

legacie



ELEMENT - The Quarter Investors Report

IR20 February 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

FEBRUARY 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	99% 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	98% complete
External windows /doors & curtain walling	98% complete
External wall insulation & render	98% complete
Mansafe system	95% complete

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Site entrance



Walker Street - Site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Rainscreen cladding installation complete



West Derby Road – Site View

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



West Derby Road – Site View



Brunswick Road – Site View

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Low Hill – Site View



Low Hill – Site View

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Low Hill – Site View



Brickwork installation ongoing

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Commercial Block – Brickwork Installation



Commercial Block – Brickwork Installation

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Student Block – Cladding installation complete



Residential Block – Render decoration complete

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



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



General site activity

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Residential Block – Render decoration complete



Weather boarding installation

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Brickwork installation ongoing



Brickwork installation ongoing

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Vent grills installed to undercroft parking area



Vent grills for undercroft parking area

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Balustrade installation ongoing



Balustrade installation ongoing

Internal Fitout

FEBRUARY 2023



Capping installed



Parapet wall awaiting capping's

Internal Fitout

FEBRUARY 2023



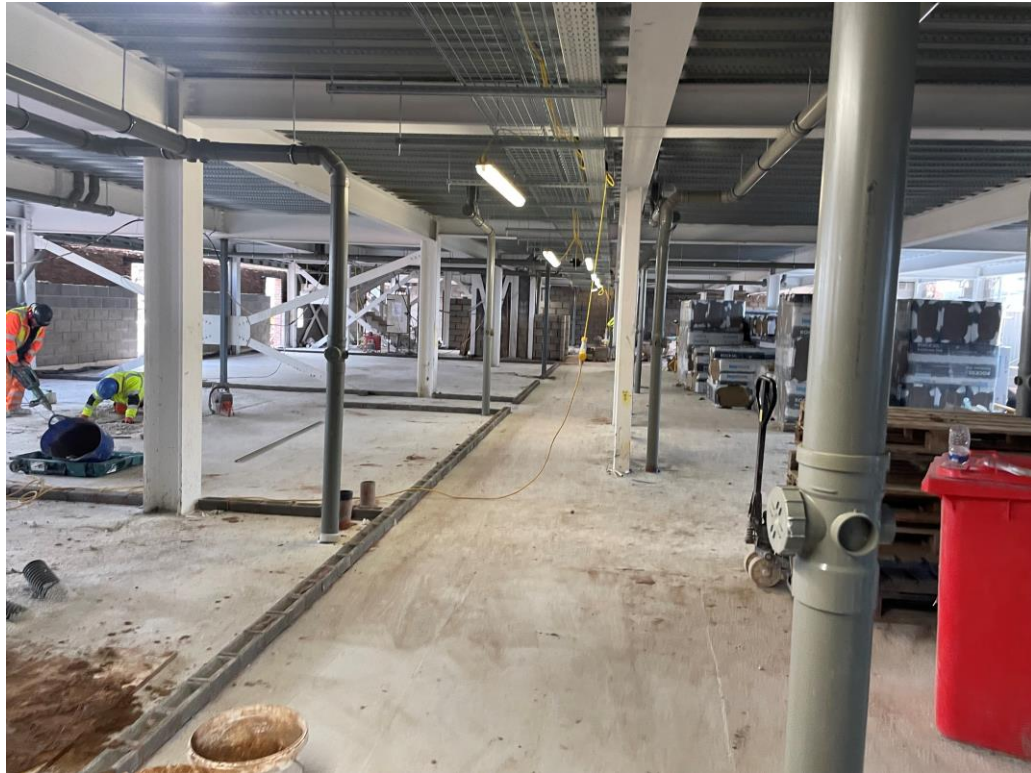
Internal blockwork walls



Internal blockwork walls

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Ground Floor blockwork ongoing



Ground Floor blockwork ongoing

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Installation of blockwork walls on-going



Formation of commercial units on-going

Sub-Structure & Super-Structure Progress

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Installation of blockwork walls on-going



