

legacie



ELEMENT - The Quarter Investors Report

IR23 May 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

MAY 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	99% complete
Mansafe system	100% complete

Sub-Structure & Super-Structure Progress

MAY 2023



Site entrance



Walker Street - Site view

Sub-Structure & Super-Structure Progress

MAY 2023



West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

MAY 2023



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

MAY 2023



Brunswick Road –Building signage



Curtain walling

Sub-Structure & Super-Structure Progress

MAY 2023



Residential Block – Viewed from site courtyard



Residential Block – Cladding installation nearing completion

Sub-Structure & Super-Structure Progress

MAY 2023



Student Wing – Cladding installation nearing completion



Residential Block – Render decoration complete

Sub-Structure & Super-Structure Progress

MAY 2023



Residential Wing – Cladding installation nearing completion



Liquid system applied to parapet walls

Sub-Structure & Super-Structure Progress

MAY 2023



Commercial Units – Cladding nearing completion



Dry riser installation on-going

Sub-Structure & Super-Structure Progress

MAY 2023



Rainscreen cladding rails installation on-going



Brickwork complete

Sub-Structure & Super-Structure Progress

MAY 2023



Commercial Block - Curtain walling



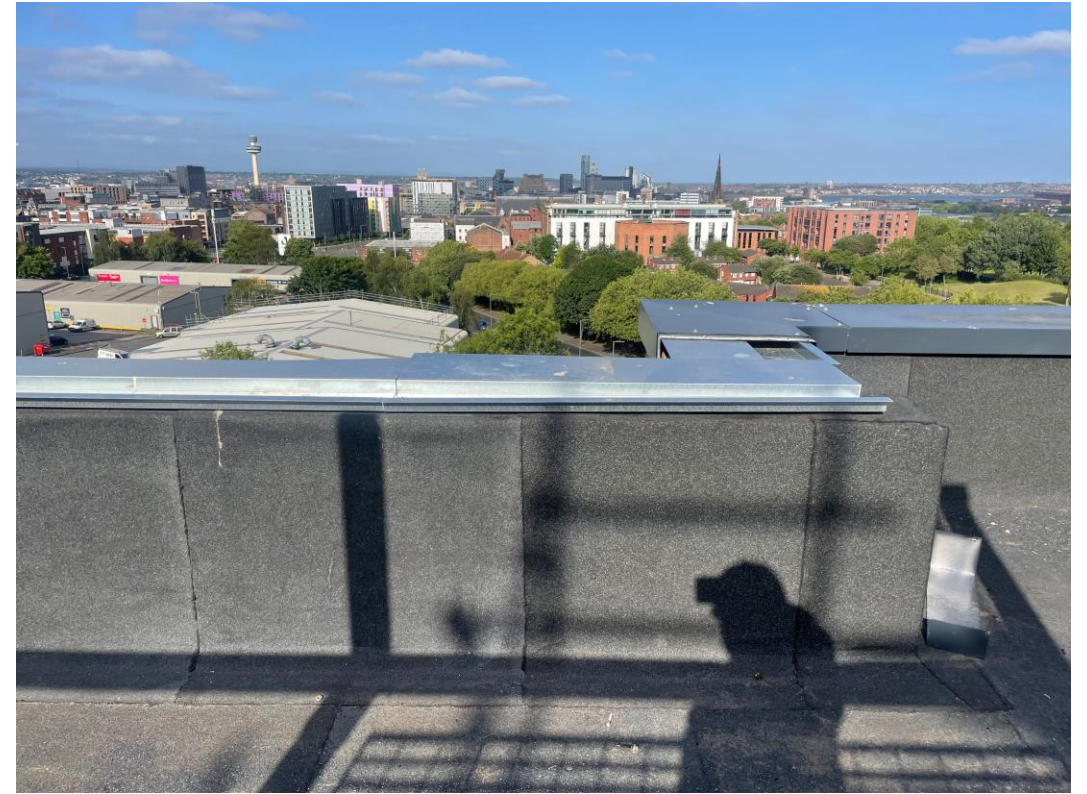
Commercial Block - Curtain walling

Sub-Structure & Super-Structure Progress

MAY 2023



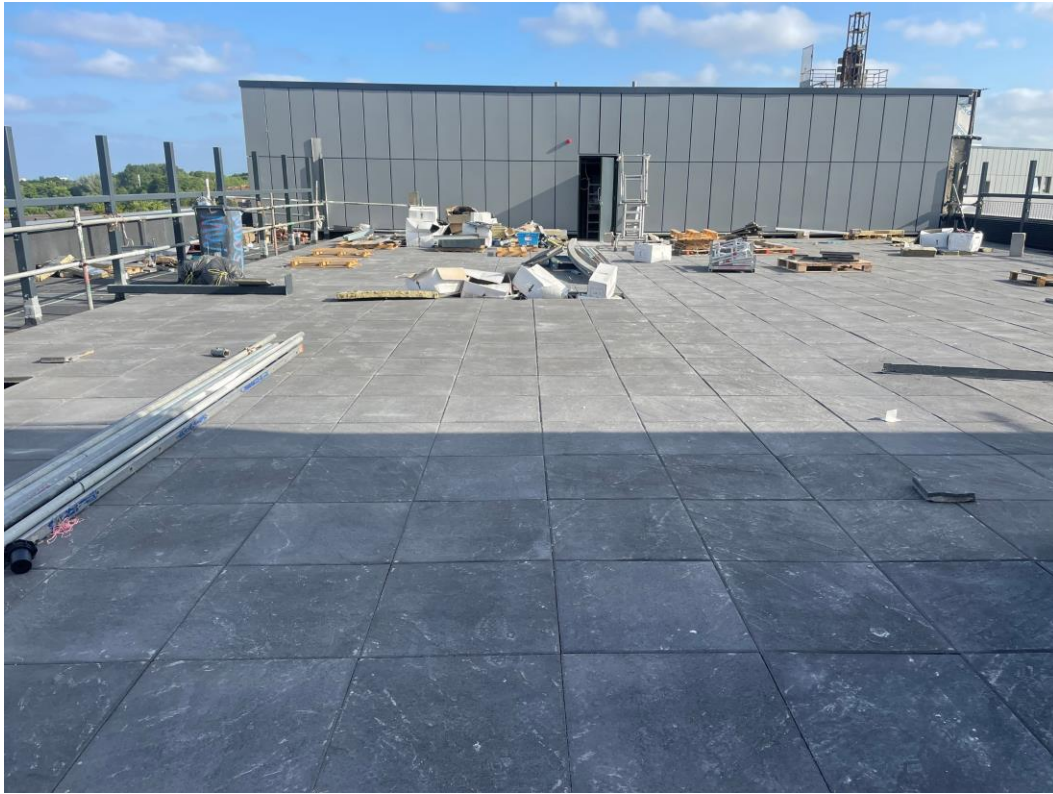
Residential Wing – Installation of metal balustrade commenced



Residential Wing – Parapet capping installation on-going

