

Design & Access Statement

September 2024

3 Montpelier Row
Twickenham
TW1 2NQ

The design proposals included in this report have been prepared by 3s Architects on behalf of the owner-occupants of Seymour House, 3 Montpelier Row in Twickenham. These proposals should be reviewed in conjunction with the planning drawings, the Heritage Consultant report, and all other relevant information submitted for the application. Planning permission is being sought for the replacement extensions and internal refurbishment works to the Grade II* listed Georgian property.

Seymour House, 3 Montpelier Row is a Georgian mid-terrace townhouse located in Twickenham close to the grounds of Marple Hill Park. It forms part of an historic terrace which includes a number of listed properties including no.s 1 to 15.

The house comprises a basement, ground floor, first floor and second floor, with front facade facing Marple Hill Park. Originally the current site comprised of two Georgian townhouses constructed circa 1720, which were later combined to form a single dwelling circa 1870. As part of the Victorian redevelopment, one of the front doors was replaced by a window, the original Georgian staircases were removed, interior rooms remodelled, and a rear wing was added comprising a principal stair and small bathroom spaces.

In recent years two separate single-story extensions have been constructed at the rear flanking both sides of the Victorian wing. A single storey extension comprising a study is located on the north side and a separate kitchen extension is located on the southern boundary, set at a lower level with a small dining space and a modern staircase connection to the basement / lowerground floor of the main house.

Following the addition of the rear Victorian wing and in situ extensions, Seymour House currently has a compromised relationship with the rear garden which could be greatly improved.

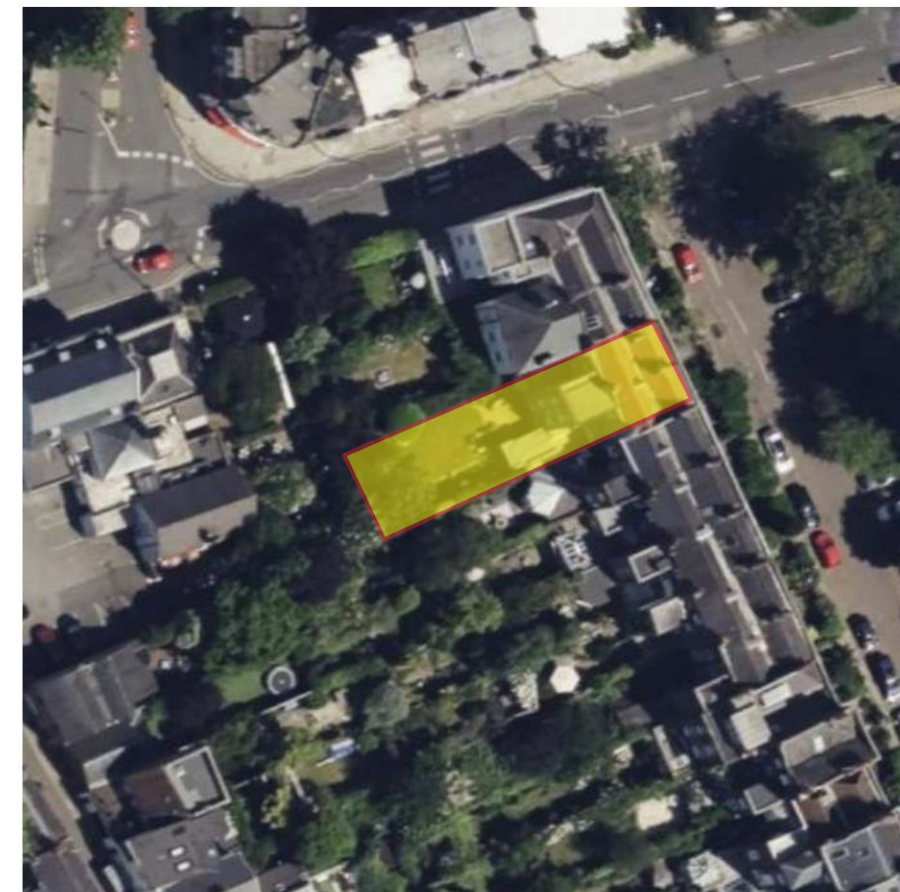
The existing kitchen extension has a narrow footprint with limited space for a dining table. A modern stair connects the kitchen to the basement level for formal dining, which limits available storage for the kitchen. The kitchen is quite small for a property of this stature and is semi-buried, in part to be low on the boundary with the neighbour but also to reduce the length of the stair connection to the basement, which would otherwise further compromise the amount of accessible storage in the kitchen.

Access to and from the kitchen is via internal stairs, and an external stair leading to the rear garden. Principal access to and from the rear garden is via a single doorway in the Victorian wing with main stair. The rear office/study extension is accessible from the Victorian wing and benefits from french doors leading to the rear garden, but is otherwise disconnected from the rest of the house. The result is principal spaces are disconnected from the rear garden and spaces which open up to the rear garden are small and compartmentalised.

There is an opportunity to greatly improve the relationship Seymour House has with its grounds at the rear and to improve accessibility within the dwelling to and from the kitchen and dining spaces.



1:1250 Scale OS Location Map



Aerial View

Introduction

The proposals include:

- Reconfiguration of the external staircase and railings at the front of the property to improve the existing steep and poor-condition staircase. There are several examples of wider light-wells and alternative stair configurations along Montpelier Row which are inkeeping and improve accessibility and light to lower ground floors;
- Reinstatement of a front door to the basement level in the original location of the Georgian door underneath the front bridge. This doorway was removed when the houses were combined.
- A replacement single storey rear extension housing a kitchen with improved layout, a more generous dining space, sitting space and study with level access and visual connection to the rear garden;
- Rationalisation of the internal ground to basement stairs, removing the modern kitchen stair and replacing the steep stair within the Victorian wing with an improved stair configuration underneath the main stair;
- Reconfiguration of the lower-ground floor to include living and study, relocated shower / WC, and adjustment to utility space with improved storage and access;
- Relocation of WC within Victorian staircase enclosure to enhance flow between the original house, new extension, and rear garden;
- Refurbishment of some of the existing bathrooms to the upper floors and introduction of a new bathroom at first floor and second floor levels;
- New skylight above the stair with automatic opening vent and new windows to the side elevation

Drawing List

•	2306 / PA.00	OS Map and Proposed Site Block Plan	1:1250 / 1:500 @ A1
•	2306 / PA.01	Existing Plans	1:100 @ A1
•	2306 / PA.02	Existing Elevations	1:100 @ A1
•	2306 / PA.03	Existing Sections	1:100 @ A1
•	2306 / PA.04	Proposed Demolitions - Plans	1:100 @ A1
•	2306 / PA.05	Proposed Demolitions - Elevations	1:100 @ A1
•	2306 / PA.06	Proposed Demolitions - Sections	1:100 @ A1
•	2306 / PA.07	Proposed Plans	1:100 @ A1
•	2306 / PA.08	Proposed Elevations	1:100 @ A1
•	2306 / PA.09	Proposed Sections	1:100 @ A1
•	2306 / PA.10	Fire Strategy Plans	1:100 @ A1

Heritage Category: Listed Building
Grade: II*
List Entry Number: 1194493
Date First Listed: 02-Sep-1952
Statutory Address: 1, 2 (Warwick House) and 3 (Seymour House), Montpellier Row
County: Greater London Authority
District: Richmond Upon Thames (London Borough)
Parish: Non Civil Parish
National Grid Reference: TQ 16974 73820

Montpelier Row consists of two very important terrace blocks of nearly uniform early C18 houses, with a row of modern houses between, overlooking Marble Hill Park. The C18 houses are all three-storeys and basement, brown brick with red dressings, parapet and windows in nearly flush frames. They have varied types of doorcases, and in many cases good ironwork to street and areas. The row was built by a Captain Gray in 1720. (Country Life, September 8, 1944). All three cement-rendered. No 1, six bays wide (3:3). Doorcase with moulded cornice hood on carved brackets. Decorated plaque with „Montpelier Row 1720“. Glazing bars have been removed. No 2, three bays and No 3, six bays (3:3) both with similar doorcases to No 1.

Listing NGR: TQ1697473820



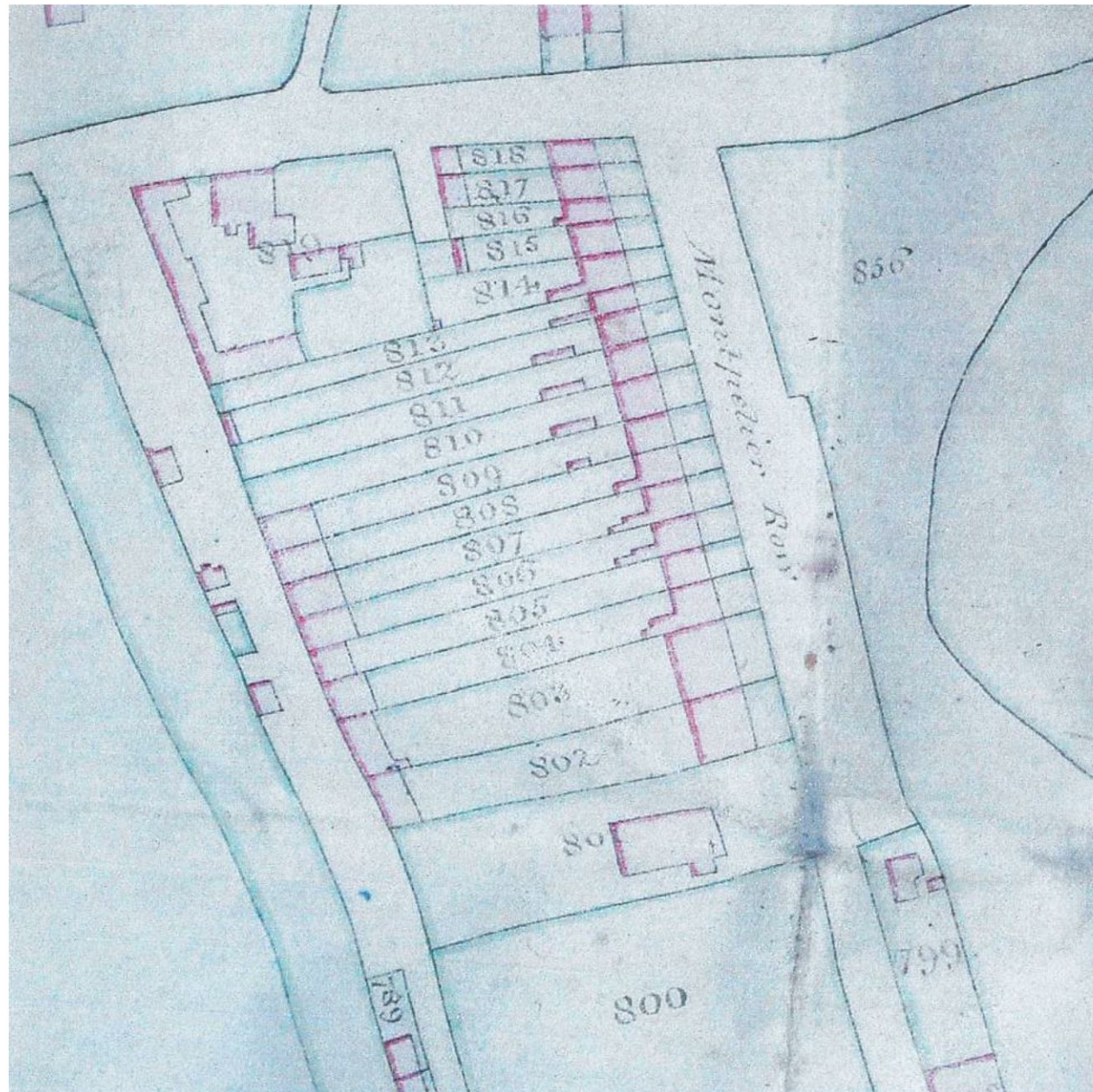
Site Designations

The site is subject to the following designations:

- The property is a grade II* listed building;
- The site lies within Twickenham Riverside Conservation Area;
- The site is within Flood Zone 1 and is not at risk of Flooding;
- The site is not within an Area of Critical Drainage.

