

Design & Access Statement

For

**Gospel Hall
Mill Road
Waterlooville
Hampshire**

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Description

Mill Road is a minor road characterized by both commercial and residential properties.

The character within the immediate vicinity of the application premises is residential ranging in age and style.

The current building is vacant having been used as a Gospel Hall until recently sold. We understand that the building has only had the one use.

Design Proposal

This Design and Access Statement is a revised statement further to an extended marketing exercise undertaken by the applicant. The applicant re-advertised the existing building with Garner Wood commercial property agents based in Portsmouth. The building was also listed with Jeffries based in Waterlooville as a local agent to the property.

This additional marketing is further to the marketing undertaken by the applicant back in 2014. We further understand that the premises had not been insured for use as a Gospel Hall since 29th October 2013 with a copy of the policy enclosed.

We have also enclosed details of the marketing undertaken to date along with the response from the agents. It appears that the commercial marketing has not highlighted any potential buyers who wish to take on the building as a commercial premises including a religious use, therefore the applicant feels that the best use for the redundant premises is to seek a change of use.

The proposal seeks the change of use from D1 to C3 maintaining the existing footprint and elevations. Internally the rear element of the building will be sub-divided to support 2 bedrooms allowing for a 3 person bungalow.

Further internal works are proposed to form a residential kitchen, lounge and bathroom area with supporting internal refurbishments all in accordance with building control requirements.

Landscaping

The proposal will maintain the existing side ramp to the entrance doors allowing for 2 car parking spaces to the front of the building.

The remaining front and side area will also include space for the cycle and refuse store and general amenity space with some soft landscaping by way of small planting beds to reflect the proposed residential nature.

Access

Level access will be maintain to the ground floor area.

Scale

The overhaul scale of the building will be un-changed.

Waste Management

It is the intention of the applicant to instruct a licensed contractor to manage the movement and recycling of waste material from site generated during the construction works.

DM2 Policy

We refer to:-

DM2 Protection of Existing Community Facilities and Shops

Development proposing the change of use or loss of any premises or land currently or last used as community services and facilities, including local shops, will only be permitted where both the following criteria can be met:

1. It has been demonstrated, through an active marketing process that the premises are no longer viable for their authorised use or any other use which would provide a beneficial facility to the local community. The facility is no longer required for a community use.

Through the marketing of the property Garner Wood are able to demonstrate that they have actively marketed the property as required within point 1 of DM2

Throughout the marketing process Garner Wood have confirmed that they had no interests from potential buyers looking to retain the building for its current use a place of worship. Alternative uses were also considered but again no buyers have considered this property given the current availability as follows :

- Cowplain Activity Centre 2.4 miles
- Napier Hall Horndean 3.5 miles
- Deverell Hall Purbrook 0.9 miles
- Crookhorn School 1.6 miles
- Sringwood Community Centre 1.1 miles
- The Acorn Centre 2.5 miles
- Westbrook Hall 2 miles

By way of comparisons we have only been able to find 1 similar property for a comparison to be made as follows:

CHRIS FLINT ASSOCIATES LTD

Gospel Hall Fareham

Gross Internal Floor Area 151 sqm
Sales value £295,000 (£1,953.64 per sqm)

Gospel Hall Mill Road Waterloo

Gross Internal Floor Area 102 sqm
Sales value £200,000 (£1,960.00 per sqm)

We consider the valuation of the Gospel Hall Mill Road to be a reasonable reflection of the current market value for a property of this nature given its current use and location.

Conclusion

The proposal reinforces the residential environment and brings back in to use a redundant building with no adverse effect to adjacent properties and with no loss or impact on the community space available within the area.

We respectfully requested that planning permission is granted.

Photographs

View of front elevation



View of east elevation



Marketing Information

**GARNER
WOOD**



25th February 2015

Ref: 04610/150225/NH

To whom this may concern,

Re: Former Gospel Hall, Mill Road, Waterlooville, PO7 7AR

I write to confirm that following instruction to market the above premises on the 25th November 2014, I have received one internet enquiry which has not lead anywhere.

If you wish to discuss our difficulty in marketing the above premises, please do not hesitate to contact me at the office.

