

legacie



ELEMENT - The Quarter Investors Report

IR26 August 2023

ELEMENT - The Quarter 380 Luxury Apartments



Schedule of Accommodation

Lower Ground Floor

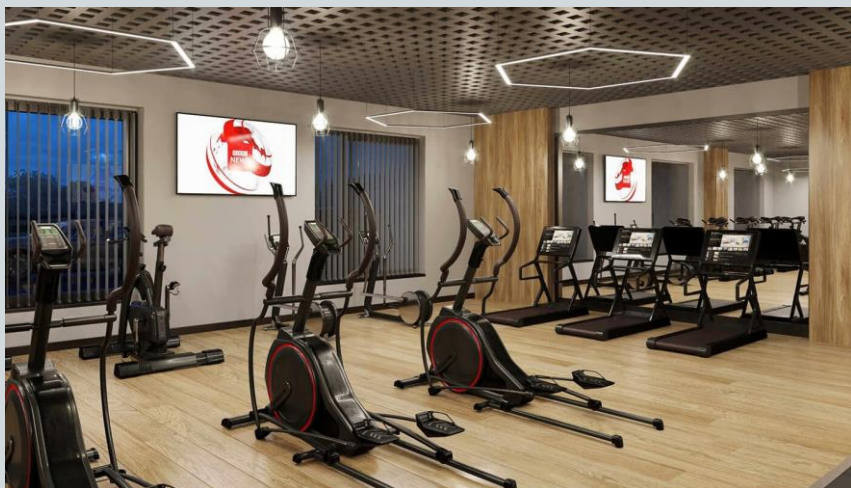
- Commercial units
- Gymnasium
- Cinema /Study
- Games /Lounge
- Comms Room
- Refuse store
- Cycle store
- Plant
- Management Office
- Lift access
- Undercroft Car parking

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

AUGUST 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	98% complete
External wall insulation & render	98% complete
Mansafe system	100% complete