Plan from Gov.Uk showing that the site falls in Flood Zone 1





1819 - Enclosure Map

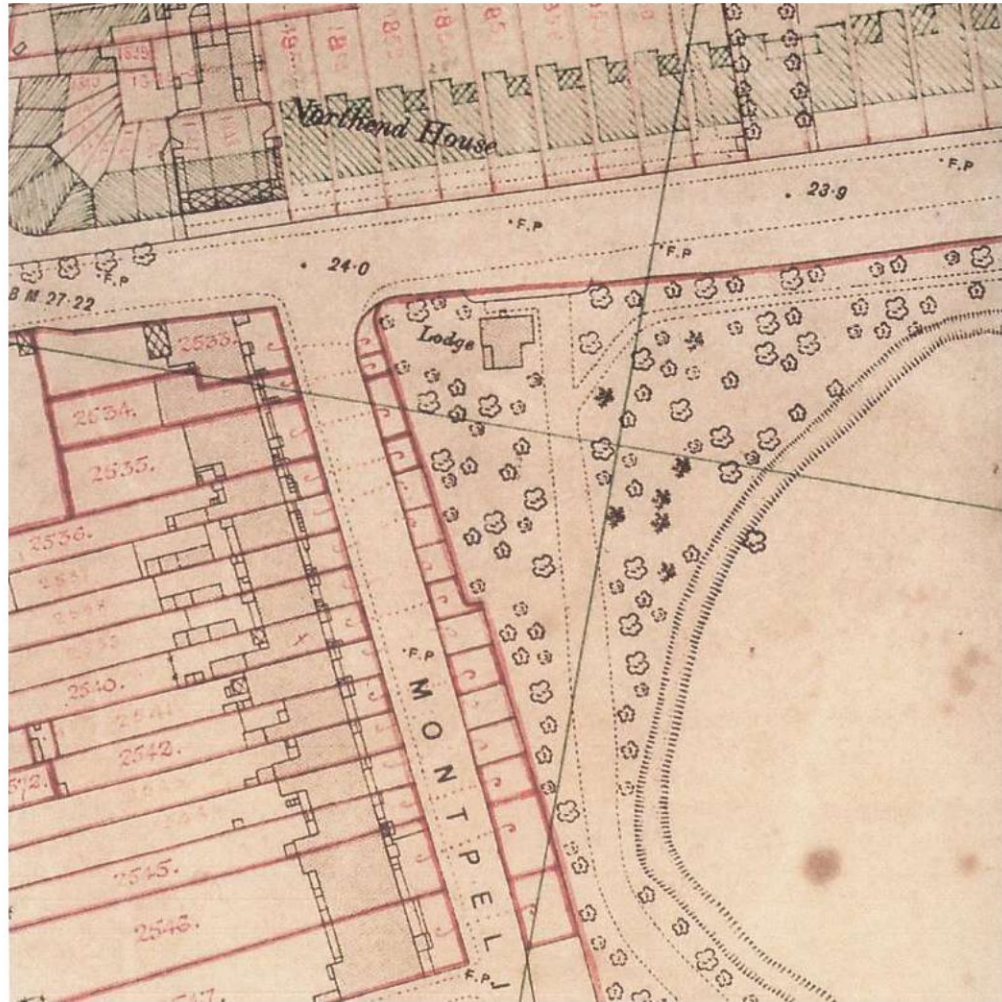


1863 - Ordnance Survey Map

Seymour House at 3 Montpelier Row has a rich architectural history. Constructed around 1720 by Captain Gray, this residence is an integral part of Montpelier Row, a collection of houses considered one of the finest examples of early Georgian architecture, rivaling even the renowned Maids of Honour Row on Richmond Green. Originally comprising 17 houses, the evolution of this row is marked not only by its architectural finesse but also by the notable residents who graced its interiors.

The 1819 Enclosure Map provides a glimpse into the early layout of Montpelier Row. Specifically, numbers 814 and 815 on the map correspond to the present-day 3 Montpelier Row (Seymour House). Described as „House and Garden,“ these properties, owned by Thomas Robert Holmes, showcase the original configuration before subsequent changes.

The 1863 Ordnance Survey Map shows the original 814 and 815 Montpelier Row. The building in the back garden of 815 Montpelier Row has seemingly increased in size since 1846 and there appears to be a small projection from it into the access road. Notable changes include an apparent increase in the size of the building at the end of the back garden of 814 Montpelier Row since 1846.



1894 - Ordnance Survey Map



1944 - Photograph of Montpelier Row (not showing Seymour House)

1819	1860's	1894 to present day
818	1	no.1
817	2	
816	3	no.2, Warwick House
815	4	no.3, Seymour House
814	5	

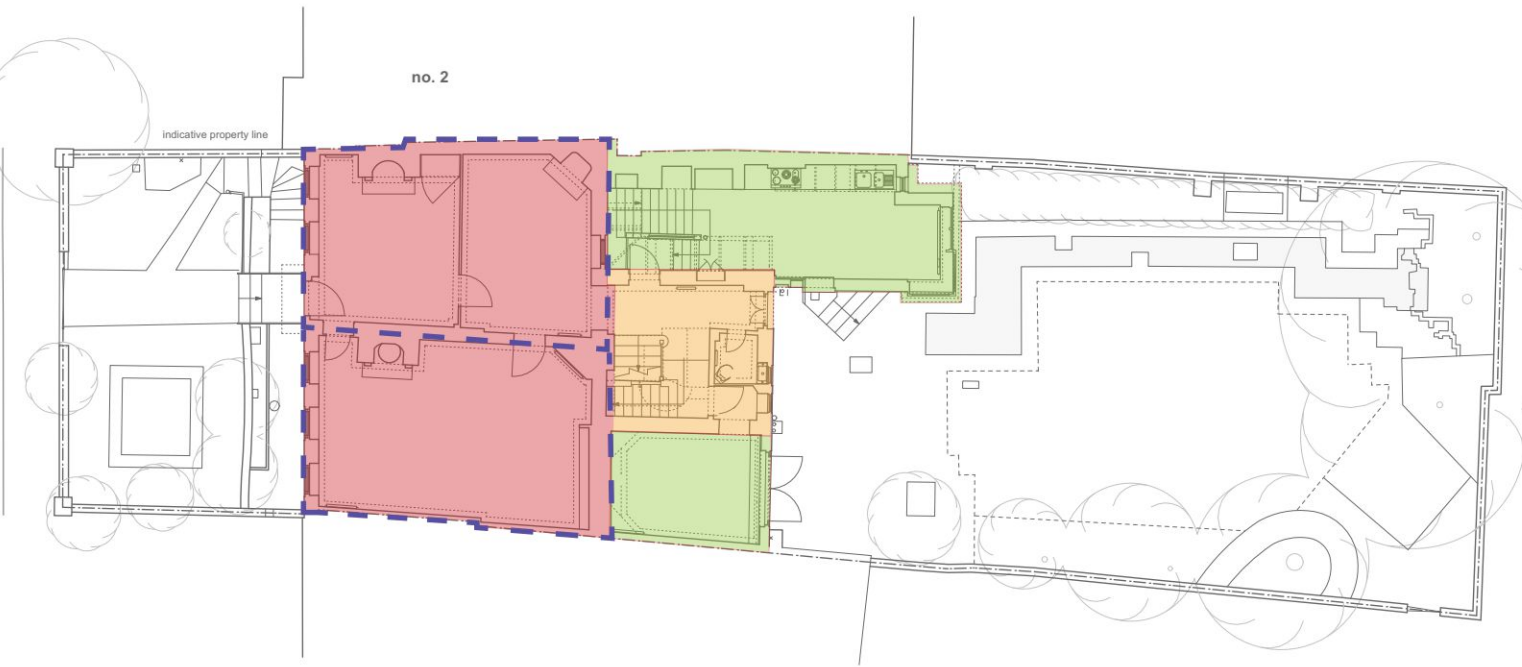
In 1876, Henrietta Vansittart acquired five dilapidated houses in Montpelier Row, numbers 814 to 818 on the 1819 Enclosure Map, and embarked on a remarkable venture to consolidate them into the present 1, 2 and 3 Montpelier Row. This endeavour resulted in the creation of Seymour House (object of this application) and Warwick House (2 Montpelier Row). The confusion over house numbers persisted, with references to Seymour House alternately as 3 Montpelier Row and by its original numbering. The 1881 Census introduces Henry Frederick Deacon as the resident of 3 Montpelier Row, and by 1887, the name „Seymour House“ becomes the consistent identifier.

As shown on the 1894 Ordnance Survey Map, Seymour House is intricately woven into the fabric of Montpelier Row, standing as a testament to the alterations initiated by Henrietta Vansittart. The map delineates the changes made to the original 1 to 5 Montpelier Row, showcasing the consolidation of properties into the present 1 to 3 Montpelier Row. The rear part of Seymour House, revealed in the map, indicates Victorian extensions and alterations. The disappearance of the rear access road and the transformation of the stables behind the old 4 Montpelier Row underscore the architectural evolution that shaped Seymour House during this period.

The property passed through various hands, including in the late 19th to early 20th century.

