

Watergall Cottage

.....

Proposal to replace the existing garage roof with a new roof and form a first floor home office and games room and side gable, single storey extension to the rear existing single storey building to form changing rooms for the swimming pool, internal structural changes:

**Watergall Cottage,
8 Wade Court Road,
Havant,
PO9 72SU**

Client: Mr and Mrs Campbell
Planning

August 2026

0560-02-001

Schedule:

The following drawings are included with the document:

- 0560-02-001 - Location plan @1:1250/1:500
- 0560-02-002 - Existing ground plan @1:100
- 0560-02-003 - Existing first plan @1:100
- 0560-02-004 - Existing second plan @1:100
- 0560-02-005 - Existing roof plan @1:100
- 0560-02-006 - Existing elevations @1:100
- 0560-02-007 - Existing elevations @1:100
- 0560-02-008 - Existing elevations @1:100
- 0560-02-009 - Existing elevations @1:100
- 0560-02-010 - Existing garage @1:100
- 0560-02-011 - Proposed site plan @1:500
- 0560-02-012- Proposed plans @1:100
- 0560-02-013- Proposed plans @1:100
- 0560-02-014- Proposed plans @1:100
- 0560-02-015- Proposed garage plans @1:100
- 0560-02-016 - Proposed elevations @1:100
- 0560-02-017 - Proposed elevations @1:100
- 0560-02-018 - Proposed elevations @1:100
- 0560-02-019 - Proposed elevations @1:100
- 0560-02-020 - Proposed garage @1:100

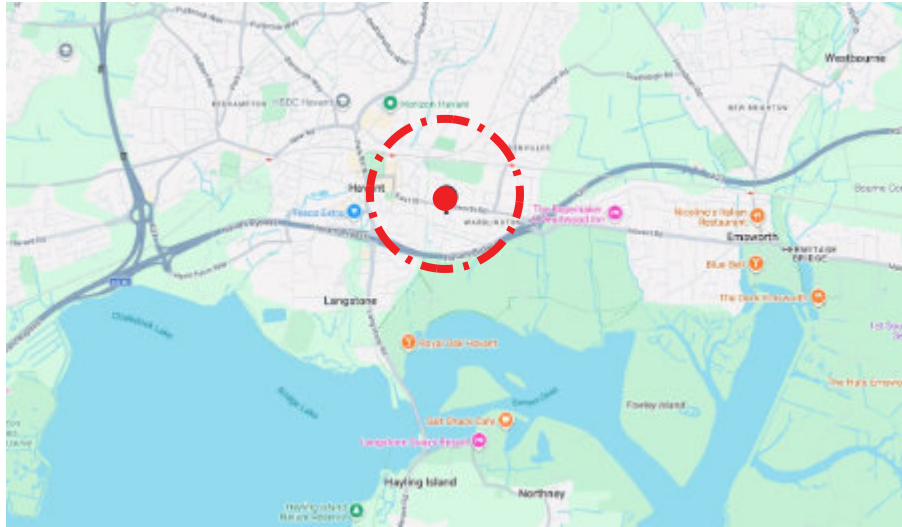
Design team:

