

legacie



ELEMENT - The Quarter Investors Report

IR22 April 2023

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

APRIL 2023

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	90% complete
Underground drainage	100% complete
Ground floor slab construction	100% 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	100% complete
Scaffolding & mast climber access	100% complete
Flat roof structure	100% complete
Flat roof coverings including balconies	98% complete
Weatherboarding	100% complete
External windows /doors & curtain walling	98% complete
External wall insulation & render	98% complete
Mansafe system	100% complete

Sub-Structure & Super-Structure Progress

APRIL 2023



Site entrance



Walker Street - Site view

Sub-Structure & Super-Structure Progress

APRIL 2023



West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

APRIL 2023



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

APRIL 2023



Brunswick Road - Site view



Curtain walling

Sub-Structure & Super-Structure Progress

APRIL 2023



Residential Block – Viewed from site court yard



Residential Block – Render decoration complete

Sub-Structure & Super-Structure Progress

APRIL 2023



Student Wing – Cladding installation on-going



Residential Block – Render decoration complete

Sub-Structure & Super-Structure Progress

APRIL 2023



Cladding installation on-going



Cladding installation on-going

Sub-Structure & Super-Structure Progress

APRIL 2023



Commercial Units – Scaffolding removal complete



Excavations for water connection on-going

Sub-Structure & Super-Structure Progress

APRIL 2023



Louvre ventilation grills



Window installation on-going

Sub-Structure & Super-Structure Progress

APRIL 2023



Kerb Line



Kerb Line

Sub-Structure & Super-Structure Progress

APRIL 2023



Kerb Line



Excavations on-going for services connection

Sub-Structure & Super-Structure Progress

APRIL 2023



Excavation commenced for water connection



Excavation commenced for water connection

Sub-Structure & Super-Structure Progress

APRIL 2023



Commercial Block – Weatherboarding installation complete



Residential Block – Weatherboarding installation complete

Sub-Structure & Super-Structure Progress

APRIL 2023



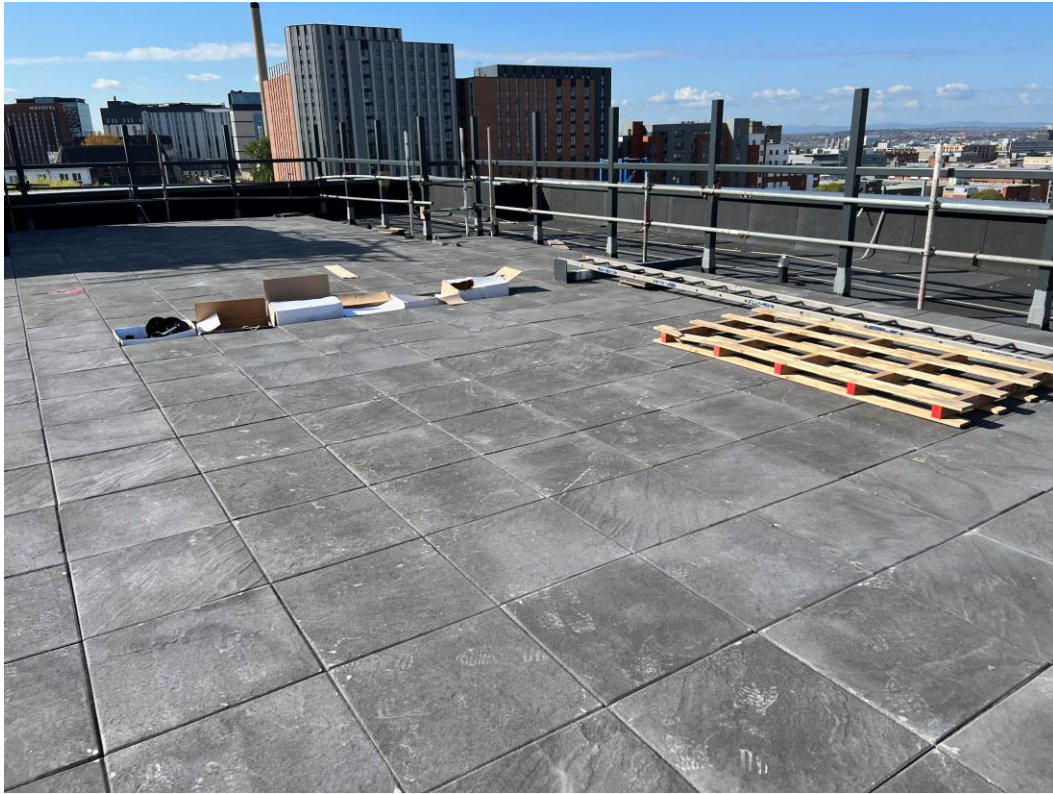
Residential Wing – Felt parapet upstand