Door / window installation on-going

Sub-Structure & Super-Structure Progress

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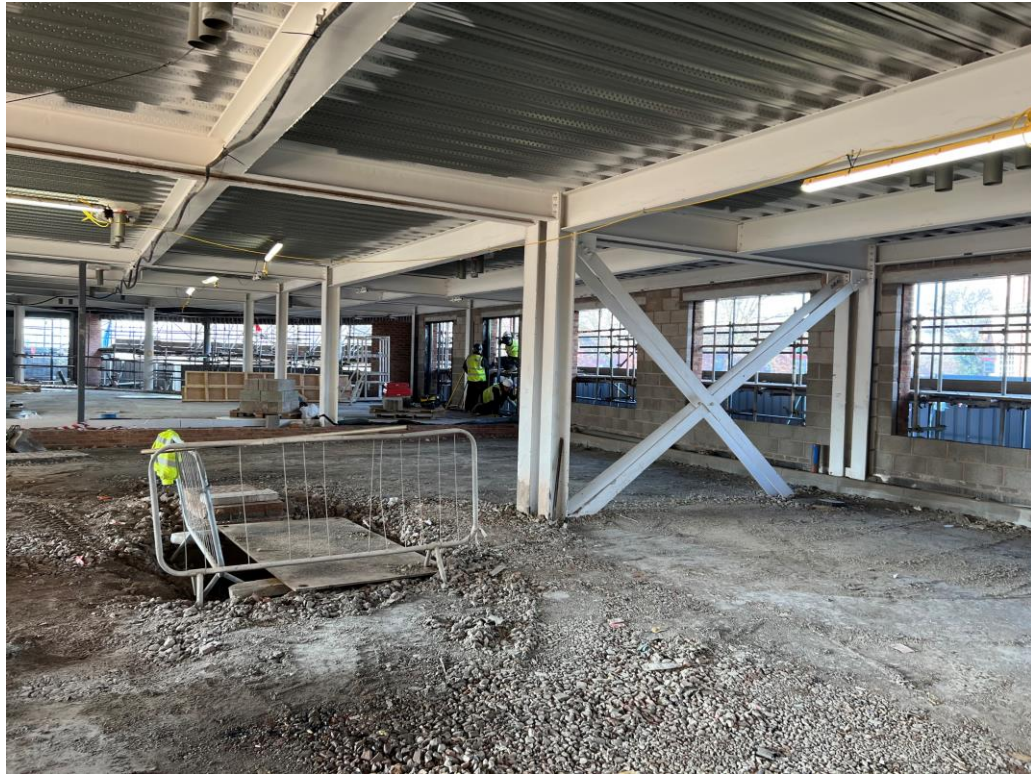
Installation of blockwork walls on-going



Internal drainage installation on-going

Sub-Structure & Super-Structure Progress

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Preparations for slab pour complete



General site activity

Sub-Structure & Super-Structure Progress

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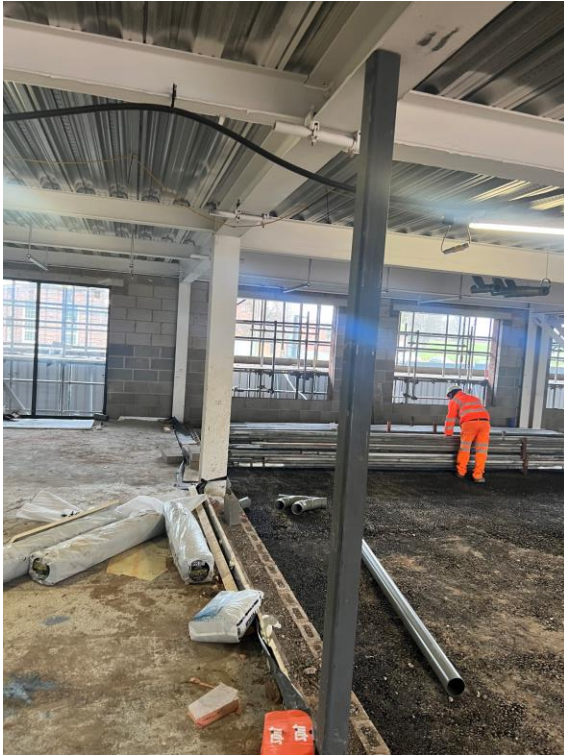
Kerbing installation commenced



