

legacie



The Summit Investors Report

IRO1 JUNE 2021

The Summit 144 Luxury Apartments



Schedule of Accommodation

Basement

- Car parking 45 no. spaces
- Lift access
- Plant

Ground Floor

- Commercial units
- Gymnasium
- 2 no. 1 Bedroom Apartments
- Comms Room
- Refuse store
- Cycle store
- Plant
- Sub-station
- Hard and soft landscaping

Floors 1 - 10

- 63 no. 1 Bedroom Apartments
- 79 no. 2 Bedroom Apartments
- Roof terraces

New Build Development to Create Residential Apartments Commercial Units & Basement Parking



Land at corner of Parliament Street & Caryl Street, Liverpool L1

The ten & eleven 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
- New concrete ramp access to basement parking
- Ten and Eleven 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 commercial units, gym 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 building fabric and internal finishes to the partially completed building

Site Location



Aerial view of The Summit site location



Aerial view of The Summit site location

Building Structure

The Summit, Liverpool
New Build Development

Sub-Structure & Super-Structure Construction Progress

JUNE 2021

Site compound and temporary supplies	50% 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
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	95% complete
Structural framework forming external walls	100% complete
Scaffolding & mast climber access	100% complete
Flat roof structure	100% complete
Flat roof coverings including balconies	95% complete
Weatherboarding	100% complete
External windows /doors & curtain walling	90% complete
External wall insulation & cladding	80% complete
Mansafe system	98% complete

Sub-Structure & Super-Structure Progress

JUNE 2021



Development viewed from Parliament Street



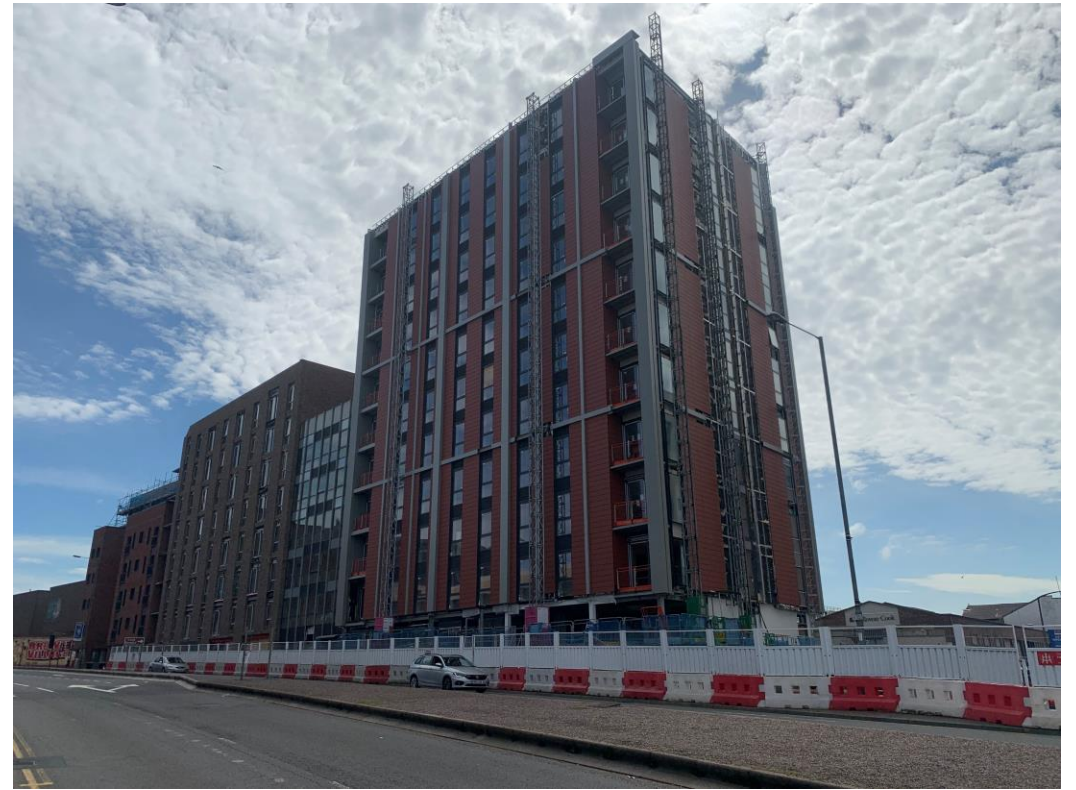
Development viewed from Parliament Street

