

Heritage Statement

15th May 2025

5 The Brookmill, Coley Park Farm, Coley Park, Reading, RG1 6DD

5 The Brookmill is a dwelling located within Coley Park Farm Barn, a Grade II listed building (List Entry Number: 1113610), part of a complex of listed buildings at Coley Park Farm. The building dates to 1619 and was first listed on 22nd March 1957. The listing states: “Very large brick barn circa 1619. Brick English bond. 6 bays. Old tile roof patched with others and partly with Roman tiles. Main part has 2 rows of vents to north and central segmental headed entrance flanked by buttresses. Courtyard side to south has projecting gable with segmental arch over lintel and flanking lean-tos. Interior: queen-post roof with 2 rows of purlins on each side, the upper with small windbraces; 3 eastern bays repaired without windbraces. Ventilated panel to east with high lean-to shelter. 'L'-plan south wing slightly later as smaller central gable with weatherboarded tip, partly timber frame with brick. 5 bays, aisled to west. Large shelter to east. Interior, queen-post roof.”

Coley Park Farm has historical significance as the site of the original Coley Park estate, which was owned by the Vachell family for centuries. The estate was known for its manor house built on the banks of the Holy Brook (where Coley Park Farm remains today), later rebuilt, after being destroyed during the English Civil War in 1643.

The Coley Park estate was re-developed in the late twentieth century, converting the barn into dwellings, including 5 The Brookmill as a 3-bedroom cottage.

The proposed changes within this application (removal of an internal partition wall) will have no impact to the external historical appearance of the building. Impact to the internal historical character of the building would be minimal, and could be considered to enhance the original historical character of the building by revealing the entire length of an original barn beam.

All historical assets including the original timber beams and brickwork will be left untouched, and care taken to minimise the disturbance of these assets during the removal of the partition wall (which was not part of the original dwelling and holds no historical significance)