



# Elizabeth House

## Woking

### Role

On behalf of U + I Group PLC, Quod submitted a full planning application for the redevelopment of an existing low-scale office building in a key location for Woking Town Centre to deliver 241 managed build to rent apartments and 530m<sup>2</sup> of replacement commercial floorspace within a 20 storey building. Additional benefits of the scheme include a landscaped central courtyard, sixth floor roof terrace and significant public realm improvements.

The site presents the opportunity to replace the tired 1980's office block at Elizabeth House and the Cornerstone buildings with a 24/7 managed building of high-quality rental apartments and carefully considered new outside spaces.

More specifically the building includes the provision of Build to Rent apartments, a new model for renting where homes are purpose built for rental only with secure long-term tenancies from the landlord who retains ownership and responsibility of the whole property. The site presents an opportunity for innovative landmark design given its location at an arrival point to Woking town centre. The scheme is challenged by narrow viability margins dictated by the Build to Rent model.

The planning application has now been submitted with a committee date targeted for November 2016.

### Description

Build to Rent Development

### Client

U + I Group PLC

### Planning Authority

Woking Borough Council

### Expertise

Planning	✓
CIL	✓
Environmental Planning	✓
Development Economics	✓
Socio-economic	
Infrastructure	
Strategic Land Promotion	
Regeneration	✓
CPO	

### Project Type

Infrastructure	
Major Mixed Use	✓
Residential	✓
Retail & Commercial	