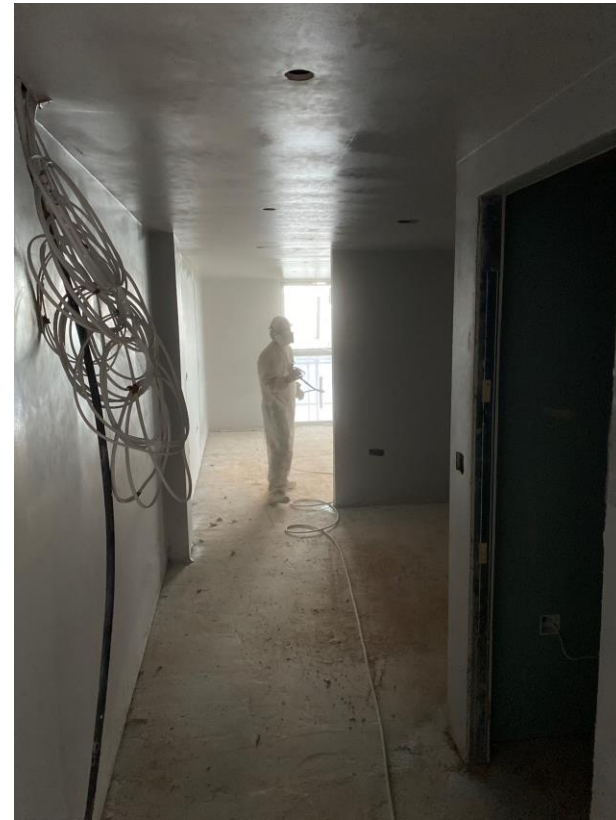
Student Wing – Internal doors, doorframes and architraves

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Student Wing – Plaster to circulation areas



Student wing – Internal decorations on-going

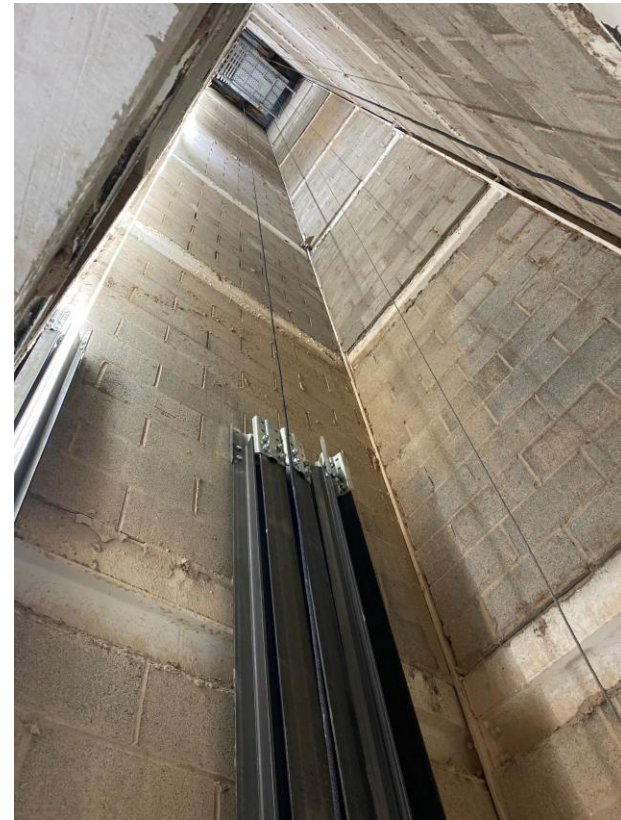


# Sub-Structure & Super-Structure Progress

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Student wing – Internal decorations on-going



