

legacie



# ELEMENT - The Quarter Investors Report

IR16 October 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



Low Hill, Liverpool L6 1EJ

## 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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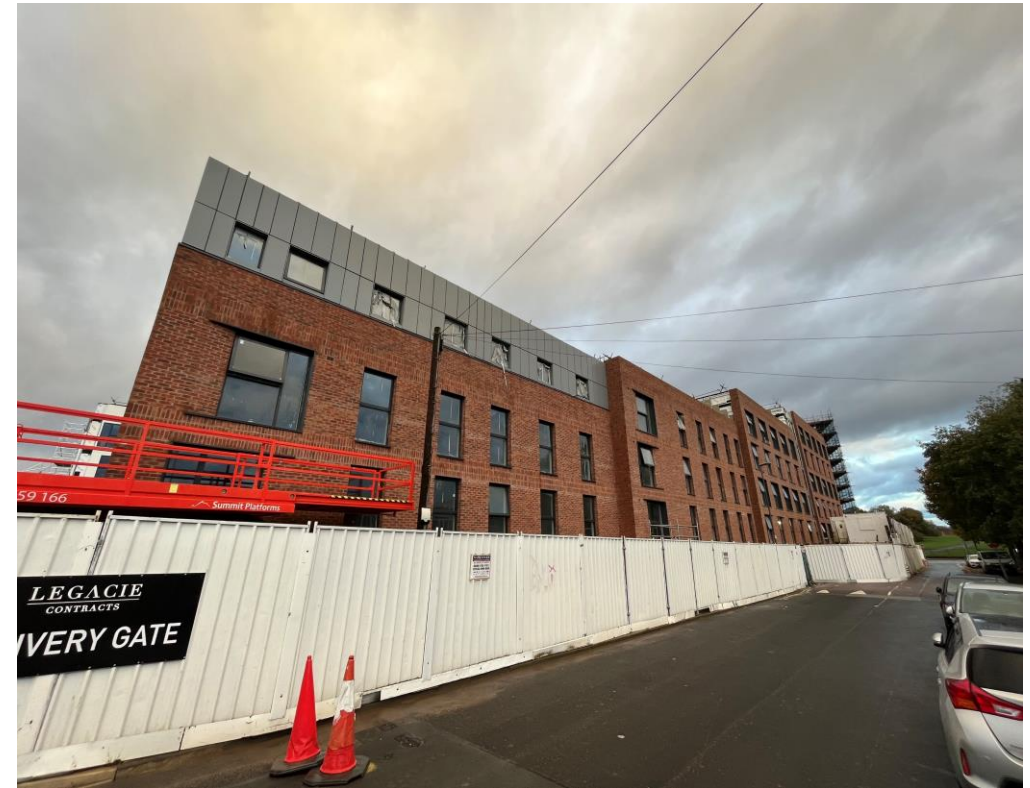
|   |               |
|---|---------------|
| Site compound and temporary supplies        | 100% complete |
| Demolition and site clearance               | 100% complete |
| Ground infill and site levelling            | 100% complete |
| Piling foundations                          | 100% complete |
| Retaining walls, concrete beam foundations  | 85% complete  |
| Underground drainage                        | 99% complete  |
| Ground floor slab construction              | 46% 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           | 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

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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