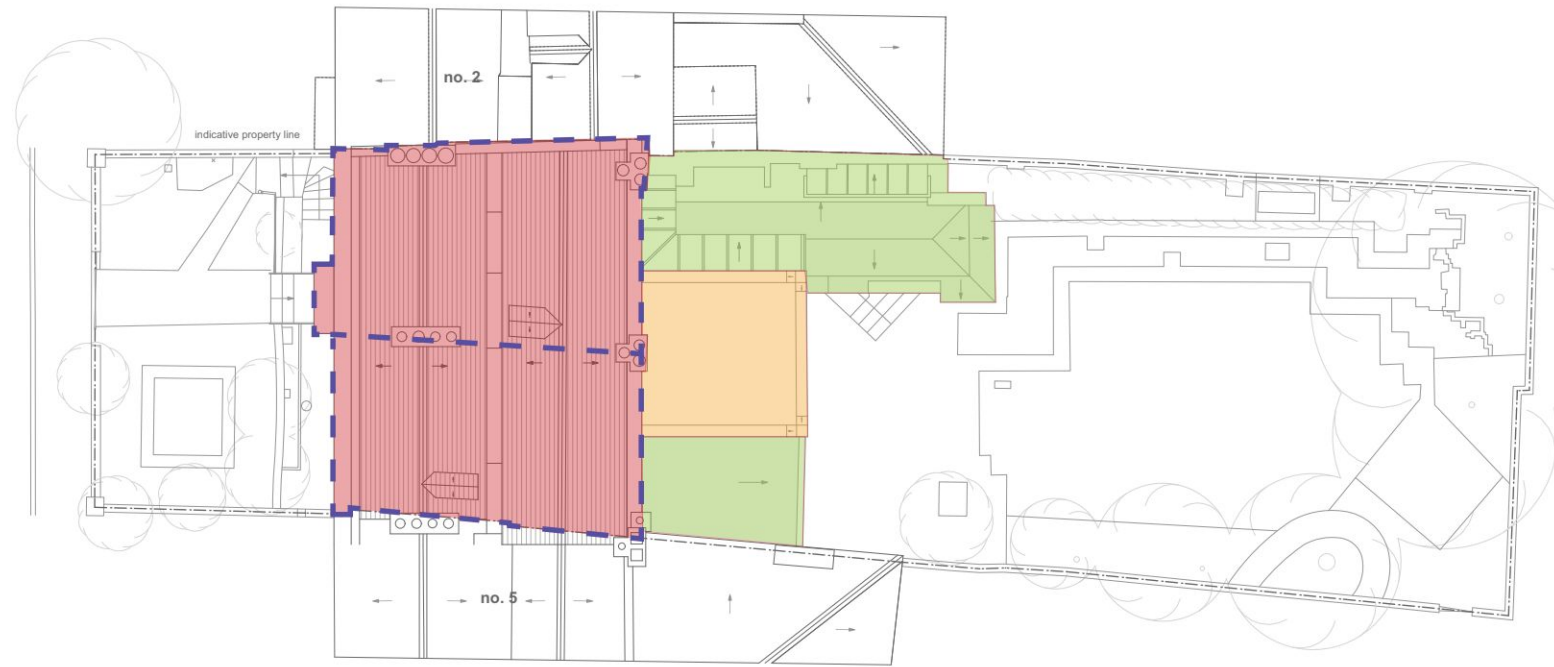
Existing Ground Floor Plan

Scale 1:200



Existing Roof Plan

Scale 1:200







Existing Rear Elevation

Scale 1:100



Legend

-  Original Georgian Dwellings (1720s)
-  Combined Georgian House (1870s)
-  Victorian Staircase Addition (1870s)
-  Modern Extensions



Pre-App Meeting

A pre-application meeting to discuss the design proposals took place at the property on January 24, 2024, attended by the client, architects, and the assigned council planning case officer and planning heritage officer. During the pre-application meeting with the planning officers, detailed discussions were held regarding the historical evolution of the property at 3 Montpelier Row, Twickenham. Originally consisting of two detached early Georgian mid-terrace townhouses, the property was consolidated into a single dwelling around 1876, involving the removal and reconfiguration of original staircases and internal walls, and the addition of a rear wing incorporating a main stair.

Presently, the property features two modern single-storey rear extensions replacing earlier structures: a study adjoining no.2 Montpelier Row with service boxing for utilities that are not historic features, and a narrow kitchen extension. The kitchen extension has a floor level approximately 600mm below the main house and is accessed via internal and external steps leading to the rear garden.

Further evidence reveals a series of alterations spanning decades at 3 Montpelier Row, including significant changes documented through historical records. Dating back to 1911, the Inland Revenue Map depicts the property's footprint, incorporating a rear Victorian wing and an infill extension adjacent to no.2 Montpelier Row. A 1969 excerpt from the Richmond and Twickenham Times describes the property as a six-bedroom house, with a small rear extension serving as the kitchen at the time. Approvals in 1988 permitted the erection of a greenhouse at the rear and a conservatory/greenhouse adjacent to no.4 and the infill extension adjoining no.2. Subsequent sales particulars in 1991 and 1996 from Cluttons and Hamptons, respectively, detail restoration work, including a conservatory and a first-floor shower room. Plans approved in 1997 included opening up the rear wall of the basement level, demolishing existing glazed extensions, and erecting single-storey rear extensions.

Along Montpelier Row, the majority of properties feature single-storey rear extensions, with various widths observed among neighboring properties. Number 3 currently has smaller rear massing compared to its adjacent properties on both sides, indicative of a history of infill extensions and adaptations over time.

Further to the pre-app meeting the client has compiled a list of the existing extensions along Montpelier Row which include:

- No.1 full width;
- No. 2 140% width (Victorian addition);
- No.4 full width;
- No.5 full width;
- No.6 70% of width;
- No. 7 60% of width;
- No.8 70% of width;
- No.9 full width;
- No.10 full width;
- No.11 50% width;
- No.12 full width;
- No. 13 50% width;
- No.15 proposals currently in to replace existing extension;

Currently no.3 has smaller rear massing than its neighbouring properties on both sides.

Reference	Description	Decision
69/1985	Erection of an extension to existing kitchen.	Approved 14/04/1970
83/0670	Removal of partitions in basement, provision of window at rear of basement. Demolition of W.C. and conservatory. Erection of replacement conservatory. Alterations to existing bathroom at first floor level and erection of soil pipe.	Approved 25/08/1983
87/0565/LB	Internal refurbishment and decoration, partial demolition of existing extension and replacement with timber framed conservatory and demolition of lean-to glazing and replacement with glazed greenhouse; re-roofing and external decoration.	Approved 22/03/1988
97/2370/DD01	Details Pursuant To Condition Lb01 (part Demolition Safeguard Wall) Lb10 (painted Timber Joinery) Lb08u (specified Details Required) Lb11 (matching Existing Work Internal/external) Lb06 (protection Of Internal Feature) Of Permission 97/2370	Approved 13/08/1998
97/2370	Demolition Of Existing Rear Glazed Structures And Erection Of Single Storey Rear Extensions. Open Up Rear Wall At Basement Level And Relocation Of Door Opening.	Approved 23/12/1997
06/1414/HOT	Raise garden walls by 480mm.	Approved 05/07/2006
06/2357/LBC	Repair and restore ground floor flooring, replace fireplaces.	Approved 18/09/2006

As part of the pre-application process, the client appointed a Heritage consultant to conduct a thorough analysis of the property, working closely with the architects. Following consultations with the case officers, the design was refined to address their feedback. Key changes included reducing the height of the proposed extension, enhancing transparency (notably to the study), adding a skylight wrapping around two sides of the Victorian staircase, and improving the visibility of the staircase at ground level through the rear extension.

The following summarises the discussion and agreements from the pre-application meeting onsite with the council officers regarding the proposed changes to 3 Montpelier Row:

Lower Ground Floor Proposals

The principle of omitting the modern stair from the kitchen extension appears acceptable. The reorganization of the existing utility and WC, with non-original walls, appears acceptable. Introducing a new entrance door to the front façade underneath the ground floor entrance appears acceptable. The existing front steps, not original fabric, and their reconfiguration, including retaining walls and stonework and railings, would be acceptable to match nos. 1 and 2. It was established that the original rear lightwells have been enclosed with shuttered concrete.

Ground Floor Rear Extension and Internal Alterations:

The existing kitchen extension is noted as compromised due to its lower floor level and poor accessibility. The kitchen, with its restricted width and open stair to the basement, does not provide a suitable dining area, forcing dining to occur in the darker basement. The modern stair occupies valuable space, rendering much of the area circulatory.

The kitchen's size is disproportionate to the property's stature, and the connection to the garden could be improved. There were no concerns about removing the existing rear extensions or the impact of the proposals on neighboring properties. In principle, the proposals were seen as acceptable regarding visual amenity, daylight, privacy, scale, and massing.

The width and depth of the proposed rear extension were discussed, with the heritage officer questioning the depth of the proposed study/sitting space adjoining no.2. It was acknowledged that the proposed study/sitting extension would not impact the existing rear projection of no.2, which extends further than the Victorian wing. The majority of properties along Montpelier Row have full-width rear extensions, and being a double-width property, an articulated extension with a set-back study/sitting space would have a similar width to neighboring properties' full-width extensions.

There were no objections to removing the modern stair within the kitchen extension. If the kitchen extension's roof is lowered, a fixed frameless skylight was welcomed to retain the existing coat of arms on the Victorian wing's flank side elevation. Extending the skylight within the kitchen and dining area to visually separate the extension's solid roof from the Georgian and Victorian facades was a concept welcomed by the heritage officer.

The heritage officer favored clearer visibility of the existing internalized Georgian façade. It was agreed to relocate the proposed WC further away from the Georgian façade, extending the hallway to maintain the legibility of the internalized Georgian façade.

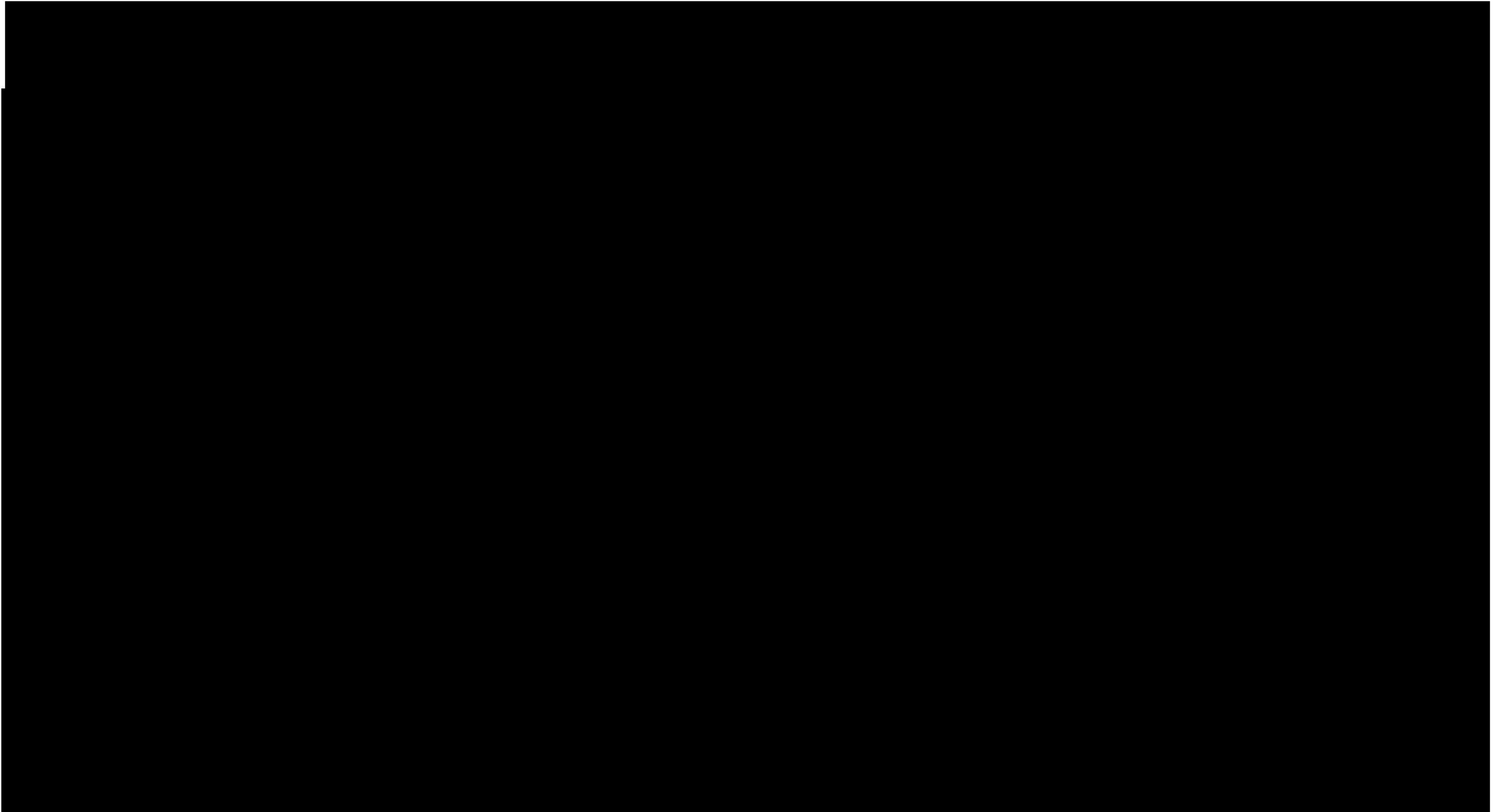
Proposals seek to replace the existing ground-to-basement stair within the Victorian wing to improve pitch, head height, and configuration, enhancing flow at ground and basement levels.

