

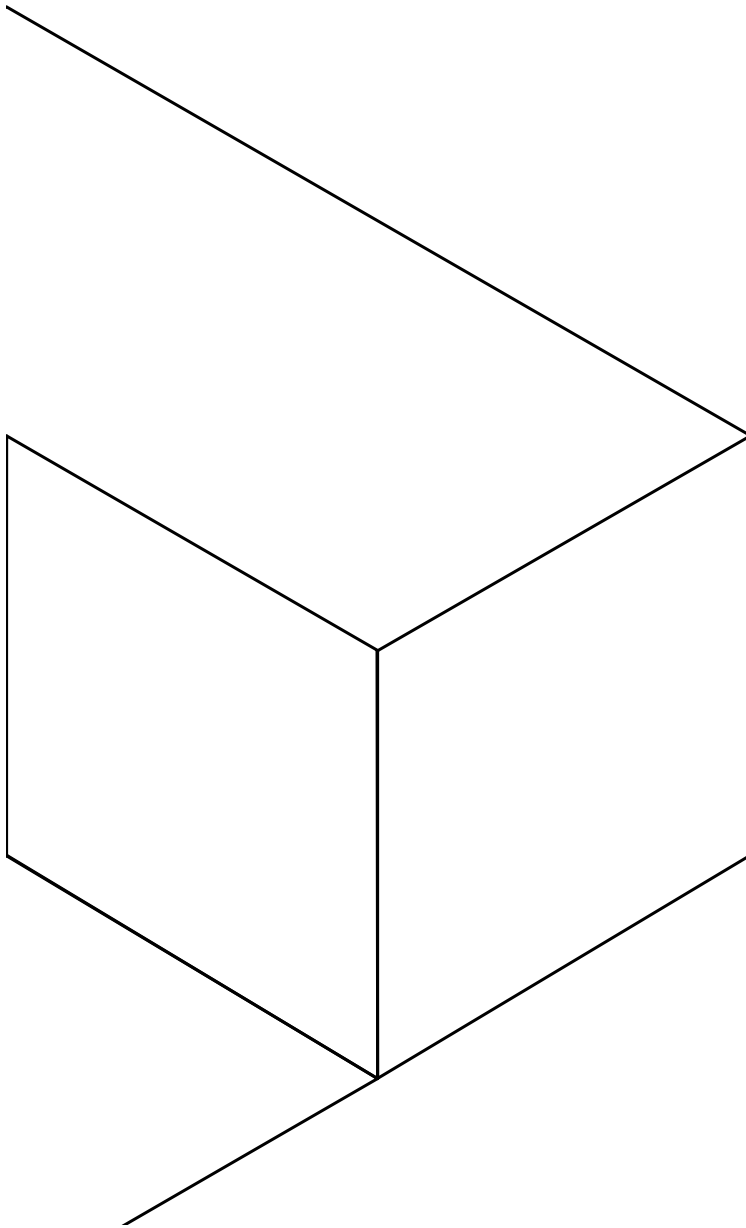
THE CENTRAL CLUB/ READING/ RG1 4SQ

**Affordable housing
statement**



Issue: Planning Issue

Date: Rev 2 Oct 2022



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The Wine Store, Brewery Court,
Theale, Reading RG7 5AJ

+44 (0)118 380 0328
design@colonyarchitects.com

Job No: 426

Location: The Central Club, 36 - 42 London St, Reading RG1 4SQ

Description: proposed mixed-use scheme of 17 residential dwellinghouses (C3) and 137m² of community hall (F2) accommodation

Proposed Development

The proposed development is for a number of residential units and a mixed-use area on ground. Given the town centre location the development will rely on the good provision of public transport as no parking is proposed for this development. The proposed development has a total GIA of 1439.4m².

Affordable Housing Statement and Viability Appraisal

This application will make a viability argument during the application process to reflect the additional costs to preserve the Mural and community space being provided. The application offers 2 dwellings (units 1 & 2), which is less than policy compliance, and thus why a viability exercise is required to be carried out in conjunction with RBC valuation department.

Heads of Terms

Applicant - Red Line Land Central Club Limited

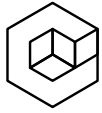
Title plan - BK60528

Land Owner - Reading Borough Council

Mortgage - Unknown

Applicant Solicitor - Robert Daniel | Merali Beedle | Vicarage House | 58-60 Kensington Church Street | London | W8 4DB | United Kingdom | Tel: 0207 368 3325
| rdaniel@meralibeedle.com

Legal Costs - The applicant agrees to pay the Council's reasonable legal costs whether or not the matter proceeds or is completed with the standard S106 monitoring fee.



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