Kind regards,

Yours sincerely,



email: [m Holtby@garnerwood.co.uk](mailto:mholtby@garnerwood.co.uk)

Commercial Property Surveyors
Valuers & Estate Agents

Garner Wood Limited
Atlantic House, 114 Kingston Crescent,
Portsmouth, Hampshire PO2 8AL

Tel: 023 9262 9000

Fax: 023 9262 9001

E-mail: property@garnerwood.co.uk

Website: www.garnerwood.co.uk

Director
Michael A Wood BSc (Eit Mem) FRICS
Clive M Garner BSc (Eit Mem) FRICS MCIAA

Garner Wood Ltd. Registered in England No. 3021780
Registered office as above





The Gospel Hall Mill Road Waterloooville



Marketed by



Nick Holtby
02392629000

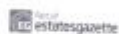
Property details

Details

The premises, formerly a Gospel church provides principally an open plan hall with vaulted ceilings, a rear store and kitchen and toilet facilities. Off-road parking is made available by a forecourt to the front of the hall.

We are advised that the premises currently benefits from D1 planning consent, however it is considered that the premises could lend itself to alternative uses subject to the necessary permissions being obtained.

Property type	Other, Other Property Types & Opportunities	
Tenure	For Sale Freehold	
Size	875 Sq Ft	
Price	£200,000.00	
Location	The Gospel Hall Mill Road, Waterloooville, PO7 7AR	
	View on map	
	Nearby stations	
	Bedhampton (2.1 miles)	
	Cosham (2.6 miles)	
	Havant (2.7 miles)	



INVOICE

Our Ref: 04810/NCH

To: Mr M M Bailey-Green
115A Copnor Road
Portsmouth
PO3 5AG

GARNER WOOD

Commercial Property Surveyors
Valuers & Estate Agents

Garner Wood Limited
Atlanta House, 114 Kingston Crescent,
Portsmouth, Hampshire PO2 8AL
Tel: 023 9262 9000
Fax: 023 9262 9001
E-mail: property@garnerwood.co.uk
Website: www.garnerwood.co.uk

Invoice No: GW/2320

Date: 26th November 2014

<u>The Gospel Hall, Mill Road, Waterloooville</u>	NET	VAT (@ 17.5 %)	TOTAL
TO: Administration fee and contribution to disbursements for marketing on internet websites.	£50.00	£10.00	£60.00
Received with Thanks			
Payment is now due E & OE	£50.00	£10.00	£60.00

VAT Registration No: 459 6444 07

Please quote invoice No. When responding with payment.

Please make cheques payable to Garner Wood Ltd

Director
Michael A Wood BSc (Eit) MRICS
Chartered Surveyor

Garner Wood Ltd Registered in England No. 3137186
Registered office address

CERTIFICATE OF EMPLOYERS' LIABILITY INSURANCE (a)

(Where required by regulation 5 of the Employers' Liability (Compulsory Insurance) Regulations 1998 (the Regulations), one or more copies of this certificate must be displayed at each place of business at which the policyholder employs persons covered by the policy).

Policy Number: **CHP 13918**

1. Name of policyholder:

Gospel Hall

2. Date of commencement of insurance: **30th October 2012**

3. Date of expiry of insurance: **29th October 2013**

We hereby certify that subject to paragraph 2:-

1. the policy to which this certificate relates satisfies the requirements of the relevant law applicable in Great Britain, Northern Ireland, the Isle of Man, the Island of Jersey, the Island of Guernsey and the Island of Alderney (b)
2. (a) the minimum amount of cover provided by this policy is no less than £5 million (c)

For and on behalf of **ANSVAR INSURANCE**
A business division of Ecclesiastical Insurance Office plc

Richard Lane
Managing Director

Notes:

- (a) Where the employer is a company to which regulation 3(2) of the Regulations applies, the certificate shall state in a prominent place, either that the policy covers the holding company and all its subsidiaries, or that the policy covers the holding company and all its subsidiaries except any specifically excluded by name, or that the policy covers the holding company and only the named subsidiaries.
- (b) Specify applicable law as provided for in regulation 4(6) of the Regulations.
- (c) See regulation 3(1) of the Regulations and delete whichever of paragraphs 2(a) or 2(b) does not apply. Where 2(b) is applicable, specify the amount of cover provided by the relevant policy.

IMPORTANT NOTICE TO POLICYHOLDERS

Under the terms of the Employers' Liability (Compulsory Insurance) (Amendment) Regulations 2008 the requirement to display a certificate will be satisfied if it is made available in electronic form and each relevant employee to whom it relates has reasonable access to it in that form.

Certificates of insurance must clearly state the name of the policyholder and, where applicable, make reference to insured subsidiary companies.

As required by your policy terms, any change to the name of the policyholder or the formation, acquisition or divestment of subsidiary companies must be notified to Ansvar.

If you have any associated companies you will need to have separate cover.

W/AR/ 3745

Ansvar Insurance is a business division of Ecclesiastical Insurance Office plc. Registered Office: Broadland House, Brunswick Road, Gloucester, GL1 3JD. Registered number: 24869 England. Member of the Association of British Insurers (ABI) and the Financial Ombudsman Service (FOS). Authorised and Regulated by the Financial Services Authority (FSA).