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Brunswick Road - Site view



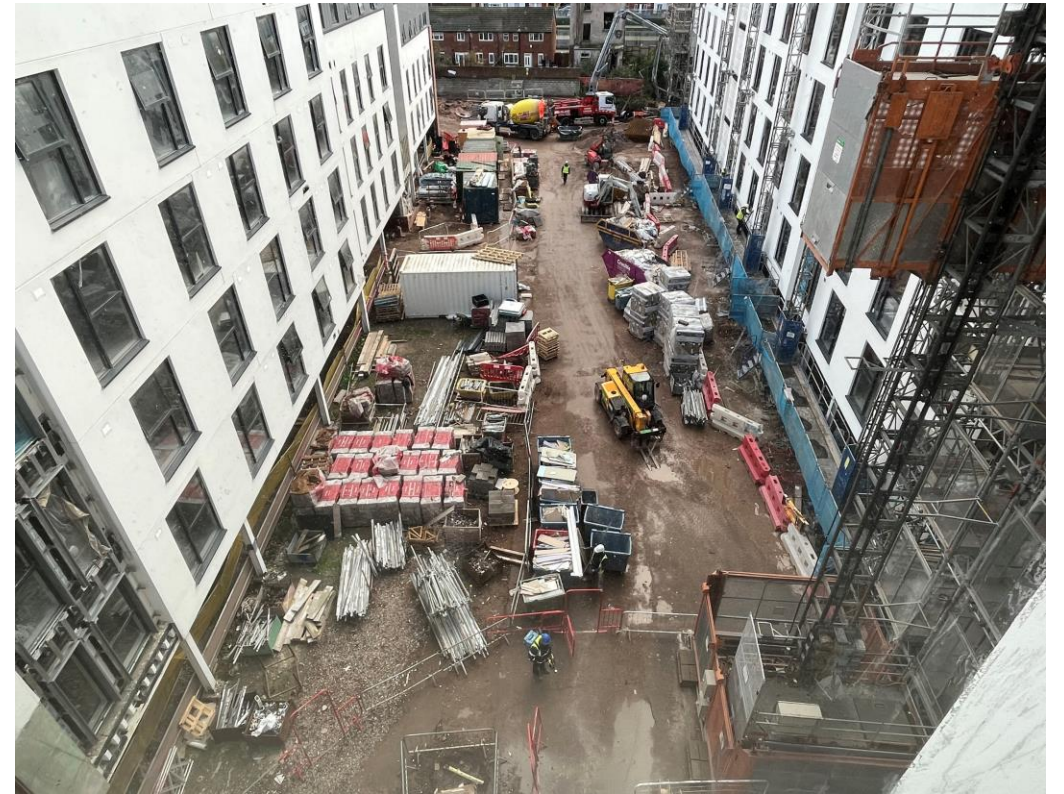
Student wing – Cladding installation ongoing

# Sub-Structure & Super-Structure Progress

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'Zig-zag' Elevation – Render & render coat decoration



General site activity

# Sub-Structure & Super-Structure Progress

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Residential Wing – Render coat applied to inner courtyard elevation



Residential Wing – Render coat decorated to inner courtyard elevation

# Sub-Structure & Super-Structure Progress

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Residential Wing – Render coat applied to inner courtyard elevation



Residential Wing – Render coat decorated to inner courtyard elevation

# Sub-Structure & Super-Structure Progress

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Student Wing – External insulation and cladding on-going



Student Wing – External insulation and cladding on-going

# Sub-Structure & Super-Structure Progress

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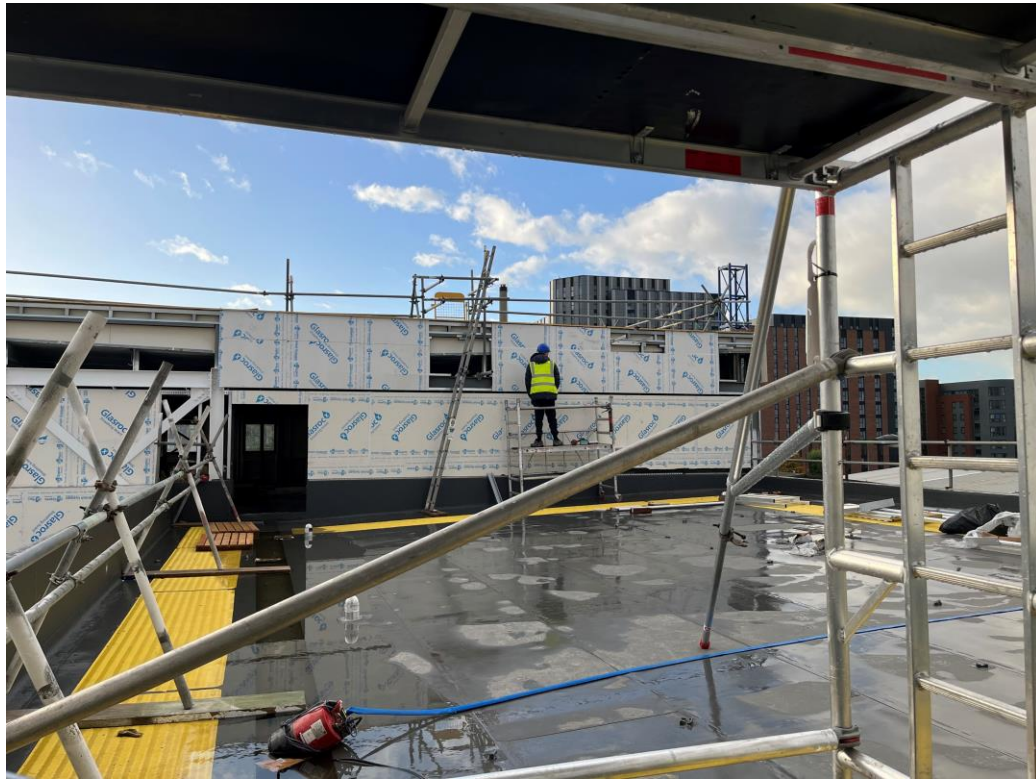
Student Wing – Mansafe system on-going