Sub-Structure & Super-Structure Progress

JUNE 2021



Development viewed from Parliament Street



Development viewed from Parliament Street

Sub-Structure & Super-Structure Progress

JUNE 2021



Development viewed from Caryl Street



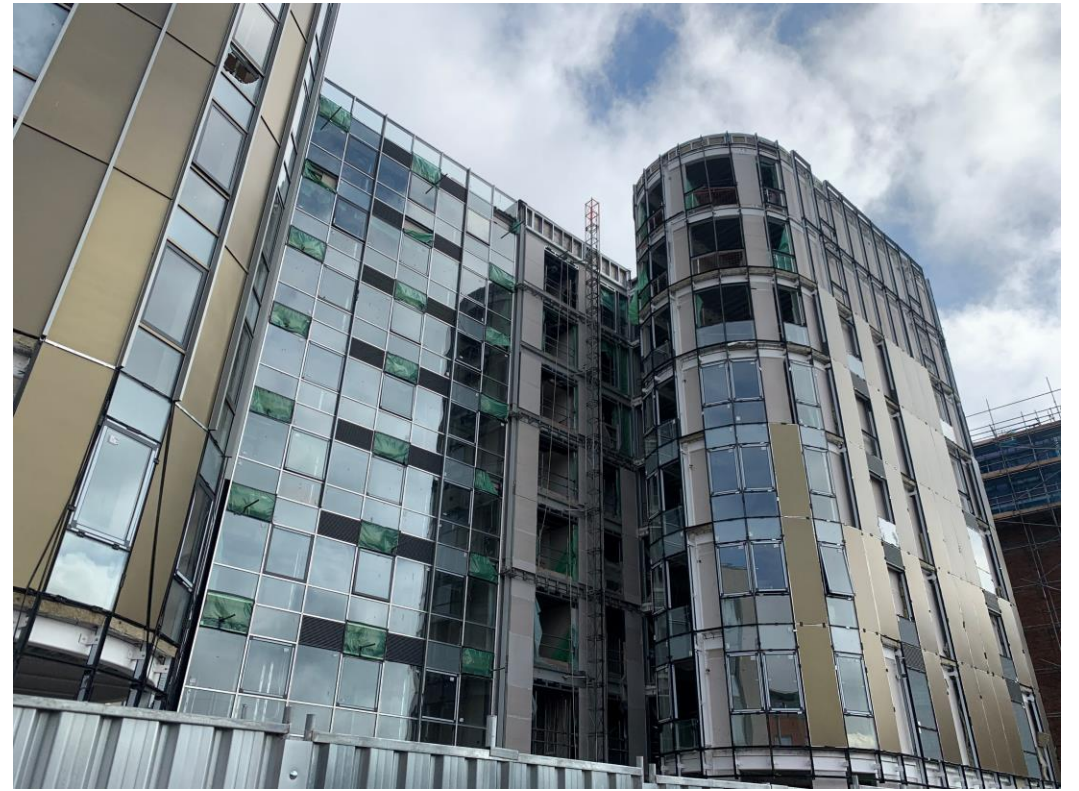
Development viewed from Caryl Street

Sub-Structure & Super-Structure Progress

JUNE 2021



Development viewed from Caryl Street



Development viewed from Brindley Street

Sub-Structure & Super-Structure Progress

JUNE 2021



Development viewed from Caryl Street



Development viewed from Brindley Street

Sub-Structure & Super-Structure Progress

JUNE 2021



Development viewed from Caryl Street



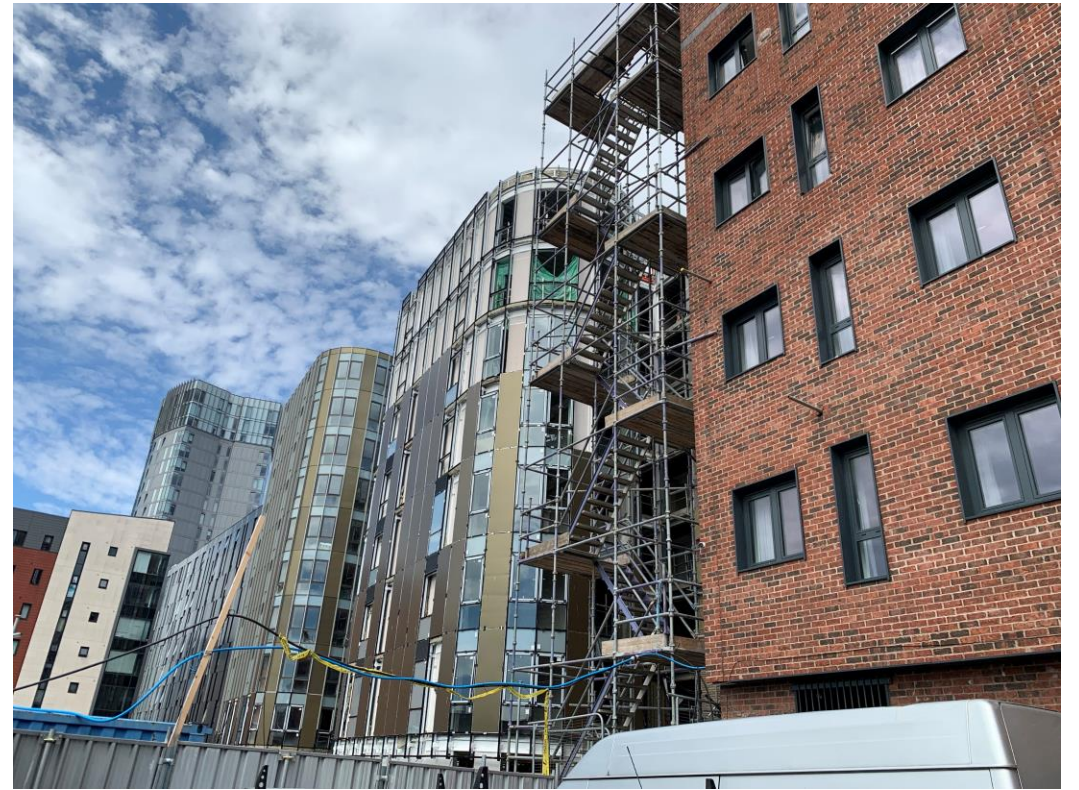
Development viewed from Brindley Street

Sub-Structure & Super-Structure Progress

JUNE 2021



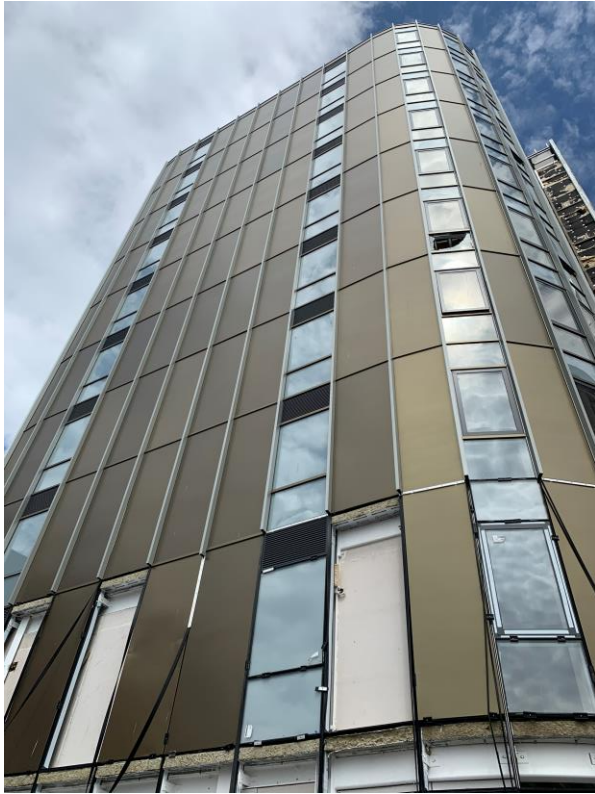
Development access road viewed from Caryl Street



