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# ELEMENT - The Quarter Investors Report

IR27 September 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

SEPTEMBER 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  | 100% 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   | 100% complete |
| External wall insulation & render           | 100% complete |
| Mansafe system                              | 100% complete |



# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Site entrance



Walker Street - Site view



# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Walker Street - Site view



Walker Street - Site view

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



West Derby Road - Site view



West Derby Road - Site view



# Sub-Structure & Super-Structure Progress

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Brunswick Road – Building signage complete



Brunswick Road – Rainscreen cladding



# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Brunswick Road – Site view



Brunswick Road – Site view



# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Commercial Block - Curtain walling



Commercial Block - Curtain walling

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Main Entrance – Curtain Walling



Main Entrance – Curtain Walling



# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Main Entrance – Soffit detail nearing completion



Main Entrance – Manifestations in place

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Student Block – External façade complete



Residential Block – External façade complete



# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Residential Block – Infill of hoist apartments complete



External façade complete

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Student Block – External façade complete



Student Block – External façade complete

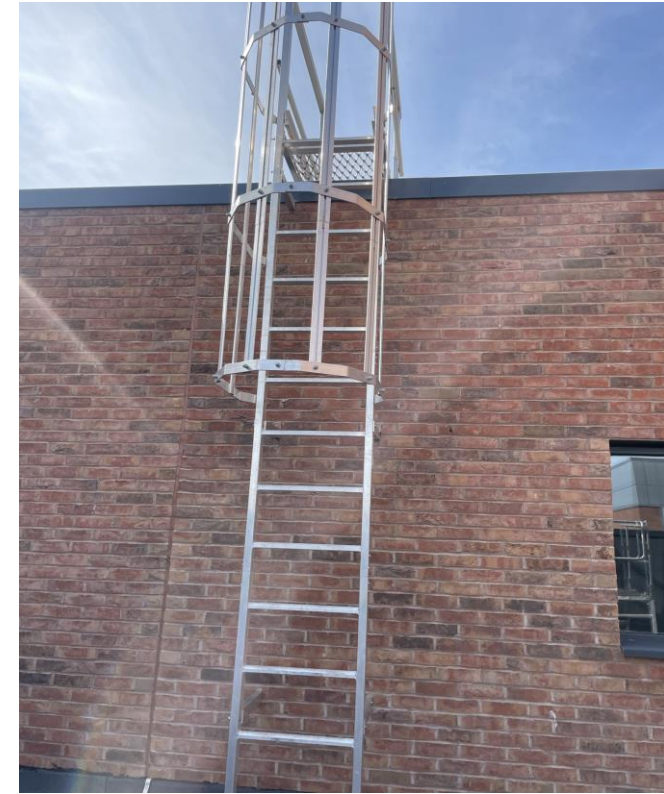


# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Residential - Brick slip installation complete