Residential Wing – Felt parapet upstand

Sub-Structure & Super-Structure Progress

APRIL 2023



Residential Wing – Paving installation commenced



Residential Wing – Paving installation commenced

Sub-Structure & Super-Structure Progress

APRIL 2023



Residential Wing – Paving installation commenced



Residential Wing – Paving installation commenced

Sub-Structure & Super-Structure Progress

APRIL 2023



Commercial Block – Scaffolding removal nearing completion



Residential Wing - Brick & block cavity wall construction

Sub-Structure & Super-Structure Progress

APRIL 2023



Commercial Block – Curtain walling installation on-going



Commercial Block – Internal brickwork on-going

Sub-Structure & Super-Structure Progress

APRIL 2023



Residential Block – Dry Riser installation on-going



Residential Block – Dry Riser installation on-going

Sub-Structure & Super-Structure Progress

APRIL 2023



Residential Block – Window unit installation on-going



Residential Block – Window unit installation on-going

Sub-Structure & Super-Structure Progress

APRIL 2023



Residential Block – Electrical containment



Residential Block – Mechanical ducting installation on-going

Sub-Structure & Super-Structure Progress

APRIL 2023



Residential Wing – Mechanical Ducting



Residential Wing – Air conditioning unit installed

Sub-Structure & Super-Structure Progress

APRIL 2023



Residential Wing – Samsung air conditions units



Residential Wing – Apartment drainage

Internal Fit-out

Element – The Quarter, Liverpool
New Build Development

Element – The Quarter Internal Fit-out Construction Progress

APRIL 2023

Core drilling for services	100% complete
Lift installation	95% complete
Above ground drainage	100% complete
Partition walls installation	97% complete
Apartment ceiling installation	82% complete
Plaster finishes walls and ceilings	78% complete
1st fix electrical	87% complete
1st fix plumbing and heating	92% complete
Kitchen units and appliances	54% complete
Doorframes	76% complete
Skirting and architrave	74% complete
Bathroom sanitary fittings	61% complete
Wall and floor tiling	65% complete
Carpet and floor finishes	75% complete
Doors and ironmongery	74% complete
Decorations	56% complete
2 nd fix electrical	57% complete
2 nd fix plumbing and heating	57% complete
General fixtures and fittings	15% complete