First Floor Proposals:

It is agreed to omit the proposed side window within the Victorian wing. Refurbishing the existing bathroom en suite to the guest bedroom adjoining no.4 is acceptable, subject to retaining and protecting historic features. The existing chimney breast continues to floor level within the closet adjacent to the front bedroom adjoining no.2 and will be retained. The wall separating the hall and small rear bedroom adjacent to no.2 is not considered original and could be replaced, with the heritage officer favoring reusing the door leaf elsewhere. The proposed new wall to the small rear room should accommodate storage while retaining the existing structural opening and doorway to the master bedroom. Converting the small bedroom into an en suite bathroom is acceptable.

Second Floor Proposals:

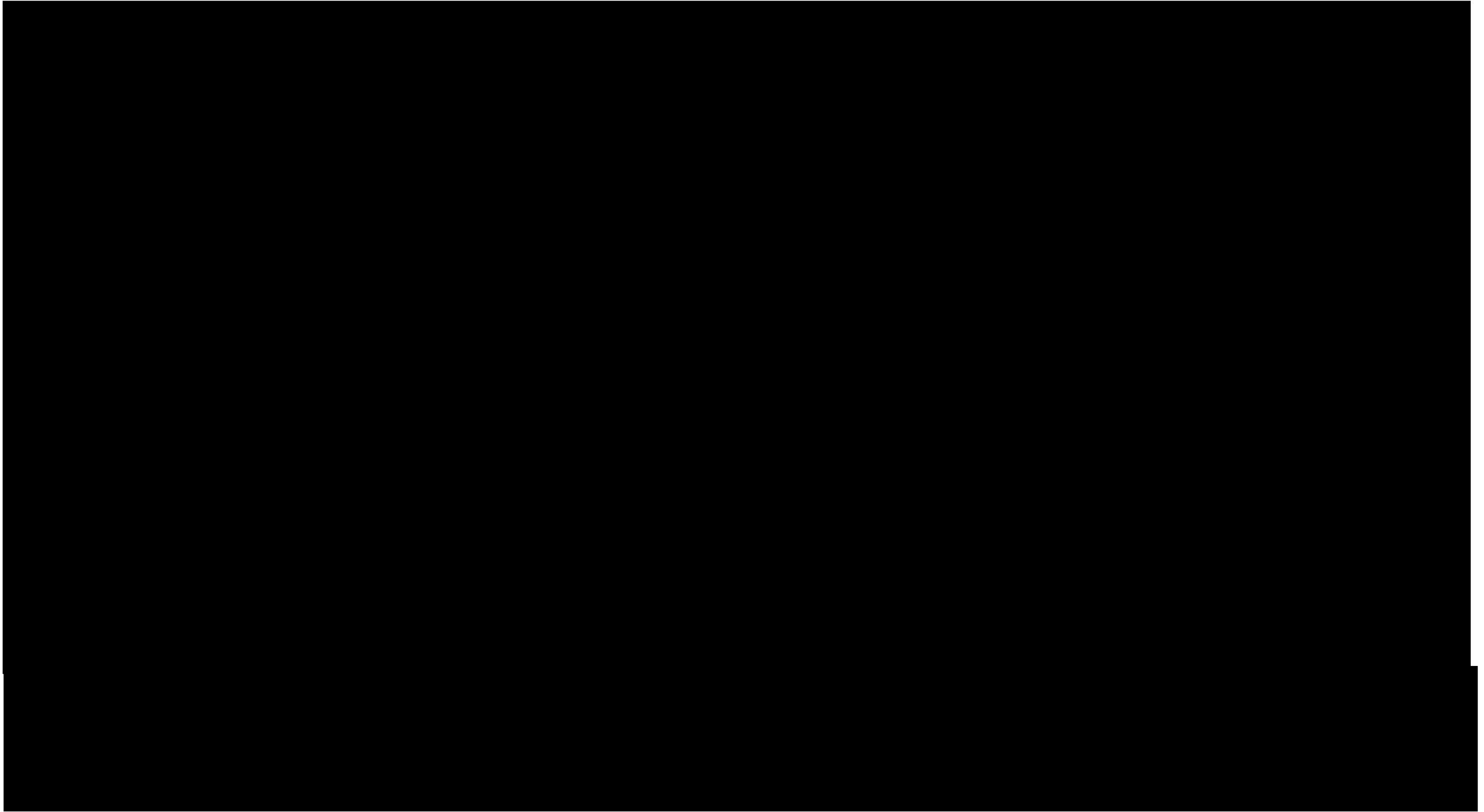
Replacing the existing slot window with a traditionally proportioned sash window to the Victorian wing's side flank elevation would be an improvement. Converting the rear small bedroom (adjacent to no.4) into a family bathroom is acceptable, noting the sloped floor requires structural proposals to support a free-standing bath. Refurbishing the shower WC located within the Victorian wing raises no concerns.



View of the existing extension (Office) at the rear of the property

View of 3 Montpelier Row (Seymour House) from the rear garden. On both sides are visible the two single-storey modern extensions, at the centre the rear wing with Victorian Staircase.

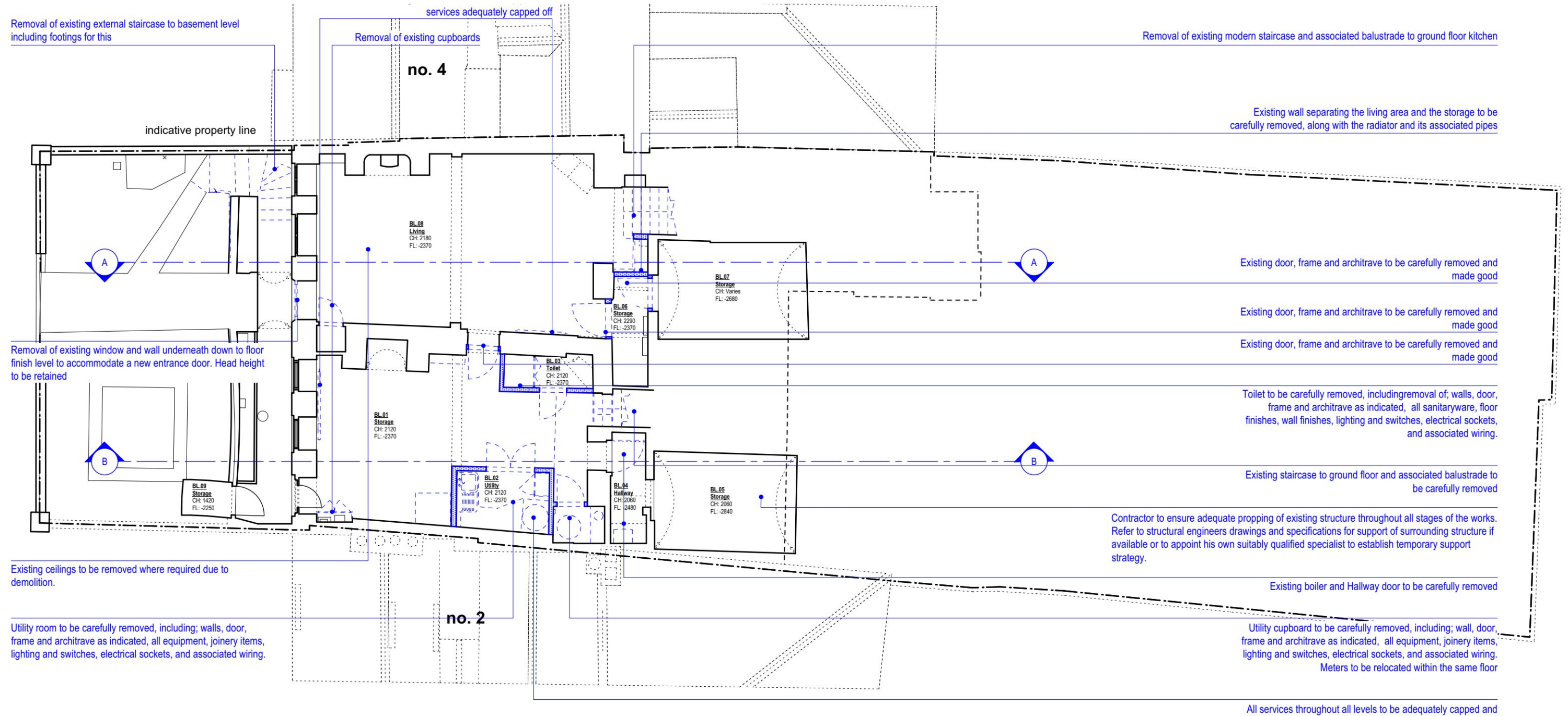
View of the existing modern kitchen extension at the rear of the property



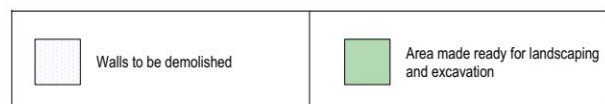
Top view of the kitchen extension taken from the victorian staircase at the First Floor

Side view of the existing kitchen extension at the rear of the property.