Student Wing – External insulation and cladding on-going

# Sub-Structure & Super-Structure Progress

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Commercial Block – Weatherboarding on-going



Commercial Block – Temporary edge protection



# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Commercial Block – Weatherboarding on-going



Residential wing – External elevation brickwork on-going

# Sub-Structure & Super-Structure Progress

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Residential wing – External elevation brickwork on-going



Residential wing – External elevation brickwork on-going

# Sub-Structure & Super-Structure Progress

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Protected walkways



Turnstile being utilised

# Sub-Structure & Super-Structure Progress

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Material storage - Acoustic partition roll



Material storage – Steel reinforcement

# Sub-Structure & Super-Structure Progress

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Commercial Block – Scaffolding erection commenced



Commercial Block – Scaffolding erection on-going

# Sub-Structure & Super-Structure Progress

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Student Wing – Brickwork to stair Core 5 on-going



Student Wing – Brickwork and blockwork to stair Core 5 Progress

# Sub-Structure & Super-Structure Progress

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Residential Block – Under ground drainage works on-going



Residential Block – Under ground drainage works and ground levelling

# Sub-Structure & Super-Structure Progress

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Communal area – Ground floor slab preparation



Communal area – Ground floor slab preparation



# Sub-Structure & Super-Structure Progress

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Commercial Block – Ground floor slab rebar installation



Commercial Block – Ground floor concrete slab pour

# Sub-Structure & Super-Structure Progress

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Commercial Block – Ground floor concrete slab preparations



Commercial Block – Rebar installation and concrete slab pour

# Sub-Structure & Super-Structure Progress

OCTOBER 2022



Commercial Block – Ground floor concrete slab preparations



Commercial Block – Rebar installation and concrete slab pour

# Sub-Structure & Super-Structure Progress

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Material storage – Laminate flooring



Material storage – Kitchen units

# Sub-Structure & Super-Structure Progress

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Material storage – KERS units



Material storage – Kingspan Insulation

# Sub-Structure & Super-Structure Progress

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Material storage – Industrial block



Material storage – Rockwool insulation

# 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             | 69% complete  |
| Apartment ceiling installation           | 50% complete  |
| Plaster finishes walls and ceilings      | 55% complete  |
| 1st fix electrical                       | 86% complete  |
| 1st fix plumbing and heating             | 82% complete  |
| Kitchen units and appliances             | 36% complete  |
| Doorframes                               | 40% complete  |
| Skirting and architrave                  | 38% complete  |
| Bathroom sanitary fittings               | 45% complete  |
| Wall and floor tiling                    | 24% complete  |
| Carpet and floor finishes                | 44% complete  |
| Doors and ironmongery                    | 32% complete  |
| Decorations                              | 30% complete  |
| 2 <sup>nd</sup> fix electrical           | 19% complete  |
| 2 <sup>nd</sup> fix plumbing and heating | 10% complete  |
| General fixtures and fittings            | 0% complete   |



# Sub-Structure & Super-Structure Progress

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Material storage – Rockwool insulation



Material storage – Skirting boards

# Sub-Structure & Super-Structure Progress

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Material storage – Window units



