

MARKET PLACE READING

DESIGN DOCUMENT
FULL APPLICATION



WESTWORKS

1.0 TABLE OF CONTENTS

01

1.0

Table of contents

1.1

Contacts

1.2

Revisions

2.0

Introduction

3.0

Section 01 Proposed Elevations

4.0

Section 02 Proposed Plans

5.0

Section 03 Additional works required to complete development



Note: Document intended as an A3 sized document.

1.1 Contacts

Client | Tene Living UK (Reading) Ltd

35 Ballards Lane | London | United Kingdom | N3 1XW |

Architect | **ECE Westworks Ltd.**

Colston Tower | Colston Street | Bristol | BS1 4XE

Bristol +44 (0) 117 214 1101
London +44 (0) 207 729 5505
Sussex +44 (0) 190 324 8777
www.ecewestworks.com | bristol@ecewestworks.com
Twitter | @ecewestworks

1.2 Revisions

Revision	Notes	Issue Date	By	Checked By
A	First Issue	06/09/26	WST	WST
B	Second Issue	03/10/26	WST	WST

2.0 - INTRODUCTION

This document has been prepared for the purposes of accompanying a full planning application in relation to the development at Soane Point, Market Place.

During the construction of the development, poor economic market conditions has impacted on the viability of the project, with the original contractor having gone into administration. As a result, the developer is unable to proceed with the second phase of development (involving the upwards extensions and ground floor conversion comprising of 38 residential units) at this time. It is therefore proposed to complete the first phase (which includes the delivery of the 144 residential units under the Permitted Development scheme), and the façade replacement for the existing building. As a result, this application seeks approval for additional minor works which are required in order to facilitate the occupation of the residential units.

Phase 2 cannot be completed as it is not viable. As a result planning approval is required for additional works to the existing roof alongside some limited areas of facade works to ‘complete’ the facade works of planning permission 221446.

On the existing roof, lift overruns, smoke shafts, plant, AOV’s and photovoltaic are required. These were originally approved above the upward extension but need to be placed on the existing roof given that Ph2 cannot be completed. The siting and design of these have been carefully considered to minimise visual impact, with plant set back from the principle elevations to ensure that it is not visible from the street levels. Two sections illustrating the approach have been provided.

In relation to the façades, there are limited areas of the existing building which will be exposed given the Phase 2 upward extensions cannot be delivered. These are to be treated with materials to match the remainder of the facade works already approved for completion with Phase 1.

The additional works are listed below.

- Lift overruns
- Smoke extract system
- AOVs to head of stairs.
- West & North elevation by the existing stair core at 4th Floor requires cladding. The material proposed will be as per the approved materials for the vertical extension.
- South elevation (3rd Floor) requires new brickwork to infill existing openings. These will be matched to the existing brickwork. Internal room layout remains unchanged.
- PV added to roof
- Air conditioning added to roof
- 4th Floor terrace
- Ground floor external amenity
- Access ladder at ground floor

This document seeks to explain the works completed and that require full planning permission:

Section 1) Proposed & existing elevations.

Section 2) Proposed & existing floor plans.

Section 3) Extracts of the proposed new works.

3.0 SECTION 01 - GA ELEVATIONS

WEST ELEVATION - PROPOSED

Works requiring planning permission

Lift overrun
Existing stair core re-clad in standing seam
Smoke extract system for life safety
External amenity

Refer to Section 3 for further details



WEST ELEVATION - EXISTING



Extent of previous lift/stair overruns.
(Now demolished).

SOUTH ELEVATION - PROPOSED

Works requiring planning permission

- Lift over run
- Existing stair core re-clad in standing seam
- Smoke extract system for life safety
- External amenity
- Infill brickwork
- Photovoltaics
- Head of stair AOV

Refer to Section 3 for further details



Previous window location.
(Now infilled with brickwork).

SOUTH ELEVATION - EXISTING



Previous window location.
(Now infilled with brickwork).

Extent of previous lift/stair overruns.
(Now demolished).

EAST ELEVATION - PROPOSED

Works requiring planning permission

Lift over run
Smoke extract system for life safety
External amenity
Photovoltaics
Air conditioning units
Access ladder
Head of stair AOV

Refer to Section 3 for further details



EAST ELEVATION - EXISTING



Extent of previous lift/stair overruns.
(Now demolished).

