

legacie



ELEMENT - The Quarter Investors Report

IR17 November 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

NOVEMBER 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	89% 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	96% complete
Scaffolding & mast climber access	99% complete
Flat roof structure	100% complete
Flat roof coverings including balconies	98% complete
Weatherboarding	96% complete
External windows /doors & curtain walling	95% complete
External wall insulation & render	98% complete
Mansafe system	98% complete

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Secure site entrance



Walker Street - Site view

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Commercial Block – Internal elevation



Student wing – Cladding installation ongoing

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Student Wing – External insulation and cladding on-going



Student Wing – External insulation and cladding on-going

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



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



General site activity

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Residential Wing – Render coat decorated to inner courtyard elevation



Residential Wing – Render coat decorated to inner courtyard elevation

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Student Wing – Roof works and cladding ongoing



Student Wing – Roof works and cladding ongoing

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Residential Wing – Weatherboard installation ongoing



Residential Wing – Weatherboard installation ongoing

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Residential Wing – Weatherboarding and edge protection



Commercial Block – Weatherboarding and roof works ongoing

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Commercial Block – Weatherboarding on-going



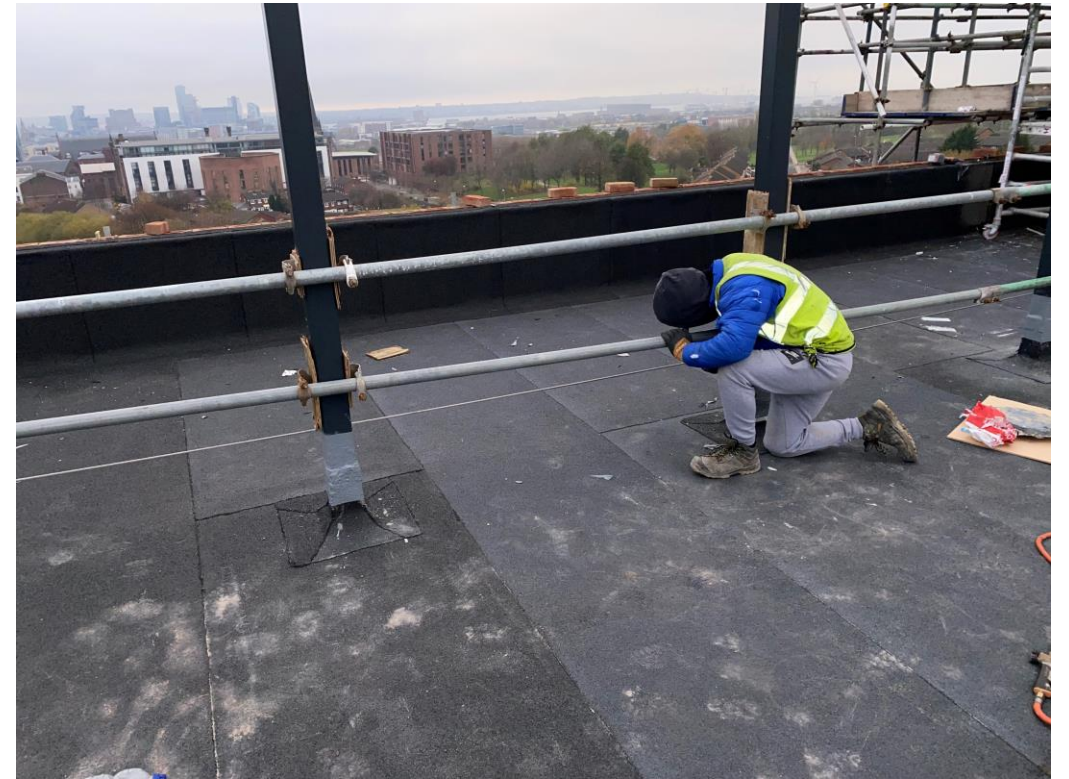
Commercial Block – Mansafe, weatherboarding and edge protection

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Commercial Block – Waterproofing to upstand columns



Commercial Block – Waterproofing to upstand columns

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Protected walkways



Turnstile being utilised

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Residential Wing – Ground levelling and under ground drainage