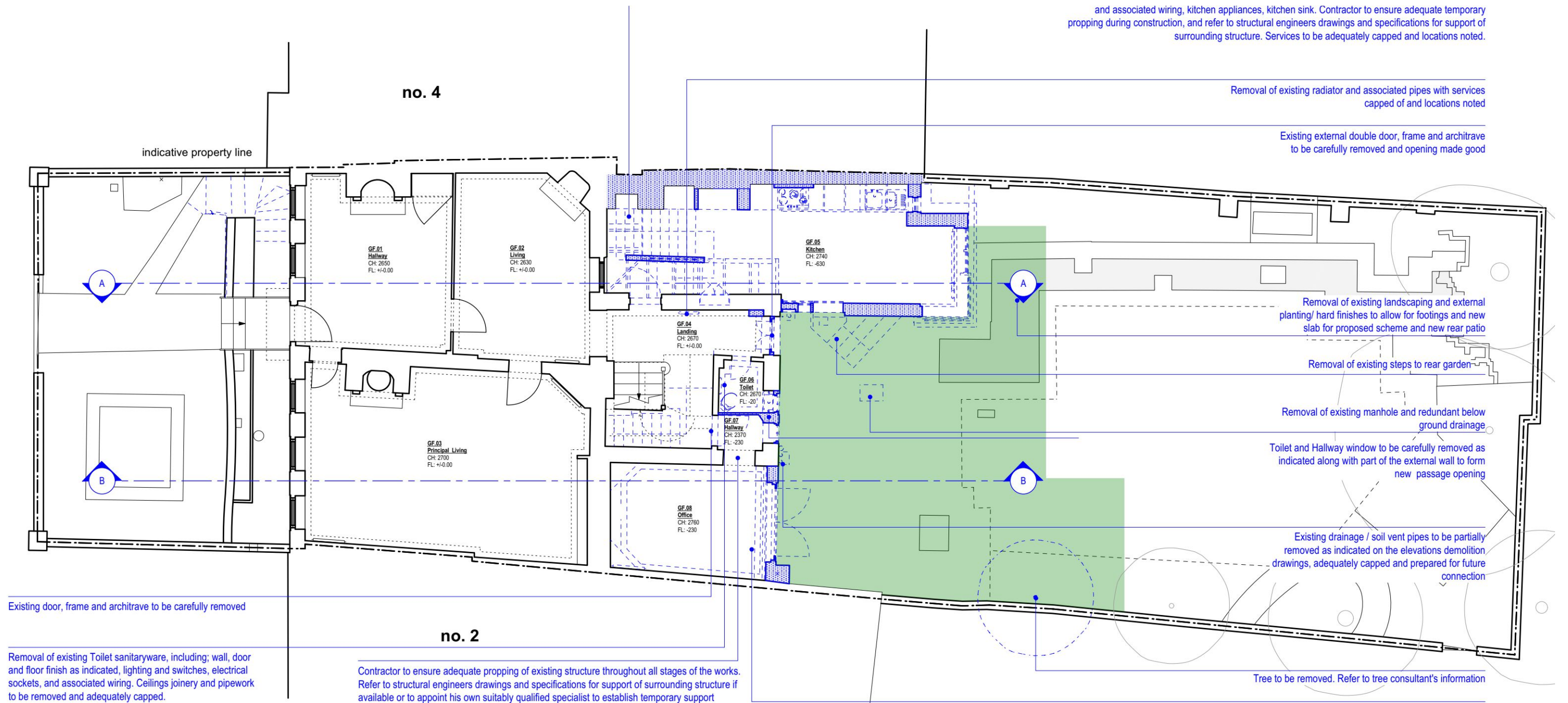
Top view of the kitchen extension taken from the First Floor



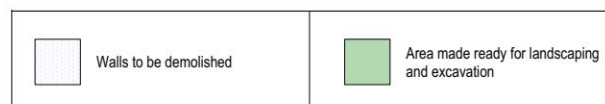
Demolitions shown in blue

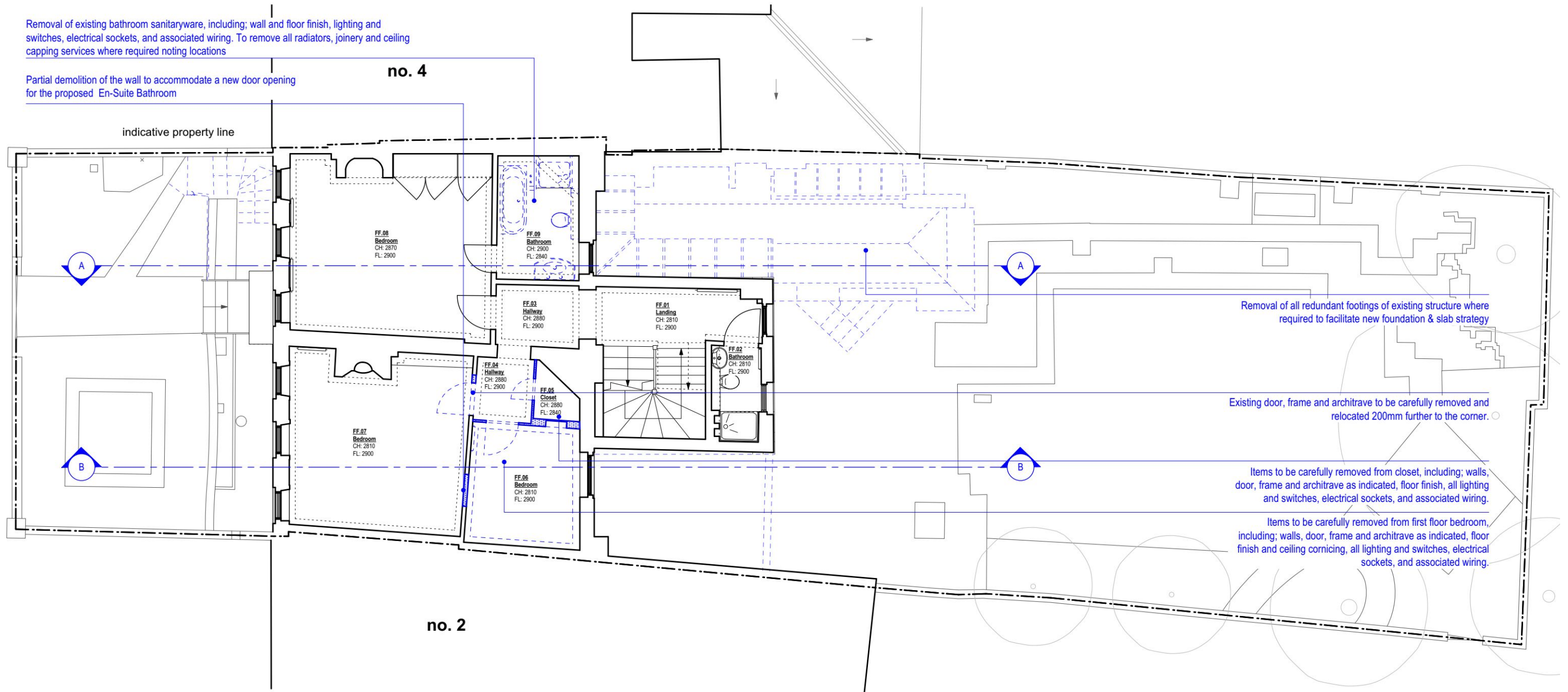


Proposed Demolitions





Demolitions shown in blue



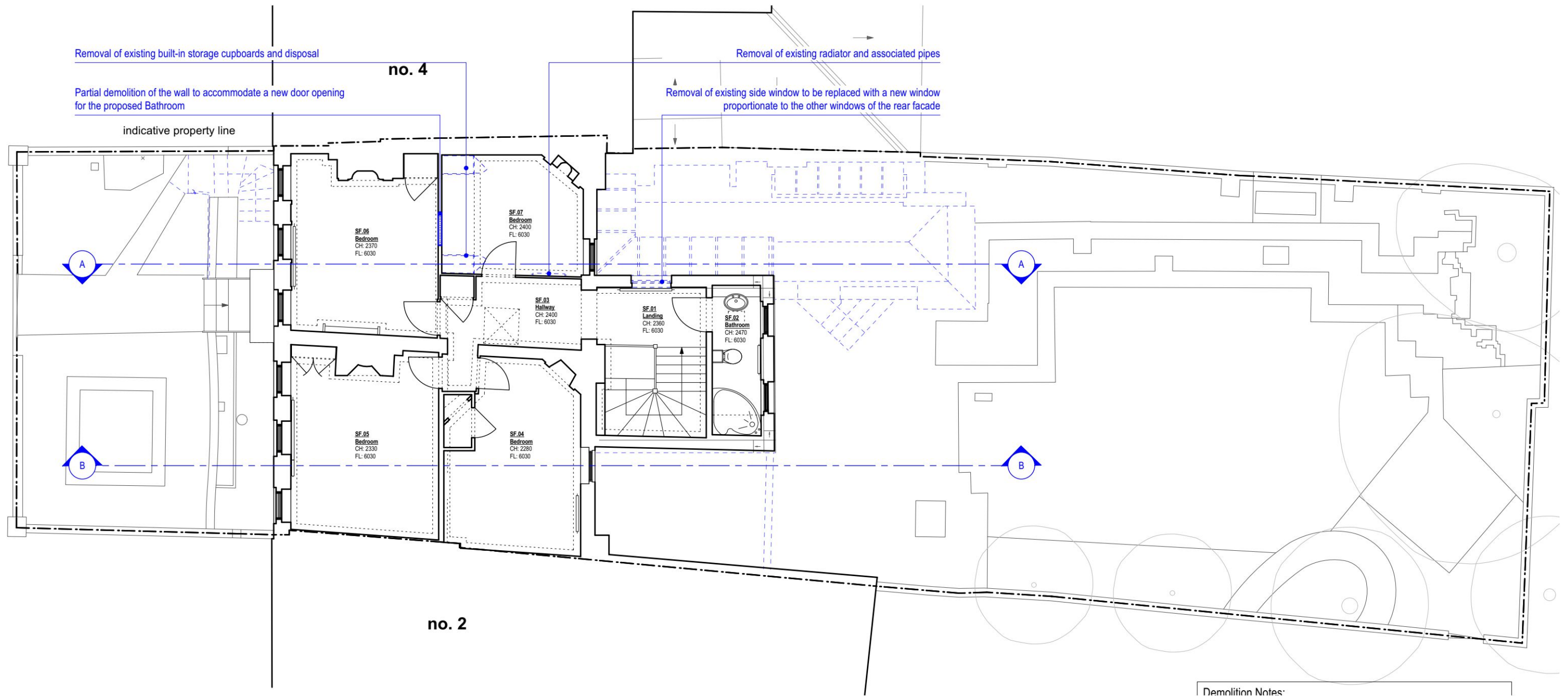


Demolitions shown in blue

 Walls to be demolished	 Area made ready for landscaping and excavation
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Proposed Demolitions



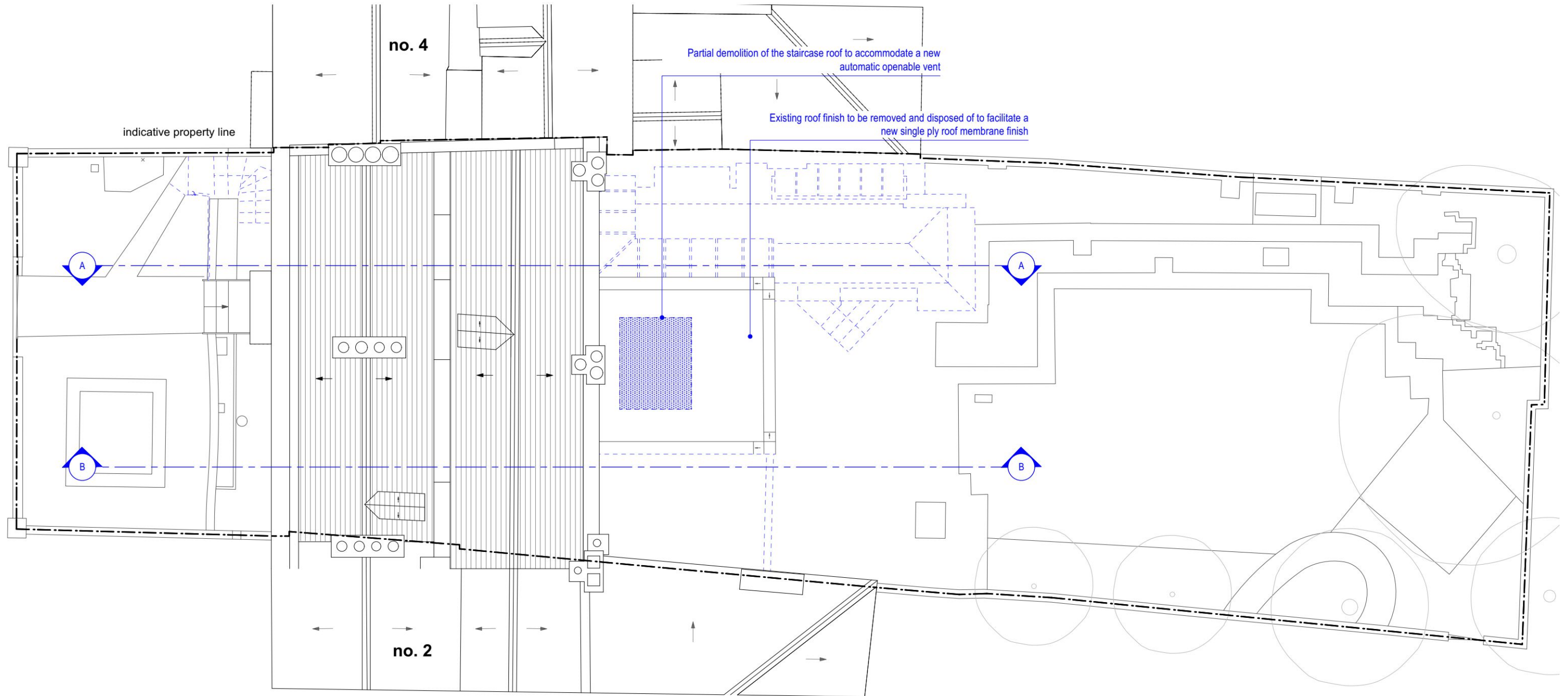
Demolition Notes:

