

legacie



ELEMENT - The Quarter Investors Report

IR19 January 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

JANUARY 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	89% complete
Underground drainage	99% complete
Ground floor slab construction	97% 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	99% complete
Flat roof structure	100% complete
Flat roof coverings including balconies	98% complete
Weatherboarding	96% complete
External windows /doors & curtain walling	98% complete
External wall insulation & render	98% complete
Mansafe system	98% complete

Sub-Structure & Super-Structure Progress

JANUARY 2023



Site entrance



Walker Street - Site view

Sub-Structure & Super-Structure Progress

JANUARY 2023



West Derby Road - Site view



West Derby Road - Site view

Sub-Structure & Super-Structure Progress

JANUARY 2023



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

JANUARY 2023



Brunswick Road - Site view



Brunswick Road - Site view

Sub-Structure & Super-Structure Progress

JANUARY 2023



Commercial Block – Scaffolding, SFS and weatherboarding



Commercial Block – Scaffolding, SFS and weatherboarding

Sub-Structure & Super-Structure Progress

JANUARY 2023



Residential Block – Render decoration complete



Residential Block – Render decoration complete

Sub-Structure & Super-Structure Progress

JANUARY 2023



Student Wing – Cladding installation on-going



Student Wing – Cladding installation on-going

Sub-Structure & Super-Structure Progress

JANUARY 2023



'Zig-zag' Elevation – Render decoration on-going



'Zig-zag' Elevation – Render decoration on-going

Sub-Structure & Super-Structure Progress

JANUARY 2023



General site activity



General site activity

Sub-Structure & Super-Structure Progress

JANUARY 2023



Student Wing – Cladding installation nearing completion



Student Wing – Cladding installation nearing completion

Sub-Structure & Super-Structure Progress

JANUARY 2023



Commercial Block – Mansafe, weatherboarding and edge protection



Commercial Block – Mansafe, weatherboarding and edge protection

Sub-Structure & Super-Structure Progress

JANUARY 2023



Residential Block – External brickwork on-going



Residential Block – External brickwork on-going

Sub-Structure & Super-Structure Progress

JANUARY 2023



Residential Block – External brickwork on-going



Residential Block – External brickwork on-going

Sub-Structure & Super-Structure Progress

JANUARY 2023



Commercial Block – Internal drainage installation on-going



Residential Wing – Internal drainage installation on-going

Sub-Structure & Super-Structure Progress

JANUARY 2023



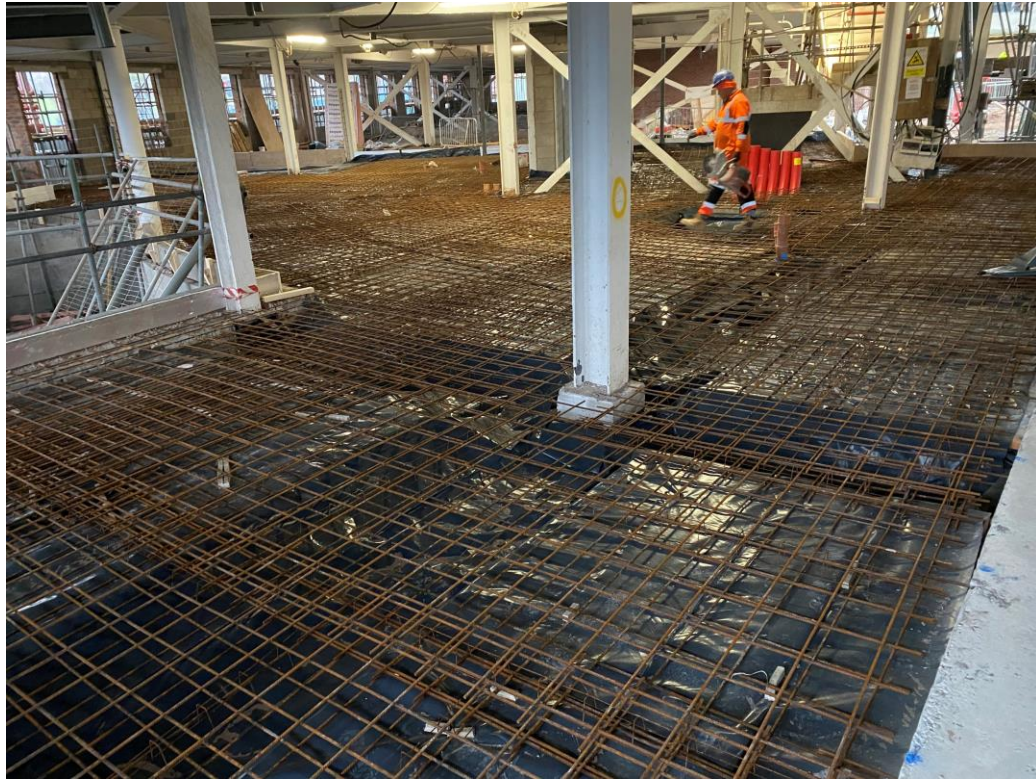
Residential Block – Ground floor slab reinforcement and internal drainage



