

**MANOR FARM HOUSE, SAXLINGHAM LANE, TASBURGH  
HERITAGE / DESIGN AND ACCESS STATEMENT**

**Heritage**

**Manor Farmhouse**

Grade II Listed building TM2034596834

Manor Farmhouse is a timber framed two storey house with an attic separated by a central offset chimney stack. A second gable chimney is part of the east gable end. The house was extensively renovated and extended with a road front two storey gable addition providing an entrance with a first floor bathroom. A utility with first floor bathroom at the rear as part of a single storey rear hallway and garden room links a single storey set of outbuildings. A recent conservatory built into a north west corner was part of works carried out in 2012. Brickwork facing was added to the roadside elevation with new windows.

**Design & Access Statement**

**1.0 Existing Site Access**

1.1 Pedestrian and vehicle access is from Saxlingham Lane, which remains unchanged. A gate leads to the front porch and the driveway is by a separate gate to the east of the site.

**2.0 Description**

2.1 Manor Farmhouse is a timber frame building with brickwork additions.

2.2 Red brick and cream render externally with a red clay pantile roof. Black finished timber verges and eaves.

2.3 A rear conservatory in the north west recess is dated. A polycarbonate roof and extensive poor standard glazing renders the space unusable most months of the year due to overheating in the summer time and being too cold in winter.

2.4 Outbuildings extend east which are linked by a garden room.

**3.0 Proposals / Appearance / Design / Materials / Colours**

3.1 To replace the existing outdated conservatory.

3.2 Internal alterations to update the existing en-suite bathroom and to provide a second attic shower room to serve the existing attic bedroom area.

3.3 Replace an existing unsafe staircase to the west attic bedroom with a new oak staircase and fit a wider conservation steel framed rooflight, replacing the existing narrow light.

**Summary**

The proposed alterations will improve the use of the home and visually enhance the external appearance and the location it sits.