

Heritage Statement for West Lodge, Coley Avenue, Reading, RG1 6LS

1. Description of the Heritage Asset

West Lodge is a Grade II listed building located in Coley Park, Reading.

It is a brick gatehouse, constructed circa 1850, with modern sand and cement render.

The building is significant as an original part of the Coley Park estate, and a gatehouse to the Coley Manor (now an independent hospital).

2. Proposed Works

The proposed work is to paint the external rendered surfaces of the house.

- Areas affected: front, side and rear elevations
- Existing finish: modern sand and cement render, to be repaired where required
- Proposed paint: breathable, mineral-based Keim paint in a sympathetic shade to the current appearance

No physical alterations will be made to the fabric of the building. Preparation of the render surface will be minimal and sympathetic - limited to light repairs, cleaning and appropriate priming.

3. Impact Assessment

The works will have a minimal impact on the significance of the heritage asset.

The external render is not part of the building's historic fabric and does not contribute to its significance - it is a modern finish, applied over the original brickwork, and has been subject to patch repairs over the years in varying mix ratios. This has resulted in a visibly inconsistent appearance.

Repainting with a high-quality, breathable mineral-based paint will:

- Visually unify the patchy surface
- Provide added weather protection
- Avoid trapping moisture in the wall fabric
- Use a finish and colour sympathetic to the building's established appearance

No original or historically significant materials or detailing will be lost, damaged, or obscured as a result of the

Heritage Statement for West Lodge, Coley Avenue, Reading, RG1 6LS

works.

4. Justification

The render is already a modern, non-original addition to the building.

Painting is necessary to preserve the appearance and performance of the rendered surface, and to prevent further deterioration from weathering.

Given the neutral and appropriate colour choice, the sympathetic method of preparation, and the use of a breathable paint system compatible with traditional construction, the works are entirely in keeping with the listed status of the building.

5. Mitigation

- Only mineral-based breathable paints will be used (Keim or equivalent), specifically chosen to suit traditional masonry and avoid moisture retention
- Surface preparation will avoid any abrasive or damaging methods
- Any repairs to the render will be kept minimal and carried out with appropriate materials and care