Fixed ladder access

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Louvre ventilation grills



Rainscreen cladding

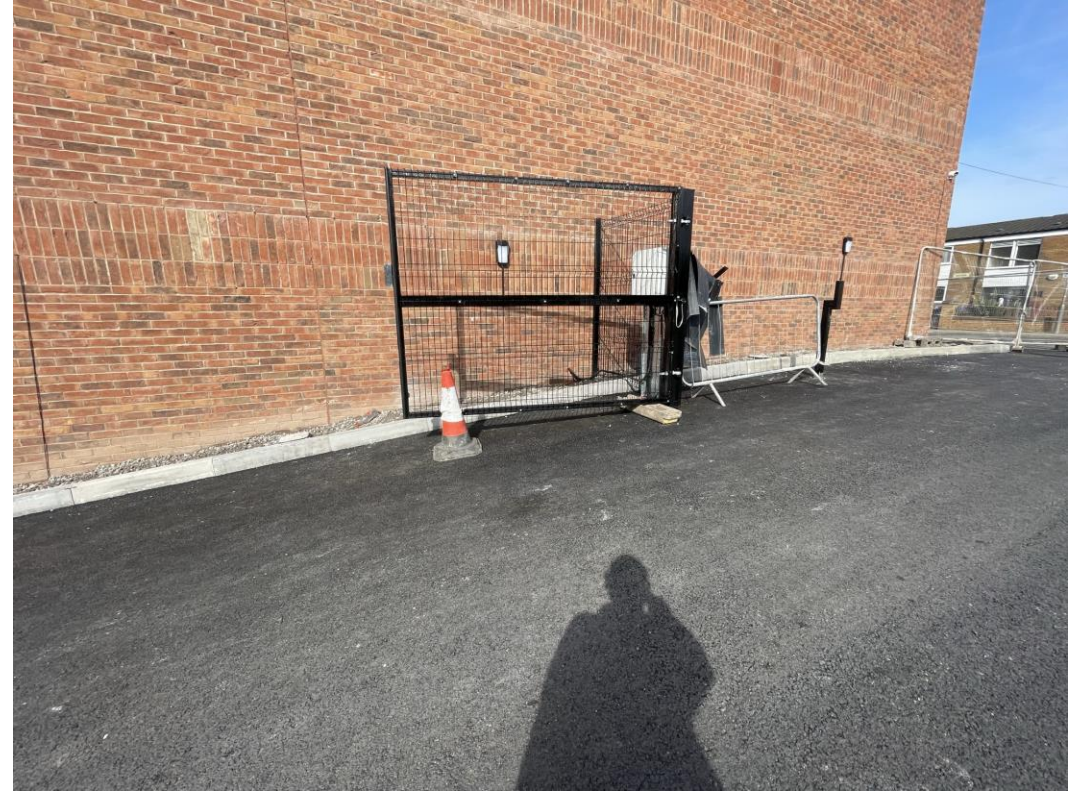


# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



External access doors



Main gates installed



# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Sub-station louvre doors installed



