

Heritage Impact Statement

Plas Bostock Farm, Buck Lane, Commonwood, Holt, LL13 9TF

Proposed Work:

To renovate and sympathetically restore a building that has been left to decay over the last 65 years. In detail:

- To restore the original windows and doors where still available
- To remove the floor that was laid in the 1980's on rubble and put down a dampproof membrane, insulation and underfloor heating (in order not to put radiators in the ground floor). The other heating supplement is to restore the existing chimneys to working order and restore the fireplaces to working order.
- To rewire the house to a safe level that would satisfy modern building regulations, (and enable us to insure the building)

Objective:

- Bring the house up to a livable standard and stop any further decline in the fabric of the building. To stop the damp issues down the chimney and rising damp. To prevent further damage by wood rot and bring some ventilation into the building.

Significance of affected Fabric

- Very little of value as the floor we wish to replace was laid in the 1980's on rubble with various grades of quarry tiles.
- We are keeping and restoring the existing windows and doors and the existing glass is 6mm float glass so quite modern.
- The floor above the cellar is 1980's pine but rotten with wood worm, we plan to replace with old pine or oak floorboards