Tarmac laid to undercroft parking spaces

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



General site activity



Installation of tarmac road surface commenced

Internal Fit-out

Element – The Quarter, Liverpool
New Build Development

Element – The Quarter Internal Fit-out Construction Progress

FEBRUARY 2023

Core drilling for services	100% complete
Lift installation	63% complete
Above ground drainage	100% complete
Partition walls installation	82% complete
Apartment ceiling installation	82% complete
Plaster finishes walls and ceilings	68% complete
1st fix electrical	78% complete
1st fix plumbing and heating	87% complete
Kitchen units and appliances	46% complete
Doorframes	53% complete
Skirting and architrave	58% complete
Bathroom sanitary fittings	37% complete
Wall and floor tiling	47% complete
Carpet and floor finishes	59% complete
Doors and ironmongery	59% complete
Decorations	50% complete
2 nd fix electrical	54% complete
2 nd fix plumbing and heating	46% complete
General fixtures and fittings	3% complete

Internal Fitout

FEBRUARY 2023



Material storage – Ceramic wall tiles



Material storage – Glazing units

Internal Fitout

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Water pump



Water pump

Internal Fitout

FEBRUARY 2023



Kitchen materials delivery



Kitchen units loaded for installation

Internal Fitout

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Commercial block ceiling insulation



Material storage – Insulation

Internal Fitout

FEBRUARY 2023



Material storage – Plaster Boarding



Material storage – Internal doors

Internal Fitout

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Material storage – Ceramic wall tiles