Details of last insurance for the use of the Gospel Hall

CHRIS FLINT ASSOCIATES LTD



View of front sign board photographed on 3rd June 2015

Comparable Sales Data

Agents: 110-110-110-110, Portsmouth, PO1 8AL • Tel: 023 9262 9000 • Fax: 023 9262 9001 • E-mail: property@garnerwood.co.uk • Website: www.garnerwood.co.uk

FORMER HALL FOR SALE 875 SQ FT (81.3 SQ M)

THE GOSPEL HALL MILL ROAD WATERLOOVILLE PO7 7AR



LOCATION

The property is located in Waterlooville a busy town forming part of the south Hampshire conurbation approximately 8 miles north of Portsmouth and 35 miles west of Winchester with the A31(M) a short distance by car.

The hall is situated in a residential setting a short walk from Mill Hill Primary School with central Waterlooville a little over half a mile away.

LOW 0012 1.001

WAT MILL RD

ACCOMMODATION

The premises, formerly a Gospel centre premises comprising an open plan hall with vaulted ceilings, a rear store and kitchen and toilet facilities. Off-road parking is made available by a forecourt to the front of the hall.

We are advised that the premises currently benefits from D.I. planning consent, however it is considered that the premises could lend itself to alternative uses subject to the necessary permissions being obtained.

The property has the following approximate areas and dimensions:

Ground Floor	M ²	Sq. Ft.
Main Hall	67.9 Sq. m	730
Rear Store	20.5 Sq. m	220
Kitchen	12.8 Sq. m	137
WC		

TERMS

We are instructed to seek offers in the region of £200,000 for the hall with vacant possession.

LEGAL COSTS

The prospective tenant may be required to contribute to the costs incurred in this transaction.

VIEWING

All arrangements to view must be made by prior appointment with Sole Agents GARNER WOOD on 023 9262 9000.

GARNER WOOD

Tel: 023 9262 9000

Particulars

➤ D.I. Planning Consent

➤ Sales: 875 Sq Ft (81.3 Sq m)

➤ GIRD: £200,000

➤ Rateable Value: To Be Confirmed

➤ All Terms Quoted Are Exclusive Of VAT (Except Where Specifically Stated).

➤ Services Plant Equipment And Fixtures Not Tested.

The property is offered subject to contract, availability and confirmation of plans. These particulars do not form part of any contract unless they are so stated, and are not intended to constitute an offer. The property is offered subject to contract, availability and confirmation of plans. These particulars do not form part of any contract unless they are so stated, and are not intended to constitute an offer.



Gospel Hall, Malthouse Lane, Fareham, Hampshire

LOCATION
Fareham is a busy town on the South Coast situated roughly equidistant between Portsmouth and Southampton, located to the south of the M27.

The subject premises are situated on the eastern side of Outlook Road South a short distance from Water Street, approximately located close to the main retail area of Fareham.

DESCRIPTION
A former Church Hall of brick construction with a double pitched roof with PVC facilities, kitchen and storage.

Externally there is a large car park subject to other rights included within the site.

ACCOMMODATION
Entrance Lobby
PVC Deck
Main Hall
Rear Kitchen / Staff Area

Ground Floor Area: 211 sqm (2,252 sq. ft.)

RATES
You are advised to make your own enquiries to the relevant local authorities (Council) or via www.ricshamp.co.uk

TERMS
£295,000 for the Freehold

Conditional offers will be considered for alternative uses.

OTHER COSTS
Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING
Subject to appointment with sole agents:
Simon Mitchell
Holloway Illiffe & Mitchell
Tel: 023 9237 7800
E: simon@hi-m.co.uk

023 9237 7800
HOLLOWAY ILLIFFE & MITCHELL
www.hi-m.co.uk

RICS
THE INSTITUTE OF
REALTORS
REGISTERED
MERCHANTS

FOR SALE

HOLLOWAY ILLIFFE & MITCHELL

FORMER CHURCH HALL
Sopas for Alternative Uses & Development
150.87 Sq M (1624 Sq Ft)

**Gospel Hall
Malthouse Lane
Fareham Hampshire**

SATNAV PO16 0EA

† Entrance Lobby
† V.C. Deck
† Main Hall
† Rear Kitchen, Storage/Staff Area

REGISTER FOR PROPERTY ALERTS
SCAN OR CLICK

023 9237 7800
Hi-m.co.uk

Commercial Estate Agency > Property Management > Valuations > Development Advice
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