Sub-station louvre doors installed



# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



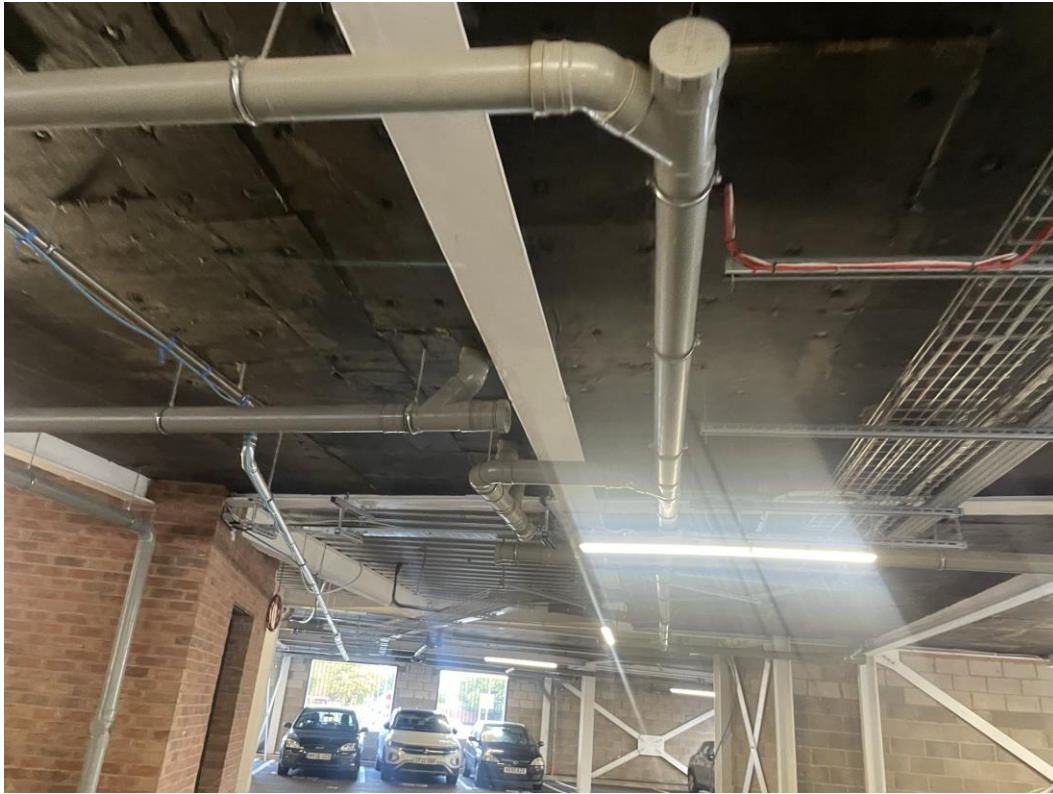
Residential Block – Paving



Residential Block – Light fittings installed

# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Ceiling soffit insulation detail complete



Ceiling soffit insulation detail installed



# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Basecoat tarmac for road surface