Material storage – Red brick

# Sub-Structure & Super-Structure Progress

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Stairwell floor screed installed



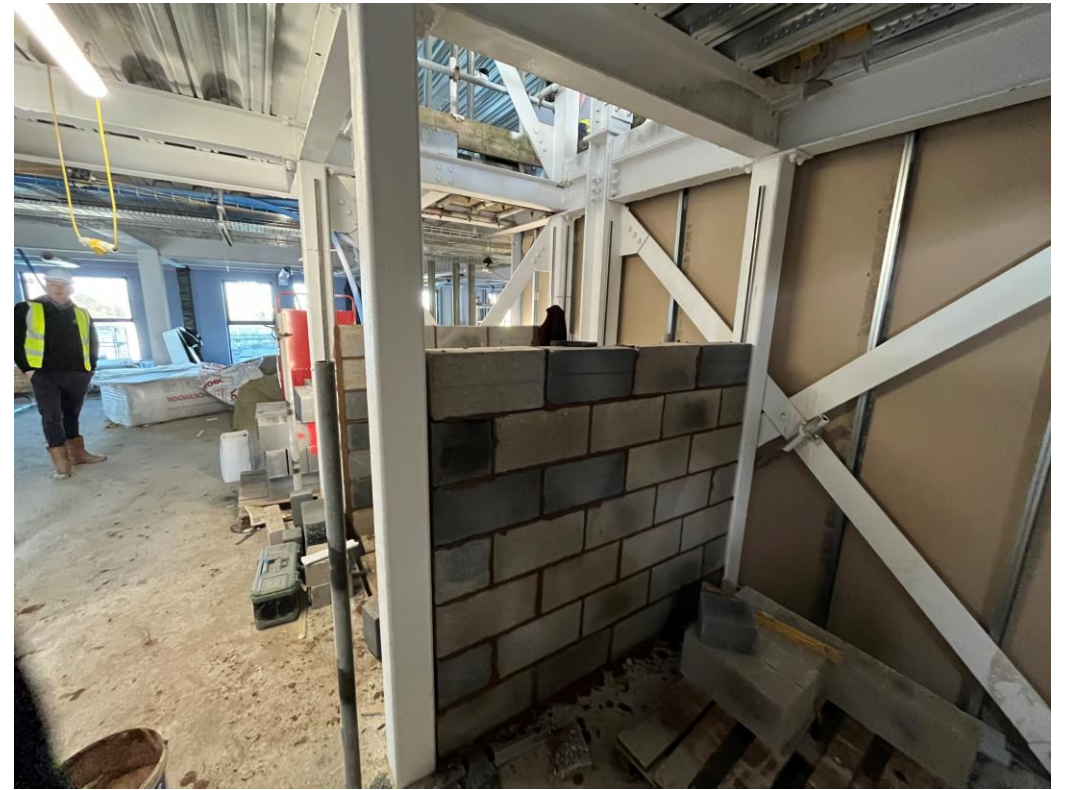
Fire stopping works