Sub-Structure & Super-Structure Progress

AUGUST 2023



Site entrance



Walker Street - Site view

Sub-Structure & Super-Structure Progress

AUGUST 2023



Walker Street - Site view



Walker Street - Site view

Sub-Structure & Super-Structure Progress

AUGUST 2023



West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

AUGUST 2023



Brunswick Road – Building signage complete



Brunswick Road – Rainscreen cladding

Sub-Structure & Super-Structure Progress

AUGUST 2023



Brunswick Road – Site view



Curtain walling nearing completion

Sub-Structure & Super-Structure Progress

AUGUST 2023



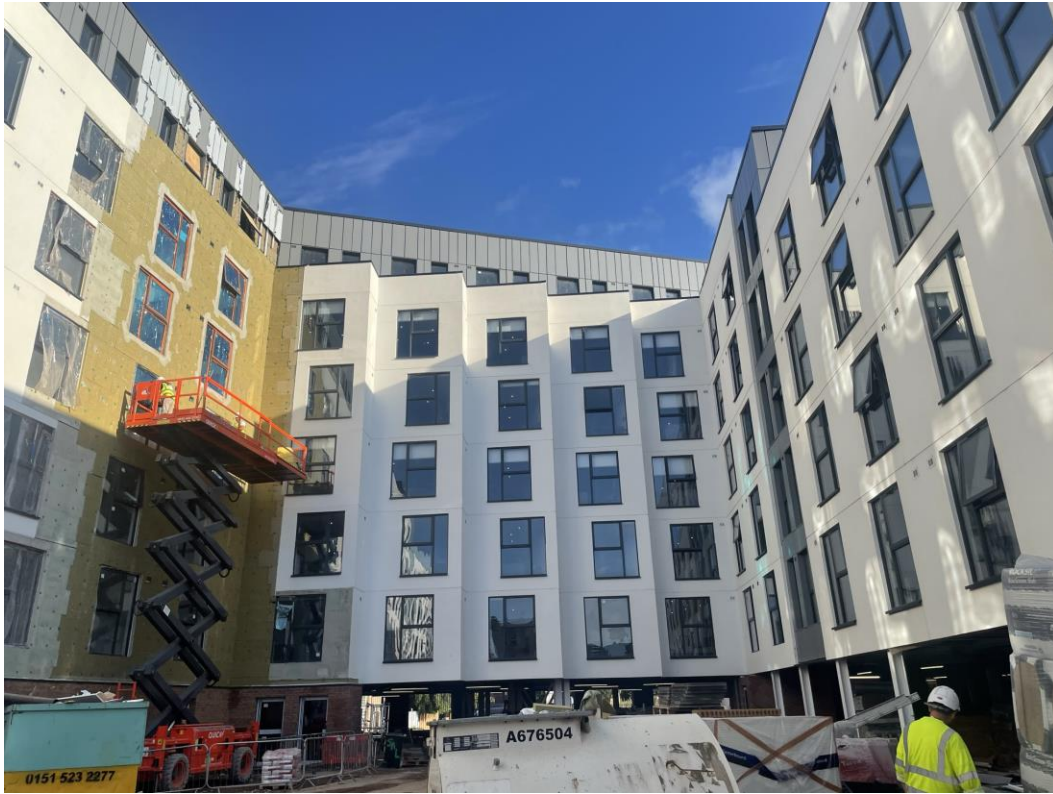
Commercial Block - Curtain walling



Commercial Block - Curtain walling

Sub-Structure & Super-Structure Progress

AUGUST 2023



Residential Block – Infill of hoist apartment on-going



Residential Block – Application of topcoat of render on-going.

Sub-Structure & Super-Structure Progress

AUGUST 2023



Student Wing – Cladding complete to internal courtyard



Student Wing – Cladding complete to internal courtyard

Sub-Structure & Super-Structure Progress

AUGUST 2023



Viewed from site compound



Commercial Zone – Rainscreen cladding complete

Sub-Structure & Super-Structure Progress

AUGUST 2023



Student Zone – Rainscreen cladding complete



Residential Zone – Rainscreen cladding complete

Sub-Structure & Super-Structure Progress

AUGUST 2023



Residential - Brick slip installation complete



Fixed ladder access

Sub-Structure & Super-Structure Progress

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Undercroft parking – Railings & reveal trim



Lightning protection

Sub-Structure & Super-Structure Progress

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Mastic joint



External doors

Sub-Structure & Super-Structure Progress

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Dry riser installation complete



External light fittings

Sub-Structure & Super-Structure Progress

AUGUST 2023



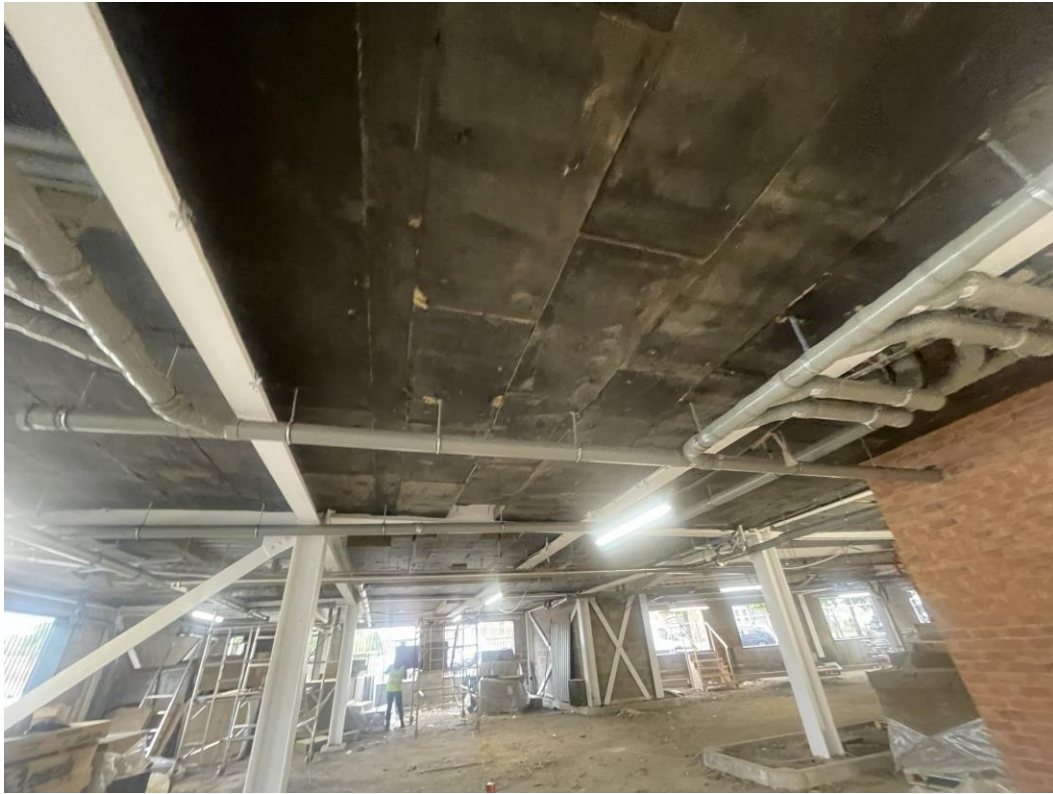
Residential Block – Paving



Residential Block – Rainscreen cladding

Sub-Structure & Super-Structure Progress

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Ceiling soffit insulation detail installed