Student Wing – External brickwork and cladding ongoing

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



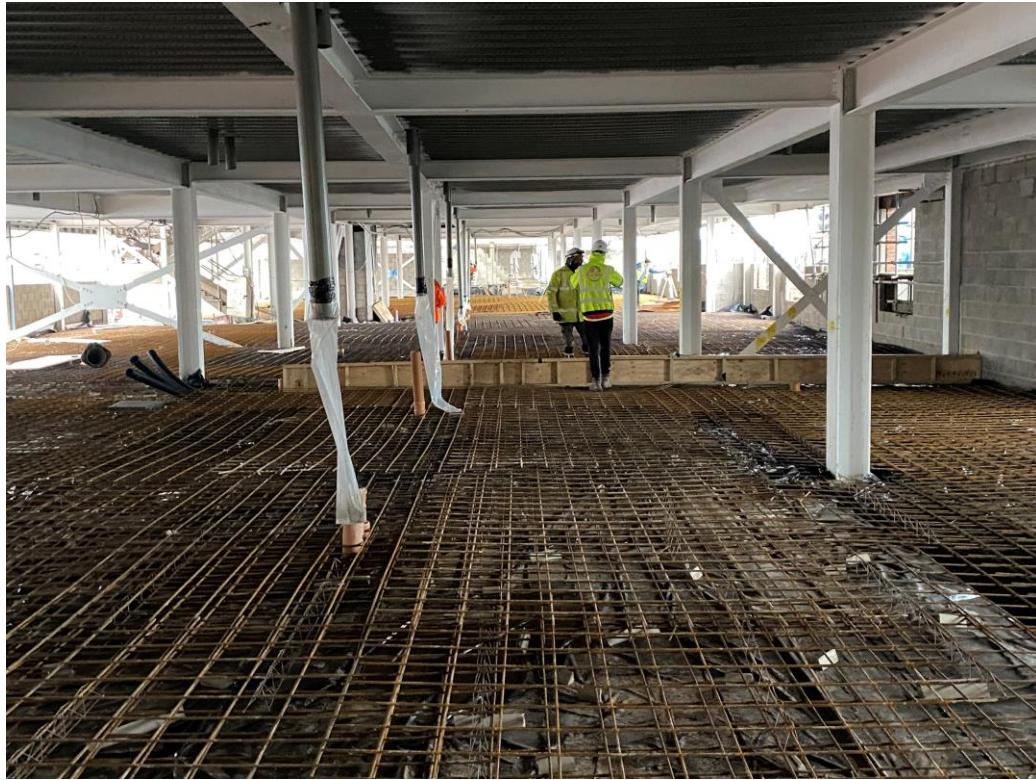
Residential Wing – Ground floor slab preparation ongoing



Residential Wing – Ground floor slab preparation and rebar installation

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Residential Wing – Ground floor slab rebar installation



Residential Wing – Ground floor slab rebar installation

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Residential Wing –Blockwork ongoing



Residential Wing – Internal blockwork ongoing

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Commercial Units – General site activity



Commercial Units – Internal blockwork cavity wall ongoing

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Material Storage – Wienerberger brick



Material Storage – Steel lintels

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Residential Wing – External brickwork ongoing



Residential Wing – External brickwork progress

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Student Wing – External brickwork ongoing



Student Wing – External brickwork

Internal Fit-out

Element – The Quarter, Liverpool
New Build Development

Element – The Quarter Internal Fit-out Construction Progress

NOVEMBER 2022

Core drilling for services	100% complete
Lift installation	50% complete
Above ground drainage	100% complete
Partition walls installation	80% complete
Apartment ceiling installation	65% complete
Plaster finishes walls and ceilings	51% complete
1st fix electrical	78% complete
1st fix plumbing and heating	84% complete
Kitchen units and appliances	36% complete
Doorframes	47% complete
Skirting and architrave	44% complete
Bathroom sanitary fittings	17% complete
Wall and floor tiling	29% complete
Carpet and floor finishes	49% complete
Doors and ironmongery	39% complete
Decorations	39% complete
2 nd fix electrical	42% complete
2 nd fix plumbing and heating	27% complete
General fixtures and fittings	1% complete