# Sub-Structure & Super-Structure Progress

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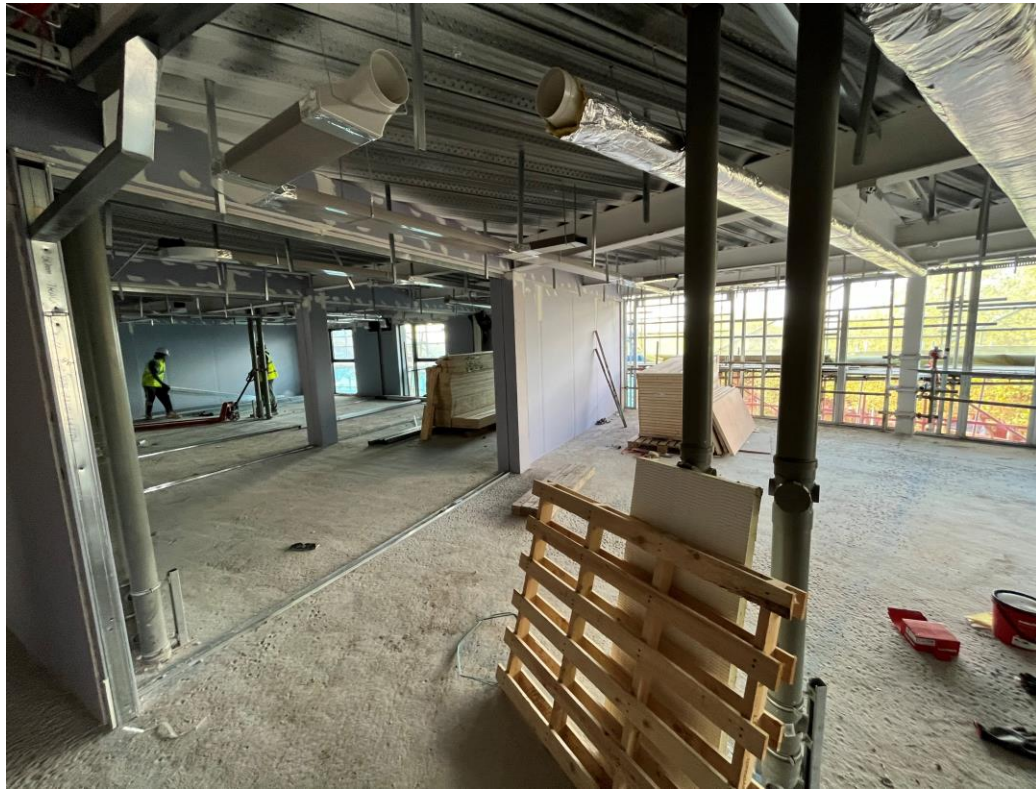
Residential Wing – Pattress, insulation and boarding of walls



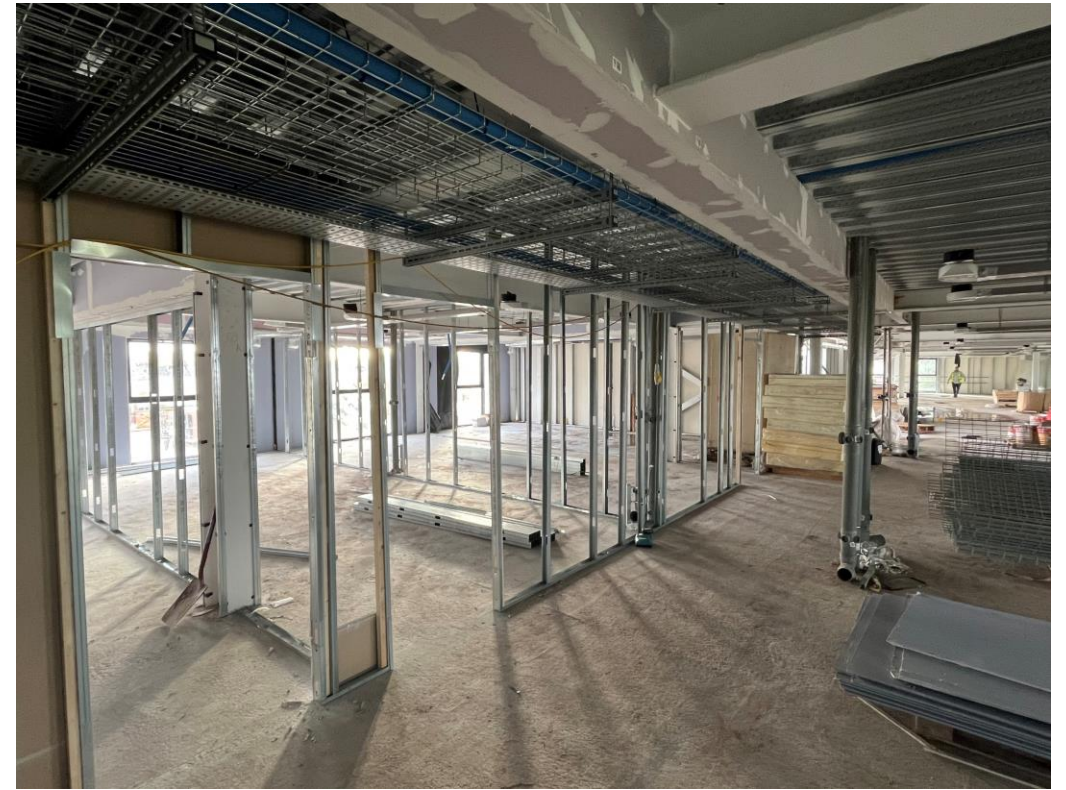
Residential Wing – Blockwork to lift Core 3 on-going