Sub-Structure & Super-Structure Progress

MAY 2023



Residential Wing – Paving installation on-going



Residential Wing – Paving installation on-going

Sub-Structure & Super-Structure Progress

MAY 2023



Residential Wing – Paving installation on-going



Residential Wing – Installation of metal balustrade commenced

Sub-Structure & Super-Structure Progress

MAY 2023



Commercial Block – Scaffolding removal complete



Residential Wing – Partitions erected & pattrass installed

Sub-Structure & Super-Structure Progress

MAY 2023



Commercial Block – Ceiling soffit insulation detail installed



Commercial Block – Ceiling soffit insulation detail installed

Sub-Structure & Super-Structure Progress

MAY 2023



Residential Block – Dry Riser installation on-going



Residential Block – Dry Riser installation on-going

Sub-Structure & Super-Structure Progress

MAY 2023



Residential Block – Water tank installed & filled



Residential Block – Water pump installation on-going

Internal Fit-out

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	98% complete
Above ground drainage	100% complete
Partition walls installation	98% complete
Apartment ceiling installation	93% complete
Plaster finishes walls and ceilings	89% complete
1st fix electrical	96% complete
1st fix plumbing and heating	97% complete
Kitchen units and appliances	69% complete
Doorframes	89% complete
Skirting and architrave	81% complete
Bathroom sanitary fittings	73% complete
Wall and floor tiling	82% complete
Carpet and floor finishes	83% complete
Doors and ironmongery	82% complete
Decorations	60% complete
2 nd fix electrical	59% complete
2 nd fix plumbing and heating	60% complete
General fixtures and fittings	18% complete