Ceiling soffit insulation detail installed

Sub-Structure & Super-Structure Progress

AUGUST 2023



Undercroft Parking – Site view



Ceiling soffit insulation detail installed

Sub-Structure & Super-Structure Progress

AUGUST 2023



Kerb line installation on-going



Base coat tarmac applied to newly formed footpaths

Sub-Structure & Super-Structure Progress

AUGUST 2023



Kerb line installation and surface preparations works on-going



Tanking slurry applied to blockwork

Internal Fit-out

Element – The Quarter, Liverpool
New Build Development

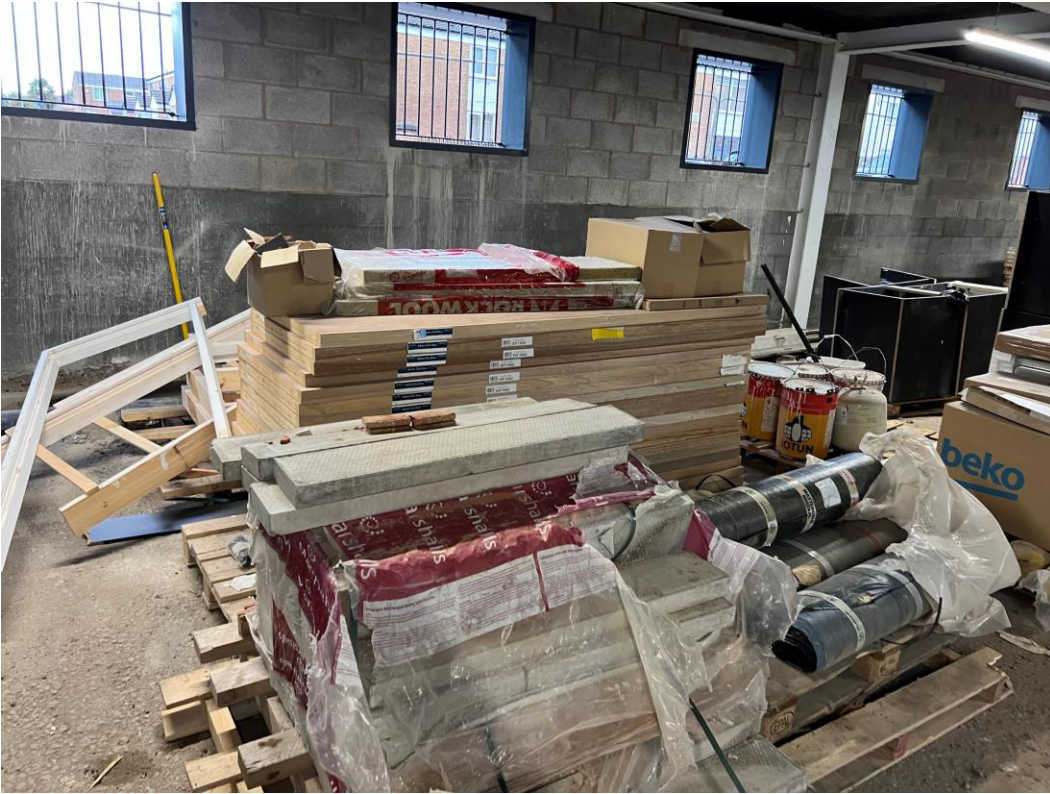
Element – The Quarter Internal Fit-out Construction Progress

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Core drilling for services	100% complete
Lift installation	98% complete
Above ground drainage	100% complete
Partition walls installation	100% complete
Apartment ceiling installation	99% complete
Plaster finishes walls and ceilings	99% complete
1st fix electrical	100% complete
1st fix plumbing and heating	100% complete
Kitchen units and appliances	100% complete
Doorframes	100% complete
Skirting and architrave	96% complete
Bathroom sanitary fittings	100% complete
Wall and floor tiling	100% complete
Carpet and floor finishes	99% complete
Doors and ironmongery	98% complete
Decorations	90% complete
2 nd fix electrical	89% complete
2 nd fix plumbing and heating	89% complete
General fixtures and fittings	45% complete