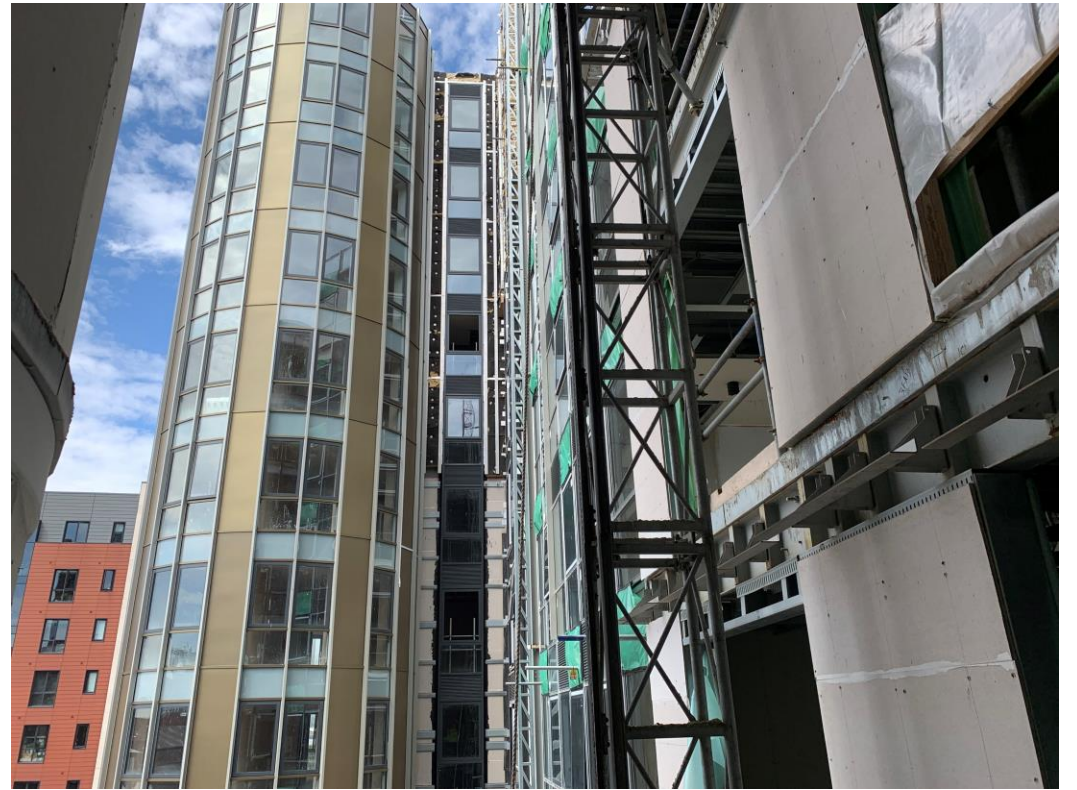
Development viewed from Grafton Street

Sub-Structure & Super-Structure Progress

JUNE 2021



External cladding installed



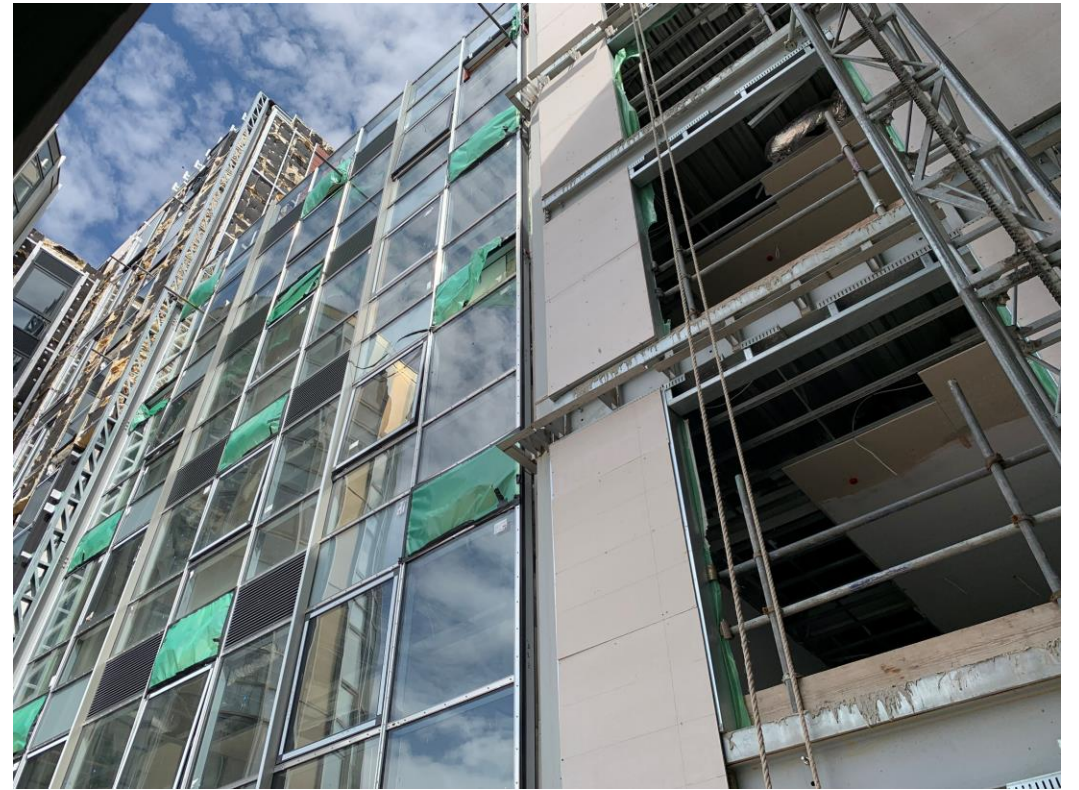
External cladding installed

Sub-Structure & Super-Structure Progress

JUNE 2021



Curtain walling and windows installed



Curtain walling and windows installed

Sub-Structure & Super-Structure Progress

JUNE 2021



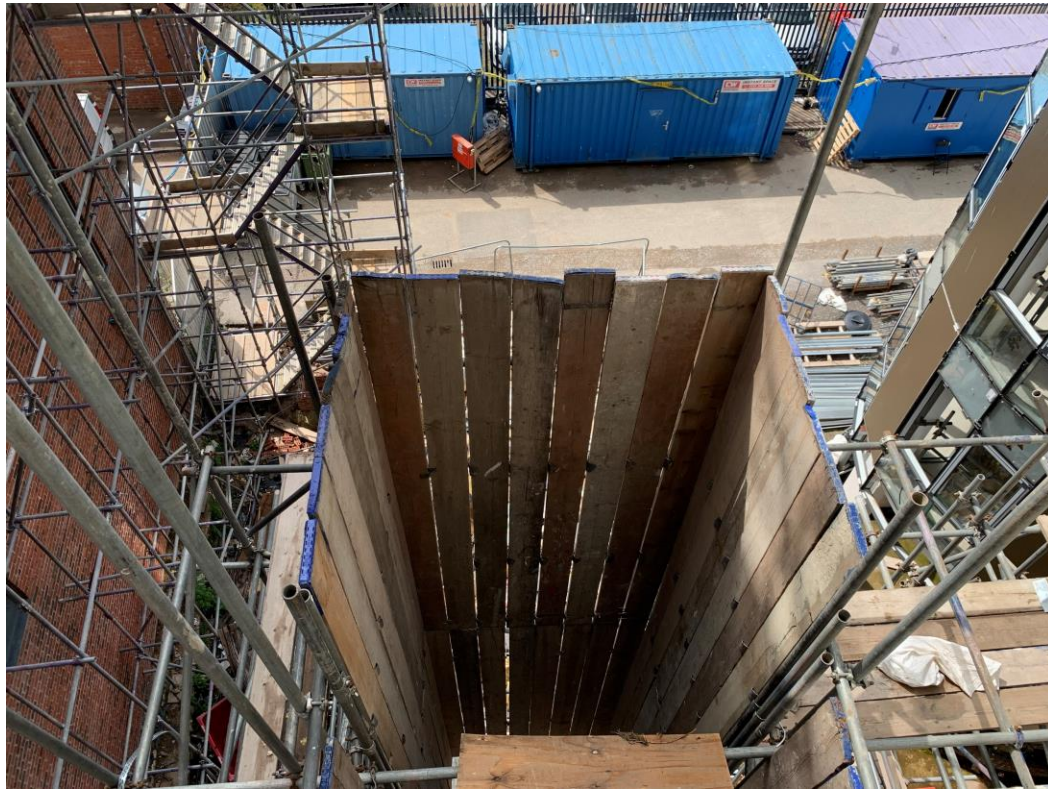
External cladding under construction



External cladding under construction

Sub-Structure & Super-Structure Progress

JUNE 2021



Construction site debris chute



Ground floor materials

Sub-Structure & Super-Structure Progress

JUNE 2021



Main flat roof covering



Main flat roof covering and terrace

Sub-Structure & Super-Structure Progress

JUNE 2021



Main flat roof covering



Main flat roof covering

Sub-Structure & Super-Structure Progress

JUNE 2021



Roof mansafe system



Roof mansafe system

Sub-Structure & Super-Structure Progress

JUNE 2021



Roof Terrace



Roof Terrace

Sub-Structure & Super-Structure Progress

JUNE 2021



Roof Terrace



Roof Terrace

Internal Fit-out

The Summit, Liverpool
New Build Development

Internal Fit-out Construction Progress

JUNE 2021

Core drilling for services	100% complete
Riser installation	100% complete
Lift installation	98% complete
Above ground drainage	95% complete
Partition walls installation	100% complete
Apartment ceiling installation	100% complete
Plaster finishes walls and ceilings	100% complete
First fix electrical	100% complete
First fix plumbing and heating	90% complete
Kitchen units and appliances	60% complete
Doorframes	70% complete
Skirting and architrave	60% complete
Bathroom sanitary fittings	60% complete
Wall and floor tiling	60% complete
Carpet and floor finishes	50% complete
Doors and ironmongery	50% complete
Decorations	50% complete