Internal Fitout

MAY 2023



Materials Stored – KERS Units



Materials Stored – Laminate Flooring

Internal Fitout

MAY 2023



Material storage – Kitchen units



Material Storage – Insulation

Internal Fitout

MAY 2023



Material Storage – Sanitary Appliances



Material Storage – Laminate Flooring

Internal Fitout

MAY 2023



Material storage – Door Frames



Material Storage – Sanitary Appliances

Internal Fitout

MAY 2023



Material storage – Wall & Floor Tiles



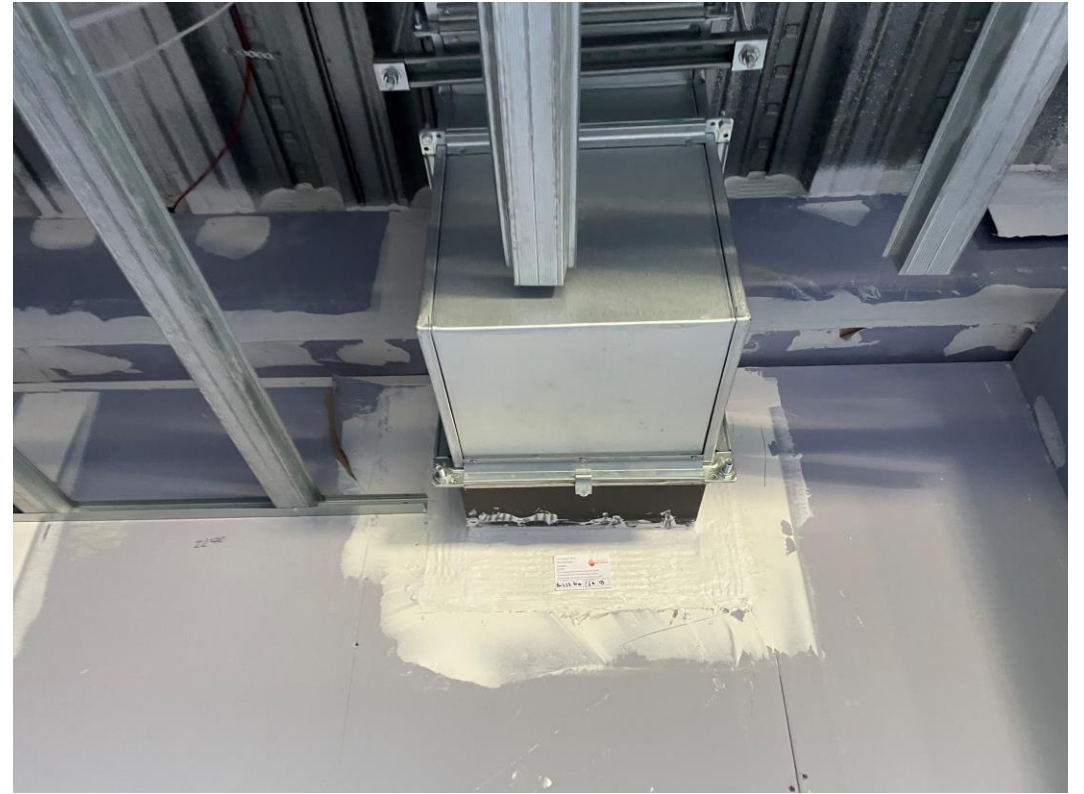
Material Storage – Tile Adhesive

Internal Fitout

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Fire stopping works



Fire stopping works

Internal Fitout

MAY 2023



Residential Block – Metal partitions erected



Residential Block – Metal partitions erected

Internal Fitout

MAY 2023



Residential Block – Metal ceiling grid erected



Residential Block – Metal ceiling grid erected

Internal Fitout

MAY 2023



Residential Block – Ceiling insulated & boarded



Residential Block – Boarding out of window wall

Internal Fitout

MAY 2023



Residential Block – Ceiling insulated & boarded



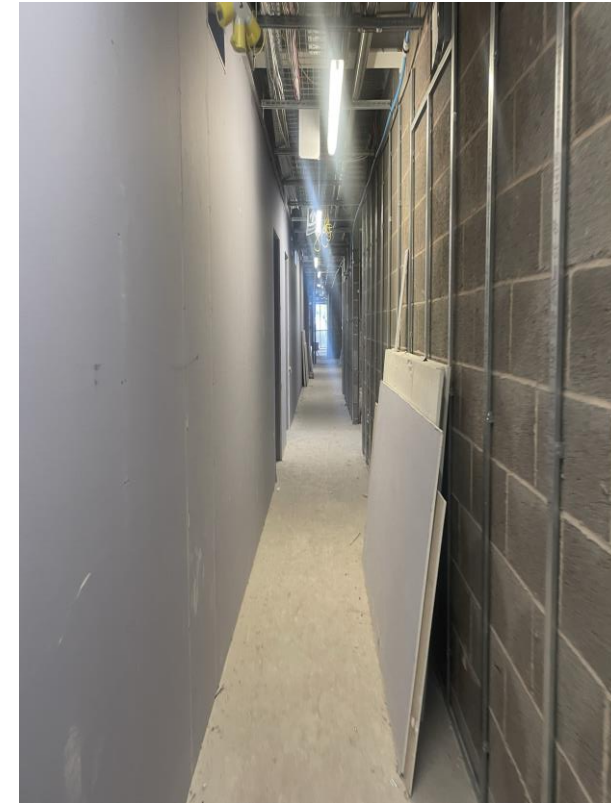
Residential Block – Ceiling soffit insulation installed