NORTH ELEVATION - PROPOSED

Works requiring planning permission

- Lift over run
- Existing stair core re-clad in standing seam
- Smoke extract system for life safety
- External amenity
- Photovoltaics
- Access ladder
- Head of stair AOV

Refer to Section 3 for further details



NORTH ELEVATION - EXISTING



012

Extent of previous lift/stair overruns.
(Now demolished).

INTERNAL EAST ELEVATION - PROPOSED

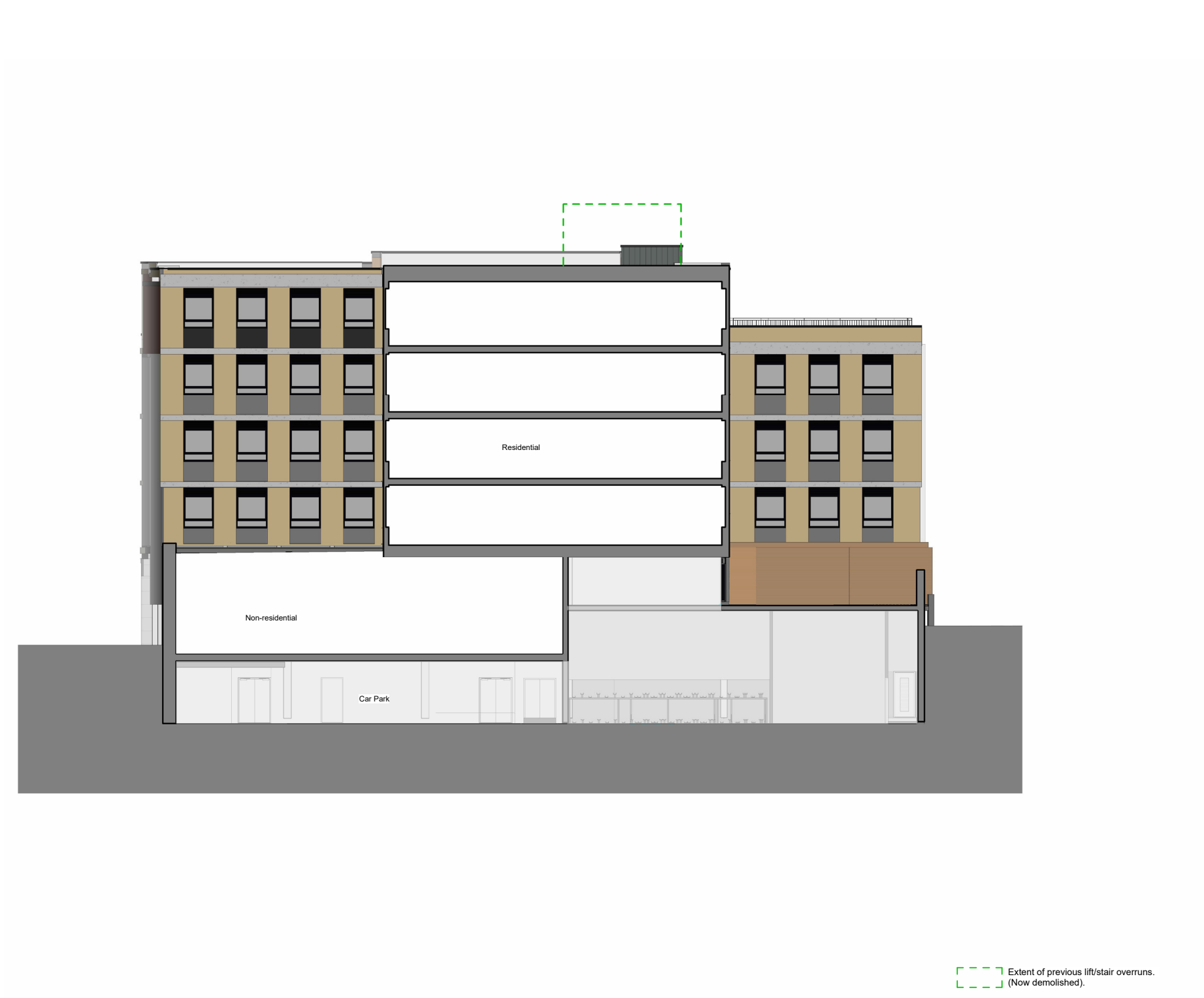
Works requiring planning permission

Lift over run
Smoke extract system for life safety
External amenity
Photovoltaics
Access ladder
External fire escape door
Head of stair AOV

