

**RETENTION OF ONE CLASS E COMMERCIAL UNIT AT GROUND FLOOR LEVEL AND
CHANGE OF USE OF THE REMAINDER OF THE BUILDING TO A 12-BEDROOM (16-
PERSON) HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS), INCLUDING PART
GROUND AND FIRST FLOOR REAR EXTENSIONS AND CONSTRUCTION OF A
MANSARD ROOF EXTENSION AT**



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This Design and Access Statement has been prepared in support of a full planning application for the redevelopment of 79–79A London Road, Waterlooville. The proposals comprise the retention of one ground floor commercial unit (Class E) to the front of the building, together with the change of use, extension and alteration of the remainder of the property to form a 12-bedroom, 16-person House in Multiple Occupation (HMO) (Sui Generis), including rear extensions and construction of a mansard roof extension.

2. Site Location and Context

The building forms part of a continuous terrace and adjoins other mixed-use premises, including recently redeveloped properties incorporating residential accommodation above retained commercial uses. The wider area benefits from excellent access to public transport, local services and employment opportunities.



3. Existing Building and Use

The building is currently arranged as two units known as 79 and 79A London Road and has historically operated under Class E commercial use, including retail and office accommodation. The existing configuration comprises ground floor commercial space with ancillary and upper-floor accommodation above.

Whilst the ground floor frontage remains suitable for continued commercial occupation, the upper floors and rear areas are underutilised and no longer optimally configured for modern commercial requirements.

4. The Proposed Development

Ground Floor

- Retention of one commercial unit (Class E) to the front of the building
- Independent residential entrance
- Change of use of the rear ground floor area to residential (HMO)
- Part rear extension to improve layout and residential amenity
- Provision of a large communal kitchen / living / dining space and access to rear amenity space

First Floor

- Change of use from commercial / ancillary accommodation to residential (HMO)
- Rear extension to provide additional floorspace and improve functionality

Roof Level

- Construction of a mansard roof extension to provide additional residential accommodation

Quantum

- 12 bedrooms
- 16 occupants
- Large HMO (Sui Generis)

5. Design Principles and Rationale

The design has been informed by the following principles:

- Retention of active commercial frontage along London Road
- Efficient reuse and intensification of an existing building
- Concentration of extensions to the rear and roof level to minimise streetscape impact
- Provision of high-quality shared residential accommodation
- Clear separation between commercial and residential uses

The proposal reflects the established pattern of development along London Road, where commercial uses occupy the ground floor with residential accommodation above.

6. Planning Policy Context and Housing Density

The site lies within the defined urban area of Waterloooville and forms part of the established London Road commercial frontage. The proposal has been assessed against the adopted development plan and relevant national planning guidance.

Core Strategy policies support housing delivery within sustainable urban locations and encourage effective use of previously developed land. The site's town centre position, accessibility to services and proximity to public transport make it inherently suitable for residential intensification.

National planning policy promotes the efficient use of land, particularly in locations that are well served by infrastructure. As previously developed land within a town centre, the site is appropriate for an intensified form of development where design quality and amenity standards are achieved.

Draft Policy 13: Housing Density (Opportunity Area)

A further material consideration is that the site falls within a draft identified High-Density Opportunity Area under emerging Draft Policy 13 – Housing Density. Within such areas, developments of five or more dwellings are expected to achieve densities of approximately 55 dwellings per hectare or greater, reflecting their sustainable characteristics and accessibility.

The London Road corridor is identified as suitable for intensification and redevelopment. Whilst emerging policy carries limited weight at this stage, it clearly signals the Council's strategic direction toward higher density development in appropriate town centre locations.

The proposal aligns with this approach by:

- Reusing and intensifying an existing building envelope
- Retaining commercial frontage
- Delivering residential accommodation in a highly sustainable location
- Achieving increased density without expanding the established urban footprint

Density in itself is not harmful where high standards of design, space and amenity are achieved. The scheme satisfies these criteria and represents an appropriate response to both adopted and emerging policy objectives.

7. Scale, Massing and Appearance

The proposed extensions have been carefully designed to respect the scale and massing of the existing building and surrounding terrace (see proposed cgi below).

Rear extensions are subordinate and largely screened from the primary street frontage. The mansard roof extension increases usable floorspace while maintaining a proportionate and structured roof profile that integrates within the established streetscape.

Materials will be selected to match or complement the existing building, ensuring visual cohesion and enhancement of the frontage.



8. Residential Amenity and HMO Quality

The proposed HMO has been designed to provide a high standard of accommodation, including:

- Appropriately sized bedrooms
- En-suite facilities
- A generous communal kitchen / living space
- External rear amenity space
- Logical internal circulation and natural light to primary rooms

The separation of residential accommodation from the retained commercial unit ensures compatibility of uses. The development will be subject to HMO licensing to ensure compliance with relevant space, amenity and management standards.