Internal Fitout

APRIL 2023



Materials Stored – KERS Units



Materials Stored – Paving slabs

Internal Fitout

APRIL 2023



Material storage – Kitchen units



Material Storage – Cable trays

Internal Fitout

APRIL 2023



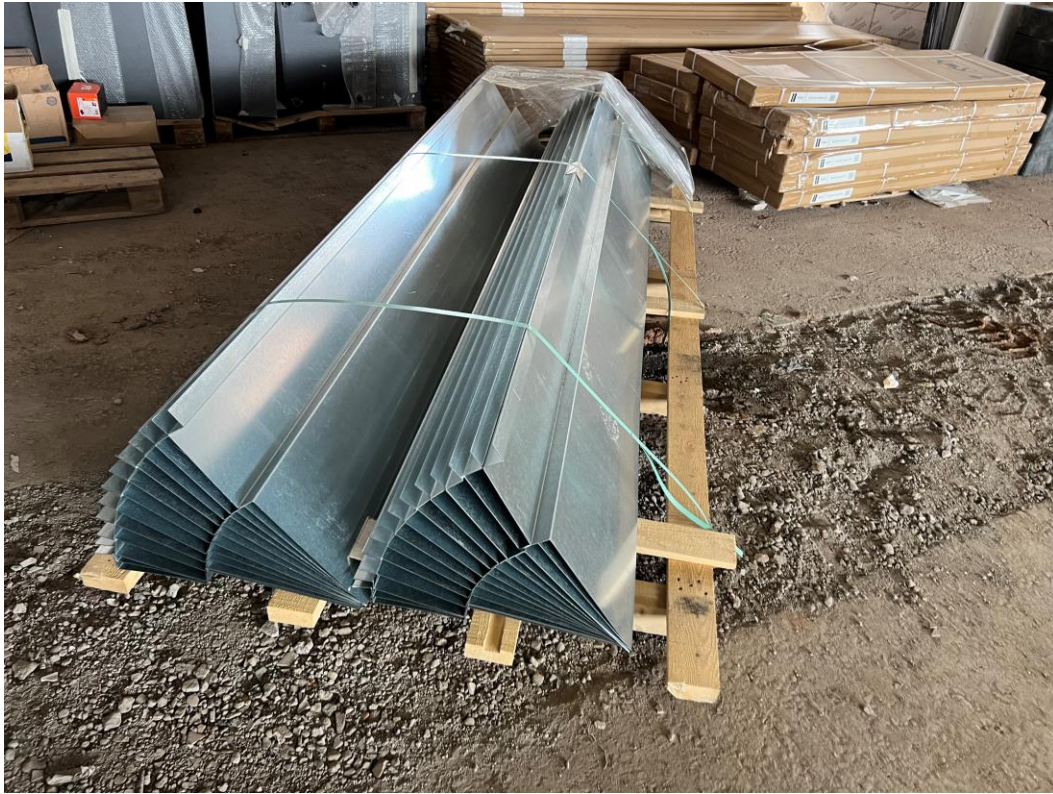
Material storage – Shower trays



Material Storage – Knauf soffit Insulation

Internal Fitout

APRIL 2023



Material Storage – Cavity trays



Material Storage – Laminate flooring & underlay

Internal Fitout

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Fire stopping works



Way finding signage

Internal Fitout

APRIL 2023



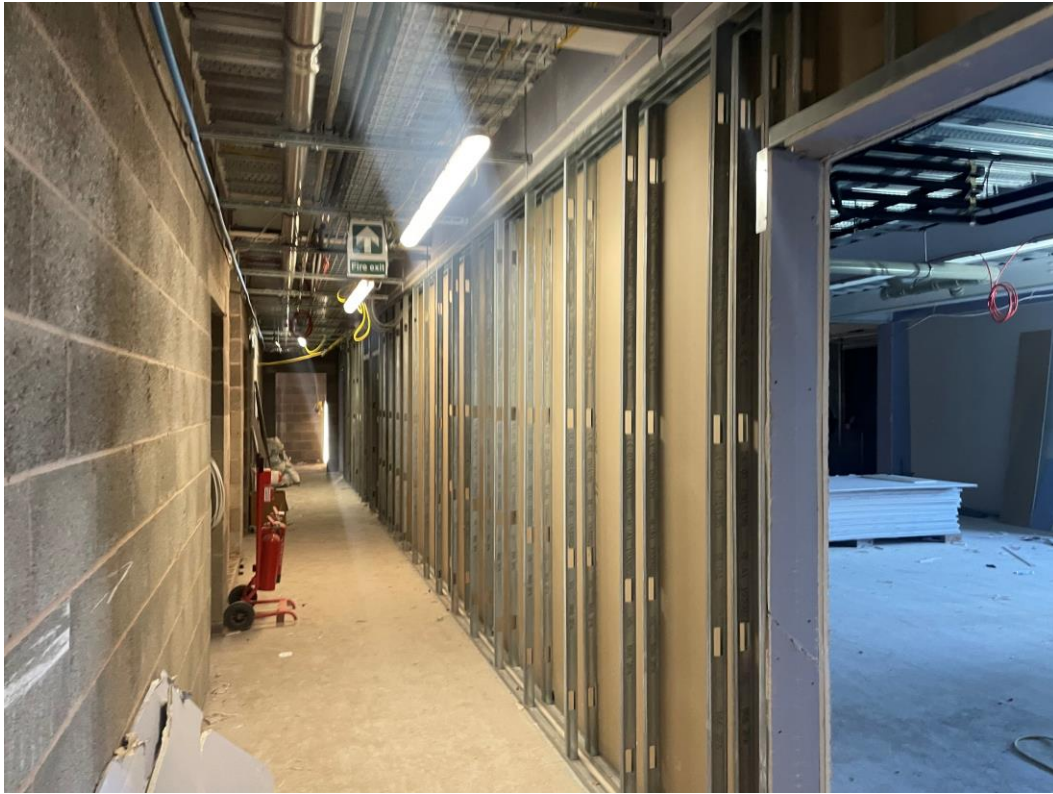
Residential Block – Boarding of steel components



