

legacie



ELEMENT - The Quarter Investors Report

IR25 July 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

JULY 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	95% 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	100% complete
Weatherboarding	100% complete
External windows /doors & curtain walling	99% complete
External wall insulation & render	99% complete
Mansafe system	100% complete

Sub-Structure & Super-Structure Progress

JULY 2023



Site entrance



Walker Street - Site view

Sub-Structure & Super-Structure Progress

JULY 2023



West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

JULY 2023



West Derby Road – Welfare & site cabins removed.



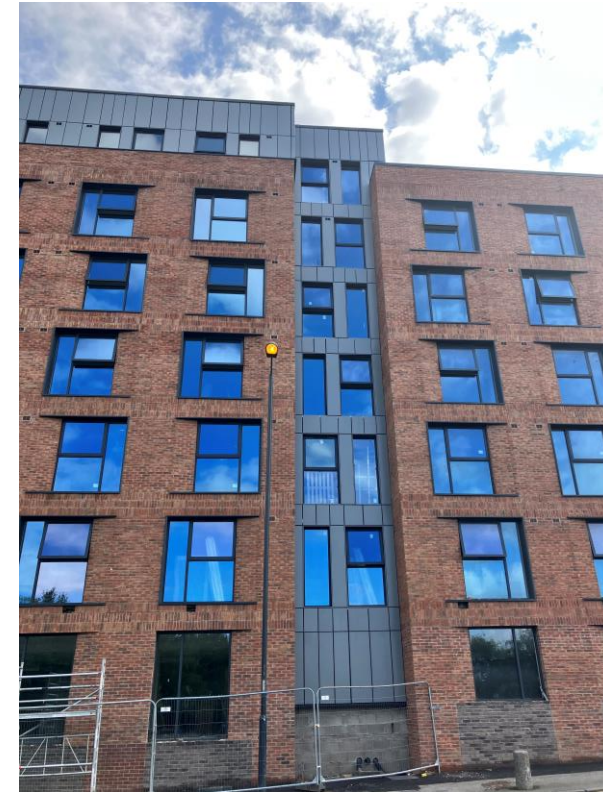
West Derby Road – Ground Works on-going

Sub-Structure & Super-Structure Progress

JULY 2023



Brunswick Road – Building signage complete



Brunswick Road – Rainscreen cladding

Sub-Structure & Super-Structure Progress

JULY 2023



Brunswick Road – Site view



Curtain walling

Sub-Structure & Super-Structure Progress

JULY 2023



Commercial Block - Curtain walling



Commercial Block - Curtain walling

Sub-Structure & Super-Structure Progress

JULY 2023



Residential Block – Infill of hoist apartment on-going



Residential Block – Viewed from site compound

Sub-Structure & Super-Structure Progress

JULY 2023



Residential Wing – Cladding installation nearing completion



Student Block – Cladding complete

Sub-Structure & Super-Structure Progress

JULY 2023



Viewed from site compound



Commercial Zone – Rainscreen cladding installation commenced

Sub-Structure & Super-Structure Progress

JULY 2023



Commercial Zone – Rainscreen cladding on-going



Residential Zone – Rainscreen cladding installation commenced

Sub-Structure & Super-Structure Progress

JULY 2023



Main Entrance – Curtain wall installation



Main Entrance – Curtain wall installation

Sub-Structure & Super-Structure Progress

JULY 2023



Main Entrance – Concrete staircase formed



Main Entrance – Metal handrail installed

Sub-Structure & Super-Structure Progress

JULY 2023



Residential - Brick slip installation on-going



Fixed ladder access

Sub-Structure & Super-Structure Progress

JULY 2023



Rainscreen cladding



Undercroft parking - Railings

Sub-Structure & Super-Structure Progress

JULY 2023



External doors



Louvre Vents

Sub-Structure & Super-Structure Progress

JULY 2023



Residential Wing – Glazed balustrade installation nearing completion



Residential Wing – Glazed balustrade installation nearing completion

Sub-Structure & Super-Structure Progress

JULY 2023



Residential Block – Paving



Residential Block – Rainscreen cladding