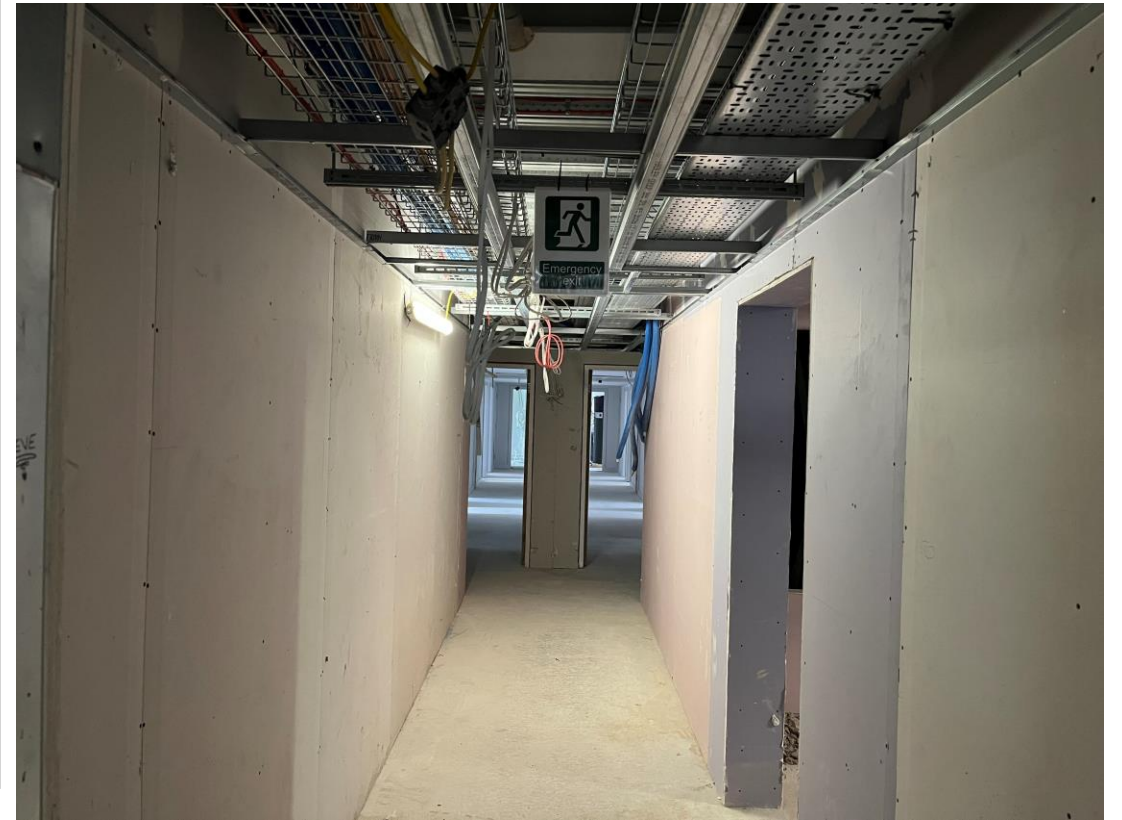
Student wing – Lift installation on-going

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Student Wing – Kitchen units on-going



Student Wing – Boarding of partitions to circulation areas on-going

# Sub-Structure & Super-Structure Progress

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Student Wing – Door furniture commenced



Student Wing – KERS Units installation commenced

# Sub-Structure & Super-Structure Progress

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Student Wing – Electrical consumer units on-going