Second fix electrical	60% complete
Second fix plumbing and heating	60% complete
General fixtures and fittings	0% complete

Internal Fitout Progress

JUNE 2021



Basement ramp access



Basement ramp access

Internal Fitout Progress

JUNE 2021



Basement steel framework



Basement steel framework

Internal Fitout Progress

JUNE 2021



Basement steel framework



Basement wall structure

Internal Fitout Progress

JUNE 2021



Basement plant



Basement lift access

Internal Fitout Progress

JUNE 2021



Basement cladding materials stored



Basement doors stored

Internal Fitout Progress

JUNE 2021



Ground /Basement stairwell



Ground Floor walls and ceilings under construction

Internal Fitout Progress

JUNE 2021



Ground Floor walls and ceilings under construction /mechanical plant



Ground Floor walls and ceilings under construction /mechanical plant

Internal Fitout Progress

JUNE 2021



Ground Floor walls and ceilings under construction /mechanical plant



Ground Floor walls and ceilings under construction /mechanical plant

Internal Fitout Progress

JUNE 2021



Ground Floor walls and ceilings under construction /above ground drainage



Ground Floor walls and ceilings under construction /above ground drainage

Internal Fitout Progress

JUNE 2021



Ground Floor walls and ceilings under construction /electrical services



Ground Floor mains electrical services

Internal Fitout Progress

JUNE 2021



Ground Floor mains electrical services



Ground Floor core drill holes

Internal Fitout Progress

JUNE 2021



Ground Floor materials stored



Ground Floor materials stored

Internal Fitout Progress

JUNE 2021



Apartment electrical meter room upper floors



Apartment electrical meter room upper floors

Internal Fitout Progress

JUNE 2021



Apartment electrical meter room upper floors



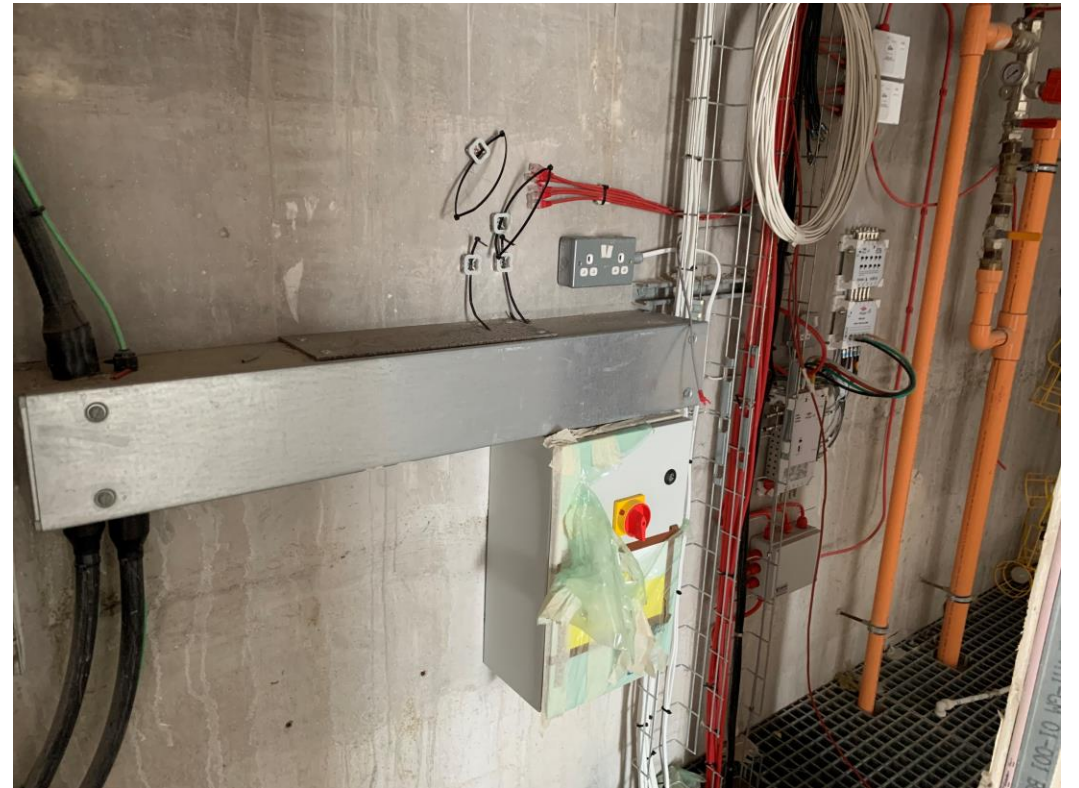
Apartment electrical meter room upper floors