Sub-Structure & Super-Structure Progress

JULY 2023



Residential Wing – Lightning protection cable



Student Wing – Mansafe system in place

Sub-Structure & Super-Structure Progress

JULY 2023



Ceiling soffit insulation detail installed



Ceiling soffit insulation detail installed

Sub-Structure & Super-Structure Progress

JULY 2023



Excavation shoring boxes



Excavation shoring boxes

Internal Fit-out

Element – The Quarter, Liverpool
New Build Development

Element – The Quarter Internal Fit-out Construction Progress

JULY 2023

Core drilling for services	100% complete
Lift installation	98% complete
Above ground drainage	100% complete
Partition walls installation	100% complete
Apartment ceiling installation	99% complete
Plaster finishes walls and ceilings	98% complete
1st fix electrical	100% complete
1st fix plumbing and heating	100% complete
Kitchen units and appliances	92% complete
Doorframes	98% complete
Skirting and architrave	88% complete
Bathroom sanitary fittings	93% complete
Wall and floor tiling	100% complete
Carpet and floor finishes	95% complete
Doors and ironmongery	90% complete
Decorations	87% complete
2 nd fix electrical	82% complete
2 nd fix plumbing and heating	82% complete
General fixtures and fittings	30% complete

Internal Fitout

JULY 2023



Materials Stored – Door casings



Materials Stored – Paint grade doors

Internal Fitout

JULY 2023



Material storage – Glazing units



Material Storage – Laminate

Internal Fitout

JULY 2023



Material Storage – Kitchen Units



Material Storage – Rockwool Fire Batt

Internal Fitout

JULY 2023



Material storage – Wall & Floor Tiles



Material Storage – Apartment Furniture

Internal Fitout

JULY 2023



Material storage – Carpet Tiles



Material storage – Carpet Tiles

Internal Fitout

JULY 2023



Ground Floor – Tape & jointing to Corridor walls & ceilings



Ground Floor – Tape & jointing to Lobby walls & ceilings

Internal Fitout

JULY 2023



Ground Floor– Floor tiling on-going. Protection in place



Ground Floor– Floor tiling on-going. Protection in place

Internal Fitout

JULY 2023



Ground Floor – Rubber gym flooring in place



Ground Floor – Gym equipment

Internal Fitout

JULY 2023



Ground Floor Games / Lounge – Feature wall



Ground Floor Games / Lounge – Feature wall

Internal Fitout

JULY 2023



Ground Floor Games / Lounge – Laminate flooring installation complete



Ground Floor Games / Lounge – Laminate flooring installation complete

Internal Fitout

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Ground Floor Games / Lounge – Kitchen area installation on-going



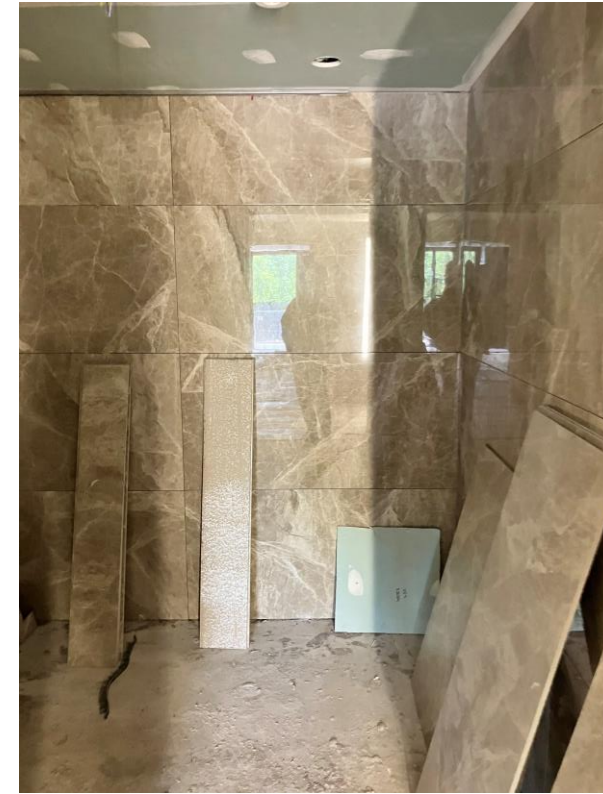
Ground Floor Games / Lounge – Kitchen area installation on-going