Internal Fitout

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Materials Stored – Doors



Materials Stored – Concrete kerbs

Internal Fitout

AUGUST 2023



Material storage – Concrete blocks



Material Storage – Soffit insulation

Internal Fitout

AUGUST 2023



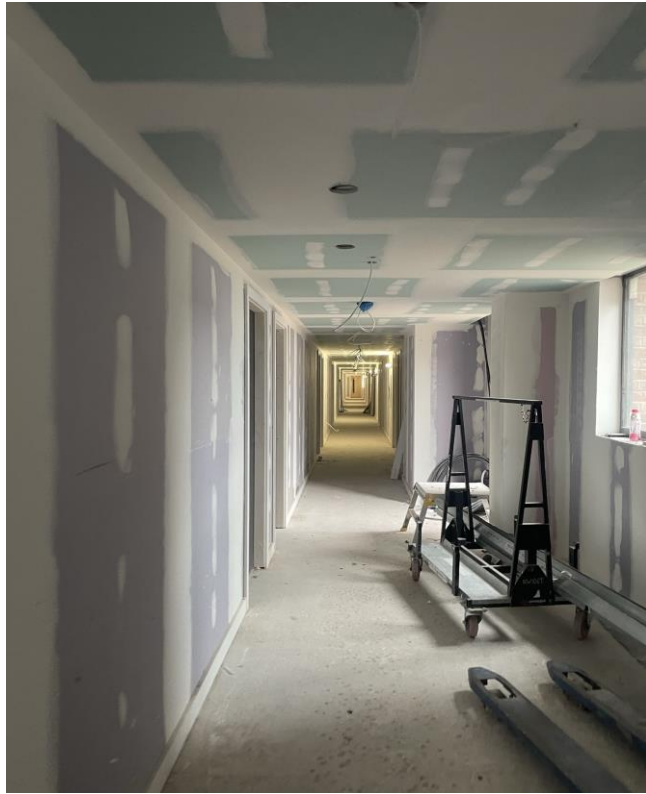
Ground Floor – Tape & jointing to Corridor walls & ceilings



Ground Floor – Ground Floor external doors

Internal Fitout

AUGUST 2023



Ground Floor – Tape & jointing to Corridor walls & ceilings



Ground Floor – Tape & jointing to Lobby walls

Internal Fitout

AUGUST 2023



Ground Floor – Tape & jointing to Corridor walls & ceilings



Ground Floor– Curtain walling installed

Internal Fitout

AUGUST 2023



Ground Floor – Reception desk



Ground Floor – Timber benched seating in place

Internal Fitout

AUGUST 2023



Ground Floor – Corridor finishes



Ground Floor – Floor tiling installed

Internal Fitout

AUGUST 2023



Ground Floor – Launderette



Ground Floor – Launderette

Internal Fitout

AUGUST 2023



Ground Floor – Gym equipment



Ground Floor – Gym equipment

Internal Fitout

AUGUST 2023



Ground Floor Games / Lounge – Furniture installation commenced



Ground Floor Games / Lounge – Vending machines in place

Internal Fitout

AUGUST 2023



Ground Floor Games / Lounge – Vending machines in place



Ground Floor Games / Lounge – Vending machines in place

Internal Fitout

AUGUST 2023



Ground Floor Games / Lounge – Shuffleboard



Ground Floor Games / Lounge – Table Tennis

Internal Fitout

AUGUST 2023



Ground Floor Games / Lounge – Arcade gaming



Ground Floor Study – Furniture installation commenced

Internal Fitout

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Ground Floor Study – Furniture installation commenced