Internal Fitout Progress

JUNE 2021



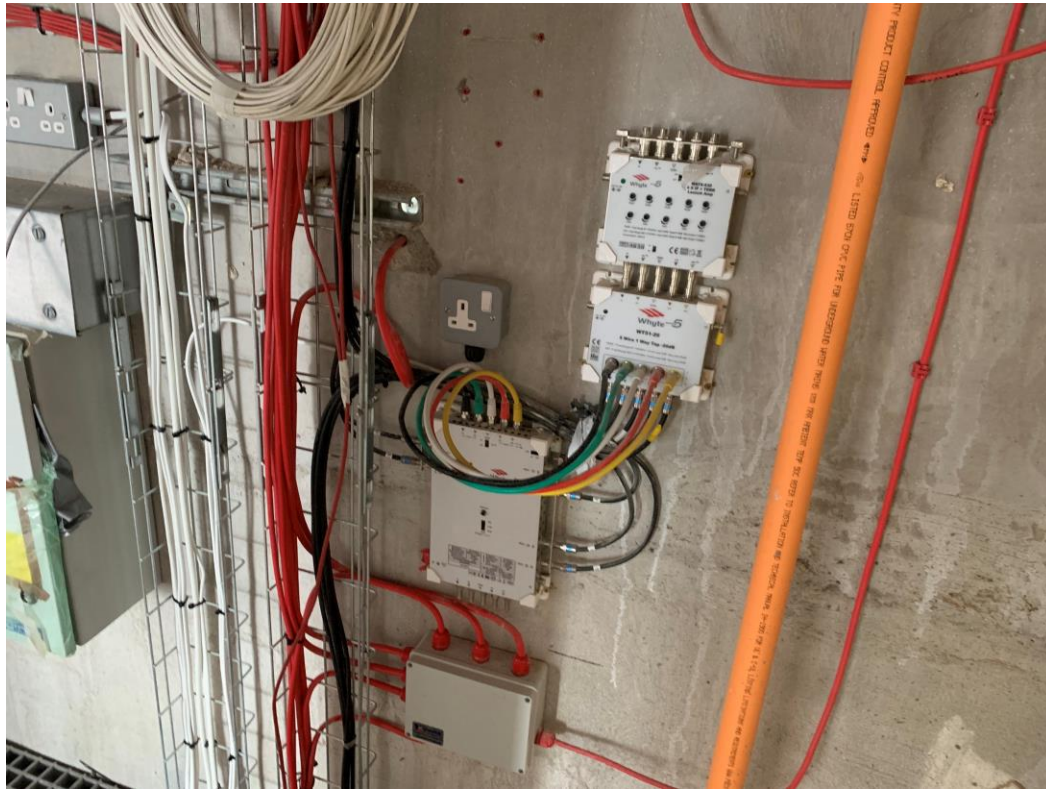
Electrical supply corridor upper floors



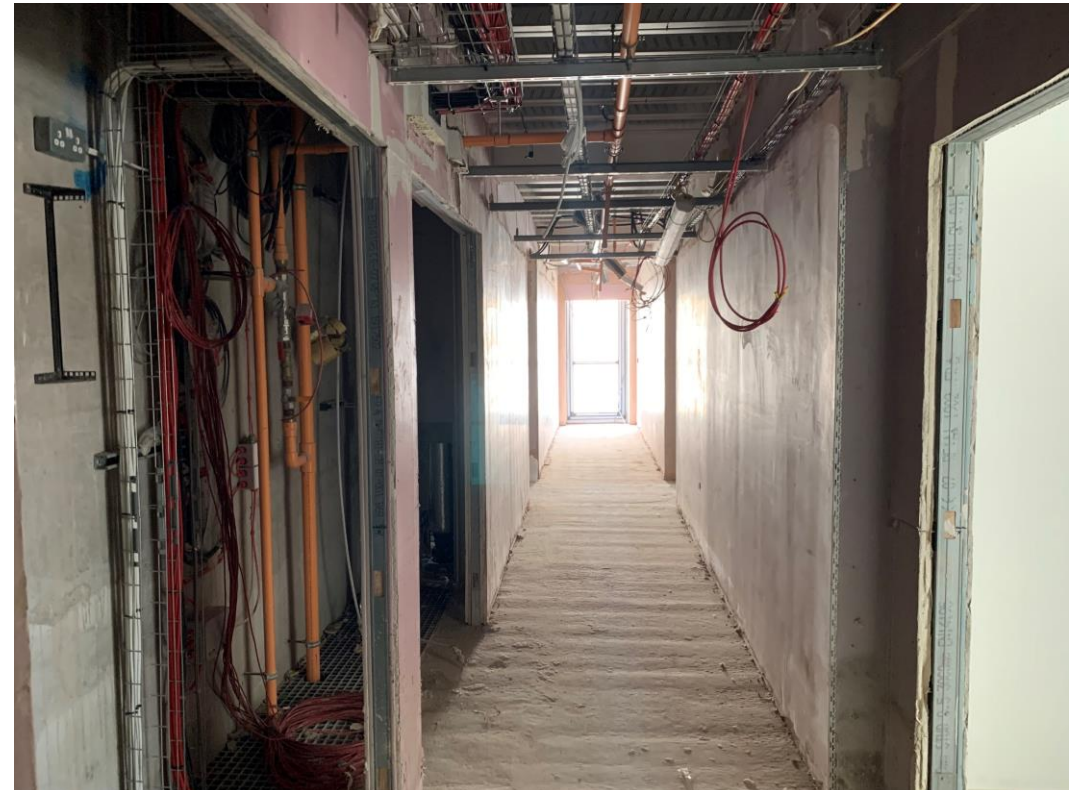
Electrical supply corridor upper floors

Internal Fitout Progress

JUNE 2021



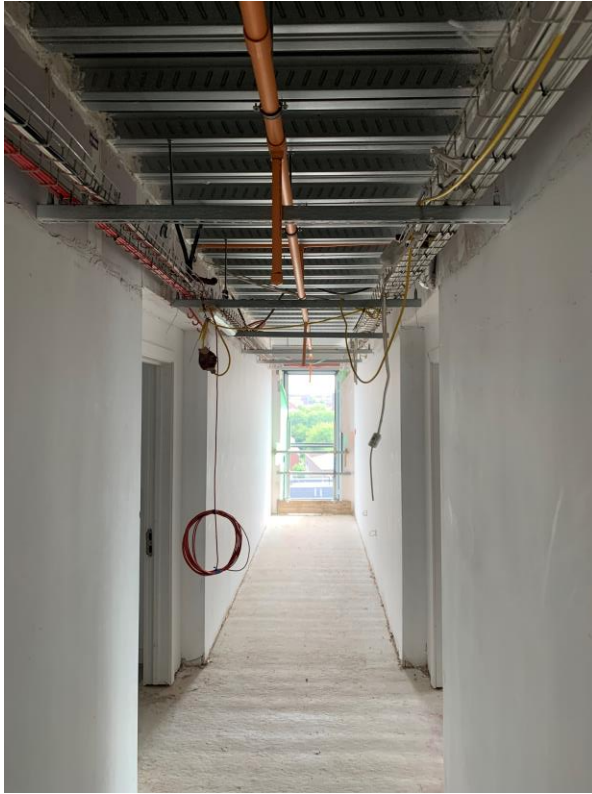
Electrical supply corridor upper floors



Fire alarm cabling and Sprinkler system installed corridor upper floors

Internal Fitout Progress

JUNE 2021