Internal Fitout

NOVEMBER 2022



Material storage wall linings



Material storage internal doors

Internal Fitout

NOVEMBER 2022



Material storage – KERS units



Material storage – Insulation Roll

Internal Fitout

NOVEMBER 2022



Material Storage – Internal doors



Material Storage – Door frames

Internal Fitout

NOVEMBER 2022



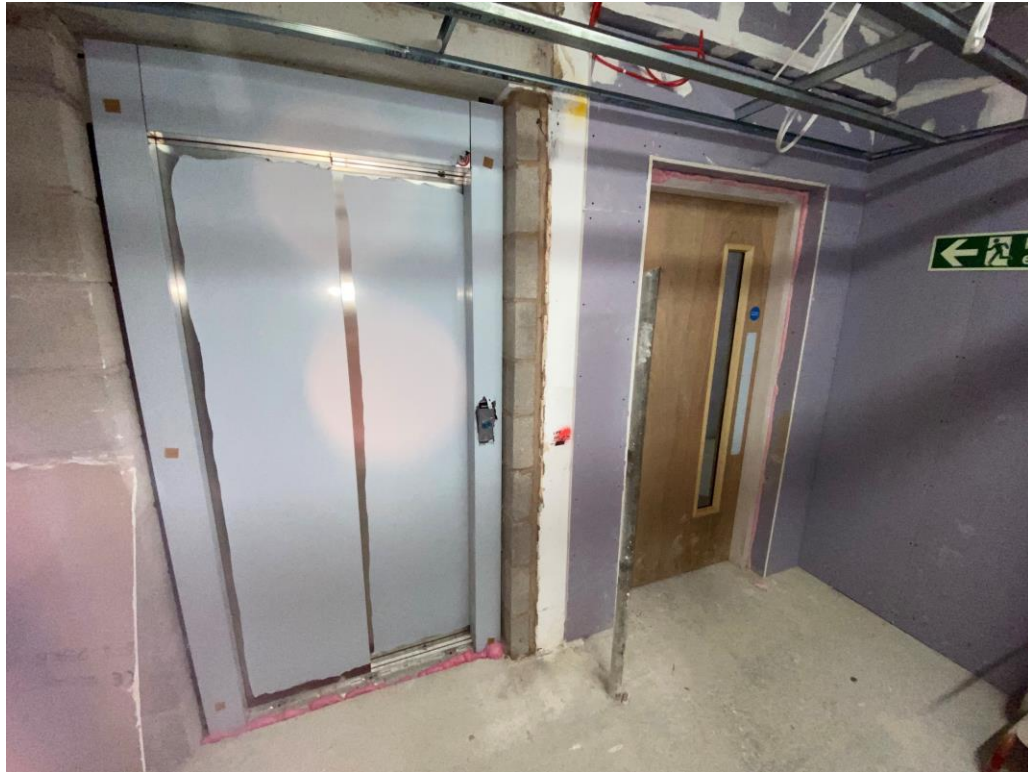
Material Storage – Rocksil Insulation



Material Storage – Door frames

Internal Fitout

NOVEMBER 2022



Residential Wing – Lift and internal door installation



Residential Wing – Ceiling grid and 1st fix electrical installation

Internal Fitout

NOVEMBER 2022



Commercial Units – Blockwork ongoing



Commercial Units – Blockwork and brickwork ongoing

Internal Fitout

NOVEMBER 2022



Student Wing – stairwell enclosure



Student Wing – stairwell enclosure

Internal Fitout

NOVEMBER 2022



Student Wing – Lift installation



Student Wing – Lift installation

Internal Fitout

NOVEMBER 2022



Student Wing – Fire exit signage



Residential Block – Fire call point

Internal Fitout

NOVEMBER 2022



Student Wing – Internal finishes on-going



Student Wing – Internal finishes on-going

Internal Fitout

NOVEMBER 2022



Student Wing – KERS united and internal door installation



Student Wing – Internal door installation

Internal Fitout

NOVEMBER 2022