Internal Fitout

MAY 2023



Ground Floor – Partitions boarded both sides



Ground Floor – Partitions boarded both sides

Internal Fitout

MAY 2023



Student Block – Fire stopping to lift surround complete



Student Block – Stairwell walls boarded

Internal Fitout

MAY 2023



Residential Block – Walls & ceilings plastered



Student / Residential Wing – Latex screed applied

Internal Fitout

MAY 2023



Residential Block – Corridor walls & ceiling plastered



Student Wing – Way finding installed

Internal Fitout

MAY 2023



Residential Block – Walls & ceiling boarded



Residential Block – Tape & jointing on-going

Internal Fitout

MAY 2023



Residential Block – Walls & ceiling boarded



Residential Block – Mist coat applied to walls & ceilings

Internal Fitout

MAY 2023



Residential Wing – Apartment doors installed



Residential Wing – Ironmongery installation

Internal Fitout

MAY 2023



Residential Block – Decoration works on-going



Residential Block – Mist coat applied to walls & ceilings

Internal Fitout

MAY 2023



Residential Block – Decoration works on-going



Residential Block – Laminate flooring installation on-going

Internal Fitout

MAY 2023



Residential Block – Laminate flooring installed



Residential Block – Laminate flooring installed

Internal Fitout

MAY 2023



Residential Wing – Kitchen installation



Residential Wing – KERS units installed

Internal Fitout

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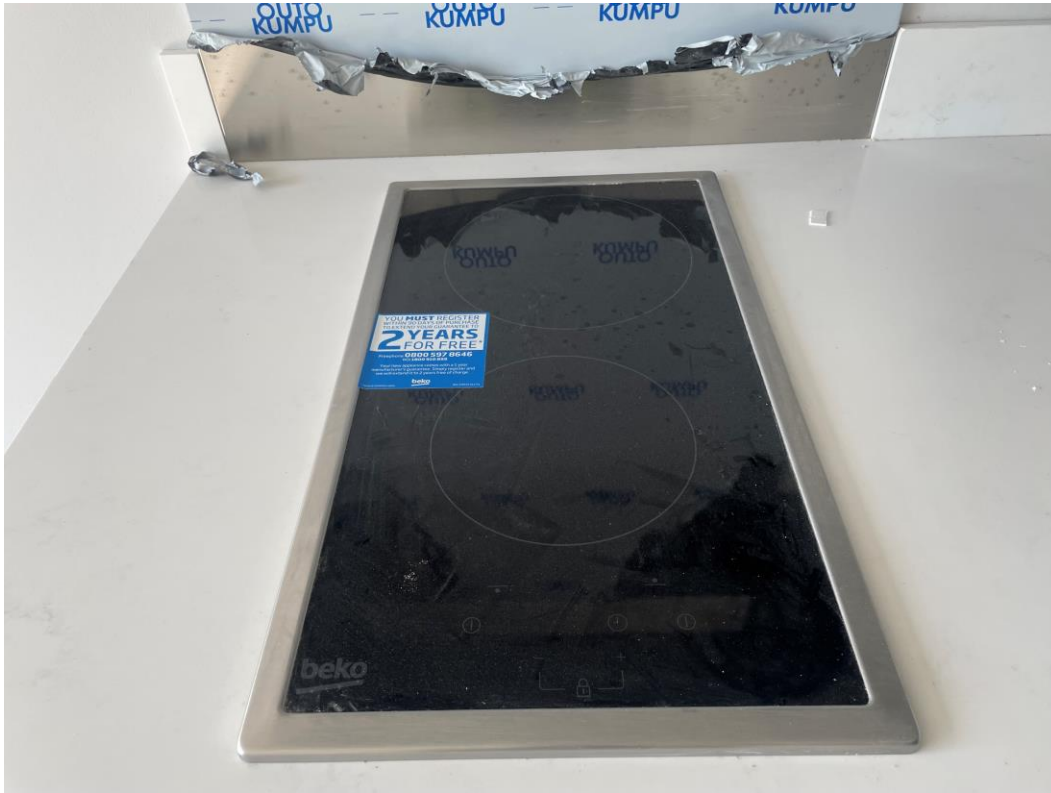
Residential Block – Kitchen complete



Residential Block – Kitchen complete

Internal Fitout

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Residential Block – Appliances installed



Residential Block - Microwave

Internal Fitout

MAY 2023



Residential Block – IPS Installed



Residential Block – Wall tiles installed

Internal Fitout

MAY 2023



Residential Block – Floor & wall tiles installed



Residential Block – Shower tray installed

Internal Fitout

MAY 2023



Residential Block – Sanitary appliances installed



Residential Block – Sanitary appliances installed

Internal Fitout

MAY 2023



Residential Block – Electrical consumer unit



Residential Block – Radiator installation

Internal Fitout

MAY 2023



Residential Block – Intercom installed



Residential Block – Light switches & sockets installed

Internal Fitout

MAY 2023



Residential Block – Smoke control system installed



Residential Block – Apartment electrical meters

Show Apartment

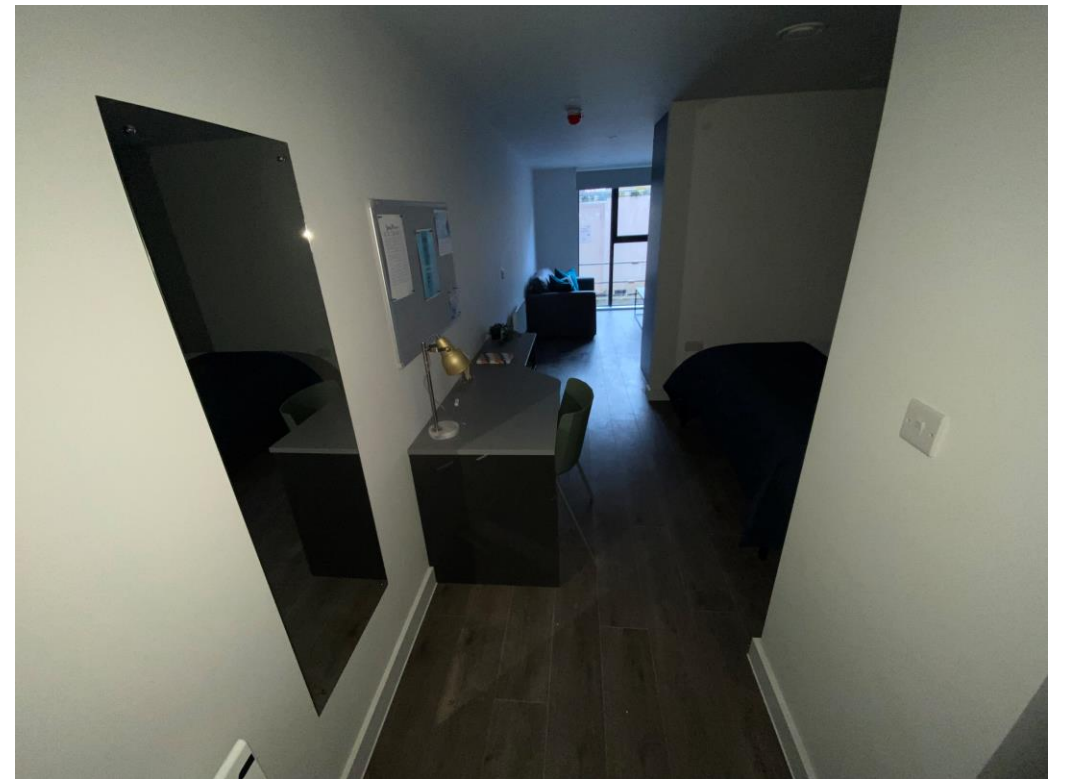
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Internal Fitout