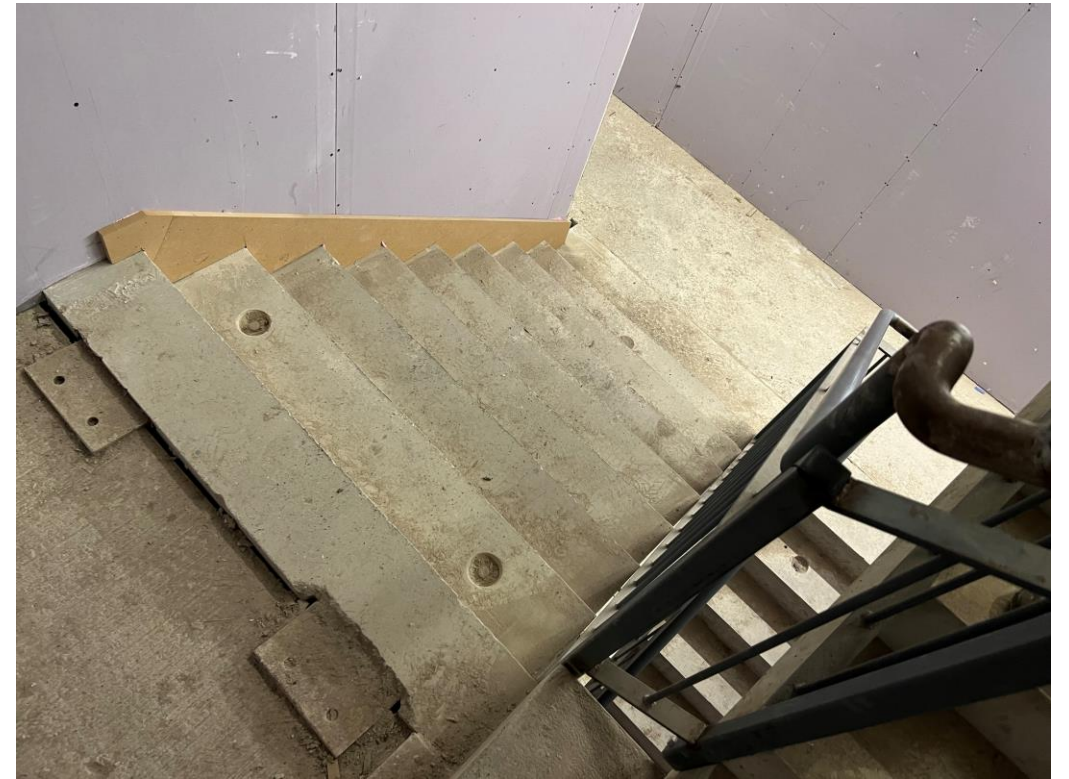
Material storage – Tile adhesive

Internal Fitout

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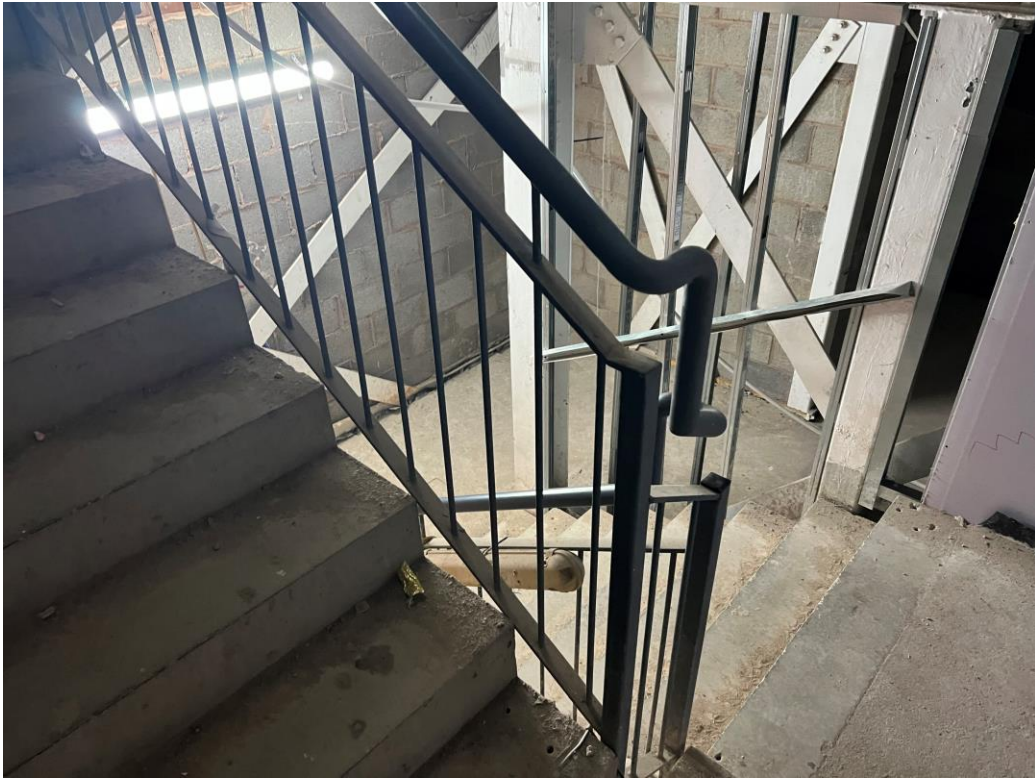
Lift installation on-going



Installation of skirting to stairwell commenced

Internal Fitout

FEBRUARY 2023



Residential Block – Metal balustrade and handrail on-going



Residential Block – Concrete slab levelling to staircase landing

Internal Fitout

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Student Wing – Internal finishes on-going



Residential wing – General site activity

Internal Fitout

FEBRUARY 2023



Residential Block – General site activity



Residential Block – General site activity

Internal Fitout

FEBRUARY 2023



Residential Block - IPS Installation on-going



Residential Block - Latex screed applied to floors

Internal Fitout

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Residential Block – Adhesive screed binder being applied