Internal Fitout

JULY 2023



Ground Floor WC – IPS Boarded



Ground Floor WC – Wall tiling commenced

Internal Fitout

JULY 2023



Ground Floor – Slattered Timber detail



Ground Floor – Slattered Timber detail

Internal Fitout

JULY 2023



Ground Floor – Doors installed



Ground Floor – Decoration works

Internal Fitout

JULY 2023



Student Block – Boarding of lift walls on-going



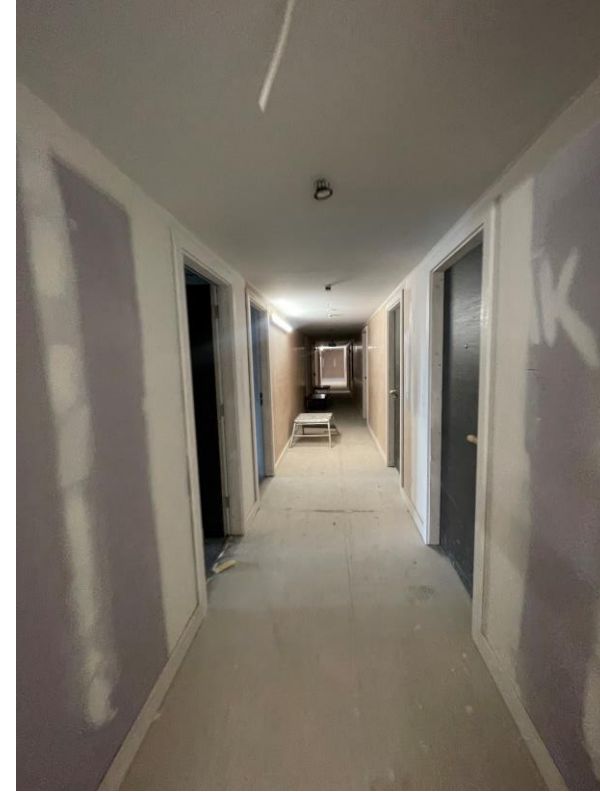
Residential Block – Decoration of stairwells on-going