Demolitions shown in blue



 Walls to be demolished	 Area made ready for landscaping and excavation
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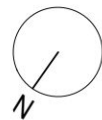
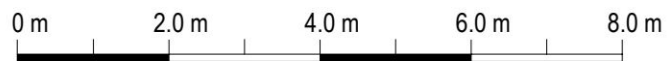


Proposed Demolitions



Demolitions shown in blue

 Walls to be demolished	 Area made ready for landscaping and excavation
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Design Proposals

Design Principles - Proposed Layouts

The proposed alterations and extensions to 3 Montpelier Row aim to enhance functionality while preserving the property's historical integrity. The plan addresses various aspects of the house, ensuring a cohesive and respectful approach to modernization.

The existing kitchen extension will be replaced with a new, functional space that will resolve the level difference and its poor accessibility. Removing the modern stair, which currently occupies valuable space, will improve the usability of the floor area. The coat of arms currently internalised within the kitchen will be moved along the same wall to the first floor level, making it visible from the outside.

Reorganising the existing utility and WC at ground floor, including removing non-original walls, will improve the layout and usability of the space. A new entrance door to the front façade at lower-ground floor, designed to mirror the style of neighboring properties, will enhance accessibility and historical consistency.

On the first floor, the proposal includes refurbishing the existing en-suite bathroom to the guest bedroom while preserving historic features. Reorganising walls and doorways will enhance the usability of the space, providing additional storage while respecting the building's historical structure. Converting the small bedroom into an en-suite bathroom will modernise the facilities without compromising the historic fabric.

The second-floor proposal includes replacing the existing slot window with a traditionally proportioned sash window, improving both aesthetics and historical accuracy. Introducing a new window above the stair, instead of a skylight, respects the original Victorian wing design. Converting the rear small bedroom into a family bathroom will modernise the facilities. Refurbishing the shower WC within the Victorian wing will preserve the building's historic character while updating the amenities.

Scale and Massing and Impact on Neighbours

The proposed extension will not be visible from the wider public realm and has been carefully designed to respect the scale and massing of the original building and its neighbors. The width and depth of the proposed rear extension have been thoughtfully considered to ensure they do not negatively impact the neighboring properties. The design includes a set-back study/sitting space relative to the proposed kitchen and dining space, providing articulation and avoiding a flat façade.

The height of the proposed kitchen and dining space roof will maintain a proportionate relationship with the cills of the first-floor windows of the Victorian wing, enhancing visual transparency and reducing visual massing. The proposal takes into account the existing extensions along Montpelier Row, ensuring that the new design aligns with the full-width rear extensions common in the area.

The size and scale of the extension are appropriate to the context, considering neighboring conditions in terms of height and projection into the garden. As a result, the extension will not be overbearing for either neighbor and will not increase any loss of privacy.

Garden Amenity

The existing garden amenity at the rear of the property will remain largely unchanged, except for the addition of the stepped terrace to the new extension. These changes aim to enhance the flow and connection between indoor and outdoor spaces, improving the relationship between the house and the garden. The use of glazed facades in the kitchen and dining space will provide clear views of the Victorian staircase, enhancing the visual connection to the garden. Additionally, from the rear garden, the original fabric of the building and the Victorian staircase will remain legible through the new extensions.

Access

The proposals do not change off-street parking, but includes several improvements to enhance access and usability.

A new entrance door to the front façade will be introduced, improving accessibility and aligning with the style of neighboring properties.

The non-original front steps, and railings to the basement lightwell will be reconfigured to match the historical aesthetic of the area, enhancing the property's accessibility and appearance.

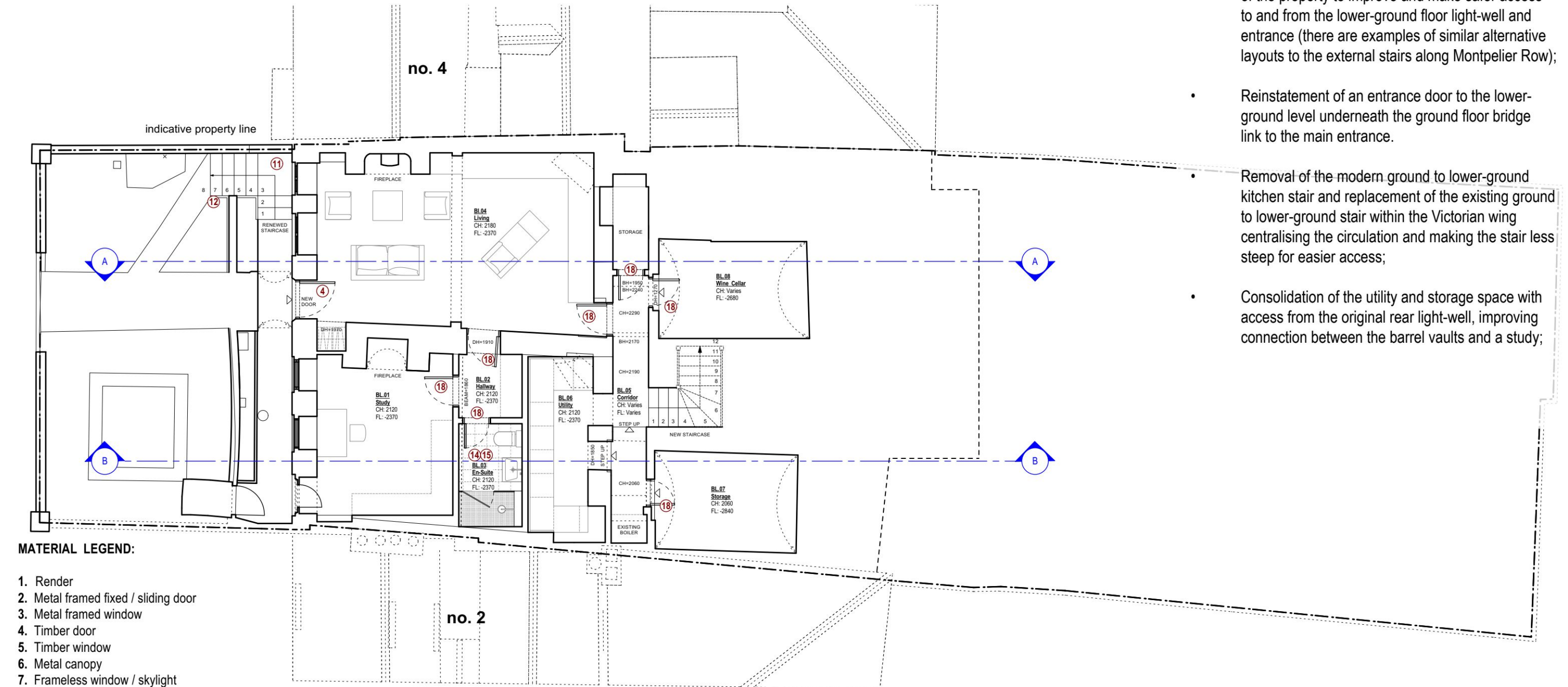
The removal of the modern stair within the kitchen extension and the reorganization of spaces will improve internal access and flow, making the building more user-friendly.

Pedestrian access to the upper-ground and lower-ground floors will remain in principle the same as existing. A new external staircase to the lower-ground floor lightwell will replace the existing one to enhance the connection between the levels.

Additionally, newly landscaped steps will be constructed to provide a more visually appealing and convenient pathway from the house to the main rear garden area.

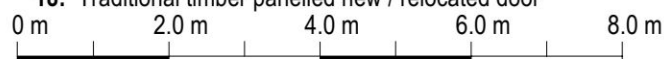
Proposal at Lower Ground Floor includes:

- Reinstatement of the external staircase at the front of the property to improve and make safer access to and from the lower-ground floor light-well and entrance (there are examples of similar alternative layouts to the external stairs along Montpellier Row);
- Reinstatement of an entrance door to the lower-ground level underneath the ground floor bridge link to the main entrance.
- Removal of the modern ground to lower-ground kitchen stair and replacement of the existing ground to lower-ground stair within the Victorian wing centralising the circulation and making the stair less steep for easier access;
- Consolidation of the utility and storage space with access from the original rear light-well, improving connection between the barrel vaults and a study;