Residential Block – Internal finishes on-going

Internal Fitout

FEBRUARY 2023



Residential Block – Internal finishes on-going



Student Wing – Internal finishes on-going

Internal Fitout

FEBRUARY 2023



Residential Block – Internal finishes on-going



Student Wing – Internal finishes on-going

Internal Fitout

FEBRUARY 2023



Student Wing – Internal finishes on-going



Student Wing – Internal finishes on-going

Internal Fitout

FEBRUARY 2023



Student Wing – Internal finishes on-going



Student Wing – Internal finishes on-going

Internal Fitout

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Student Wing – Internal fire doors installation



Student Wing – Door furniture

Internal Fitout

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Student Wing – Internal walls boarded, taped and jointed



Student Wing – Feature walls to apartments

Internal Fitout

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Student Wing – Internal finishes complete



Student Wing – Internal finishes complete

Internal Fitout

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Student Wing – Kitchen appliance installation



Student Wing – Kitchen appliance installation

Internal Fitout

FEBRUARY 2023



Student Wing – Kitchen sink and tap installation



Student Wing – Splashback installation

Internal Fitout

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Student Wing – KERS unit installation



Student Wing – Kitchen installation

Internal Fitout

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Student Wing – Kitchen installed



Student Wing – Kitchen installation on-going

Internal Fitout

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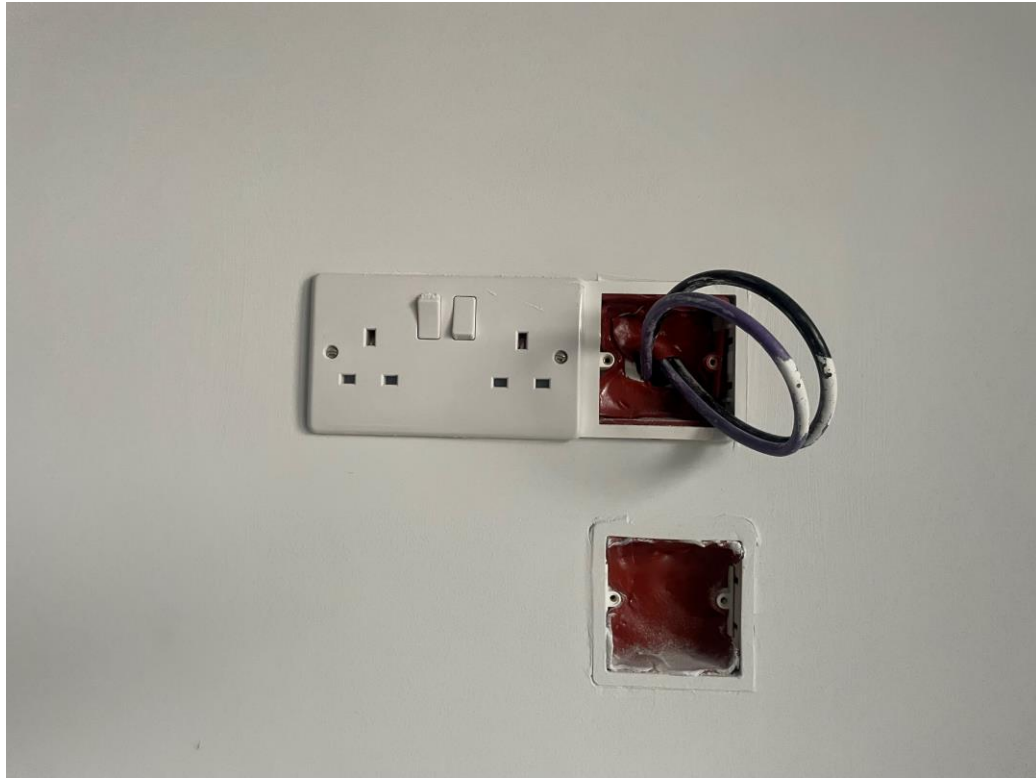
Student Wing – Shower tray installation