Preparation works for tarmac road surface

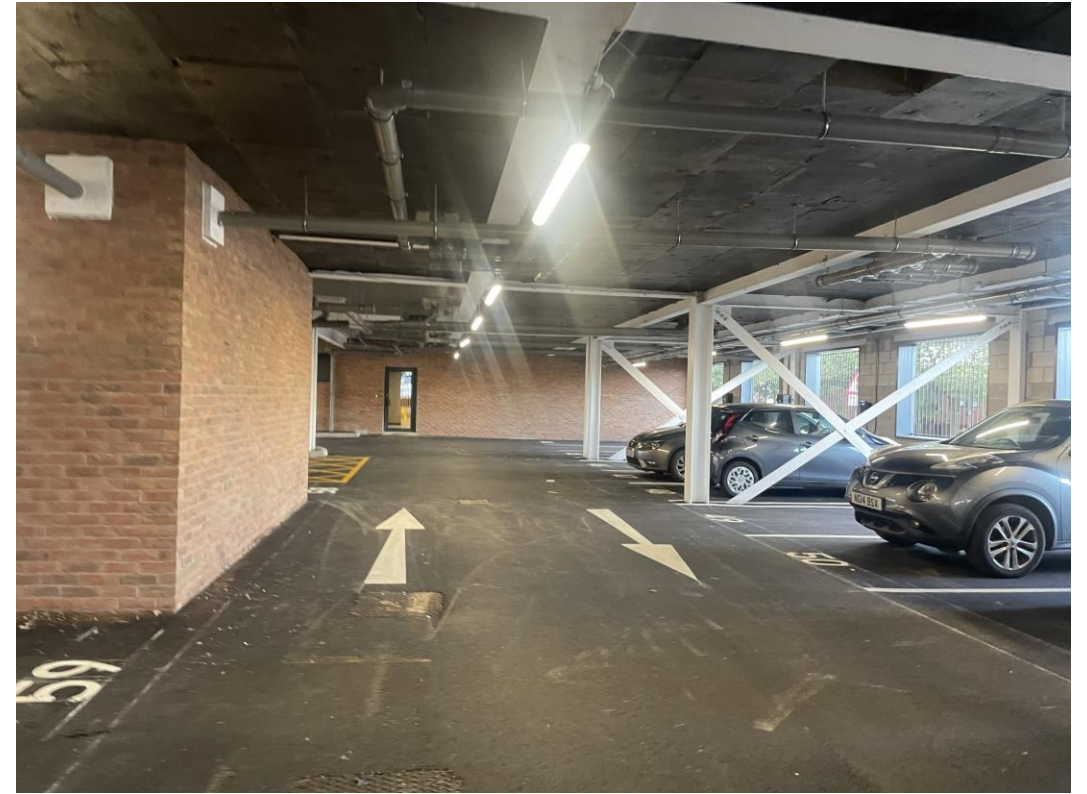


# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Accessible parking bays



Vehicle directional markings in place



# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Accessible parking bays



Vehicle directional markings in place



# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Soft landscaping



Soft landscaping



# Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Soft landscaping



Soft landscaping

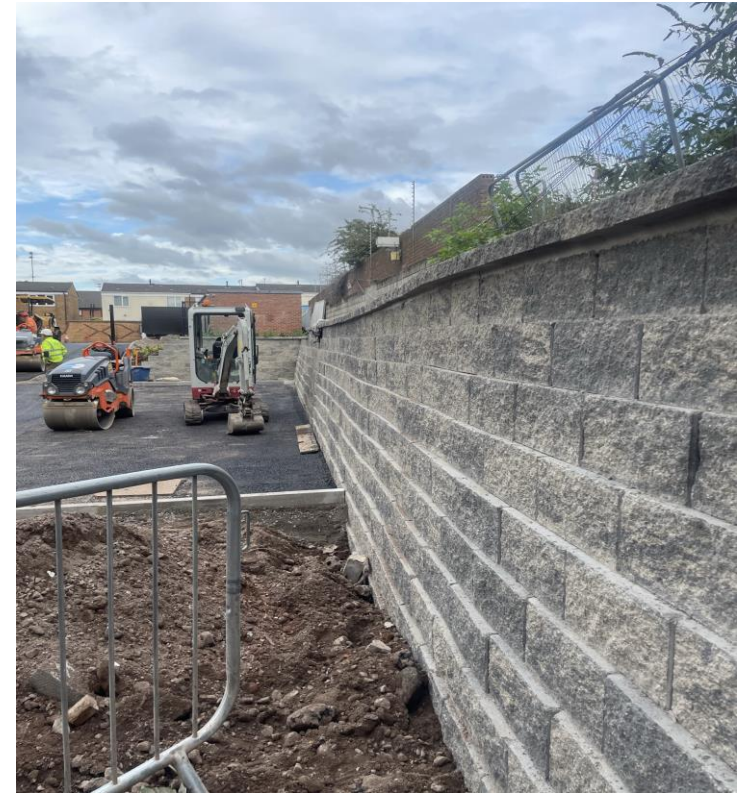


# Sub-Structure & Super-Structure Progress

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Retaining wall complete



Retaining wall complete

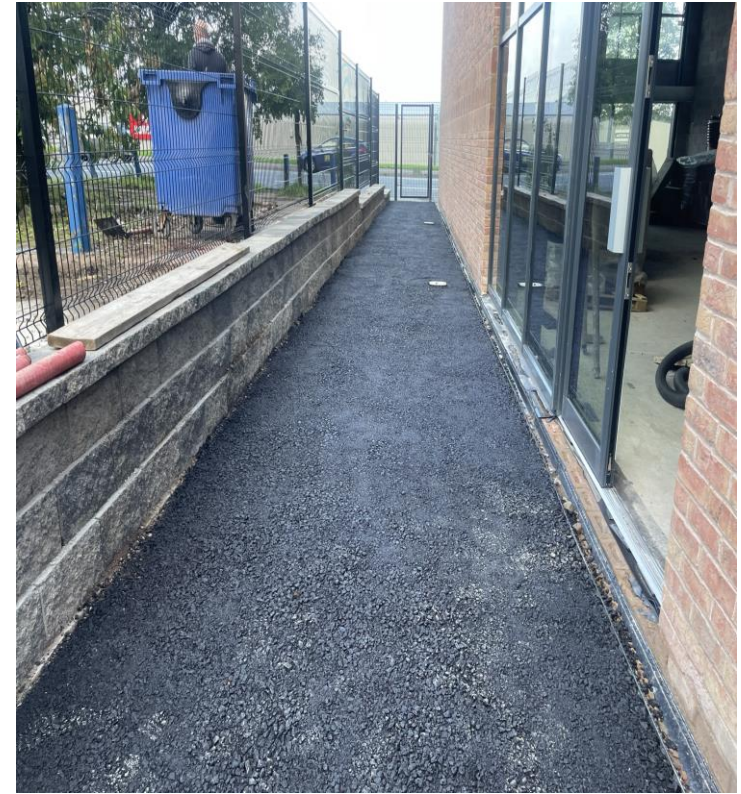


# Sub-Structure & Super-Structure Progress

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Acco Drainage



Tarmac pathway

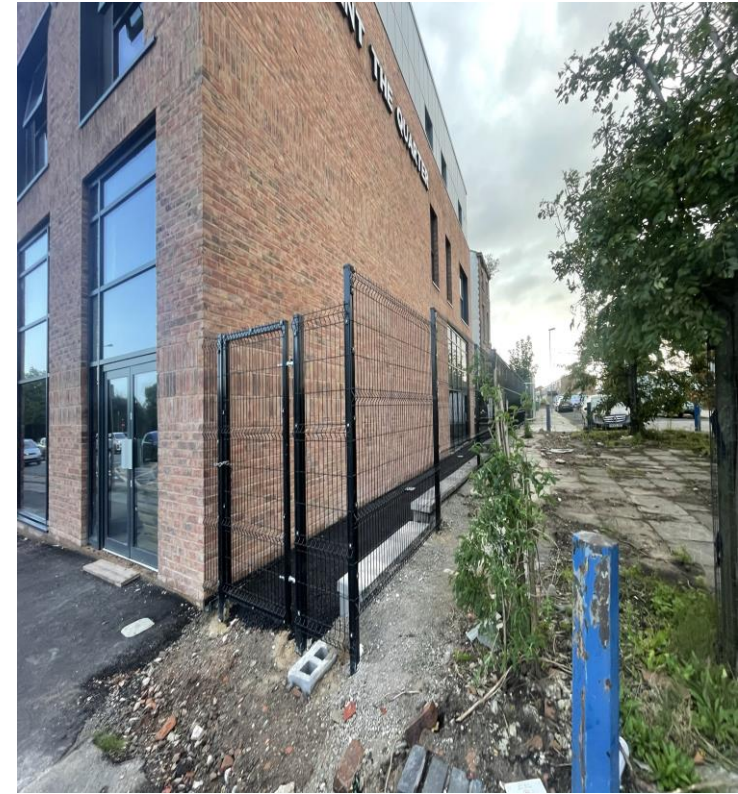


# Sub-Structure & Super-Structure Progress

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Metal fencing in place



Metal fencing in place



# Internal Fit-out

Element – The Quarter, Liverpool  
New Build Development

# Element – The Quarter Internal Fit-out Construction Progress

SEPTEMBER 2023

|  |               |
|--|---------------|
| Core drilling for services               | 100% complete |
| Lift installation                        | 100% complete |
| Above ground drainage                    | 100% complete |
| Partition walls installation             | 100% complete |
| Apartment ceiling installation           | 100% complete |
| Plaster finishes walls and ceilings      | 100% 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                  | 100% complete |
| Bathroom sanitary fittings               | 100% complete |
| Wall and floor tiling                    | 100% complete |
| Carpet and floor finishes                | 100% complete |
| Doors and ironmongery                    | 100% complete |
| Decorations                              | 98% complete  |
| 2 <sup>nd</sup> fix electrical           | 100% complete |
| 2 <sup>nd</sup> fix plumbing and heating | 100% complete |
| General fixtures and fittings            | 60% complete  |



# Internal Fitout

SEPTEMBER 2023



Maine Entrance – Staircase finishes



Maine Entrance – Staircase finishes

# Internal Fitout

SEPTEMBER 2023



Maine Entrance – Accessible chair lift



Maine Entrance – Curtain walling



# Internal Fitout

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Ground Floor – Corridor finishes



