

DESIGN AND ACCESS STATEMENT
FLOOD RISK & PLANNING STATEMENT

In Support of Design for

Proposed change of use of upper floors from 4 number flats
and 4 number serviced apartments into HMO accommodation

At

Number 73 Bar and Kitchen /
Rooms at Number 73
73 London Road
Waterlooville
PO7 7EX

For

M Forfar Ltd

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

5th February 2024



1 LOCATION

The site is located on the northern side of London Road within Waterlooville town centre. Waterlooville has a pedestrianised centre with a variety of shops and facilities and is linked to a bus corridor which acts as a **transport hub** to the surrounding districts.

Public transport via buses gives direct access to Portsmouth / Cosham / Havant / Horndean / Clanfield with a service approx. every 15 minutes. Train links are available in both Havant and Portsmouth with direct access to London and its surrounds.

See photograph below indicating the adjacent bus corridor in front of the premises



Havant Borough Council (HBC) is presently developing a **masterplan** to regenerate the centre of Waterlooville. This will provide a vision for future development, identify improvements to the local economy, town centre precinct and surrounding areas. Part of the improvement is to rectify many under used shops with long term vacancy rates, HBC are currently investigating an empty shop scheme to create solutions to this problem.

2 SITE USE

Number 73 bar and kitchen is occupied as a restaurant / public house on the ground floor with 4 number flats and 4 number serviced apartments to the upper levels. This was **granted planning permission on 31st January 2018 Ref: APP/17/01355**. We can confirm the refurbished restaurant / public house was reopened in November 2018 with the upper floor letting rooms / serviced apartments known as **Rooms at Number 73** opened in March 2019.

During the construction process our clients carried out minor internal alterations, the first / second floor flats to the extension over the pub were reconfigured to create 6 letting rooms / serviced apartments, each with an ensuite with front doors opening onto the main communal stairwell. A communal kitchen was provided to the first floor. The 4 letting rooms / serviced apartments over the original pub were reconfigured to provide ensuites to the northern gable wall for ease of services and drainage connections. All the letting rooms have a potential for double occupancy.

HBC were informed of these internal alterations and issued a **‘letter of comfort’** dated 14th January 2020 (see attached Appendix 1) in which the **Local Authority** confirmed they would be supportive of the amended scheme as it would support **increased tourist** provision in this **sustainable location**. It would be unlikely that any enforcement action would be taken in this instance.

3 PUBLIC HOUSE / LETTING ROOM OPERATIONS

We can confirm since the opening of **Number 73 Bar and Kitchen / Rooms at Number 73** there have been no disturbances or public order offences. The premises is run in a very professional manner.

During the **COVID-19 pandemic 2020 – 2021**, particular during the lockdowns all the letting rooms were rented to **‘essential workers’** delivering front line services to assist the main Government’s policy of maintaining vital services during this very difficult period. The highest standards of cleanliness for the letting rooms were employed to limit the spread of the virus. The letting rooms were available for public occupation once Government restrictions were finally lifted in March 2021.

4 PLANNING MATTERS / POLICIES

The site is located within the authority of **Havant Borough Council (HBC)** and within **Waterlooville Town Centre** which as mentioned earlier is subject to a master plan to regenerate its centre.

The planning policies which are relevant to this application are **The National Planning Policy Framework 2023 (NPPF)**, **Havant Borough Council Local Plan Core Strategy 2011**.

Taking each document in turn, **NPPF** clearly states that sustainable development is perused in a positive way. As part of the presumption in favour of sustainable development the **NPPF** actively encourages residential development in sustainable locations offering a genuine choice of **transport modes** to help reduce congestion and emissions and improve air quality and public health. The site is located adjacent a **transport hub** with excellent public transport links to the surrounding districts.

Taking the **HBC Core Strategy 2011**, Housing, **Policy C59** requires the borough to provide a mix of dwelling types is available to suit its inhabitants with adequate transport links in sustainable locations. This in turn needs to be within close proximity to employment, shops and services which will contribute to the creation of a mixed and sustainable community.