Residential Block – Ground floor slab pour and Internal drainage installation

Sub-Structure & Super-Structure Progress

JANUARY 2023



Residential Wing – Ground floor slab reinforcement installation



Residential Wing – Ground floor slab reinforcement installation

Sub-Structure & Super-Structure Progress

JANUARY 2023



Residential Wing – Ground floor slab reinforcement installation



Residential Block – Ground floor concrete slab and drainage alterations

Sub-Structure & Super-Structure Progress

JANUARY 2023



Residential Block – Ground floor concrete slab



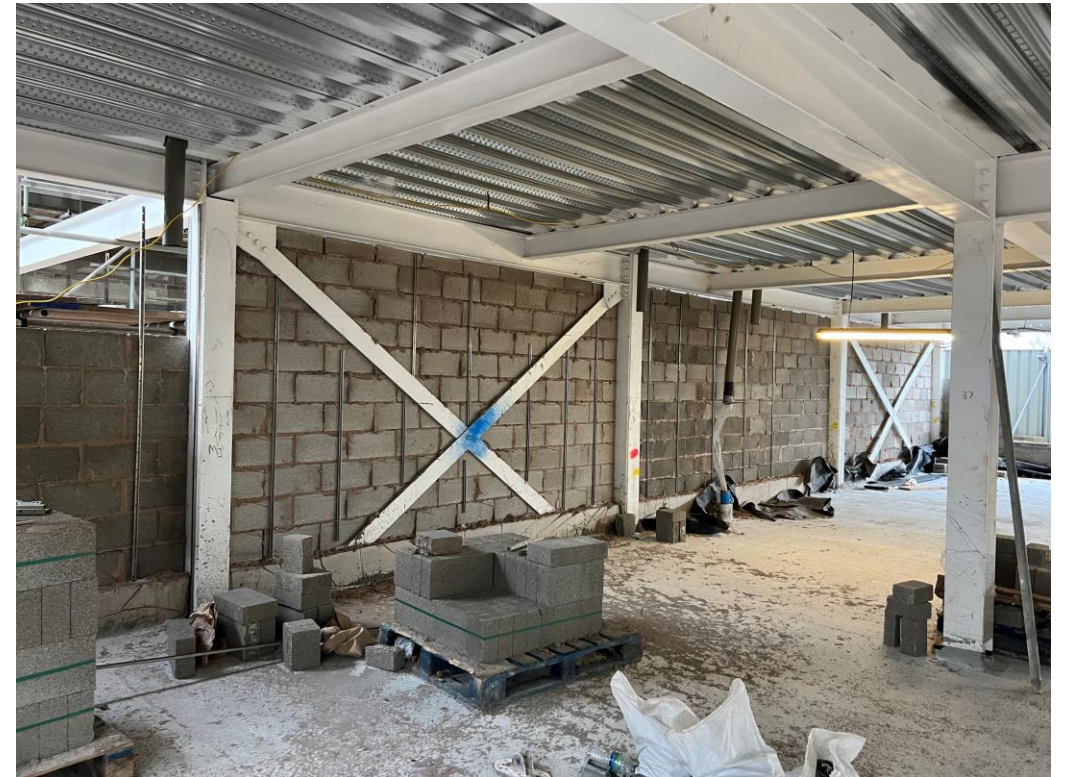
Residential Block – Ground floor concrete slab and drainage alterations