Sprinkler system installed corridor upper floors



Sprinkler system installed corridor upper floors

Internal Fitout Progress

JUNE 2021



Lifts installed upper floors



Lifts installed upper floors

Internal Fitout Progress

JUNE 2021



Tenth Floor stairwell



Tenth Floor stairwell

Internal Fitout Progress

JUNE 2021



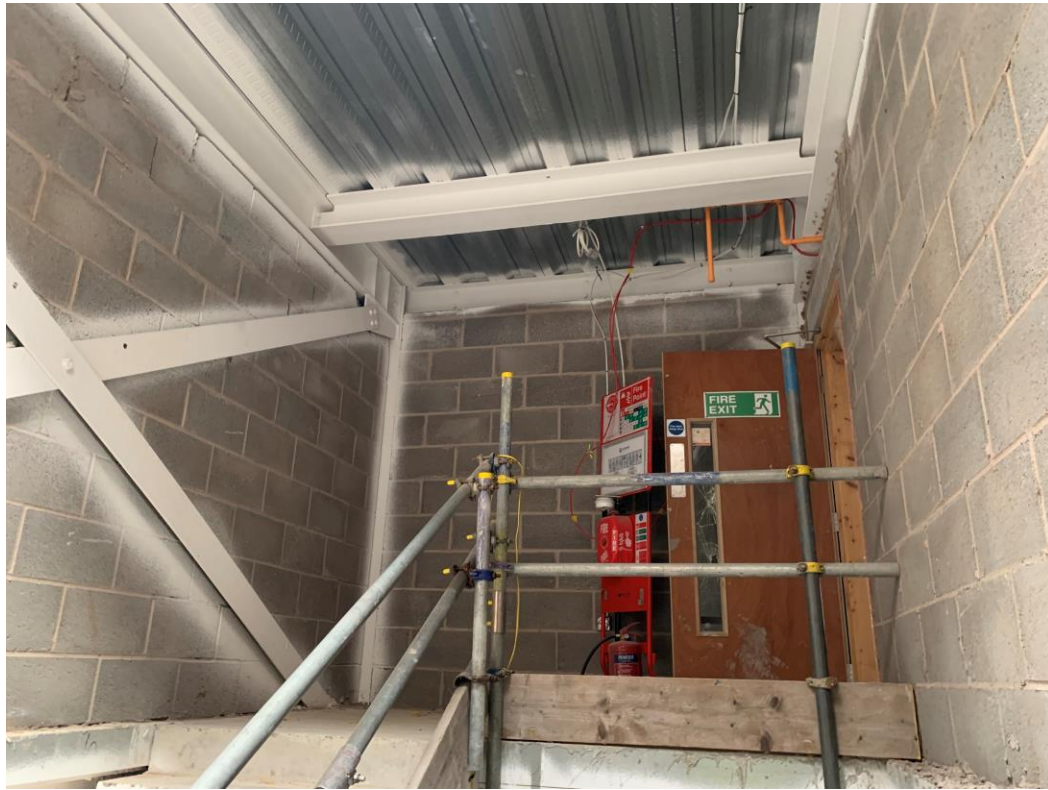
Tenth Floor stairwell



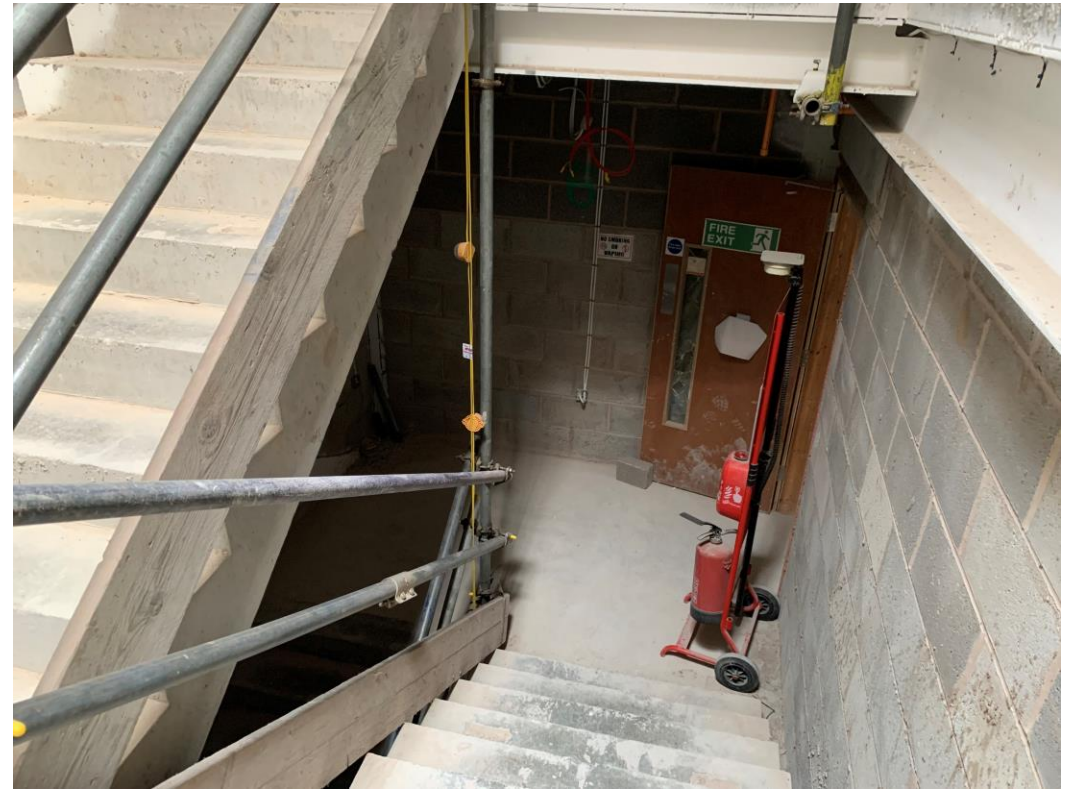
Dry riser stairwell