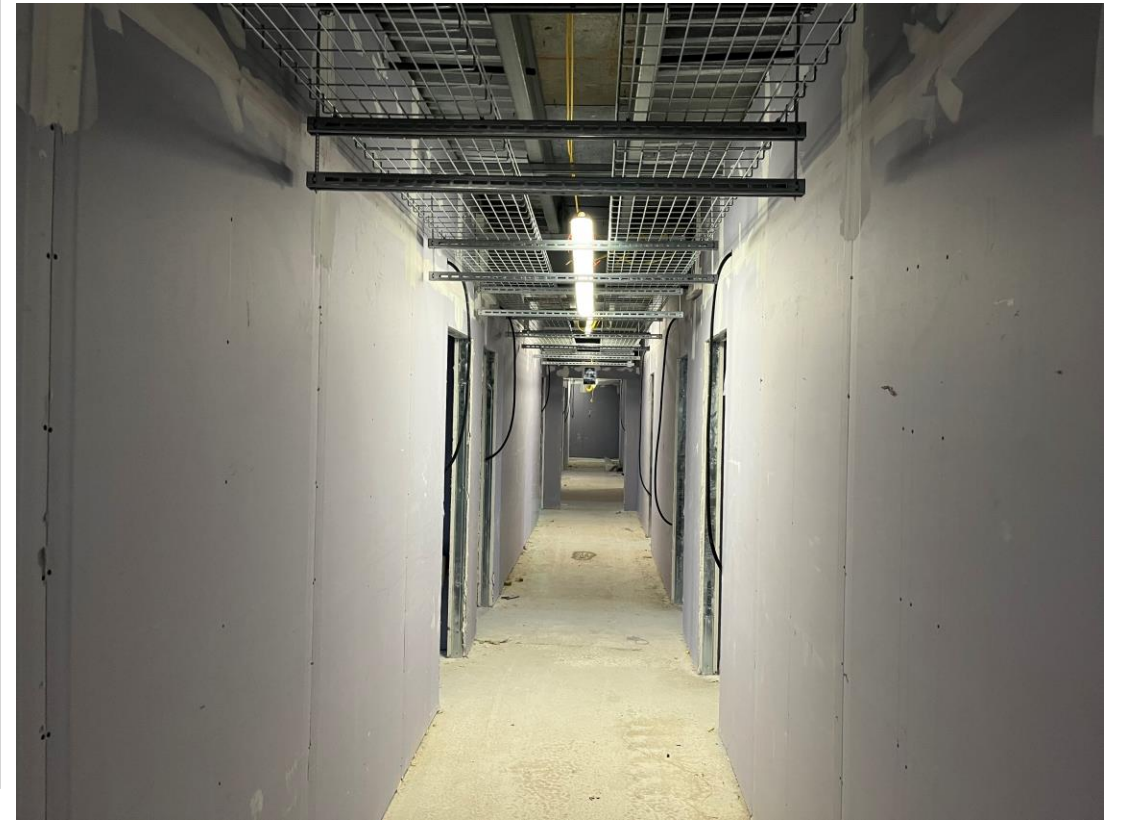
Student Wing – Fire stopping works to upper floors on-going

# Sub-Structure & Super-Structure Progress

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Residential Wing – Cable trays on-going



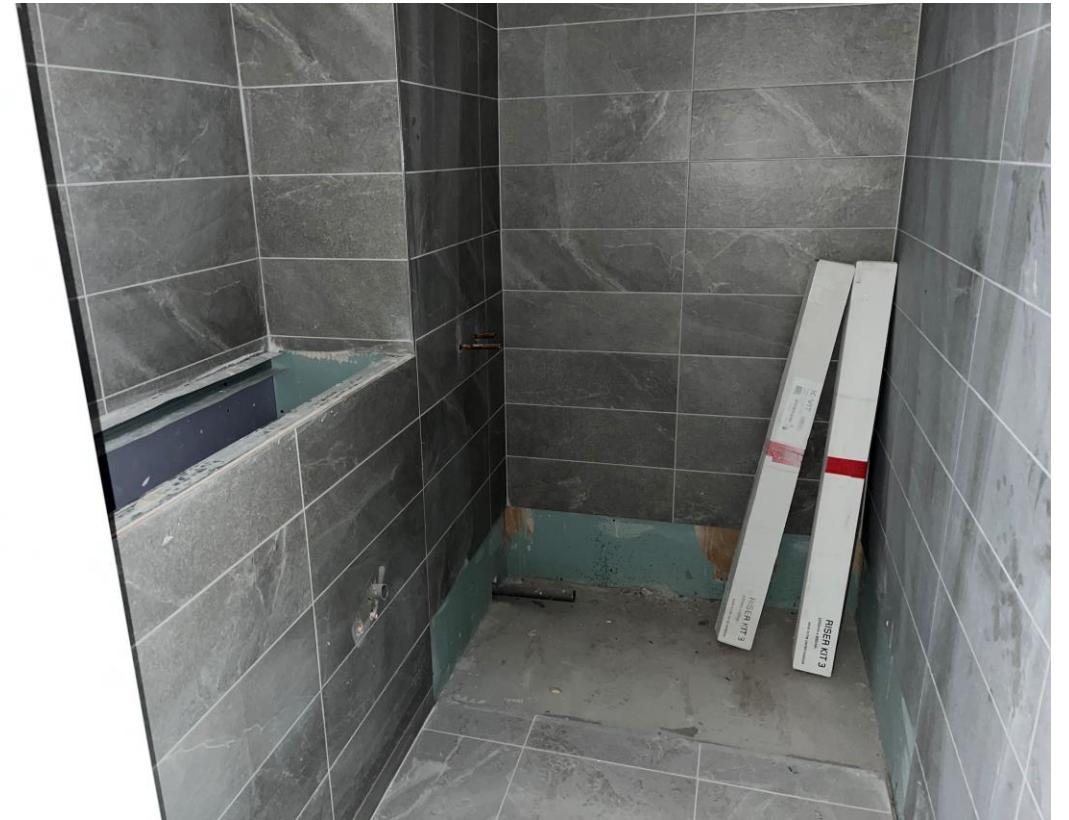
Residential Wing – Boarding of partitions to circulation areas