Refer to Section 3 for further details



INTERNAL EAST ELEVATION - EXISTING



INTERNAL WEST ELEVATION - PROPOSED

Works requiring planning permission

- Lift over run
- Smoke extract system for life safety
- External amenity
- Photovoltaics
- Access ladder
- Air conditioning units
- Head of stair AOV

Refer to Section 3 for further details



INTERNAL WEST ELEVATION - EXISTING



016

Extent of previous lift/stair overruns.
(Now demolished).

└

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.

NO WORKS PROPOSED
TO THIS FLOOR



P04	03/10/26	Full App - Final Issue	WW WW
P03	29/08/26	Full App - Updated to comments	WW WW
P02	10.08.26	Full App - Draft Issue	WW WW
P01	02.09.25	Issued for pre-app discussions	TC TC

Rev	Date	Revision Details	Dr	Ch
-----	------	------------------	----	----



Bristol: Westworks, Beacon Tower,
Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecwestworks.com

Sussex: 64 - 68 Brighton Road, Worthing,
West Sussex, BN11 2EN
T 01903 248777 E sussex@ecarchitecture.com

London: 76 Great Suffolk Street,
London SE1 0BL
T 020 7928 2773 E london@ecarchitecture.com

WESTWORKS

Client's Name
TENE LIVING

Job Title
Market Place Reading

Drawing Title
Planning Full_Level LG

Scale

2 0 2 4 6 8 10

Scale 1200 @ A1

m



Drawn	Checked	Date
WST	WST	26.06.26

Job No	Origin	Vol	Level	Type	Role	Number	Status	Rev
W0821	WW	XX	LG	DR	A	0200	S0	P04
Status								

PLANNING

CAD Plot Date: 03/10/2026 13:57:06

└

This information relates only to 'Significant Hazards' identified on this drawing

This information relates only to 'Significant Hazards' identified on this drawing



Bristol: Westworks, Beacon Tower,
Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecwestworks.com

Sussex: 64 - 68 Brighton Road, Worthing,
West Sussex, BN11 2EN
T 01903 248777 E sussex@ecarchitecture.com

London: 76 Great Suffolk Street,
London, SE4 0BL

T 020 7928 2773 E london@eearchitecture.com

WESTWORKS

www.ecwestworks.com

Client's Name
TENE LIVING

Job Title
Market Place Reading

Drawing Title
Planning Full_Level 00

Scale

2 0 2 4 6 8 10

Scale 1:200 @ A1 m



Scale 1200 @A1

Drawn WST

Checked WST

Date 26.06.26

Job No	Origin	Vol	Level	Type	Role	Number	Status	Rev
W0821	WW	XX	00	DR	A	0201	S0	P04

W0821	WW	XX	00	DR	A	0201	30	P04
Status								

W	XX	00	DR	A	0201
---	----	----	----	---	------

PLANNING

CAD Plot Date: 03/10/2026 13:57:11

[illegible]

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.



L

020



Bristol: Westworks, Beacon Tower,
Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@cewestworks.com

Sussex: 64 - 68 Brighton Road, Worthing,
West Sussex, BN11 2EN
T 01903 248777 E sussex@cearchitecture.com

London: 76 Great Suffolk Street,
London SE1 0BL
T 020 7928 2773 E london@cearchitecture.com

WESTWORKS

Client's Name
TENE LIVING

Job Title
Market Place Reading

Drawing Title
Planning Full_Level 00 Existing

Scale

2 0 2 4 6 8 10

Scale 1200 @A1 m



Drawn	Checked	Date
WST	WST	26.06.26

Job No	Origin	Vol	Level	Type	Role	Number	Status	Rev
W0821	WW	XX	00	DR	A	0201A	S0	P02

Status

PLANNING

CAD Plot Date: 03/10/2026 13:57:15