Internal Fitout

JULY 2023



Residential Block – Decoration of stairwells on-going



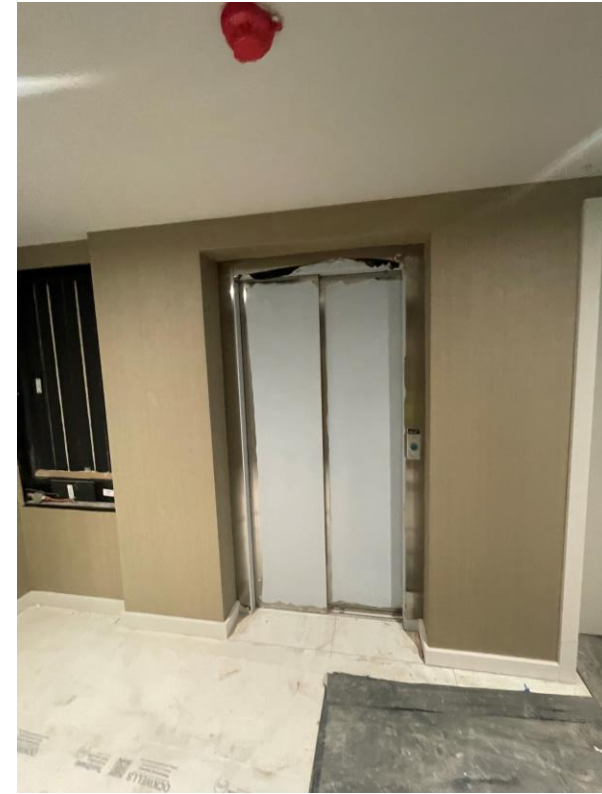
Residential Block – Ceiling decoration

Internal Fitout

JULY 2023



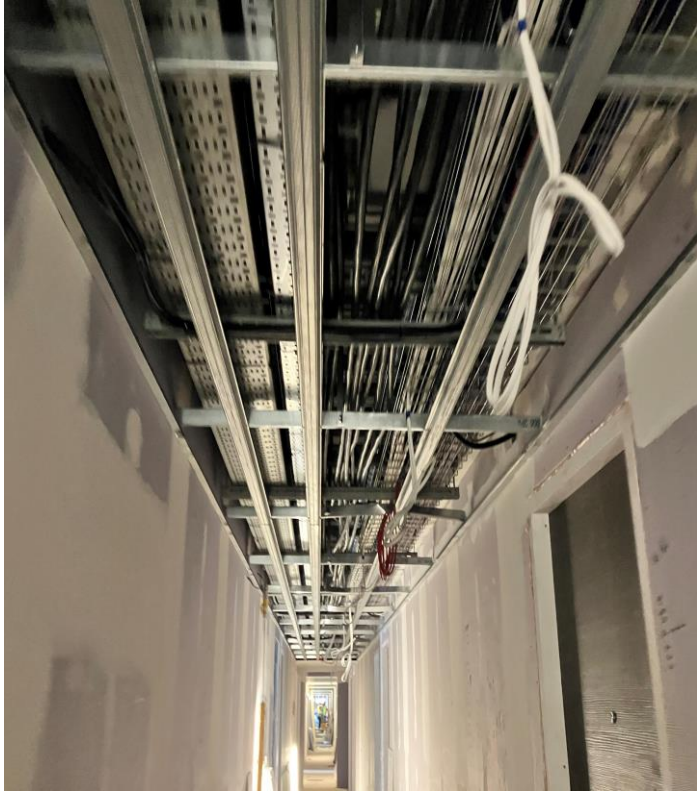
Residential Block – Lift lobby tiled flooring