# Sub-Structure & Super-Structure Progress

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Residential Wing – SFS & erection and boarding of partition walls on-going



Residential Wing – Setting out and erection of partitions

# Sub-Structure & Super-Structure Progress

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Residential Wing – Insulation and boarding of partition walls on-going



Residential Wing – Fire stopping works and cable trays on-going

# Sub-Structure & Super-Structure Progress

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Residential Wing – Setting out partitions



Residential Wing – Erection and boarding of partition walls

# Sub-Structure & Super-Structure Progress

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Residential Wing– Metal ceiling grid on-going



Residential Wing– Metal ceiling grid on-going



# Sub-Structure & Super-Structure Progress

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Student Wing – Lift installation



Student Wing – Lift installation

# Sub-Structure & Super-Structure Progress

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Student Wing – Fire exit signage



Residential Block – Fire call point

# Sub-Structure & Super-Structure Progress

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Student Wing – Plaster skim studio walls and ceilings



Student Wing – Plaster skim studio walls and ceilings

# Sub-Structure & Super-Structure Progress

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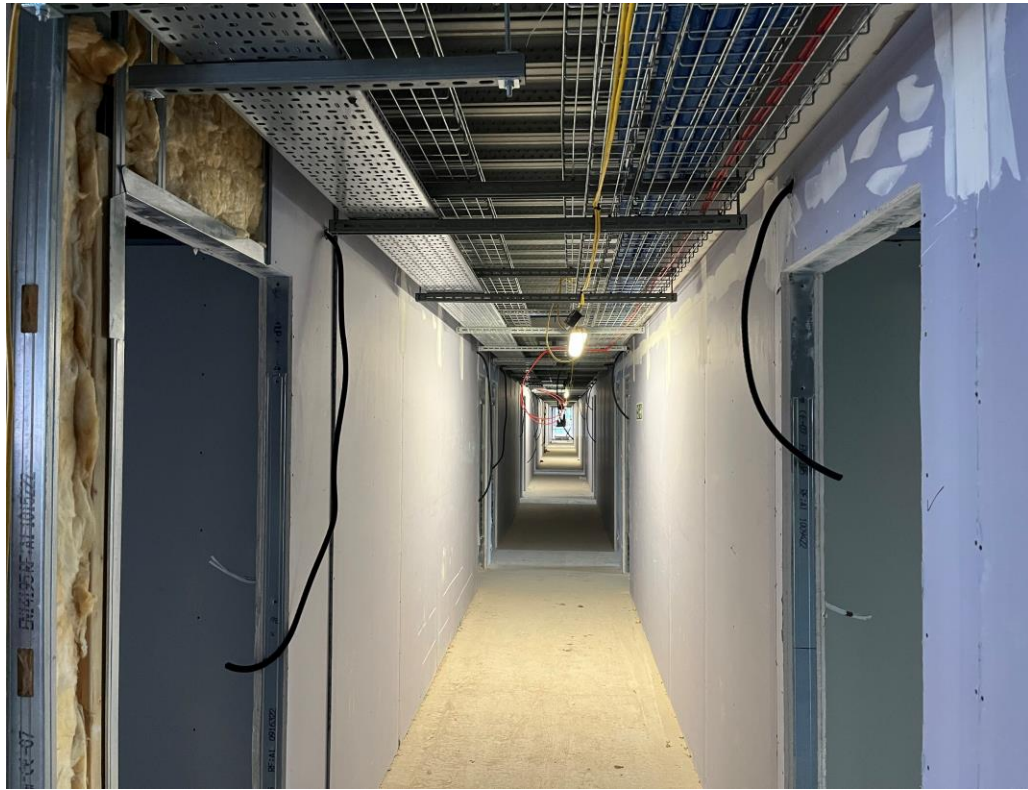
Residential Wing – Plaster work on-going