Sub-Structure & Super-Structure Progress

JANUARY 2023



Residential Block – External cavity wall on-going



Commercial Block – Internal blockwork on-going

Sub-Structure & Super-Structure Progress

JANUARY 2023



Commercial Block – Internal blockwork on-going



Commercial Block– Internal blockwork on-going

Sub-Structure & Super-Structure Progress

JANUARY 2023



Site segregation in place



Turnstile being utilised

Internal Fit-out

Element – The Quarter, Liverpool
New Build Development

Element – The Quarter Internal Fit-out Construction Progress

JANUARY 2023

Core drilling for services	100% complete
Lift installation	55% complete
Above ground drainage	100% complete
Partition walls installation	81% complete
Apartment ceiling installation	80% complete
Plaster finishes walls and ceilings	53% complete
1st fix electrical	78% complete
1st fix plumbing and heating	84% complete
Kitchen units and appliances	45% complete
Doorframes	53% complete
Skirting and architrave	53% complete
Bathroom sanitary fittings	20% complete
Wall and floor tiling	41% complete
Carpet and floor finishes	52% complete
Doors and ironmongery	53% complete
Decorations	43% complete
2 nd fix electrical	52% complete
2 nd fix plumbing and heating	33% complete
General fixtures and fittings	3% complete

Internal Fitout

JANUARY 2023



Material storage - KERS units



Material storage – Kitchen units

Internal Fitout

JANUARY 2023



Material Storage – Screed binder



Material Storage – Self-levelling screed

Internal Fitout

JANUARY 2023



Material storage – Window units



Material storage – Door frames

Internal Fitout

JANUARY 2023



Material Storage – Wienerberger Brick



Material Storage – Insulation

Internal Fitout

JANUARY 2023



Material Storage – Rocksil insulation



Material Storage – Rocksil insulation

Internal Fitout

JANUARY 2023



Residential Block – Lift installation



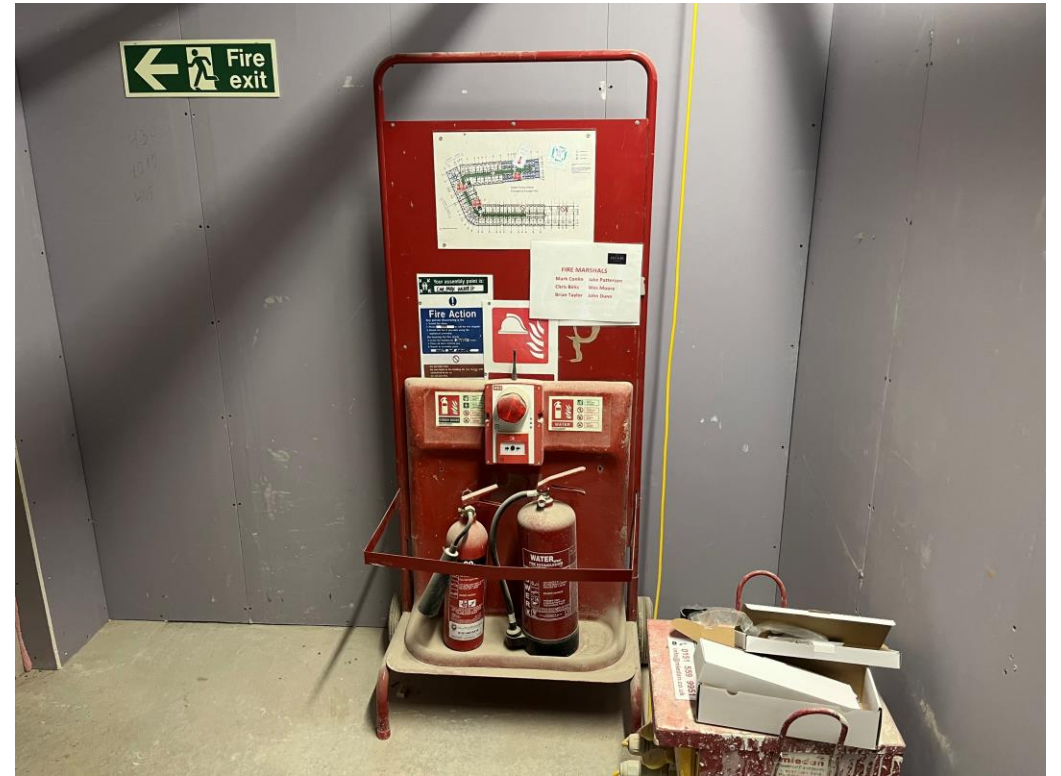
Residential Block – Lift installation

Internal Fitout

JANUARY 2023



Student Wing – Temporary fire exit signage



Student Wing – Fire call point

Internal Fitout

JANUARY 2023



Residential Wing – Internal walls boarded, taped and jointed