Student Wing – Sanitaryware installation

Internal Fitout

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Student Wing – 2nd fix electrical on-going



Student Wing – Telephone Intercom

Internal Fitout

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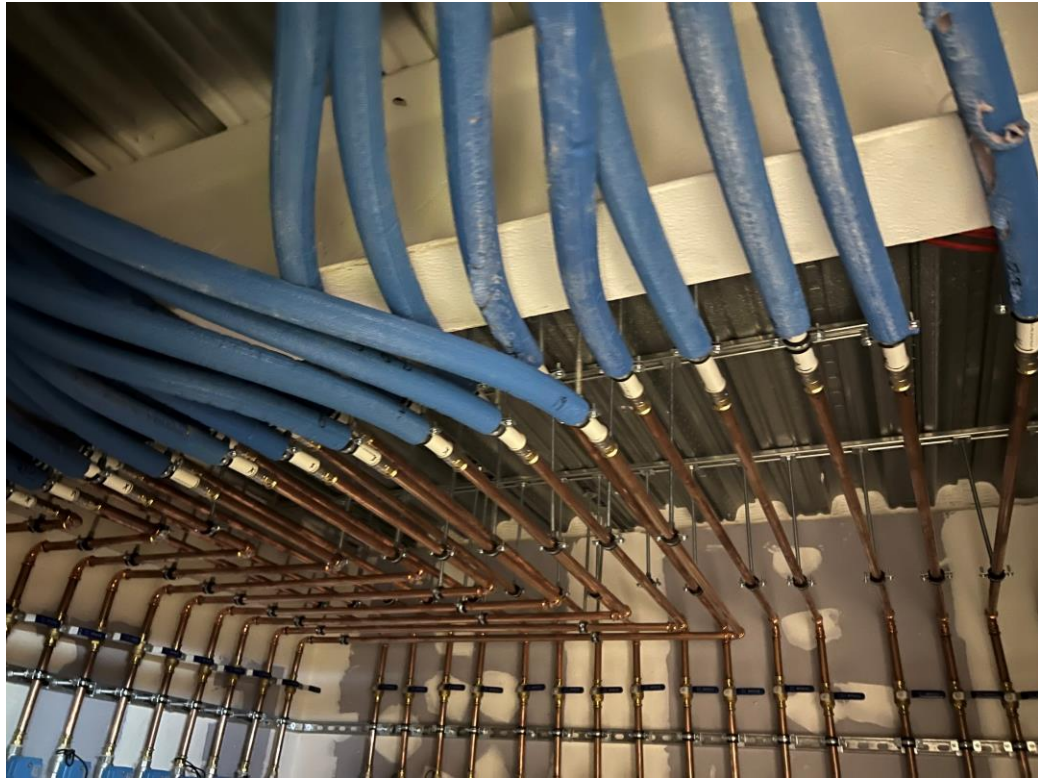
Student Wing – Consumer unit installation