Student Wing – Kitchen ongoing



Student Wing – kitchen and living area ongoing

Internal Fitout

NOVEMBER 2022



Student Wing – Internal finishes ongoing



Student Wing – Internal finishes ongoing

Internal Fitout

NOVEMBER 2022



Residential Wing – Screed and Internal finishes on-going



Residential Wing – Laminate flooring and Internal finishes on-going

Internal Fitout

NOVEMBER 2022



Residential Wing – Bathroom appliances on-going



Residential Wing – Bathroom appliances on-going

Internal Fitout

NOVEMBER 2022



Residential Wing – Kitchen on-going



Residential Wing – KERS unit installation and Kitchen on-going

Show Apartment

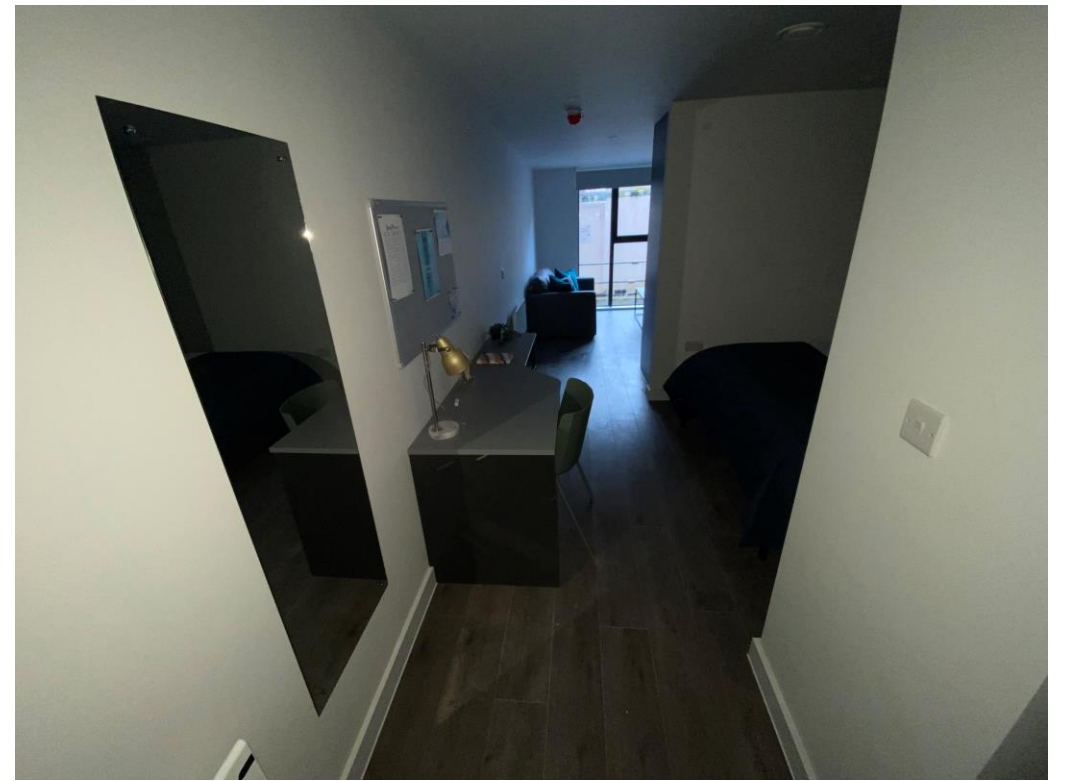
Element – The Quarter, Liverpool
New Build Development

Internal Fitout

NOVEMBER 2022



Student Wing – Show flat



Student Wing – Show flat

Internal Fitout

NOVEMBER 2022



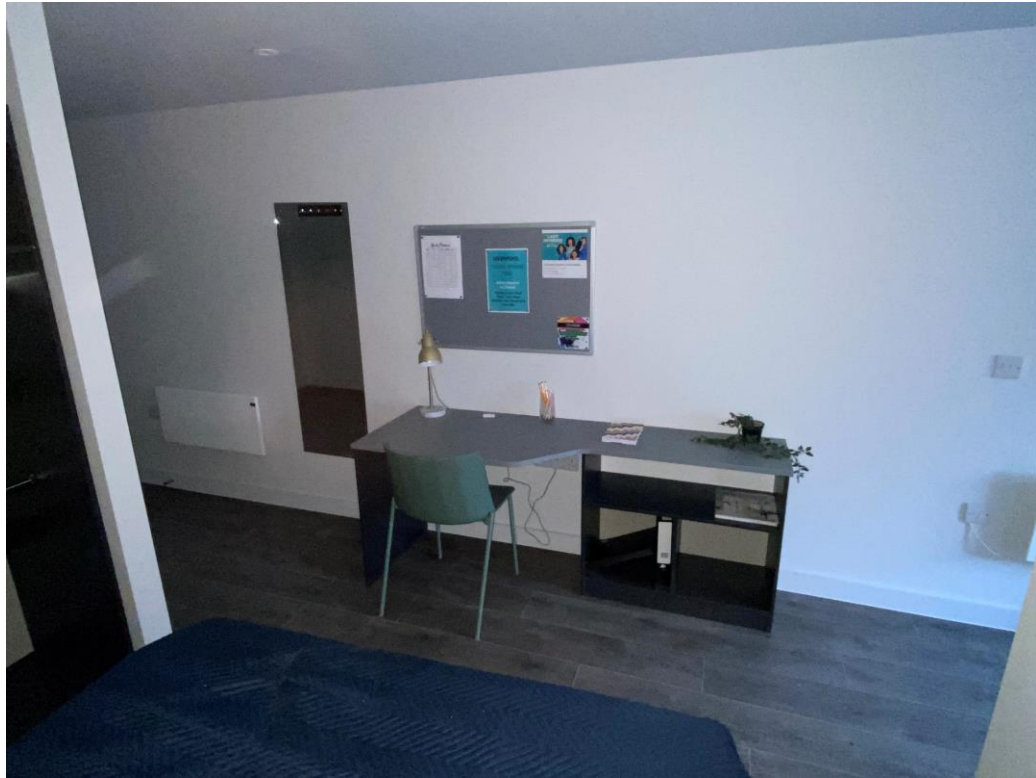
Student Wing – Show room



Student Wing – Show room

Internal Fitout

NOVEMBER 2022



Student Wing – Show room



Student Wing – Show room

Internal Fitout

NOVEMBER 2022



Student Wing – Show room



Student Wing – Show room

TO FIND OUT MORE ABOUT

ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

legacie

WWW.LEGACIE.CO.UK

By Appointment Only
Unit 4 Connect Business Village
Liverpool, L5 9PR
+44 (0) 151 207 9990