Architects - Birch Architects

Ecology - ABR

1.0 Introduction

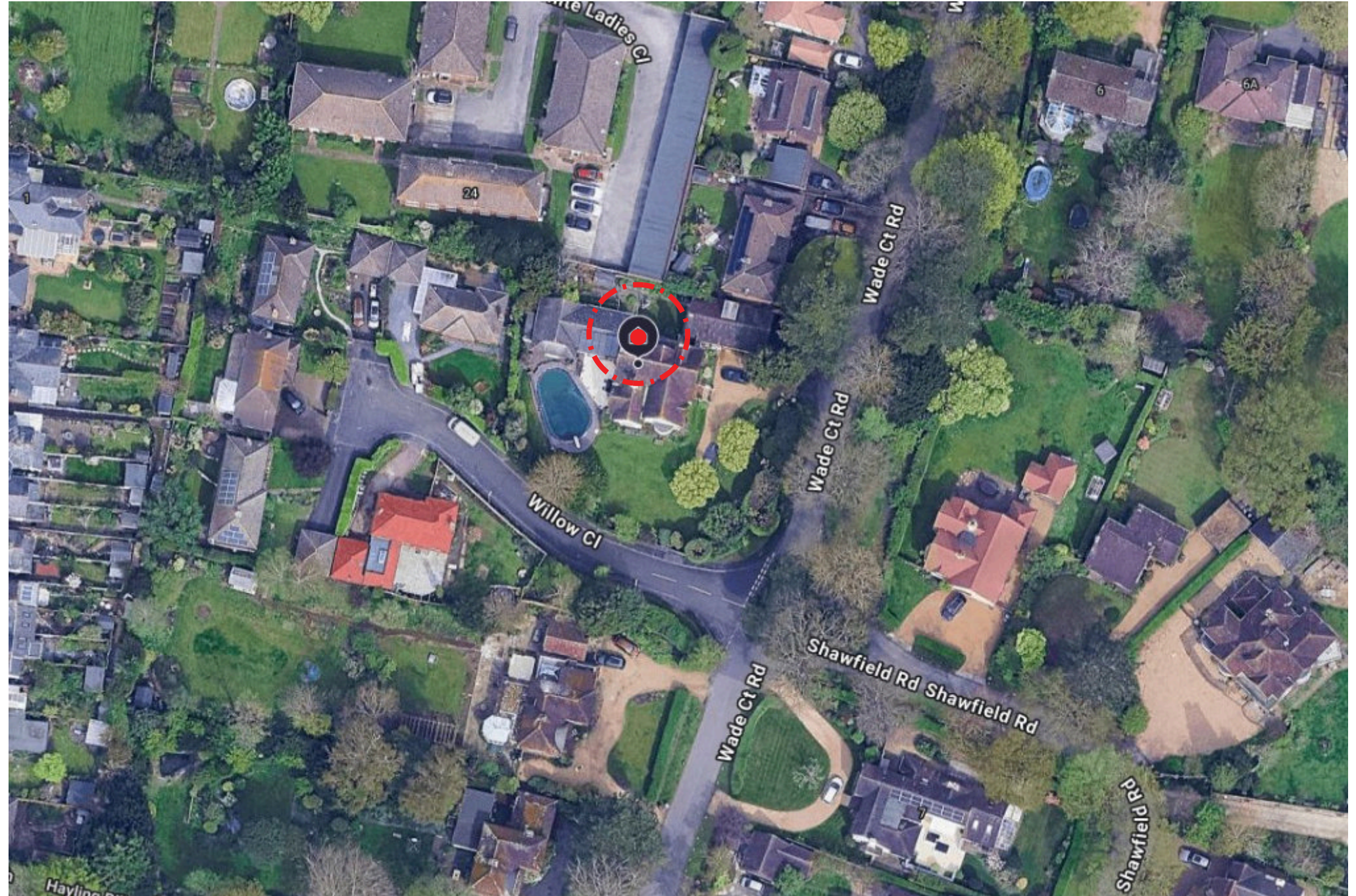
1.1 Site Location



SITE LOCATION:

Watergall Cottage is in Havant and has good access to the A27 linking to Portsmouth and Chichester. It is in a residential area of mainly detached homes dating back to early 20th Century and late 19th century houses.

This document supports a planning application to replace the existing garage roof with a new roof and form a first floor home office and games room with a side gable, single storey extension to the rear existing single storey building to form changing rooms for the swimming pool, internal structural changes.



1.0 Introduction

1.2 Site Images



2.0 Design statement

2.1 Statement

PROPOSAL

This is a planning application to replace the existing garage roof with a new roof and side gable to form a first floor home office and games room, single storey extension to the rear existing single storey building to form changing rooms for the swimming pool, internal structural changes.

Introduction

Watergall Cottage sits on an established corner plot on the junction of Wade Court Road and Willow Close in Havant. The map on the right indicates the property is not in a conservation area, it is outside the flood zone and is not listed. There are some trees on the main road that have a TPO.

The area is predominantly residential in nature. Properties in the road are mainly detached, two and three-storey properties. The existing house is similar to others in the area; villas built around the early 1900s when there was significant development in this area. The houses have generous floor to ceiling heights (3m+), large sliding sash windows, red multibrick and cream render to the walls and slate or clay tiled roof.

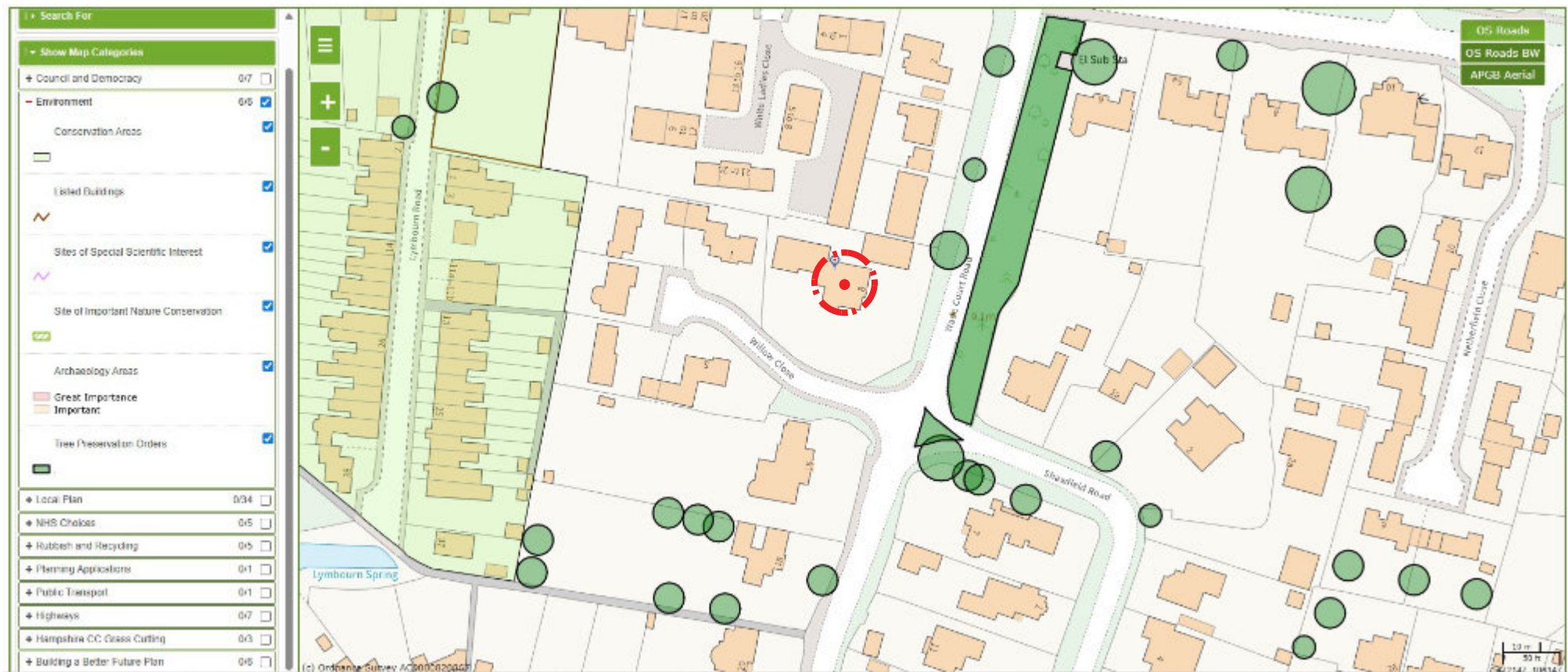
Other than the new dwelling the actual house has had very little recent planning history, and whilst structurally sound is in need of updating to modern standards. It currently runs on gas and the level of thermal insulation to the building envelope is generally poor.