Ground Floor Study – Furniture installation commenced

Internal Fitout

AUGUST 2023



Ground Floor WC – Accessible WC Sanitary Items



Ground Floor WC – Sanitary Items

Internal Fitout

AUGUST 2023



Ground Floor – Floor tiling installed



Ground Floor – Floor tiling installed

Internal Fitout

AUGUST 2023



Student Block – Handrails & balustrades



Residential Block – Handrails & balustrades

Internal Fitout

AUGUST 2023



Residential Block – Lift lobby finishes



Residential Block – Lift lobby floor tiled flooring

Internal Fitout

AUGUST 2023



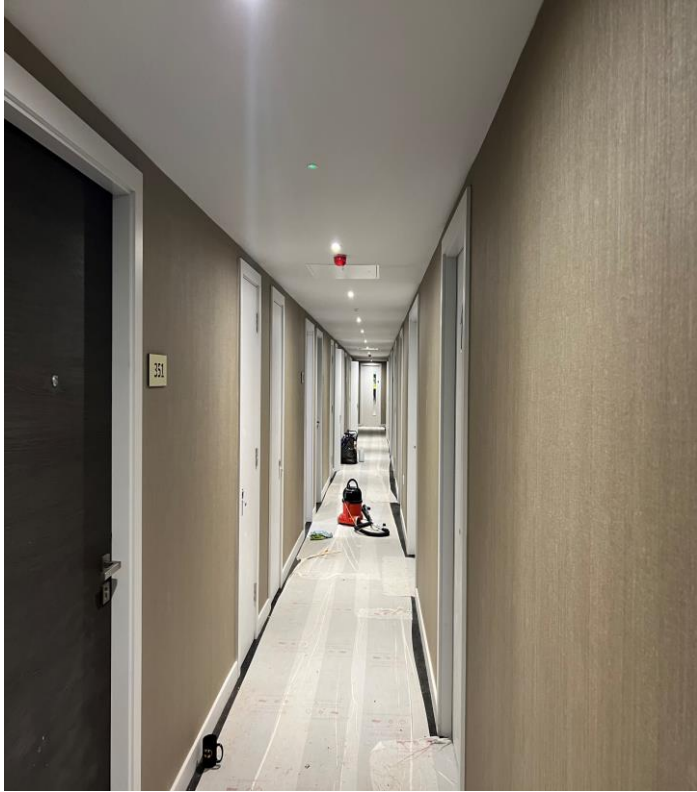
Student Block – Lift lobby wallpaper



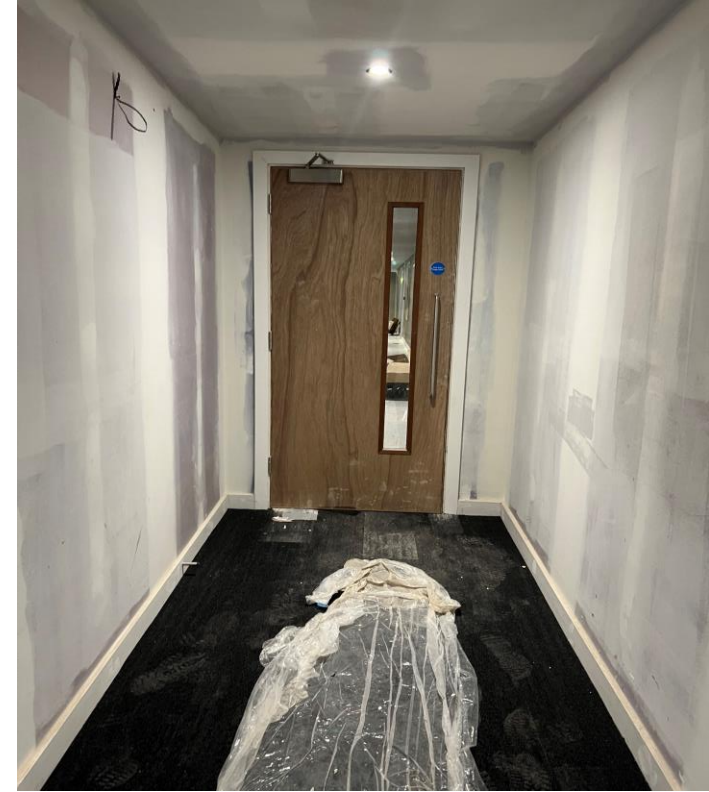
Residential Block – Lift lobby wallpaper

Internal Fitout

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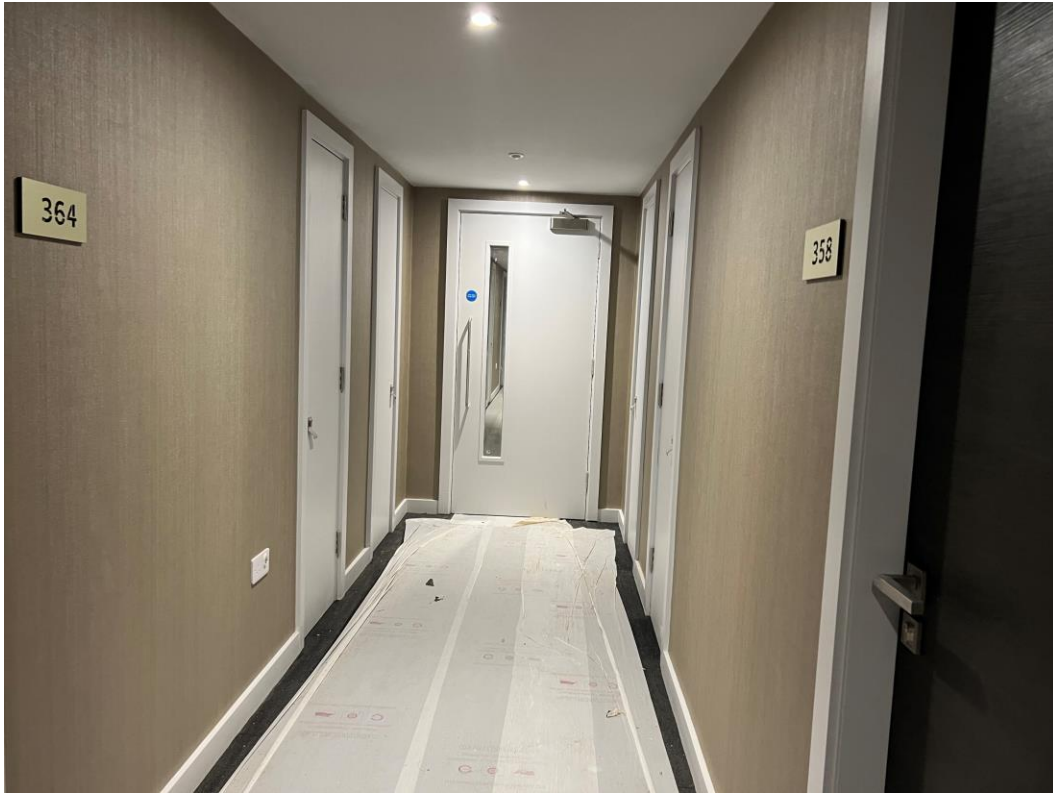
Student Block – Corridor finishes