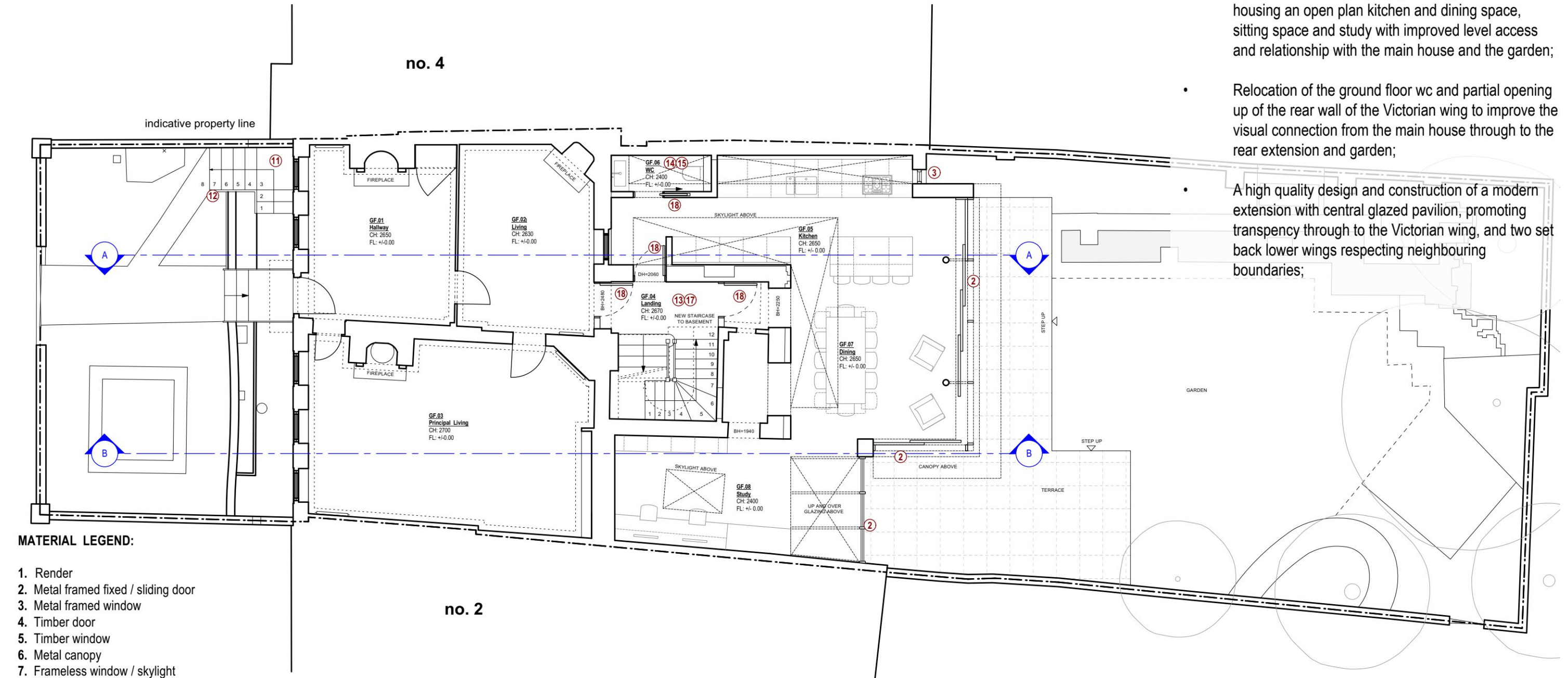
MATERIAL LEGEND:

1. Render
2. Metal framed fixed / sliding door
3. Metal framed window
4. Timber door
5. Timber window
6. Metal canopy
7. Frameless window / skylight
8. Metal flashings / copings
9. Green roof with pebble border
10. Openable Skylight / Automatic Openable Vent
11. Sandstone external steps
12. Metal balustrade
13. Internal wall finish: Paint
14. Internal wall finish: Partially painted, partially tiled
15. Internal floor finish: Tiles
16. Internal floor finish: Carpet
17. Internal floor finish: Timber
18. Traditional timber panelled new / relocated door



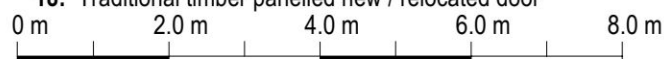
Proposals at Ground Floor includes:

- Removal of the existing rear extensions and replacement with a new single-storey extension housing an open plan kitchen and dining space, sitting space and study with improved level access and relationship with the main house and the garden;
- Relocation of the ground floor wc and partial opening up of the rear wall of the Victorian wing to improve the visual connection from the main house through to the rear extension and garden;
- A high quality design and construction of a modern extension with central glazed pavilion, promoting transparency through to the Victorian wing, and two set back lower wings respecting neighbouring boundaries;



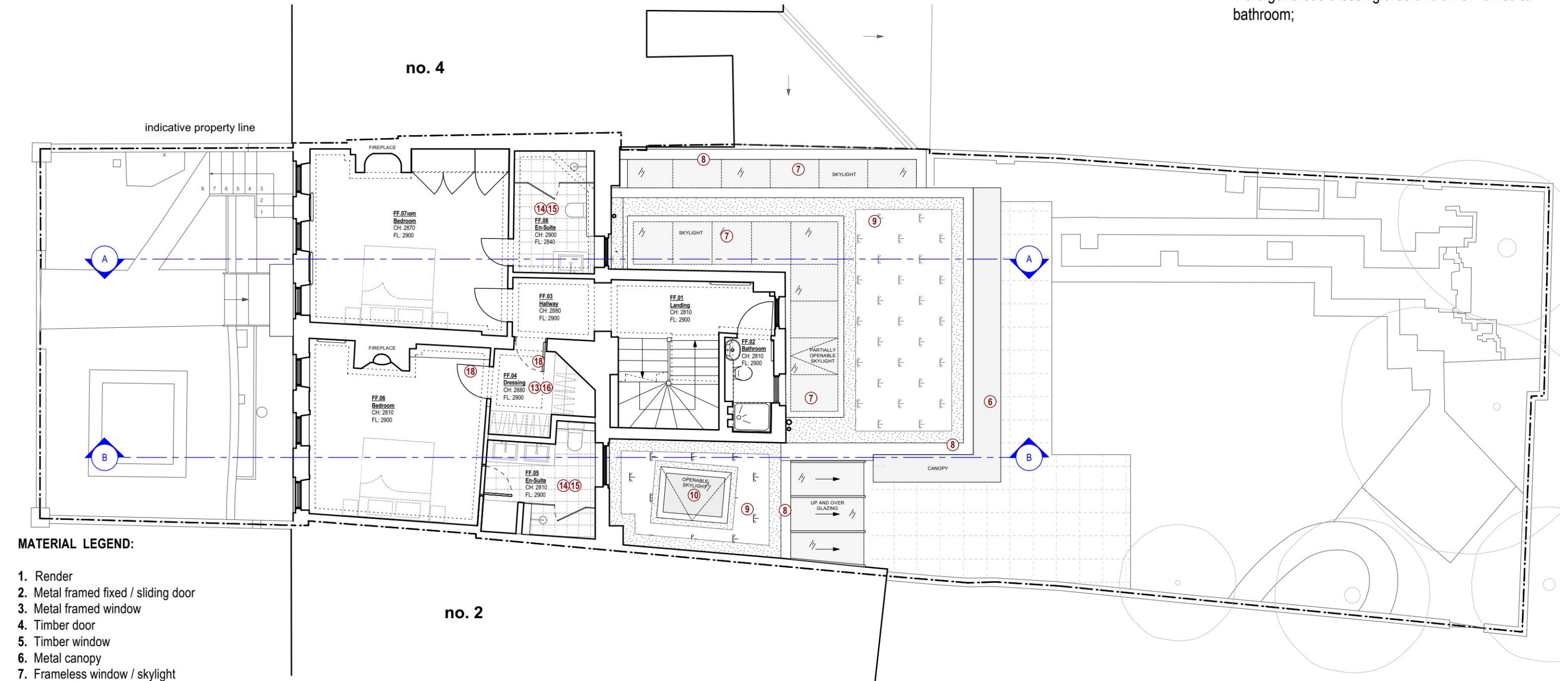
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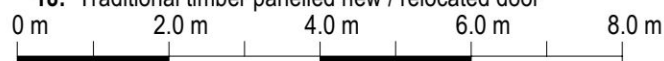
Proposals at First Floor include:

- New internal partitions to accommodate a more generous dressing area and a new en-suite bathroom;



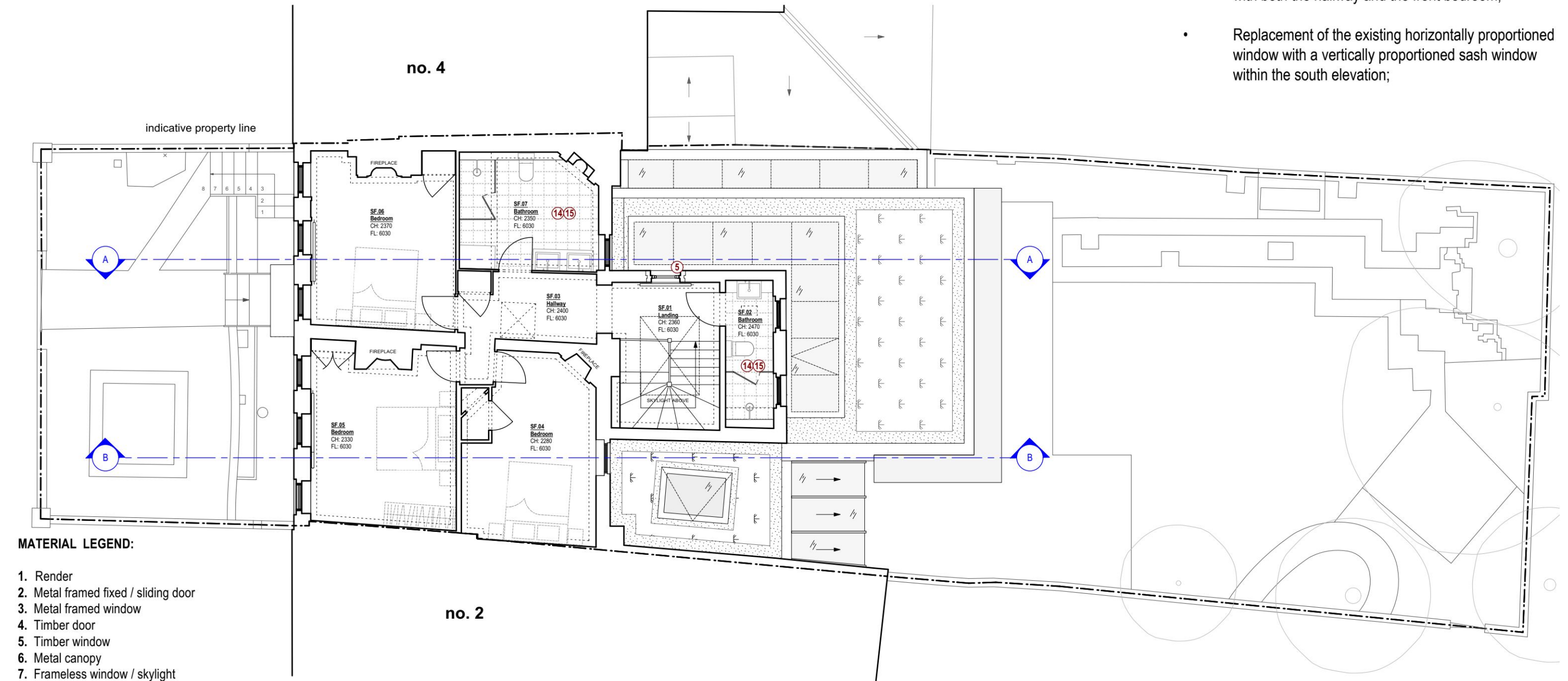
MATERIAL LEGEND:

1. Render
2. Metal framed fixed / sliding door
3. Metal framed window
4. Timber door
5. Timber window
6. Metal canopy
7. Frameless window / skylight
8. Metal flashings / copings
9. Green roof with pebble border
10. Openable Skylight / Automatic Openable Vent
11. Sandstone external steps
12. Metal balustrade
13. Internal wall finish: Paint
14. Internal wall finish: Partially painted, partially tiled
15. Internal floor finish: Tiles
16. Internal floor finish: Carpet
17. Internal floor finish: Timber
18. Traditional timber panelled new / relocated door



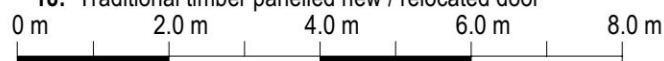
Proposals at Second Floor include:

- Refurbishment of the existing bathroom to connect with both the hallway and the front bedroom;
- Replacement of the existing horizontally proportioned window with a vertically proportioned sash window within the south elevation;