Mr and Mrs Campbell and their family have recently moved into Watergall Cottage and are committed to upgrading and renovating this property to suit their needs hat is respectful of the existing house.

Design:

The proposal is to create a new rear and side extension to form a large modern sociable family space and pool house. The extension will have a gable roof and compliment the style of the existing house. The elevation facing the pool will have the existing overhang roof cut back and the existing roof line will run through. There will have glazed doors opening to the pool. The internal floor level will match the rest of the house to avoid the existing change in level.

The roof of the existing garage will be replaced along with the dormer to the North overlooking the neighbouring plot. There will



be a steeper pitch slate roof and gable dormer on the South looking onto the plot of Watergall and the first floor will form a home office and games room with rooflights on the North elevation. At ground floor part of the garage will form a utility space and plant space.

The existing ground floor kitchen space will be opened up to form a large kitchen/living dining area. The existing flat roof covered area to the North elevation will be replaced with a lean to roof forming a link from the kitchen to the utility space in the garage.

There will be no overlooking of other properties, and the near rear extension will not project out as far as the existing single storey kitchen.

Materials:

The new extension will have brickwork to match the existing walls at plinth level with timber cladding above. There will be natural slate to new roof on pool house and the garage will have clay tiles to match the house. The windows to the garage and the extension will be grey aluminium double glazed units. The patio doors will be grey aluminium.

The existing garage and pool house will also be clad in timber to match the extension.

Rainwater from all the new roofs is taken to downpipes running into the existing soakaway to the front and to the rear. New foul will connect into the existing SVP and run into the main sewer.

Conclusion:

The new proposals are very much in keeping with the existing house, and will create a more practical family space. The proposals are all within local planning policy and will improve this family home for the next generation.

We are happy to answer questions and engage with the Local Parish Council and neighbours and further information can be supplied if required by the LPA and we respectfully request that planning approval is issued.