The **HBC Housing SPD**, the borough encourages a mixture of housing types and tenures including rented accommodation to suit the needs of its population. This likewise will enable the formation of mixed and balanced communities.

5 FLOOD RISK MATTERS

We have carried out a search on the Environmental Agency website and can confirm this site has very low risk of flooding from rivers, sea and from surface water. This means there is less than 0.1% chance of this area being flooded each year. Likewise, the risk from flooding from groundwater and reservoirs is unlikely at this location.

As the development is within Flood Zone 1 and less than 1 hectare in site area a flood risk assessment is not required in this instance.

6 THE PROPOSALS

Our clients wish to **change the use** of the 4 number flats and 4 number serviced apartments to the upper floors into a **House of Multiple Occupancy (HMO)**. We understand this is a '**Sui Generis**' planning application as the intended occupation will be greater than 7 residents.

If this application is approved the proposed accommodation will have a total of **10 HMO rooms** with a potential occupancy of 20 residents. We can confirm the current 10 letting rooms available offer a similar potential occupancy of 20 residents. There will therefore be no difference in occupation levels between the existing and proposed. Since **Rooms at Number 73** has been operating from 2019 there have been no reports of noise nor anti-social behaviour to adjacent properties and residents.

If this application is approved our client understands that they will also need to obtain an **HMO Licence** from **HBC** to enable this property to be operated as an **HMO**. This has very specific space standards, fire precaution measures to enable the premises to be safely occupied.

7 DESIGN

The existing **first floor** letting rooms, **5 number** will remain as existing. They are all above the **HMO** minimum space standard of 14m² for double occupancy (including living space and ensuite). There is also a **shared kitchen** which has an area of 22.3m² (once the current shower room has been removed). This is somewhat over the minimum requirement of 10m² for 10 residents but slightly under the shared kitchen / living space requirement of 24m² for 6-10 residents. This area will be used as a **kitchen / dining room** with the necessary fixtures and fittings including a dining table.

The existing **second floor** letting rooms **5 number** will be of similar format apart from **letting room 8** which will lose its second bedroom, this will be converted to a separate kitchen as the first floor below. This will create **5 number HMO** rooms, all similar to the rooms below, that is above the minimum space standard of 14m² for

double occupancy (including living space and ensuite). There will be a **shared kitchen** identical to that below at first floor level.

Other internal alterations will include the removal of the staircase cupboard on the ground floor and the insertion of a **vertical cycle rack** for 5 bicycles. This will provide secure storage of cycles for the occupants. Since this location is within the **transport hub** of **Waterlooville** there is no on-site car parking.

The current refuse store is located to the rear and provides refuse and recycle facilities for both the public house and letting rooms. This is under a commercial waste company with regular collections. We envisaged this facility to remain as existing for the **HMO use** as there will be **no potential increase** in occupancy on the site.

We can confirm there will be no external alterations to the premises.

8 ACCESS AND CAR PARKING

The proposals include a secure cycle store within the ground floor lobby for 5 cycles. As this site is located in **Waterlooville Town Centre** and within a transport hub with good public transport and easily accessible, there are no on-site car parking facilities. We can confirm there is a public car park located to the eastern side off Rockville Drive which is a short walking distance away.

9 CONCLUSION

In our professional opinion this planning application offers **10 HMO** rooms (potentially 20 residents) within a very **sustainable location**. There are excellent transport links to the surrounding areas and the shops, facilities of **Waterlooville** are a very short walking distance away.

This proposal we feel will help **regenerate residential occupancy within the town centre**, improve the local economy as occupants will be utilising local facilities.

The important factor to remember with this building is that it has 10 letting rooms (potentially 20 residents) The resulting proposals will not increase residential occupancy of the building.

Externally the building will remain as existing, therefore there will be no alterations to its architectural character within the streetscape. We have already indicated there will be no impact to the highways and no impact to adjacent neighbours in terms of noise, anti-social behaviour. This has been demonstrated by the success of **Rooms at Number 73** since March 2019 where no such incidents have been reported to **HBC**.

We respectfully request Havant Borough Council to support these proposals.

APPENDIX 1 – Comfort letter from Havant Borough Council