# Sub-Structure & Super-Structure Progress

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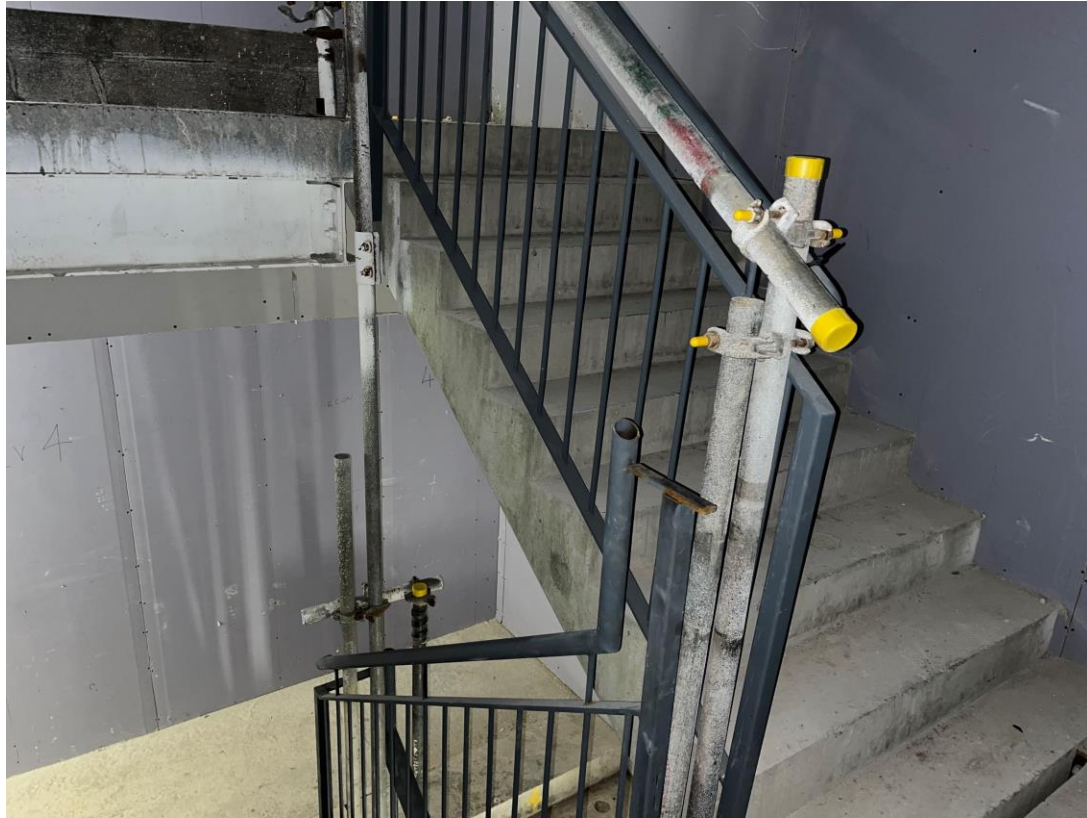
Residential Wing – Boarding of partitions to circulation areas