Residential Wing – Plaster work on-going

# Sub-Structure & Super-Structure Progress

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Residential Wing – Boarding of partitions to circulation areas



Residential Wing – Plaster skim walls and ceilings on-going

# Sub-Structure & Super-Structure Progress

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Student Wing – Internal finishes on-going



Student Wing – Light installation

# Sub-Structure & Super-Structure Progress

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Student Wing – Bathroom appliances on-going



Student Wing – KERS unit installation

# Sub-Structure & Super-Structure Progress

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Residential Wing – Internal finishes on-going



Residential Wing – Internal finishes on-going

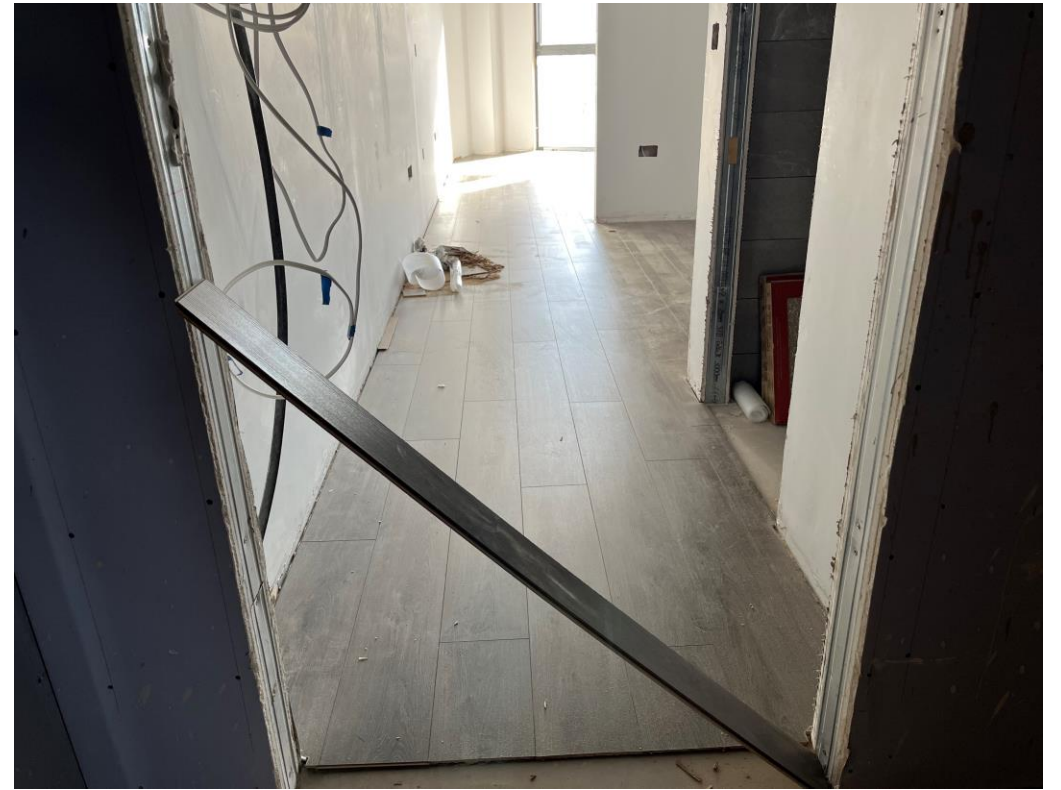


# Sub-Structure & Super-Structure Progress

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Residential Wing – Latex screed on-going



Residential Wing – Laminate flooring on-going

# Sub-Structure & Super-Structure Progress

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Student Wing – Show bathroom



Student Wing – Show kitchen and living area

# Sub-Structure & Super-Structure Progress

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Student Wing – Kitchen on-going



Student Wing – Kitchen on-going and KERS unit installation

# Sub-Structure & Super-Structure Progress

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Student Wing – Internal doors and Ironmongery on-going



Student Wing – Ironmongery installation on-going

# Sub-Structure & Super-Structure Progress

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Student Wing – Show room



Student Wing – Panel wall heater installed

# Sub-Structure & Super-Structure Progress

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Student Wing – Show room



Student Wing – Show room

TO FIND OUT MORE ABOUT

## ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

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