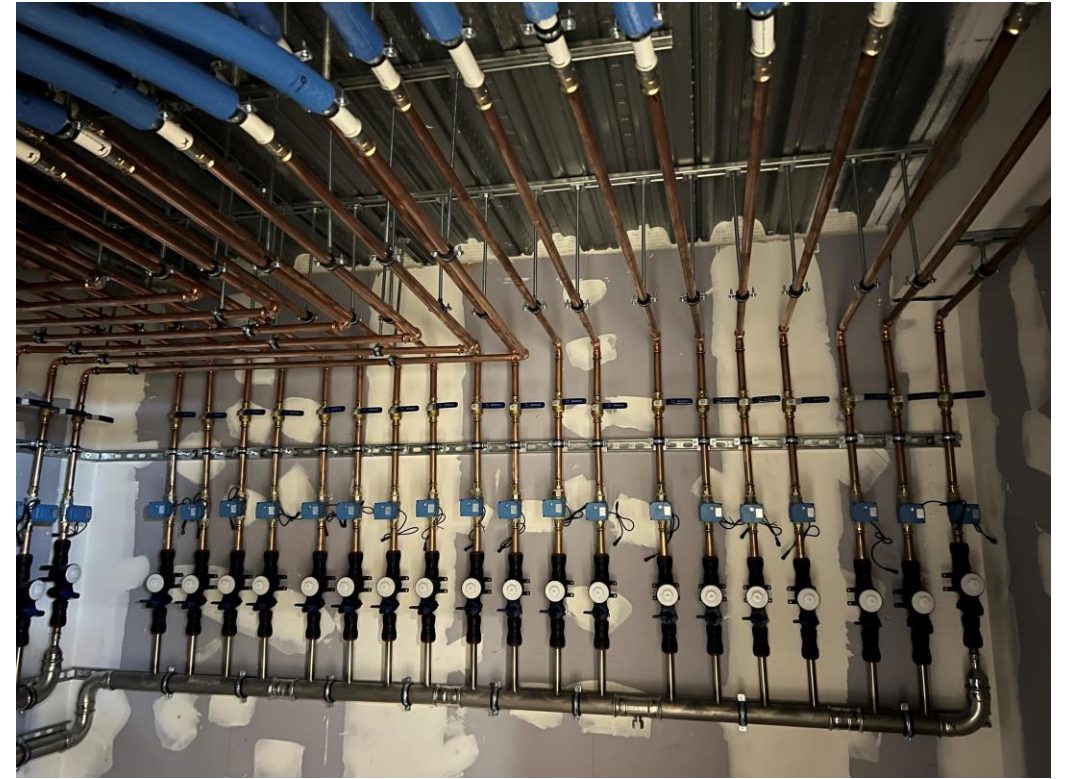
Student Wing – Distribution board installation

Internal Fitout

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Student Wing – Water meters installed



Student Wing – Water meters installed

Show Apartment

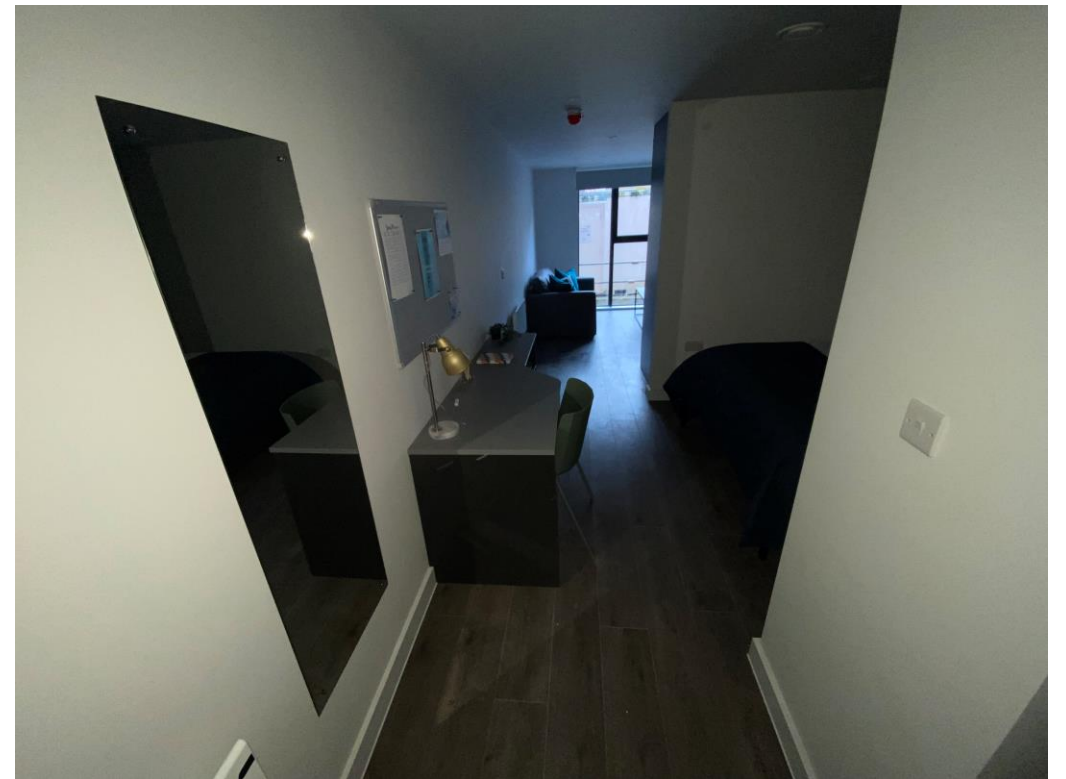
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New Build Development