9. Sustainability and Energy Strategy

The proposal represents a sustainability-led redevelopment through the enhancement and reuse of an existing town centre building.

Fabric-First Approach

The scheme prioritises improvement of the building fabric, including:

- Enhanced insulation within the new mansard roof structure
- Upgrading of wall insulation where practicable
- Improved glazing performance
- Increased airtightness through refurbishment works

These measures will significantly improve the thermal performance of the existing structure.

Low-Carbon Heating and Hot Water

The development will adopt an all-electric heating and hot water strategy, removing reliance on fossil fuels and aligning with national decarbonisation objectives.

Renewable Energy

Subject to detailed design constraints, photovoltaic panels may be incorporated at roof level to offset electrical demand associated with the residential accommodation.

Compliance

The development will comply with Building Regulations Part L (2021). As a retrofit and roof extension project, it will deliver measurable improvement in operational performance compared to the existing building.

Sustainable Location

The town centre location provides immediate access to shops, services, employment and public transport, reducing reliance on private vehicles and supporting sustainable patterns of living.

10. Ecology and Environmental Mitigation

Nutrient Neutrality

The proposed development has been assessed in relation to the Solent nutrient neutrality requirements. A nutrient budget calculation has been undertaken using the relevant Solent nutrient calculator.

The assessment confirms that the development generates a total nutrient load requiring mitigation. The detailed calculation and supporting information are provided within Appendix A - Nutrient Neutrality Assessment.

The applicant will secure the required mitigation in accordance with Havant Borough Council's approved nutrient neutrality approach.

Solent Recreation Mitigation (Bird Aware)

The development will contribute to the Solent Recreation Mitigation Strategy (Bird Aware) in accordance with Havant Borough Council guidance. The applicant agrees to enter into the required legal agreement and pay the appropriate contribution.

11. Access

Pedestrian Access:

- The commercial unit retains direct access from London Road
- Residential access is independent and clearly defined

Servicing, Refuse and Cycles:

- Refuse and cycle storage will be located to the rear of the site
- Servicing arrangements will not adversely affect the operation of the commercial unit or residential amenity

Parking:

Given the highly sustainable town centre location, the development reflects reduced reliance on private car ownership typical of HMO accommodation.

12. Conclusion

The proposed development at 79–79A London Road delivers a well-considered mixed-use scheme that supports the vitality of Waterloo town centre whilst providing high-quality residential accommodation.

Through retention of a commercial frontage, sensitive introduction of a mansard roof extension, delivery of sustainable accommodation and alignment with adopted and emerging policy objectives, the proposal represents an efficient, policy-compliant and sustainable form of development.

Planning permission is therefore respectfully sought.

Appendix A – Nutrient Neutrality Assessment

- Nutrient calculator output
- Occupancy calculator

Occupancy calculator

Date 27.02.2026

Site name 79, London Road, Waterloooville, PO7 7EL

Site address 79, London Road, Waterloooville, PO7 7EL

	Gross new homes proposed	Gross losses proposed	Net new homes proposed
1 bed			0
2 bed			0
3 bed			0
4 bed			0
5+ bed	1		1
Total	1	0	1

**Average occupancy to include in Solent
Nutrient Calculator:**

3 60

Total nutrient budget calculations	
Description of values generated	Values generated
Wastewater TN load (kg TN/year):	1.09
Net land use TN change (kg TN/year):	0.41
TN budget:	1.50
TN budget + 20% buffer:	1.80
Annual nutrient budget	
The total annual nitrogen load to mitigate is (kg TN/yr):	1.80
Not applicable	
Not applicable	Not applicable
Not applicable	
Not applicable	Not applicable

Water infrastructure information		
Description of required information	Data entry column - user inputs required	Additional data entry column - user inputs may be required
Date of first occupancy (dd/mm/yyyy):	12/12/2026	
Average occupancy rate (people/dwelling or people/unit):	3.60	
Water usage (litres/person/day):	120	
Development proposal (dwellings/units):	1	
Include deductible acceptable loading?	Yes	
Wastewater treatment works:	Budds Farm WwTW	
Current wastewater treatment works N permit (mg TN/litre):	7.70	
Not applicable	Not applicable	
Not applicable	Not applicable	
Final calculation of nutrient load from wastewater		
Description of values generated	Values generated	
Wastewater nutrient loading		
Additional population (people):	3.60	
Wastewater by development (litres/day):	432.00	
Annual wastewater TN load (kg TN/yr):	1.09	
Not applicable		
Not applicable	Not applicable	
Not applicable		
Not applicable	Not applicable	