JANUARY 2023



Student Wing – Show flat



Student Wing – Show flat

Internal Fitout

JANUARY 2023



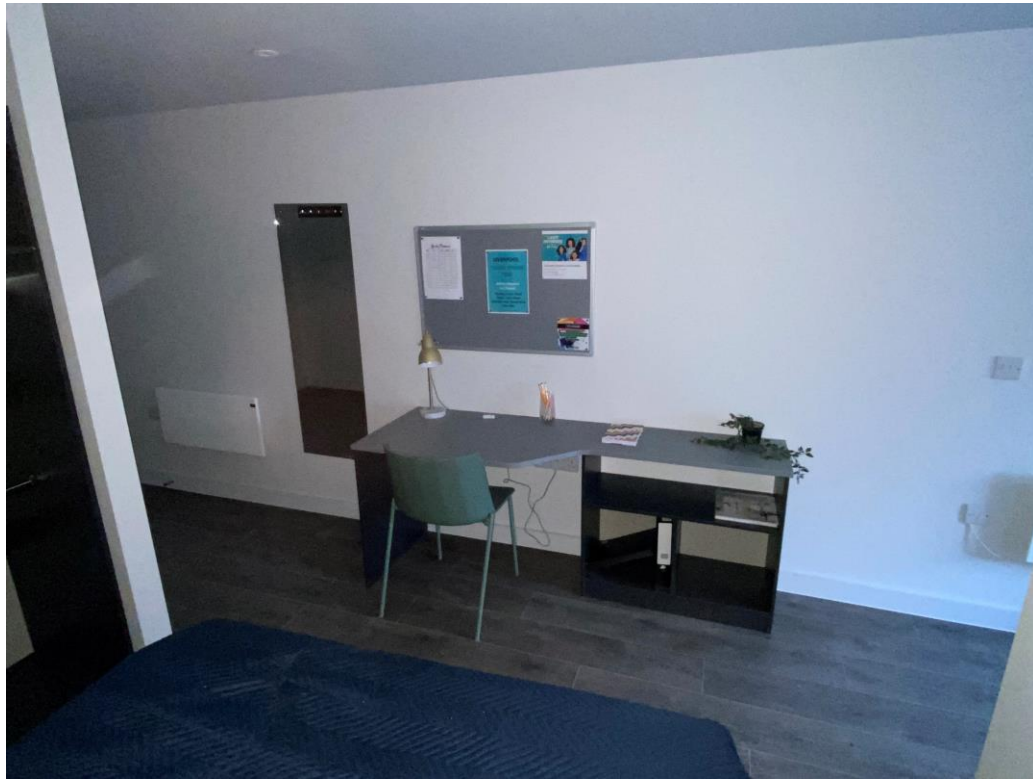
Student Wing – Show room



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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