Residential Block – Lift lobby tiled flooring

Internal Fitout

JULY 2023



Residential Block – Ceiling grid erected



Residential Block – Corridor ceilings & walls tape & jointed

Internal Fitout

JULY 2023



Residential Block – Corridor walls & ceilings boarded



Residential Block – Corridor walls & ceilings tape & jointed

Internal Fitout

JULY 2023



Student Block – Corridor feature wallpaper



Student Block – Corridor carpet tiles

Internal Fitout

JULY 2023



Residential Block – Walls & ceiling tape & jointed



Residential Block – Laminate installation on-going

Internal Fitout

JULY 2023



Residential Block – Laminate flooring installed



Residential Block – Skirting installation on-going

Internal Fitout

JULY 2023



Residential Block – Decoration works on-going



Residential Block – Window board installed & decorated

Internal Fitout

JULY 2023



Residential Block – MDF Window boards



Residential Block – MDF Window boards

Internal Fitout

JULY 2023



Residential Block – Feature wall



Residential Block – Feature wall

Internal Fitout

JULY 2023



Residential Block – Furniture installed



Residential Block – Furniture installed

Internal Fitout

JULY 2023



Residential Block – Kitchen installation



Residential Block – Kitchen installation

Internal Fitout

JULY 2023



Residential Block – Kitchen complete



Residential Block – Sink

Internal Fitout

JULY 2023



Residential Block – Appliances installed



Residential Block - Microwave

Internal Fitout

JULY 2023



Residential Block – Sanitary Items



Residential Block – Sanitary Items

Internal Fitout

JULY 2023



Residential Block – Way finding signage



Residential Block – CCTV

Internal Fitout

JULY 2023



Residential Wing – Kitchen installation



Residential Wing – KERS units installed

Internal Fitout

JULY 2023



Residential Block – Telecom installation in-going



Residential Block – Apartment metres installation

Show Apartment

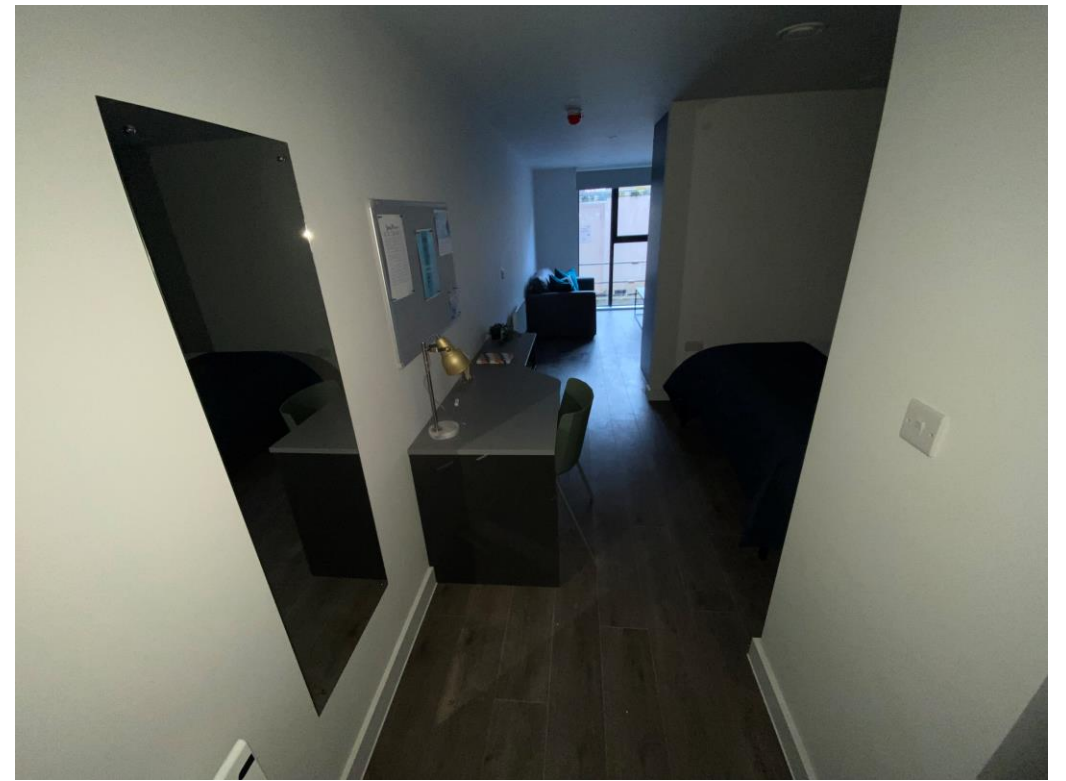
Element – The Quarter, Liverpool
New Build Development

Internal Fitout

JANUARY 2023



Student Wing – Show flat



Student Wing – Show flat

Internal Fitout

JANUARY 2023



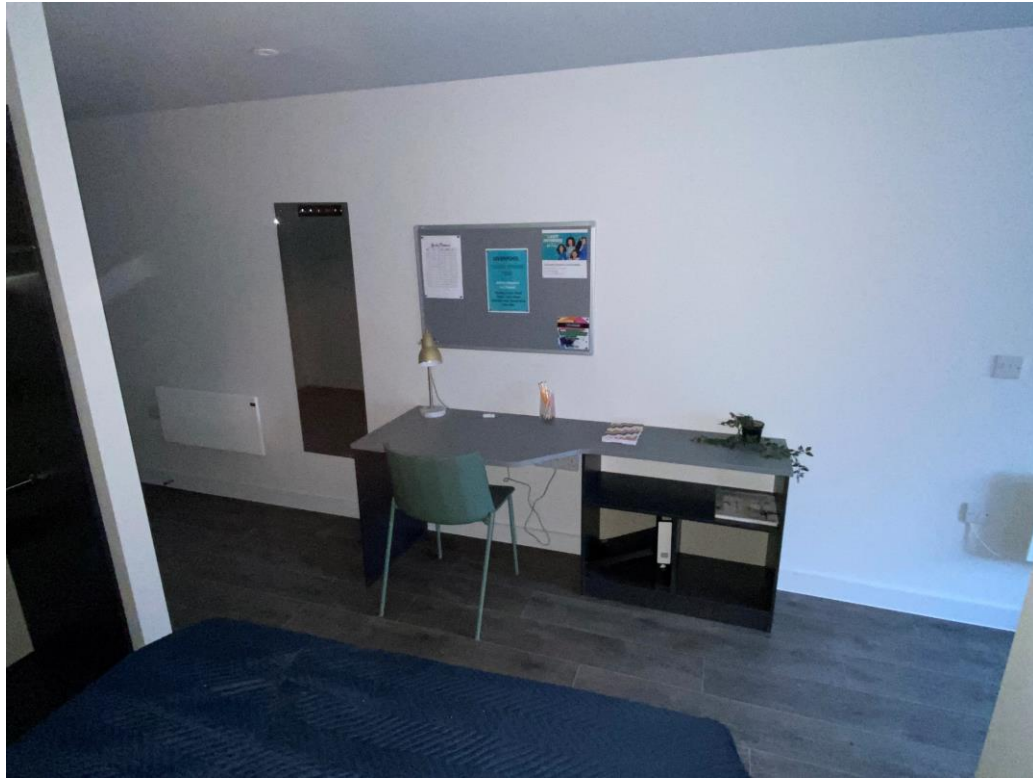
Student Wing – Show room



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

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