Residential Block – Corridor ceilings & walls tape & jointed

Internal Fitout

AUGUST 2023



Residential Block – Corridor wallpaper applied



Residential Block – Carpet tiling protected

Internal Fitout

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Student Block – Corridor wallpaper applied



Student Block – Corridor wallpaper applied

Internal Fitout

AUGUST 2023



Apartment number signage



Location signage

Internal Fitout

AUGUST 2023



Student Block – Feature wall decoration



Student Block – Furniture installed

Internal Fitout

AUGUST 2023



Residential Block – Kitchen installation



Residential Block – Kitchen installation

Internal Fitout

AUGUST 2023



Residential Block – kitchen



Residential Block – Lounge furniture installed

Internal Fitout

AUGUST 2023



Residential Block – Decoration works on-going



Residential Block – Window board installed & decorated

Internal Fitout

AUGUST 2023



Residential Block – Sink



Residential Block – Hob

Internal Fitout

AUGUST 2023



Residential Block – Sanitary Items



Residential Block – Sanitary Items

Internal Fitout

AUGUST 2023



Residential Block – Mirror installed



Residential Block – Towle radiator

Internal Fitout

AUGUST 2023



Residential Wing – Swipe access



Residential Wing – Toilet roll holder

Internal Fitout

AUGUST 2023



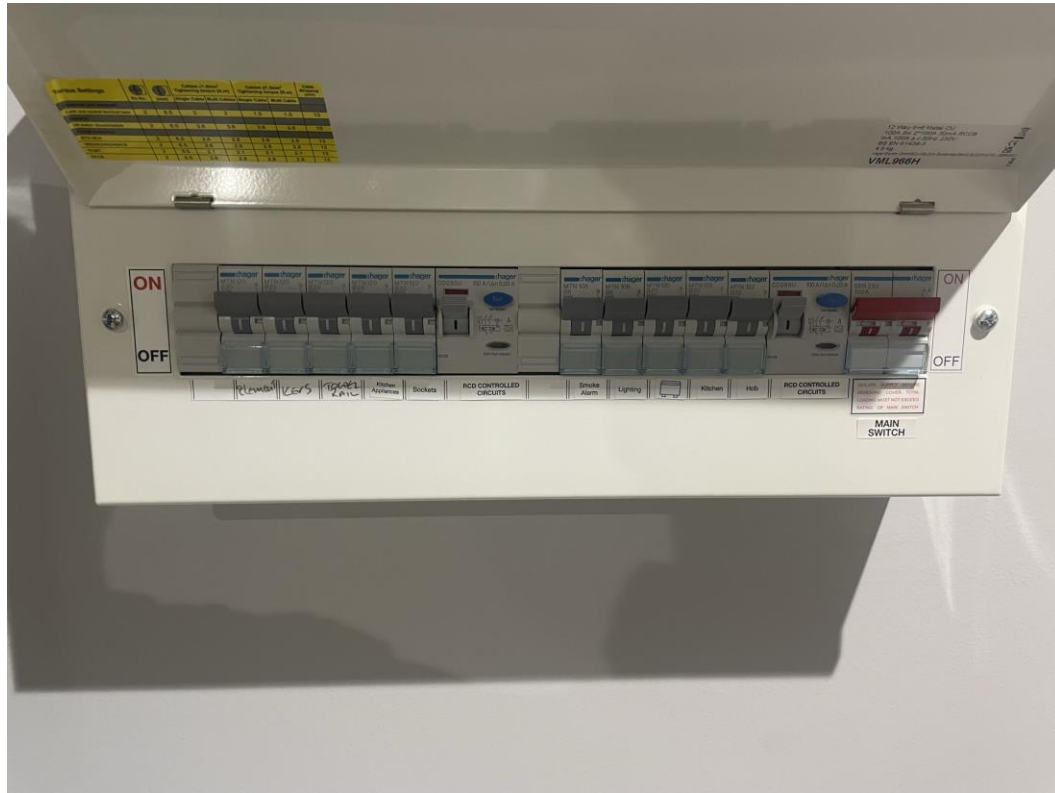
Residential Block – Way finding signage



Residential Block – CCTV

Internal Fitout

AUGUST 2023



Residential Wing – Consumer unit



Residential Wing – KERS units installed

Internal Fitout

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Residential Wing – Water leak protection