Ground Floor – Corridor finishes

# Internal Fitout

SEPTEMBER 2023



Ground Floor – Lobby seating area



Ground Floor – Timber benched seating in place



# Internal Fitout

SEPTEMBER 2023



Ground Floor – Reception desk signage



Ground Floor – Apartment post boxes

# Internal Fitout

SEPTEMBER 2023



Ground Floor – Lift lobby signage in place



Ground Floor – Lift finishes



# Internal Fitout

SEPTEMBER 2023



Ground Floor – Launderette



Ground Floor – Launderette

# Internal Fitout

SEPTEMBER 2023



Ground Floor – Cycle storage



Ground Floor – Cycle storage



# Internal Fitout

SEPTEMBER 2023



Ground Floor Games / Lounge



Ground Floor Games / Lounge

# Internal Fitout

SEPTEMBER 2023



Ground Floor Games / Lounge



Ground Floor Games / Lounge



# Internal Fitout

SEPTEMBER 2023



Ground Floor Games / Lounge



Ground Floor Games / Lounge

# Internal Fitout

SEPTEMBER 2023



Ground Floor Study



Ground Floor Study



# Internal Fitout

SEPTEMBER 2023



Ground Floor Study



Ground Floor Study

# Internal Fitout

SEPTEMBER 2023



Ground Floor WC – Sanitary Items



Ground Floor WC – Sanitary Items



# Internal Fitout

SEPTEMBER 2023



Satir core finishes



Satir core finishes

# Internal Fitout

SEPTEMBER 2023



Stair Core – protective nosing's



Stair Core – Carpet finishes installed



# Internal Fitout

SEPTEMBER 2023



Student Block – Lift lobby



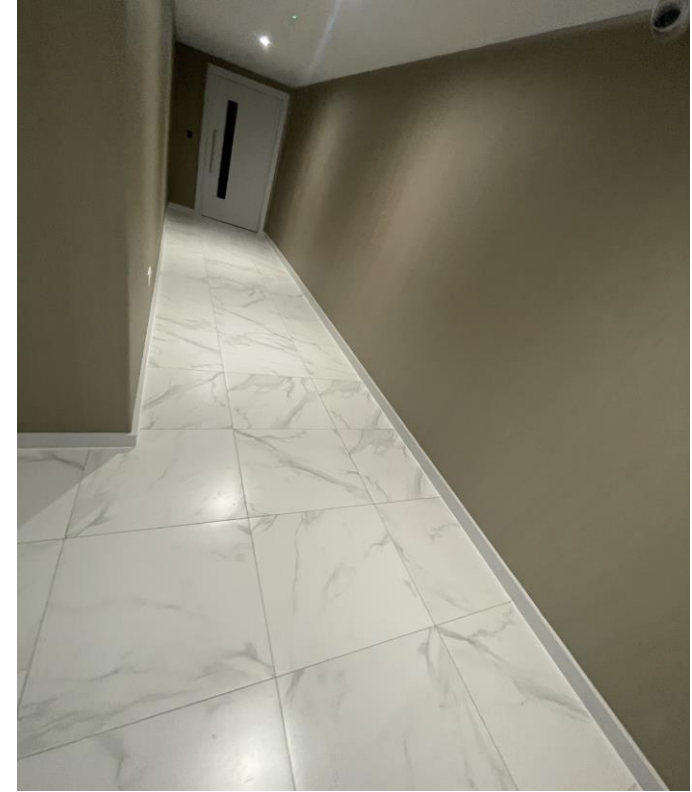
Apartment number signage

# Internal Fitout

SEPTEMBER 2023



Lift finishes



Student Block – Lift lobby finishes



# Internal Fitout

SEPTEMBER 2023



Residential Block – Corridor wallpaper



