



Properties where people can thrive

Planning Statement:

Proposed Conversion to Two Ground-Floor Commercial Units and 13-Bed HMO at

81 & 81A London Road, Waterloooville

Introduction

We are Rebecca and Wesley Haynes — local residents, parents, and small business owners who care deeply about the Waterloooville community. Having lived in the area for over 15 years, we are passionate about the regeneration of the high street and about creating spaces that bring genuine value to the local area.

Through our businesses, Glowsure Insurance Brokers (established 2013) and Thrive Living Ltd (established 2024), we are proud to contribute to the local economy and to invest back into our town. Our aim for this project is simple yet significant: to transform an empty building into a vibrant community asset, offering two high-quality commercial units and 13 luxury co-living rooms above.

This is not a development driven purely by profit — it is a project rooted in community, quality, care and passion. We want to create something that both enhances Waterloooville and reflects the pride we feel in our hometown.

We are not absentee landlords; we are local people who take real pride in maintaining a high standard of property, supporting responsible tenants, and making a positive difference in the community.

Our Vision for 81 & 81A London Road

Our vision is to develop a space where both residents and local businesses can thrive — hence our company name, *Thrive Living*.

The ground floor will be converted into two self-contained, refurbished, commercial units designed to attract local, independent businesses that complement existing traders and bring fresh energy to the high street.

Above, we propose to create a 13-bed high-end HMO that offers affordable yet luxurious accommodation for professionals or key workers. Far from the outdated image of traditional HMOs, these rooms will feel like boutique hotel suites — bright, modern, and thoughtfully designed.

<i>Residential Design and Features:</i> Each room will be fully furnished and include: • Private en-suite bathroom • Individual fridge/freezer, tea station, desk, seating area, and TV • Soundproofing and ample natural light • High-quality finishes that promote comfort and well-being	<i>Shared facilities will include:</i> • A large, fully equipped communal kitchen • Dedicated utility room with multiple washing machines and dryers • Spacious dining and lounge areas • High-speed Wi-Fi throughout • Weekly cleaning service • Secure bike storage and appropriate waste facilities • Communal roof terrace • Solar panels and energy-efficient heating All residents’ bills will be included to ensure convenience and affordability.
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See Appendix 1 for images.

Tenants and Community Impact

Our target tenants are young professionals, key workers, and individuals seeking high-quality short-term accommodation.

Tenants will be carefully vetted and managed by Pro Pods, a reputable, successful, professional and specialist co-living management company, ensuring the building is well-maintained and residents are responsible and respectful.

We will be involved in maintaining the property's quality and ensuring it continues to enhance the community. We live locally, our children go to school locally, and we want Waterlooville to be somewhere we're proud to raise our family.

Parking and Transport

The proposal includes six parking spaces, two allocated to the commercial units and four to residents. While we recognise this is limited, the property's location offers excellent public transport links — with a bus stop directly outside — and nearby parking options such as Rockville Drive and Dukes Walk. We have opened dialogue with Havant Council regarding the purchase of additional parking permits if required, and there is also the option of monthly spaces near Sainsbury's, less than a 10-minute walk away.

In our experience and based on similar developments, most HMO tenants do not own cars, relying instead on public transport, cycling, or walking to work.

Sustainability and Environmental Commitment

We are committed to making this development as sustainable and environmentally friendly as possible, including:

- Installation of solar panels
- Use of energy-efficient systems and insulation
- Waste reduction and recycling facilities
- Sourcing sustainable materials wherever possible

This aligns not only with our own personal values but also with both national and local climate goals and reduces long-term operating costs for tenants.

Economic and Social Benefits

This proposal directly supports Havant Borough Council's goals of:

- Regenerating and re-energising underused commercial areas
- Providing high-quality, affordable housing
- Supporting local businesses and economic growth

The development will:

- Bring two currently vacant commercial units back into use
- Create new business and employment opportunities
- Provide much-needed accommodation for working residents and key workers
- Increase local spending and contribute to the vitality of Waterlooville town centre

Why This Matters to Us

This project is personal. We want to raise our children in a safe, thriving, and positive environment. We want to be able to tell our daughter that the high street is a place she can safely visit, not an area to avoid.

By developing 81 & 81A London Road, we aim to be part of that positive change — turning an empty property into something that contributes to the safety, beauty, and vitality of Waterlooville.

Conclusion

Our proposal for 81 & 81A London Road represents a **responsible, sustainable, and community-focused investment**. It will:

- Deliver high-quality, affordable accommodation for local professionals
- Encourage regeneration and business growth at a quieter end of the high street
- Be built and managed to the highest standards of safety, design, and sustainability
- Reflect pride in our town and contribute positively to the local community

We respectfully ask the Council to support this application and allow us to bring this property back to life — for the good of the local area, the local economy, and the local people.

Appendix 1: Images

We have not yet commissioned the CGI images, but the following pages include examples of designs that have inspired us. They reflect the quality, style, and attention to detail we intend to achieve with this project.