3.0 Drawings



Existing Site plan 1:500

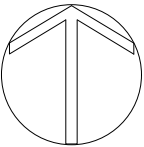


Site Location plan 1:1250



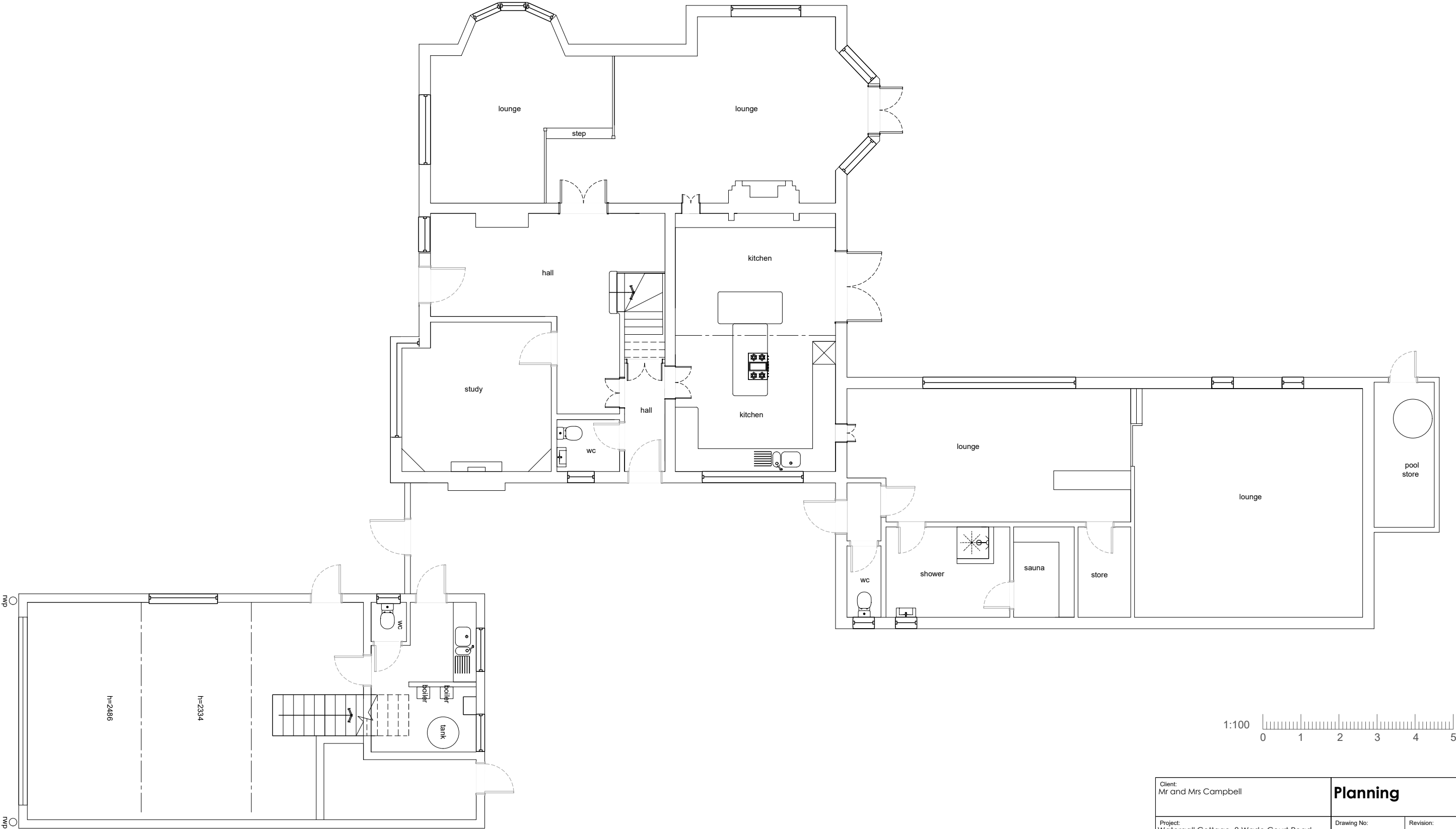
Rev -

Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-001	Revision:
Title: Existing Site Plan	Drawn: sb Check: NB	Scale: 1:500 & 1:1250@a3	First Issue: April 2026

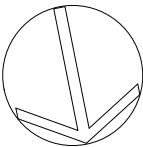


bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

3.0 Drawings



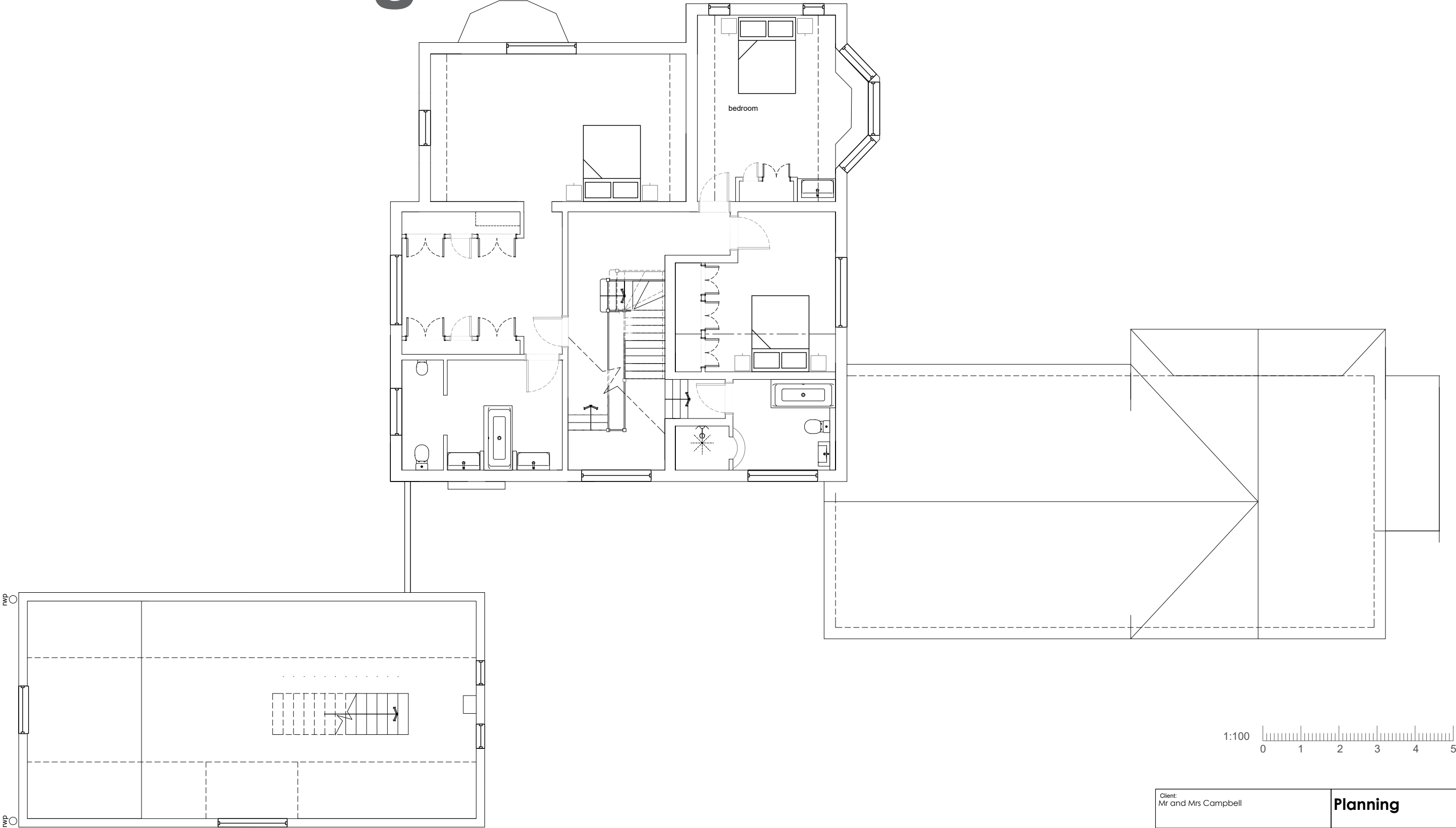
Existing Ground Floor Plan 1:100



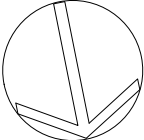
Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-002	Revision:
Title: Existing Ground Floor Plan	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Feb. 2026

bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

3.0 Drawings



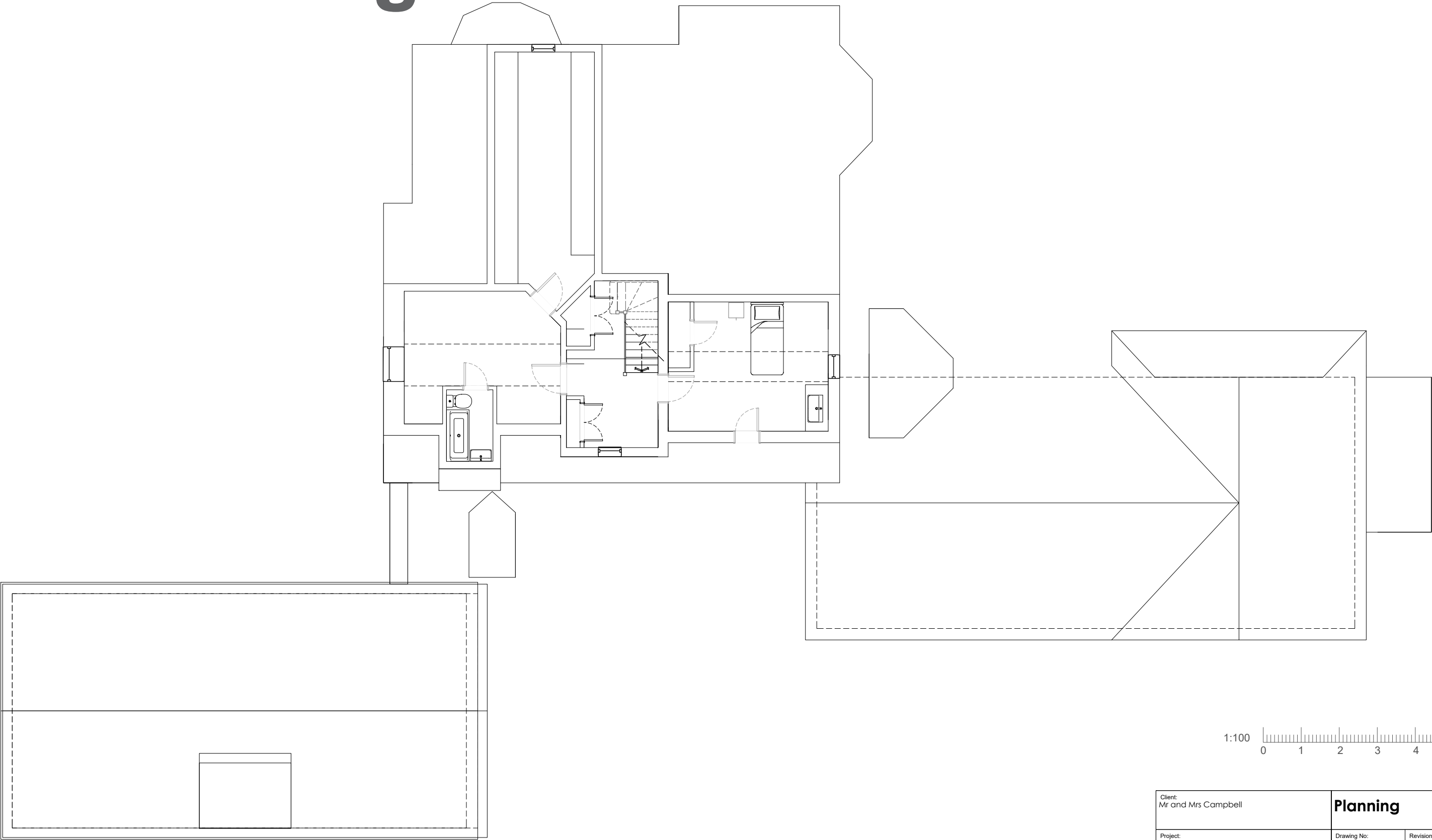
Existing First Floor Plan 1:100



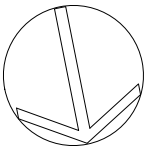
Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-003	Revision:
Title: Existing First Floor Plan	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Feb. 2026

bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

3.0 Drawings

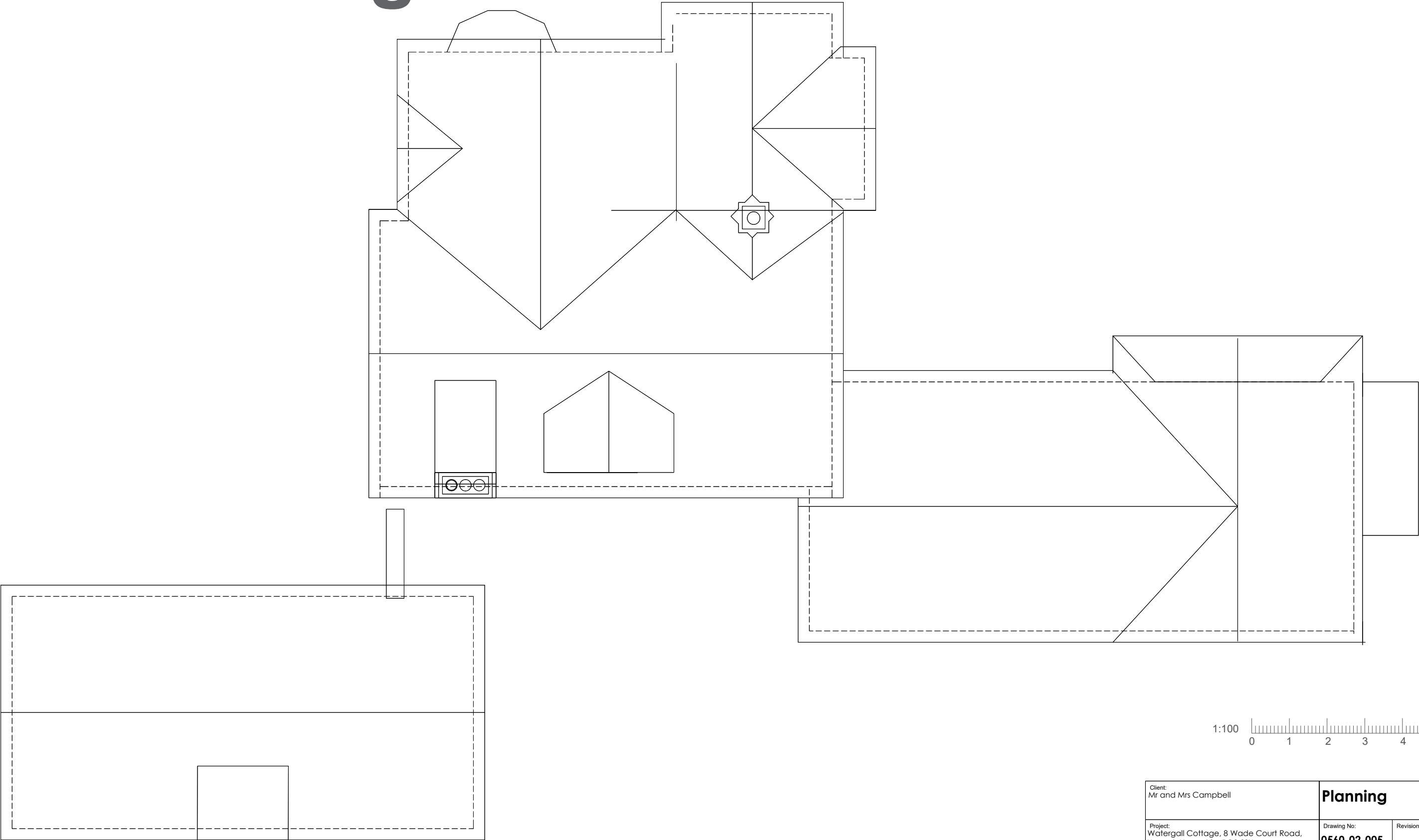


Existing Second Floor Plan 1:100

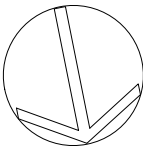


Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-004	Revision:
Title: Existing Second Floor Plan	Drawn: sb	Scale: 1:100 @a3	First Issue: Feb. 2026
	Check: NB		
birch architects Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR T: +44 (0)1725 510407 e: info@bircharchitects.co.uk			