Internal Fitout Progress

JUNE 2021



Seventh Floor stairwell



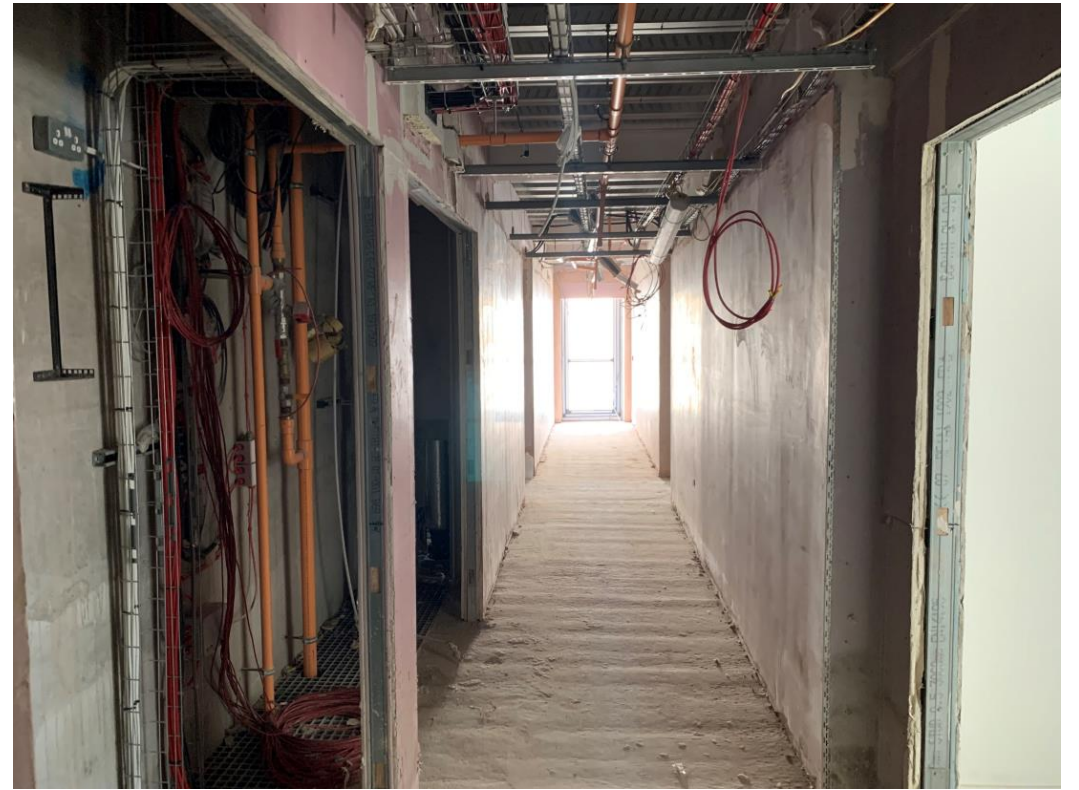
Seventh Floor stairwell

Internal Fitout Progress

JUNE 2021



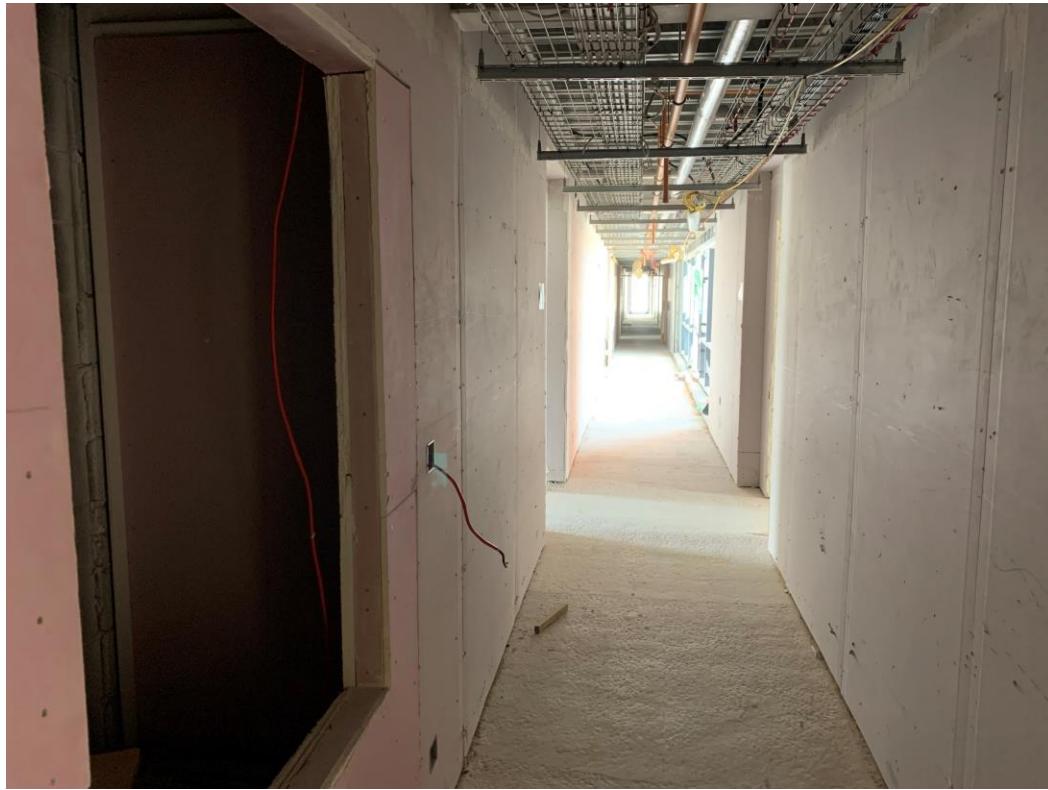
Corridor walls and ceilings under construction



Corridor walls and ceilings under construction

Internal Fitout Progress

JUNE 2021



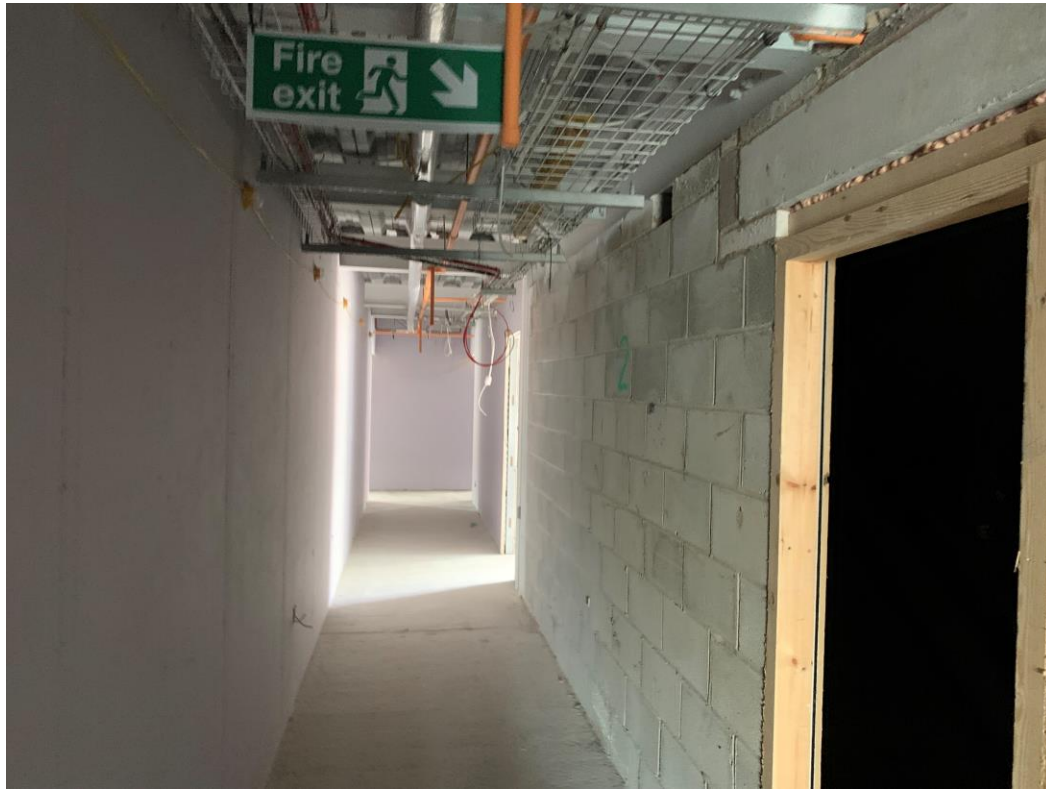
Corridor walls and ceilings under construction