Residential Block – Boarding of steel components

Internal Fitout

APRIL 2023



Residential Block – Metal partition boarded single side



Residential Block – Metal partition erection and boarding

Internal Fitout

APRIL 2023



Residential Block – Metal partitions insulation and boarded



Residential Block – Boarding out of window wall

Internal Fitout

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Residential Block – Setting out of partitions on-going



Residential Block – Setting out of partitions on-going

Internal Fitout

APRIL 2023



Ground Floor – Setting out of partitions



Ground Floor – Setting out of partitions

Internal Fitout

APRIL 2023



Student Block – Metal framework installation commenced to lift



Student Block – Lift lobby walls & ceiling plastered

Internal Fitout

APRIL 2023



Residential Block – Walls & ceilings plastered



Student Wing – Installation of doors on-going

Internal Fitout

APRIL 2023



Residential Block – Light fitting installation commenced



Student Wing – Walls & ceilings plastered

Internal Fitout

APRIL 2023



Residential Block – Light fitting installation commenced



Residential Block – Light fitting installation commenced

Internal Fitout

APRIL 2023



Residential Wing – Partitions erected and boarded



Student Wing – Ceilings boarded and skimmed

Internal Fitout

APRIL 2023



Student Wing – Apartment doors installed



Student Wing – Ironmongery installation

Internal Fitout

APRIL 2023



Residential Block – Walls & ceiling plastered



Residential Block – Laminate & skirting board installation

Internal Fitout

APRIL 2023



Residential Block – Internal walls boarded, taped and jointed



Residential Block – Kitchen units

Internal Fitout

APRIL 2023



Residential Block – Internal walls boarded, taped and jointed



Residential Block – Laminate flooring installed

Internal Fitout

APRIL 2023



Residential Block – Apartment finishes



Residential Block – Apartment finishes

Internal Fitout

APRIL 2023



Student Wing – Kitchen installation



Residential Wing – KERS units installed

Internal Fitout

APRIL 2023



Residential Block – Kitchen complete



Residential Block – Kitchen complete

Internal Fitout

APRIL 2023



Residential Block – Kitchen complete



Residential Block – Kitchen complete

Internal Fitout

APRIL 2023



Residential Block – Splash back



Residential Block - Microwave

Internal Fitout

APRIL 2023



Residential Block – Electrical consumer unit



Residential Block – Radiator installation

Internal Fitout

APRIL 2023



Residential Block – IPS Installed



Residential Block – Wall tiles installed

Internal Fitout

APRIL 2023



Residential Block – Floor tiles installed



Residential Block – Shower tray installed

Show Apartment

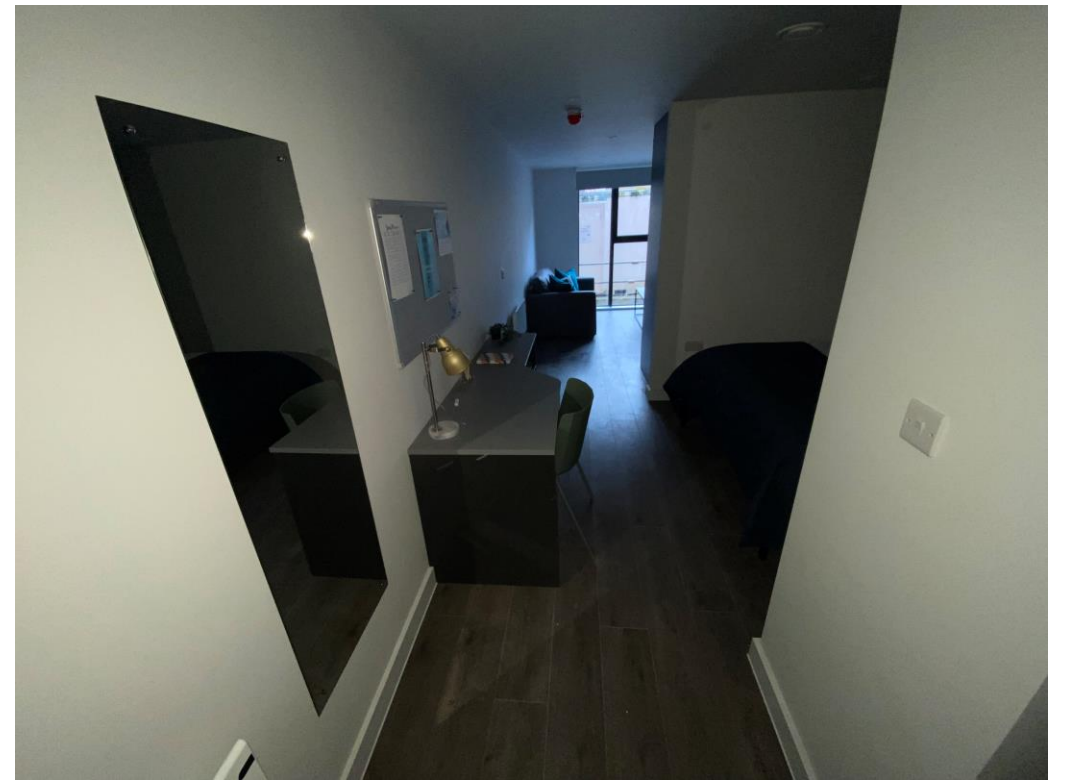
Element – The Quarter, Liverpool
New Build Development