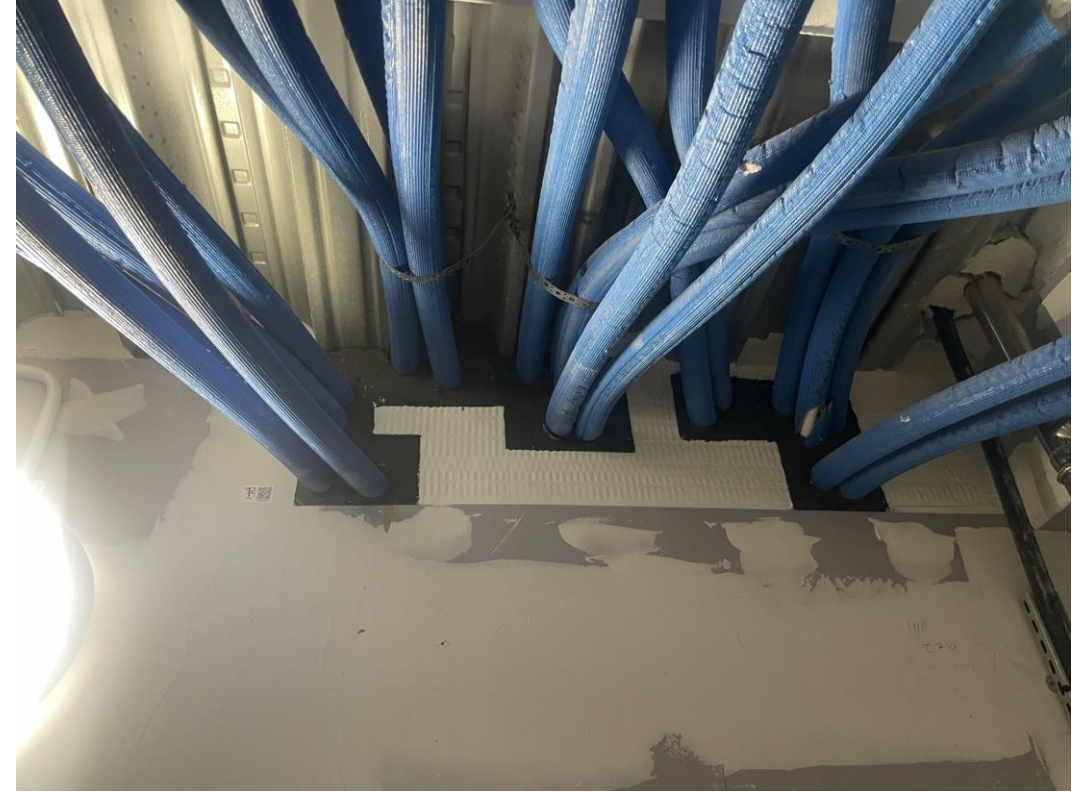
Residential Wing – Water leak protection

Internal Fitout

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Residential Wing – Fire Stopping