Internal Fitout

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Student Wing – Show flat



Student Wing – Show flat

Internal Fitout

FEBRUARY 2023



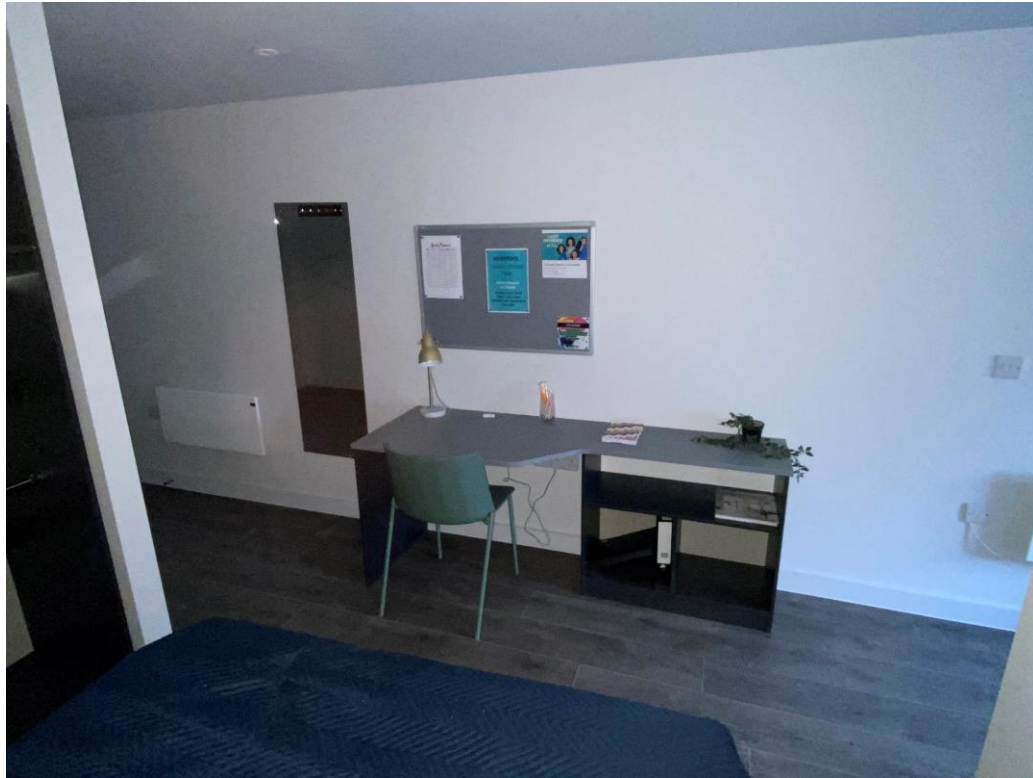
Student Wing – Show room



Student Wing – Show room

Internal Fitout

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Student Wing – Show room



Student Wing – Show room

Internal Fitout

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Student Wing – Show room



Student Wing – Show room

Internal Fitout

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Student Wing – Show room



Student Wing – Show room

Internal Fitout

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Student Wing – Show room



Student Wing – Show room

Internal Fitout

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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

PLEASE CONTACT

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