Internal Fitout

JANUARY 2023



Student Wing – Show flat



Student Wing – Show flat

Internal Fitout

JANUARY 2023



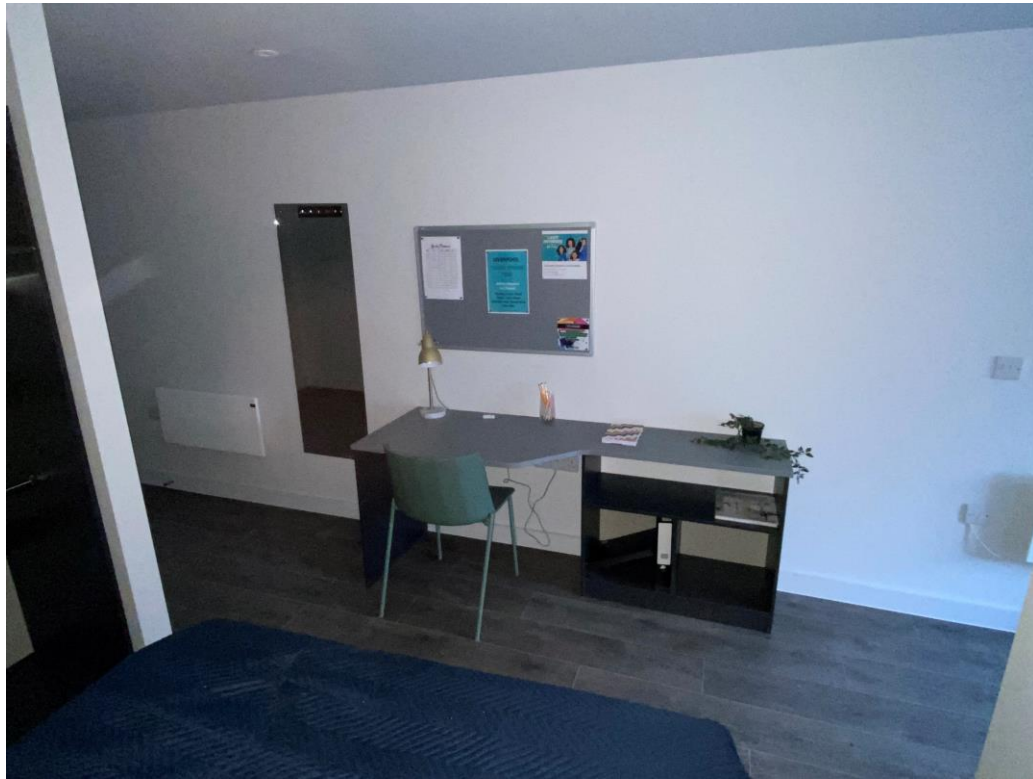
Student Wing – Show room



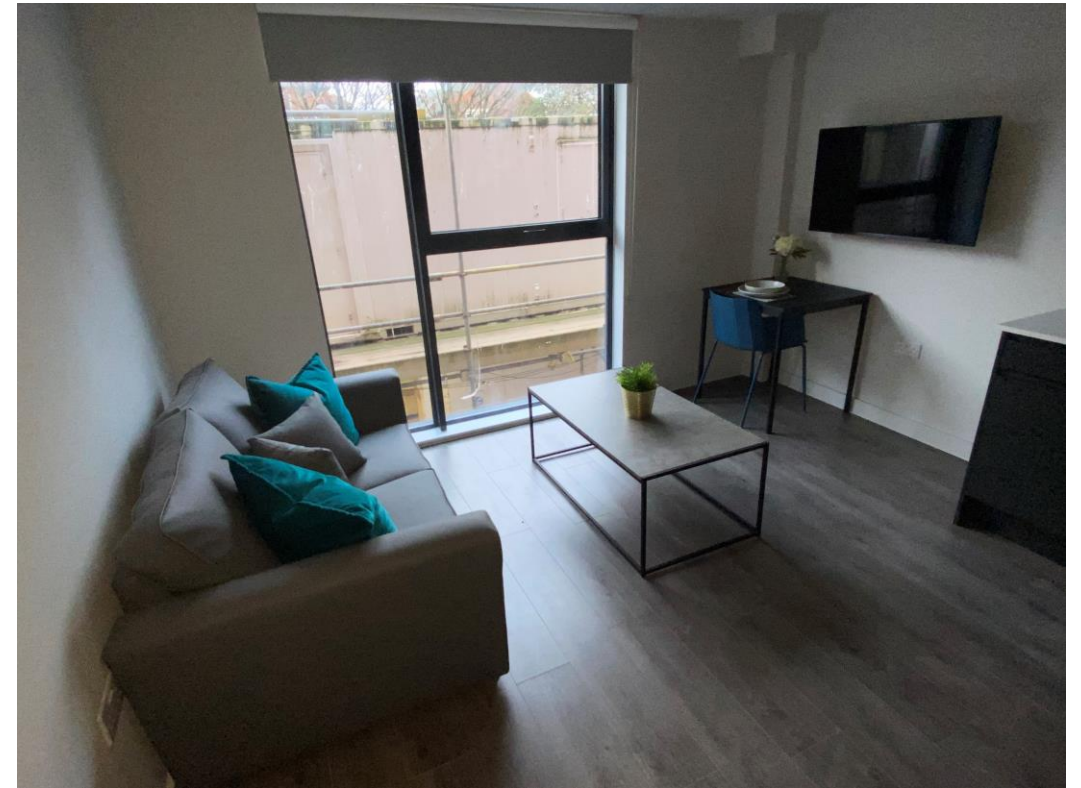
Student Wing – Show room

Internal Fitout

JANUARY 2023



Student Wing – Show room



Student Wing – Show room

Internal Fitout

JANUARY 2023



Student Wing – Show room



Student Wing – Show room

Internal Fitout

FEBRUARY 2023



Student Wing – Show room



Student Wing – Show room

Internal Fitout

FEBRUARY 2023



Student Wing – Show room



Student Wing – Show room

Internal Fitout

FEBRUARY 2023



Student Wing – Show room



Student Wing – Show room

Internal Fitout

FEBRUARY 2023



Student Wing – Show room



Student Wing – Show room

TO FIND OUT MORE ABOUT

ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

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