Residential Wing – Wall and floor tiling

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Residential Wing – Balustrade installation on-going



Residential Wing – Fire stopping works

# Sub-Structure & Super-Structure Progress

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Material storage – Steel reinforcement



Material storage – Rocksil Insulation



# Sub-Structure & Super-Structure Progress

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Material storage – Glazing panels



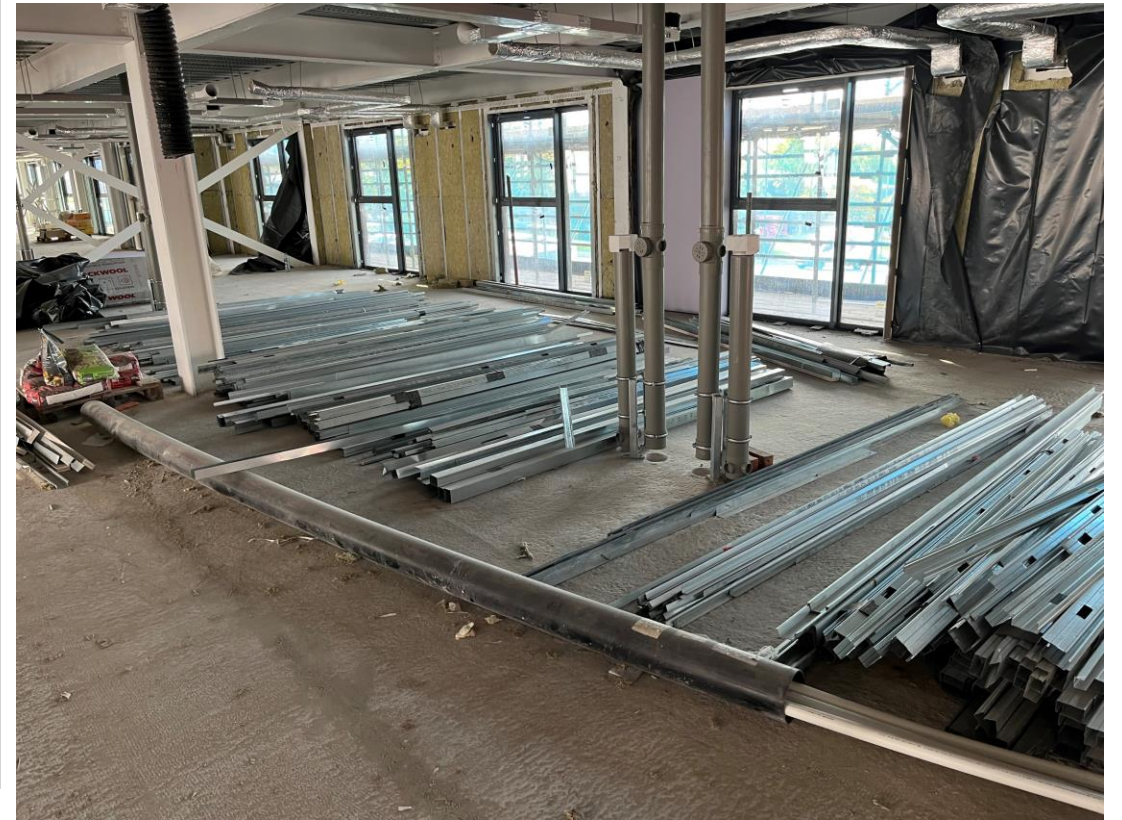
Material storage – Red brick and industrial block

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Material storage – Cable trays



Material storage – Metal stud framing

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2022



Material storage – KERS units



Material storage – Insulation and roofing materials

# 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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