Residential Wing – Internal ceiling and wall mist coat

Internal Fitout

JANUARY 2023



Student Wing – Bathroom appliance installation on-going



Student Wing – Bathroom appliance installation complete

Internal Fitout

JANUARY 2023



Residential Block – Bathroom appliance installation on-going



Residential Block – Bathroom appliance installation complete

Internal Fitout

JANUARY 2023



Student Wing – 1st fix electrical installation on-going



Student Wing – Internal finishes and joinery on-going

Internal Fitout

JANUARY 2023



Student Wing – Internal finishes and joinery on-going



Student Wing – Internal finishes and joinery on-going

Internal Fitout

JANUARY 2023



Residential Block – Kitchen installation on-going



Residential Block – Kitchen installation on-going

Internal Fitout

JANUARY 2023



Residential Block – Kitchen installation on-going



Residential Block – Kitchen sink and splashback installation

Internal Fitout

JANUARY 2023



Student Wing – Internal finishes on-going



Student Wing – Feature walls to apartments

Internal Fitout

JANUARY 2023



Residential Block – 1st fix electrical installation and metal ceiling on-going



Residential Block – Consumer units

Internal Fitout

JANUARY 2023



Residential Block - Internal finishes on-going



Residential Block - Internal finishes on-going

Internal Fitout

JANUARY 2023



Student Block - Internal finishes on-going



Student Block - Internal finishes complete

Internal Fitout

JANUARY 2023



Residential Block – Adhesive screed binder being applied



Residential Block – Self-levelling screed on-going

Internal Fitout

JANUARY 2023



Residential Block – Metal balustrade ready for installation



Student Wing – Metal balustrade installation on-going

Internal Fitout

JANUARY 2023



Residential Block – IPS on-going



Residential Block – IPS, wall tiling and appliances on-going

Internal Fitout

JANUARY 2023



Residential Block – Fire exit signage



Residential Block – Radiator installation

Show Apartment

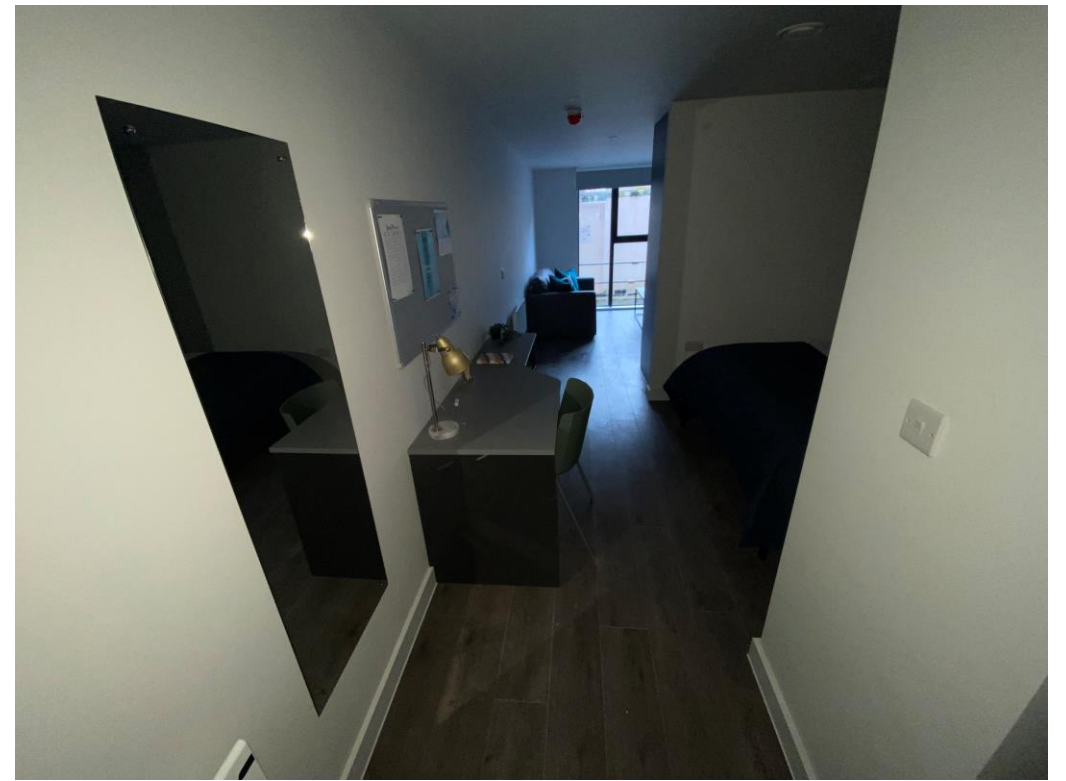
Element – The Quarter, Liverpool
New Build Development