Corridor walls and ceilings under construction

Internal Fitout Progress

JUNE 2021



Corridor walls and ceilings under construction



Corridor walls and ceilings under construction

Internal Fitout Progress

JUNE 2021



Corridor walls and ceilings under construction



Corridor walls and ceilings under construction

Internal Fitout Progress

JUNE 2021



Apartment walls and ceilings under construction



Apartment walls and ceilings under construction

Internal Fitout Progress

JUNE 2021



Apartment walls and ceilings under construction



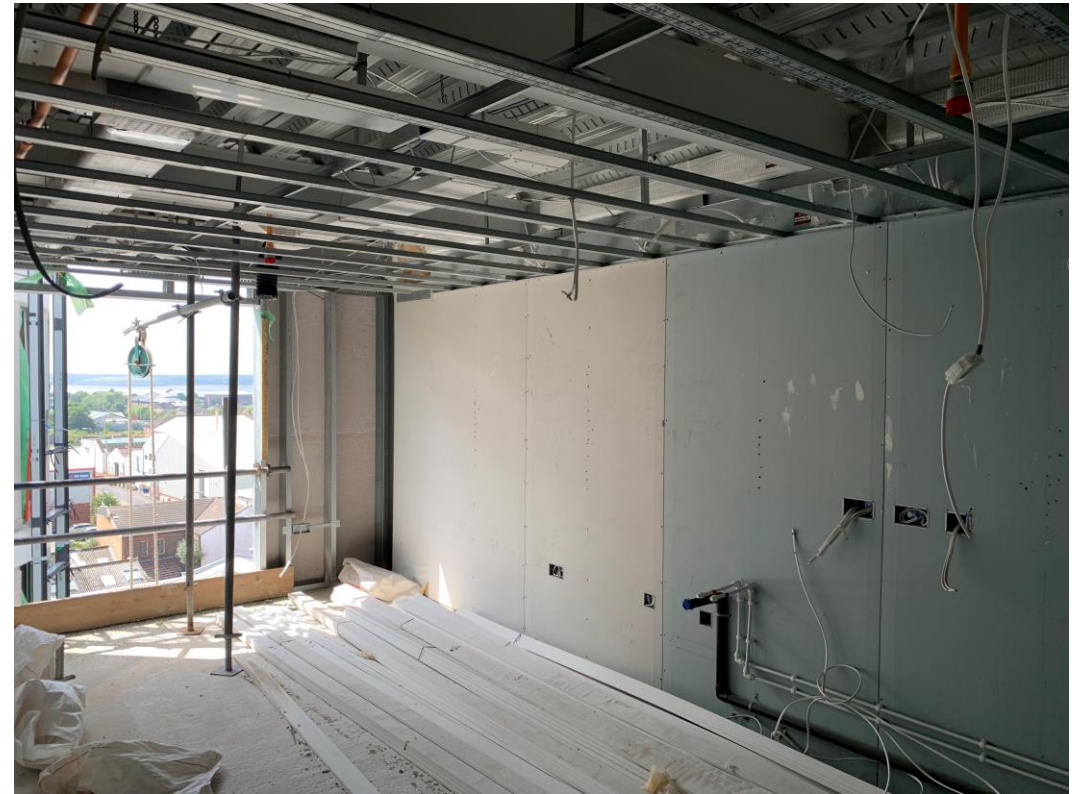
Apartment walls and ceilings under construction

Internal Fitout Progress

JUNE 2021



Apartment walls and ceilings under construction



Apartment walls and ceilings under construction

Internal Fitout Progress

JUNE 2021



Apartment walls and ceilings under construction



Apartment walls and ceilings under construction

Internal Fitout Progress

JUNE 2021



Apartment Bathroom IPS under construction



Apartment walls and ceilings under construction

Internal Fitout Progress

JUNE 2021



Apartment Bathroom IPS under construction



Apartment walls and ceilings under construction

Internal Fitout Progress

JUNE 2021



Apartment walls and ceilings boarded



Apartment walls and ceilings boarded

Internal Fitout Progress

JUNE 2021



Apartment walls and ceilings boarded



Apartment walls and ceilings boarded

Internal Fitout Progress

JUNE 2021



Apartment sanitary first fix



Apartment sanitary first fix

Internal Fitout Progress

JUNE 2021



Apartment plaster skimmed



Apartment walls and ceilings under construction

Internal Fitout Progress

JUNE 2021



Apartment plaster skimmed /second fix joinery



Apartment plaster skimmed /second fix joinery

Internal Fitout Progress

JUNE 2021



Apartment plumbing first fix



Apartment walls and ceilings mist coat /first fix electrical

Internal Fitout Progress

JUNE 2021



Apartment plumbing & electrical first fix



Apartment plumbing & electrical first fix

Internal Fitout Progress

JUNE 2021



Apartment walls and ceilings mist coat /first fix electrical



Apartment walls and ceilings mist coat /first fix electrical

Internal Fitout Progress

JUNE 2021



Apartment walls and ceilings mist coat /first fix electrical



Apartment walls and ceilings mist coat /first fix electrical

Internal Fitout Progress

JUNE 2021



Mechanical ventilation unit installed



Water cylinder installed

Internal Fitout Progress

JUNE 2021



Mechanical ventilation & water cylinder installed



Mechanical ventilation installed / kitchen commenced

Internal Fitout Progress

JUNE 2021



Kitchen loaded for installation



Kitchen commenced

Internal Fitout Progress

JUNE 2021



Kitchen commenced



Kitchen commenced

Internal Fitout Progress

JUNE 2021



Bathroom wall and floor tiling commenced



Bathroom wall and floor tiling commenced

Internal Fitout Progress

JUNE 2021



Bathroom sanitary fittings commenced



Bathroom sanitary fittings commenced

Internal Fitout Progress

JUNE 2021



Apartment doors and frames stacked for installation



Apartment doors and frames installed

Internal Fitout Progress

JUNE 2021



Apartment doors and frames installed



Apartment doors stacked for installation

Internal Fitout Progress

JUNE 2021



Apartment second fix mechanical and electrical



Apartment second fix mechanical and electrical

Internal Fitout Progress

JUNE 2021



Apartment fitout nearing completion



Apartment balcony doors

Internal Fitout Progress

JUNE 2021



Apartment fitout advanced



Apartment fitout advanced

Internal Fitout Progress

JUNE 2021



Apartment fitout advanced



Apartment fitout advanced

Internal Fitout Progress

JUNE 2021



Apartment fitout advanced



Apartment fitout advanced

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Apartment fitout advanced



Apartment fitout advanced

Internal Fitout Progress

JUNE 2021



Apartment fitout advanced



Apartment fitout advanced

TO FIND OUT MORE ABOUT

The Summit, Liverpool

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