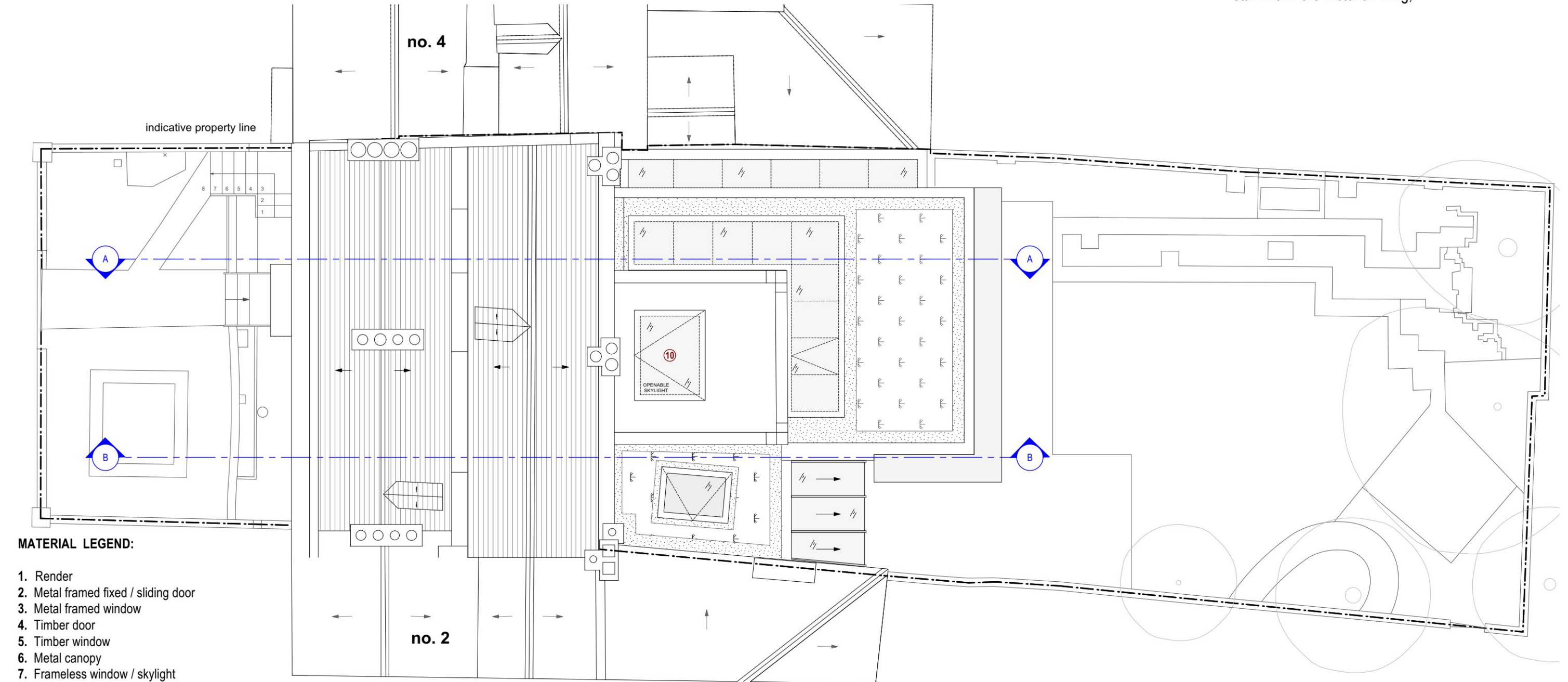
MATERIAL LEGEND:

1. Render
2. Metal framed fixed / sliding door
3. Metal framed window
4. Timber door
5. Timber window
6. Metal canopy
7. Frameless window / skylight
8. Metal flashings / copings
9. Green roof with pebble border
10. Openable Skylight / Automatic Openable Vent
11. Sandstone external steps
12. Metal balustrade
13. Internal wall finish: Paint
14. Internal wall finish: Partially painted, partially tiled
15. Internal floor finish: Tiles
16. Internal floor finish: Carpet
17. Internal floor finish: Timber
18. Traditional timber panelled new / relocated door



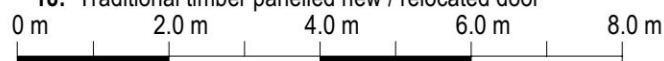
Proposal at Roof includes:

- New skylight with automatic opening vent above the stair within the Victorian wing;



MATERIAL LEGEND:

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4. Timber door
5. Timber window
6. Metal canopy
7. Frameless window / skylight
8. Metal flashings / copings
9. Green roof with pebble border
10. Openable Skylight / Automatic Openable Vent
11. Sandstone external steps
12. Metal balustrade
13. Internal wall finish: Paint
14. Internal wall finish: Partially painted, partially tiled
15. Internal floor finish: Tiles
16. Internal floor finish: Carpet
17. Internal floor finish: Timber
- 18: Traditional timber panelled new / relocated door

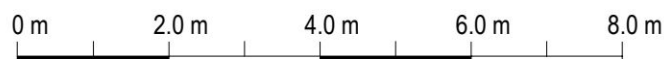




- A modern design and high quality extension which is clearly legible as an integral new chapter for the dwelling with improved accessibility to and from principal rooms within the house;
- Placing a principal living / kitchen / dining space more appropriate in scale to the house and opening the house up to the garden;
- The central part of the extension comprises vertically proportioned glazing referencing the vertical proportions of the main house and providing transparency through to the Victorian wing;
- Set-back elements flank the taller proportioned pavilion, reflecting the taller proportioned central wing and recesses to the Georgian facades, and respecting height to the neighbouring extension and boundary;

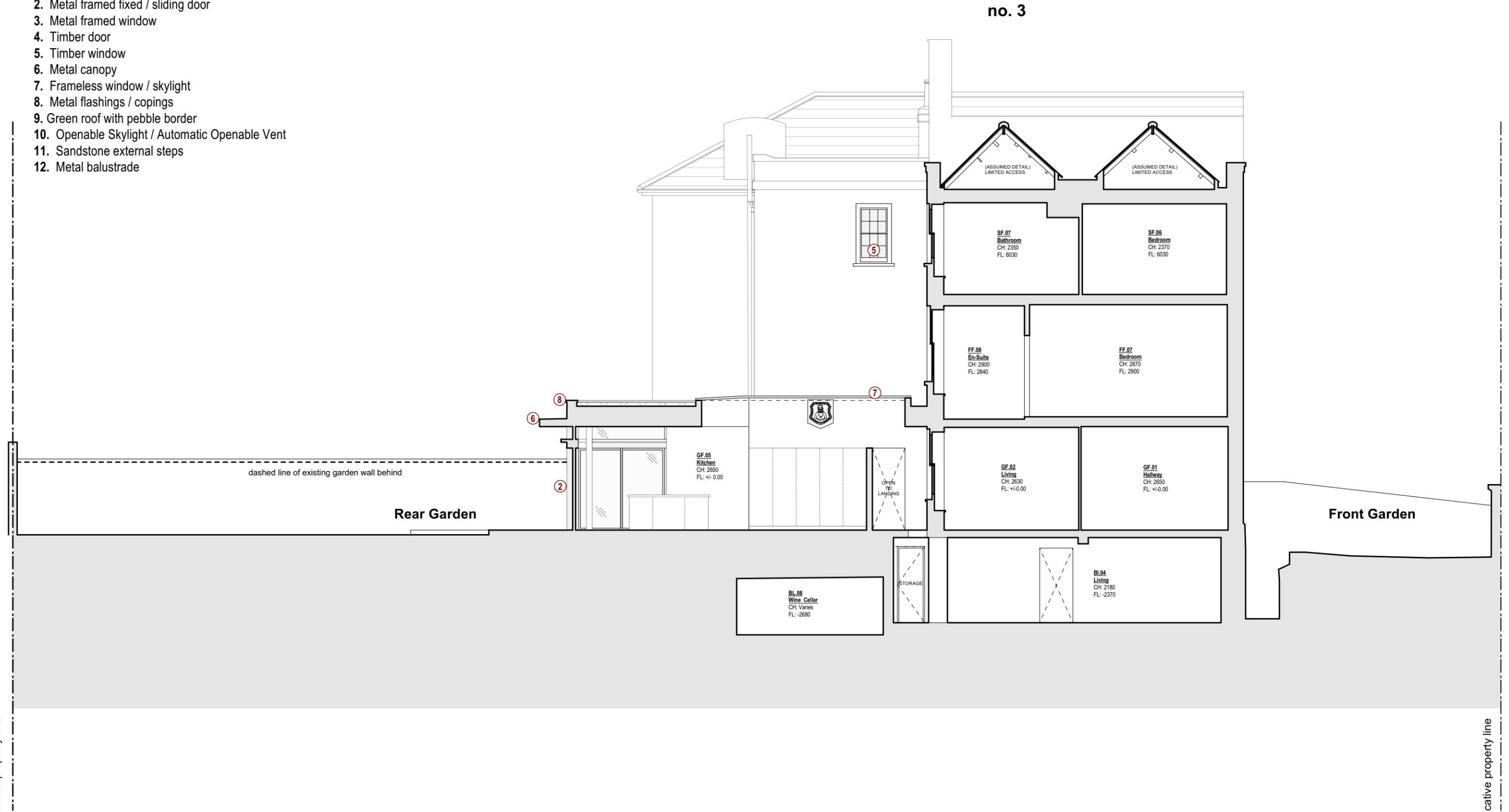
MATERIAL LEGEND:

1. Render
2. Metal framed fixed / sliding door
3. Metal framed window
4. Timber door
5. Timber window
6. Metal canopy
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9. Green roof with pebble border
10. Openable Skylight / Automatic Openable Vent
11. Sandstone external steps
12. Metal balustrade



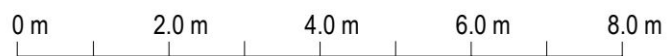
MATERIAL LEGEND:

1. Render
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captive property line

captive property line



MATERIAL LEGEND:

1. Render
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5. Timber window
6. Metal canopy
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12. Metal balustrade



Schedule of Areas

Existing Areas

Existing 3 Montpelier Row Site Area	400 sqm
Existing Amenity Space	255.8 sqm

Existing 3 Montpelier Row House

Floor	EX Gross Internal approx.	EX Gross External approx.
Basement	97 m2	118.8 m2
Ground	125 m2	144.6 m2
First	85.7 m2	101.1 m2
Second	86 m2	101.1 m2
TOTAL	393.7 m2	465.6 m2

Existing 3 Montpelier Row Rear Extensions to be Demolished:

Extensions	EX Gross Internal approx.	EX Gross External approx.
Kitchen Extension	24 m2	29 m2
Office Extension	11 m2	13 m2
TOTAL	35 m2	42 m2

Proposed Areas

Proposed 3 Montpelier Row Site Area	400 sqm
Proposed Amenity Space	229 sqm

Proposed 3 Montpelier Row House

Floor	Gross Internal approx.	Gross External approx.
Basement	97 m2	118.8 m2
Ground	153.7 m2	171.3 m2
First	85.7 m2	101.1 m2
Second	86 m2	101.1 m2
TOTAL	422.4 m2	492.3 m2

Proposed 3 Montpelier Row Extension:

Extensions	EX Gross Internal approx.	EX Gross External approx.
TOTAL Proposed Extension	61 m2	69.4 m2