



The Site:

- 74 Heath Road, Twickenham, TW1 4BW.
- The premises are not statutorily or locally listed.
- The site is not designated within a conservation area.
- The site is not located in an area at risk of flooding.
- The context is largely ground floor commercial with residential above.

Existing Property:

- The site relates to a three-storey building consisting of ground and first floor commercial (Class E) and residential at third floor.
- located within a commercial strip on the northern side of Heath Road.
- The property is located within the Twickenham Town Centre. The site is not subject to any other relevant planning designation.
- Traditional red brick construction with a flat roof.
- UPVC double glazing throughout.

The Proposal:

- Change of use of first floor commercial space (Class E) to single residential dwelling.
- The layout of the existing building and the existing windows ensures that the new dwelling will receive adequate natural light in all habitable rooms.
- There are no external alterations proposed.
- The existing access arrangements for the building will be retained and the access arrangements for the new first floor dwelling will mirror those of the existing second floor dwelling.
- Access to the new dwelling will be via the existing ground floor pedestrian entrance on Heath Road.