Residential Wing – Fire Stopping

Show Apartment

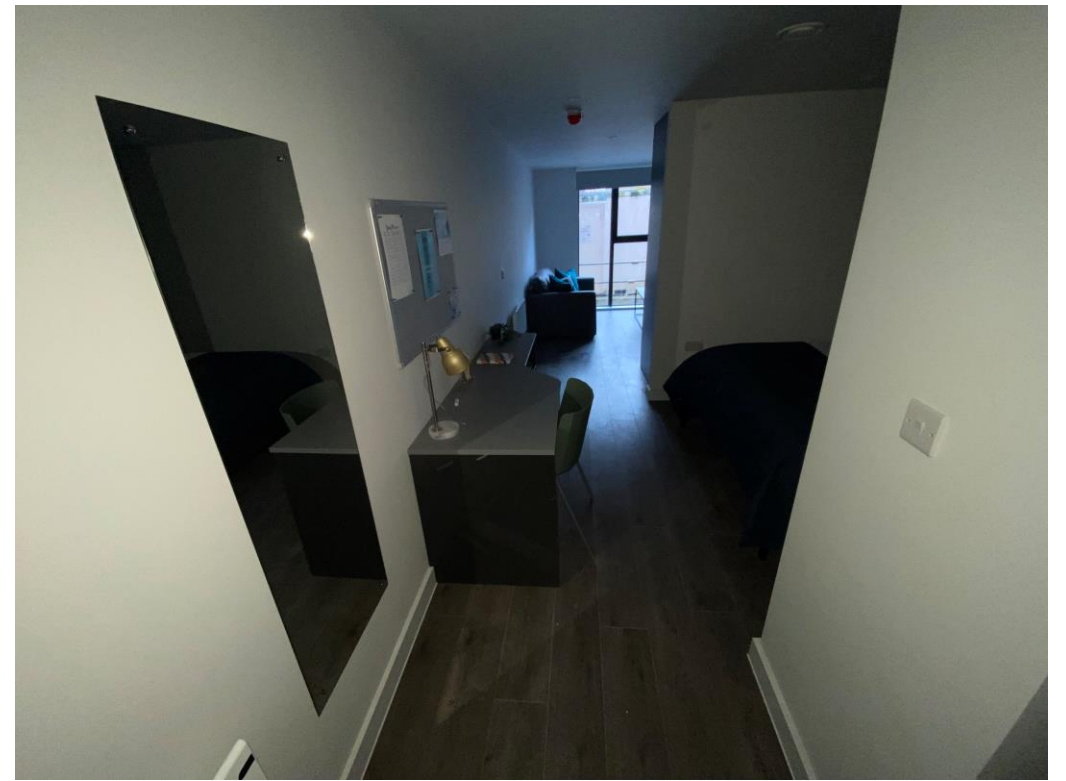
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Internal Fitout

JANUARY 2023



Student Wing – Show flat



Student Wing – Show flat

Internal Fitout

JANUARY 2023



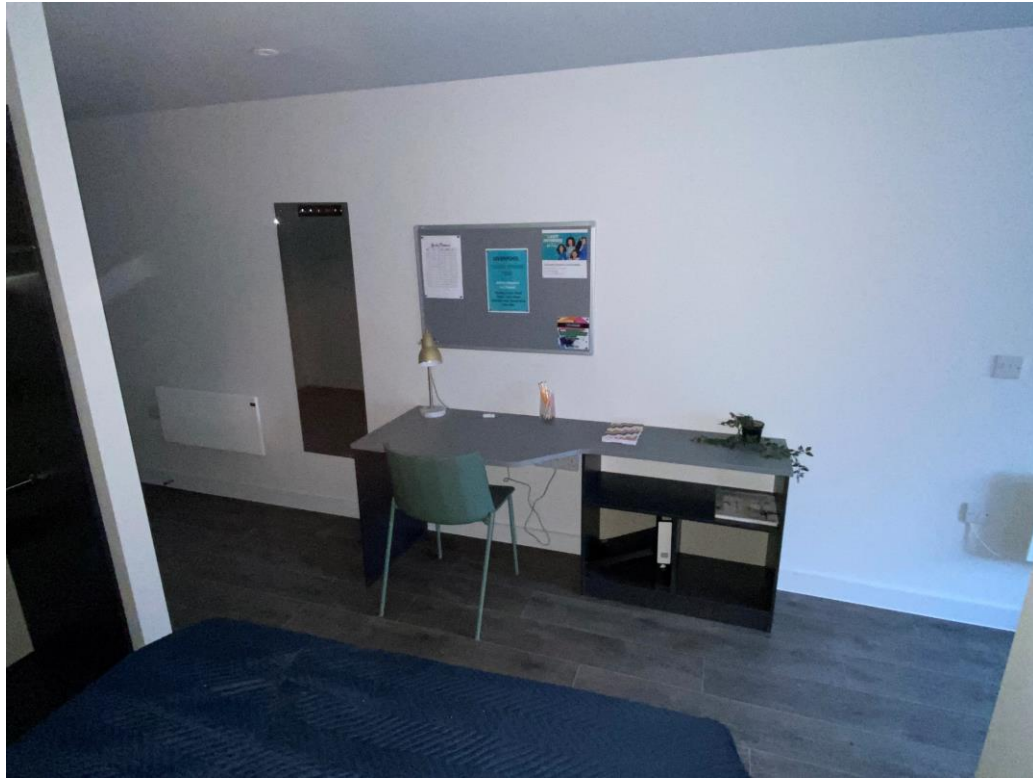
Student Wing – Show room



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

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Student Wing – Show room



Student Wing – Show room

TO FIND OUT MORE ABOUT

ELEMENT – The Quarter, Liverpool

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