

Design and Access Statement

Asset No. 123
Project No. 12301

No. 9 The Brookmill

Coley Park Farm
Reading
RG1 6DD

December 2020

Introduction

1. No. 9 The Brookmill is a residential dwelling house forming part of a series of converted grade II listed farm buildings located to the south west of Reading, Berkshire.
2. The owners of No.9 are seeking Listed Building Consent to carry out essential maintenance and repairs to the roof of the property.
3. The contents of this report are solely for the use of the named client(s). No use or reproduction, in part or full, may be made by third parties without the prior consent of ARC.

Supporting Documents

4. This Design and Access Statement is to be read in conjunction with the following documents:
 - **12301-9TB-001-A Site Plan**

Site Address

5. **9 The Brookmill, Coley Park Farm, Reading, RG1 6DD**

Client

6. **Mr Anthony Wilkins**

Design Statement

7. Listed Building Consent is sought to replace the existing modern roofing membrane and synthetic slate tiles, together with 5no. rooflights, on a like-for-like basis.
8. The roof is generally in poor condition, and water ingress has been observed internally within the property.
9. The materials to be replaced are approximately 35 years old which falls within the typical expected lifespan of a roof of this type.



Coley Park Farm



Coley Park Farm



9 The Brookmill, SE Elevation



9 The Brookmill, NE Elevation



9 The Brookmill, NW Elevation

Heritage Statement

10. Grade II listed buildings are defined by Historic England as being of 'special interest'.
11. No.9 The Brookmill forms part of a grade II listed building 'Laundry Cottage and Stable at West End of Barn at Coleypark Farm'. The full list entry can be accessed via the Historic England website <https://historicengland.org.uk/listing/the-list/list-entry/1321861>
12. The entire farmstead, which was converted to residential use in the mid 1980's, comprises a number of additional grade II listed structures:

Barn, <https://historicengland.org.uk/listing/the-list/list-entry/1113610>

Small Circular Dovecote, <https://historicengland.org.uk/listing/the-list/list-entry/1113611>

Bailiff's Cottage, <https://historicengland.org.uk/listing/the-list/list-entry/1321862>

Coachhouse, <https://historicengland.org.uk/listing/the-list/list-entry/1113612>

West Bridge Over The Holy Brook, <https://historicengland.org.uk/listing/the-list/list-entry/1113608>

East Bridge Over The Holy Brook, <https://historicengland.org.uk/listing/the-list/list-entry/1321899>

Rose Cottage, <https://historicengland.org.uk/listing/the-list/list-entry/1113609>

Building To South Of Rose Cottage, <https://historicengland.org.uk/listing/the-list/list-entry/1321860>

Kitchen Garden Walls And Gardener's Cottage, <https://historicengland.org.uk/listing/the-list/list-entry/1302515>

13. The Coley Park estate is believed to date back to the early 1300's with a manor house having been built by the Vachell family circa 1555 on the banks of the Holy Brook, and on or near the site of the farmstead. By the early 1800's the estate had fallen in to disrepair and its new owners demolished the house and replaced it with a new mansion, Coley House, which survives to the present day located approximately 250m to the north west of the farmstead.
14. Heritage assets can be considered worthy of statutory listing for a number of different reasons, not just limited to their surviving historic building fabric. The primary significance of No.9 The Brookmill is that of Group significance as part of a surviving historic farmstead.
15. Proposed works on a heritage asset can have a positive, neutral or negative impact on the asset's significance. It is considered that the proposed programme of works at No.9 The Brookmill will have a positive impact on the overall significance of the building.
16. The original roof covering of the building was replaced during the residential conversion in the mid 1980s. The membrane, synthetic slates and rooflights are beginning to show signs of failure, in line with their expected lifespan, which is allowing water ingress in to the building. Their replacement on a like-for-like basis will involve no loss of historic building fabric and will have a neutral impact upon the building's aesthetic contribution to the farmstead setting.
17. Carrying out timely repairs and preventative maintenance to the building will greatly reduce the risk of lasting damage to the surviving historic building fabric, thus preserving the building and ensuring its lasting positive impact on the Group significance of the historic Coley Park farmstead.

Access Statement

18. The proposed works will not change or affect existing vehicular access to the property and will not impact traffic in the area.
19. The proposed works will not change the existing arrangements for access to, and circumnavigation of, the building.
20. The proposed work will have no impact on the amenities of neighbouring properties.

Biodiversity & Arboricultural Statement

21. No biodiversity issues have been identified that would be affected by the proposed works.
22. No mature trees or hedges will be cut down during the proposed works.