Residential Block – Corridor wallpaper

# Internal Fitout

SEPTEMBER 2023



Student Block – Lift lobby wallpaper



Student Block – Lift lobby finishes



# Internal Fitout

SEPTEMBER 2023



Student Block – Corridor finishes



Residential Block – Corridor wallpaper & floor finishes

# Internal Fitout

SEPTEMBER 2023



Student Block – Feature wall decoration



Student Block – Furniture installed



# Internal Fitout

SEPTEMBER 2023



Residential Block – Kitchen installation



Residential Block – Kitchen installation

# Internal Fitout

SEPTEMBER 2023



Residential Block – Lounge



Residential Block – Kitchen



# Internal Fitout

SEPTEMBER 2023



Residential Block – Splash back



Residential Block – Hob

# Internal Fitout

SEPTEMBER 2023



Residential Block – Sink



Residential Block – Microwave



# Internal Fitout

SEPTEMBER 2023



Residential Block – WC



Residential Block – WHB

# Internal Fitout

SEPTEMBER 2023



Residential Block – Mirror installed



Residential Block – Thermostatic shower



# Internal Fitout

SEPTEMBER 2023



Residential Wing – Bathroom finishes



Residential Wing – Bathroom finishes

# Internal Fitout

SEPTEMBER 2023



Residential Wing – TV points



Residential Wing – Electrical sockets & switches



# Internal Fitout

SEPTEMBER 2023



Residential Wing – Surface hatches



Residential Wing – Dry riser

# Show Apartment

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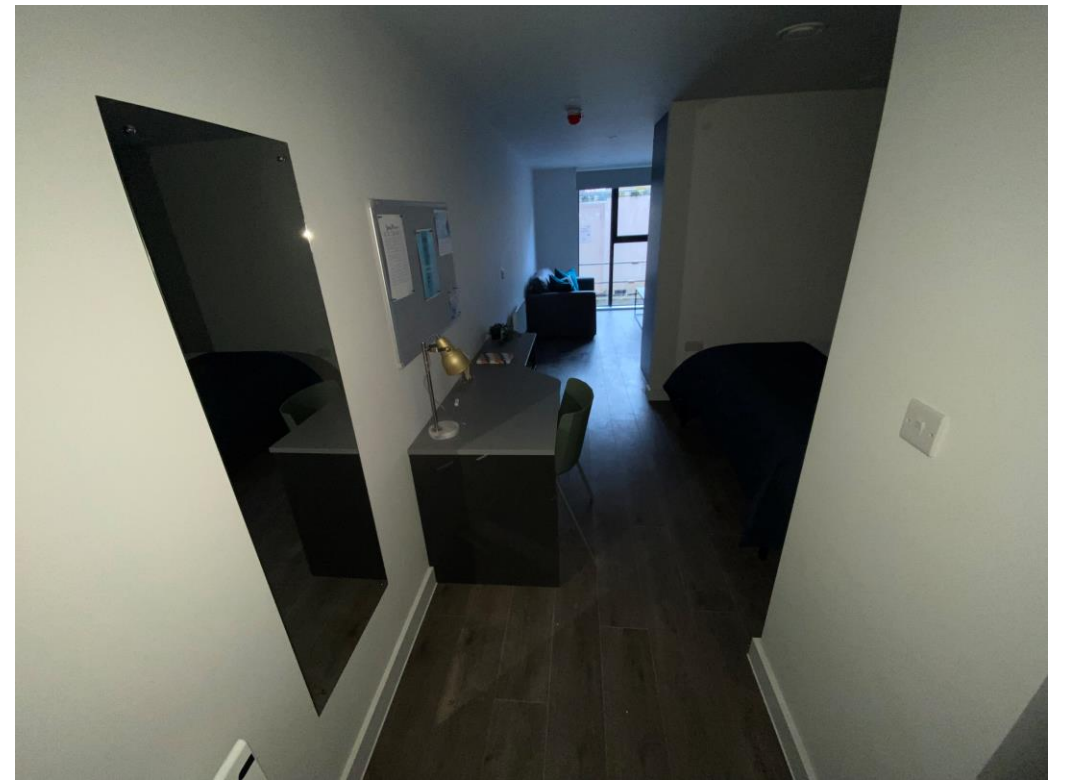


# Internal Fitout

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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