Internal Fitout

JANUARY 2023



Student Wing – Show flat



Student Wing – Show flat

Internal Fitout

JANUARY 2023



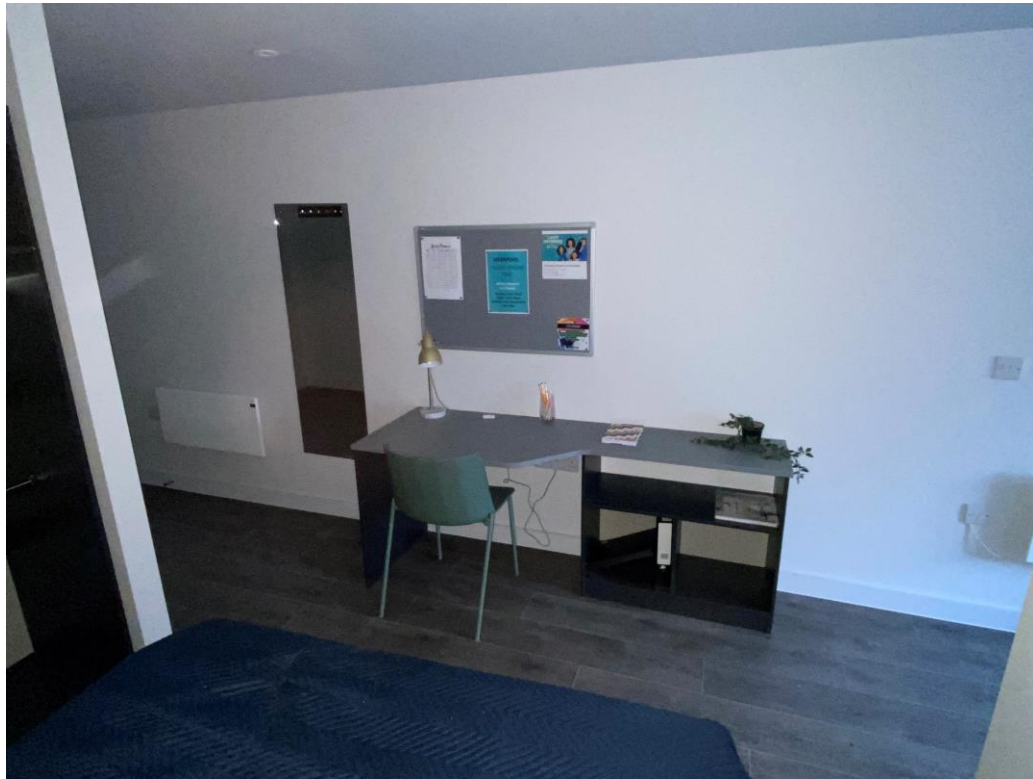
Student Wing – Show room



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

TO FIND OUT MORE ABOUT

ELEMENT – The Quarter, Liverpool

PLEASE CONTACT

legacie

WWW.LEGACIE.CO.UK

By Appointment Only
Unit 4 Connect Business Village
Liverpool, L5 9PR
+44 (0) 151 207 9990