3.0 Drawings

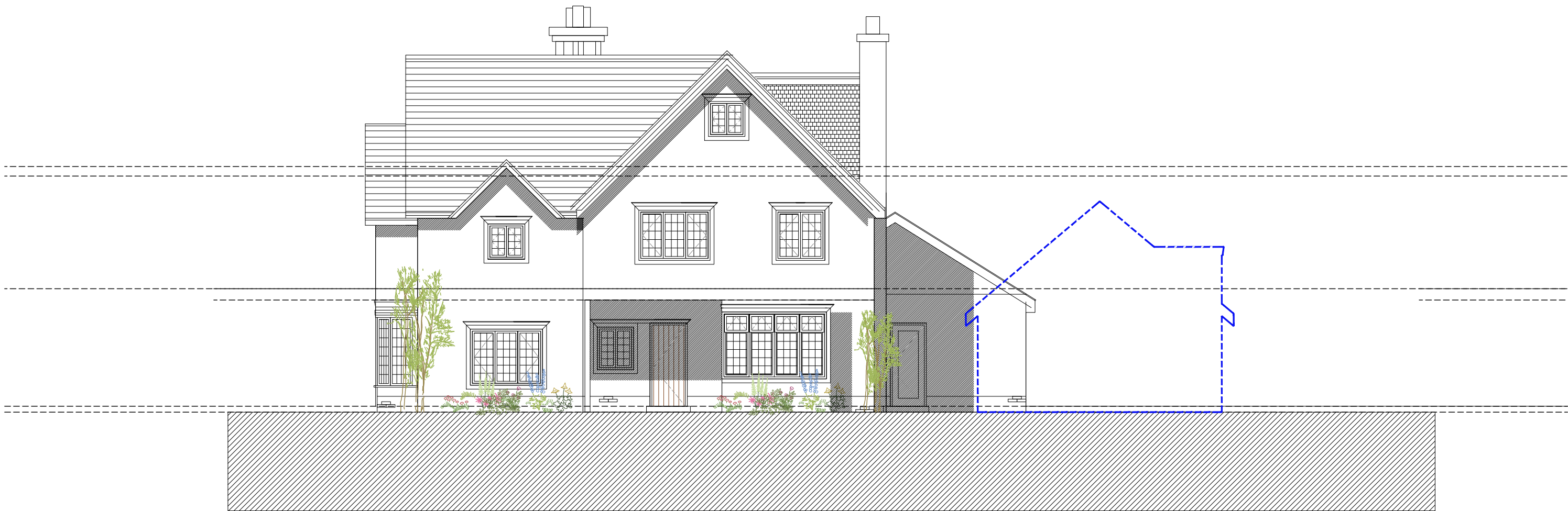


Existing Roof Plan 1:100

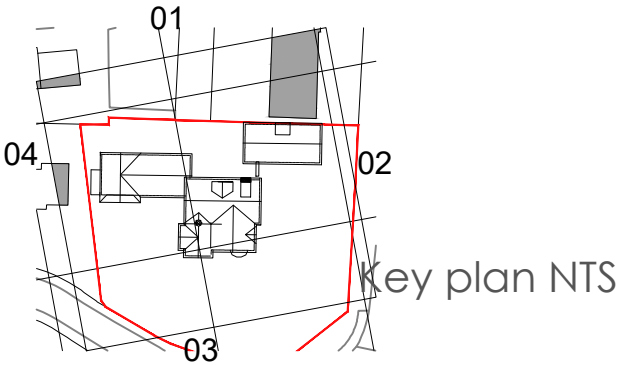


Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire,PO9 2SU		Drawing No: 0560-02-005	Revision:
Title: Existing Roof Plan	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: April, 2026
birch architects Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR T: +44 (0)1725 510407 E: info@bircharchitects.co.uk			

3.0 Drawings



Existing Front Elevation 02 1:100



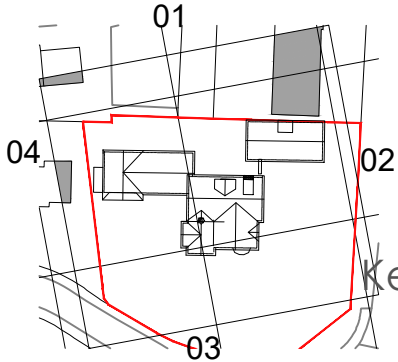
Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-006	Revision:
Title: Existing Front Elevation	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: April, 2026

bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

3.0 Drawings



Existing side Elevation 03 1:100

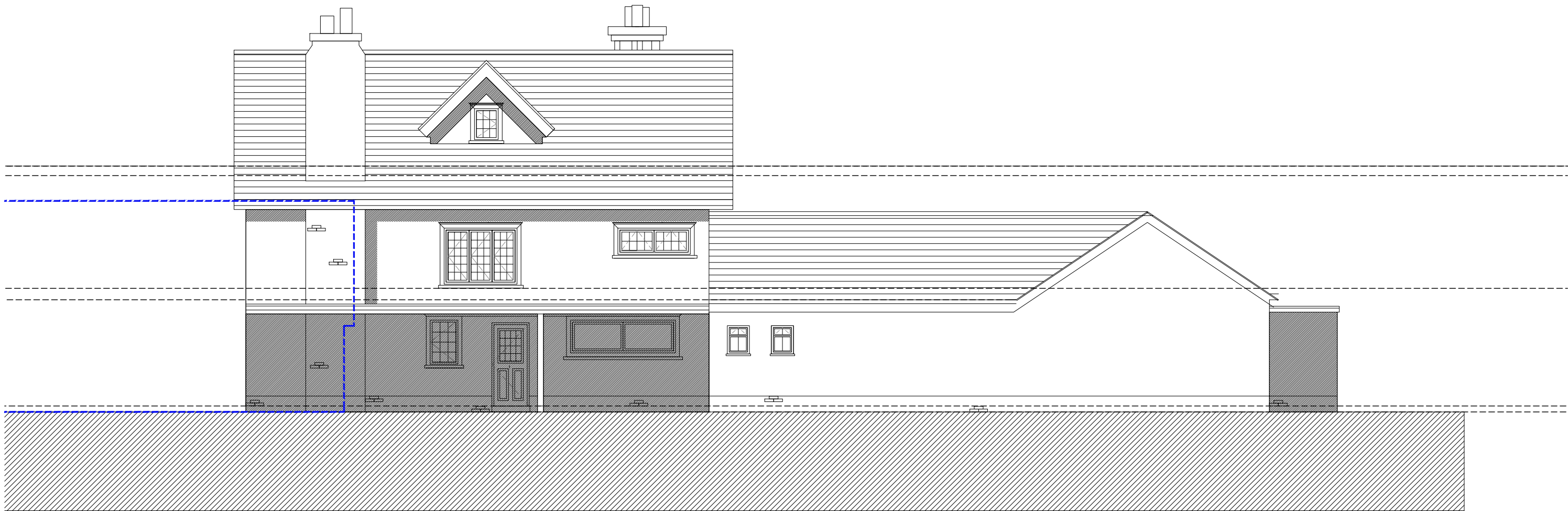


Key plan NTS

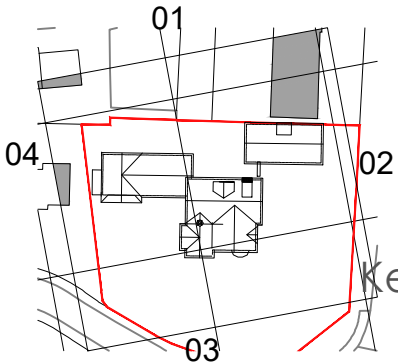
Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-007	Revision:
Title: Existing side Elevation	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: April, 2026

bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

3.0 Drawings



Existing side Elevation 01 1:100



Key plan NTS

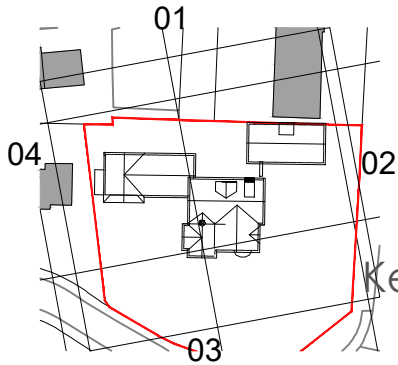
Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-008	Revision:
Title: Existing side Elevation	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: April, 2026

bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

3.0 Drawings



Existing rear Elevation 04 1:100

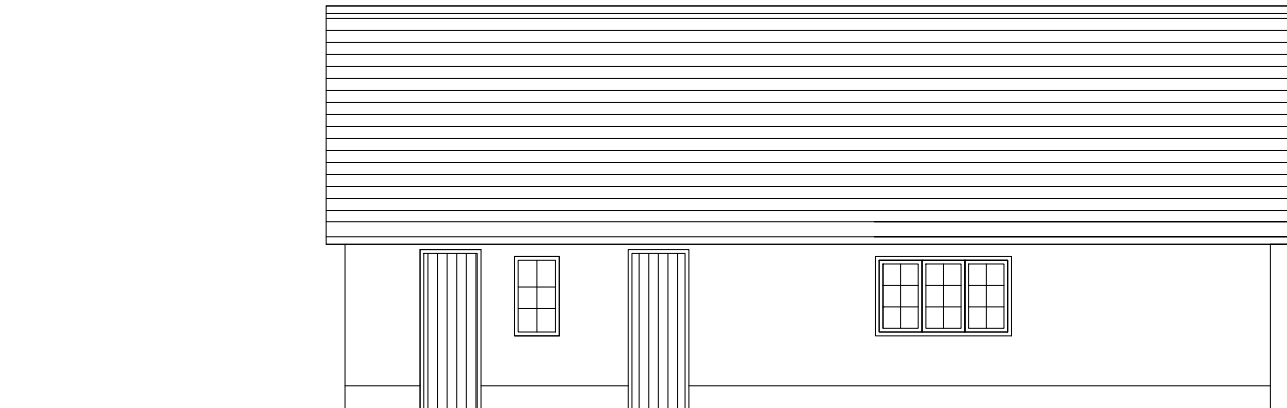


Key plan NTS

Client: Mr and Mrs Campbell		Planning	
Project: Watgall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-009	Revision:
Title: Existing rear Elevation	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: April 2026

bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

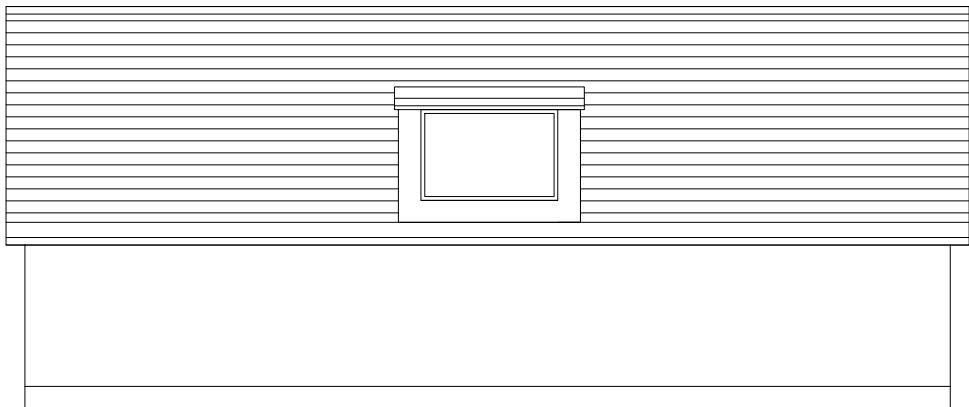
3.0 Drawings



Existing side Elevation 03 1:100



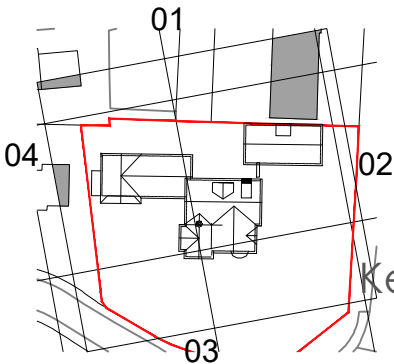
Existing Front Elevation 02 1:100



Existing side Elevation 01 1:100



Existing rear Elevation 04 1:100

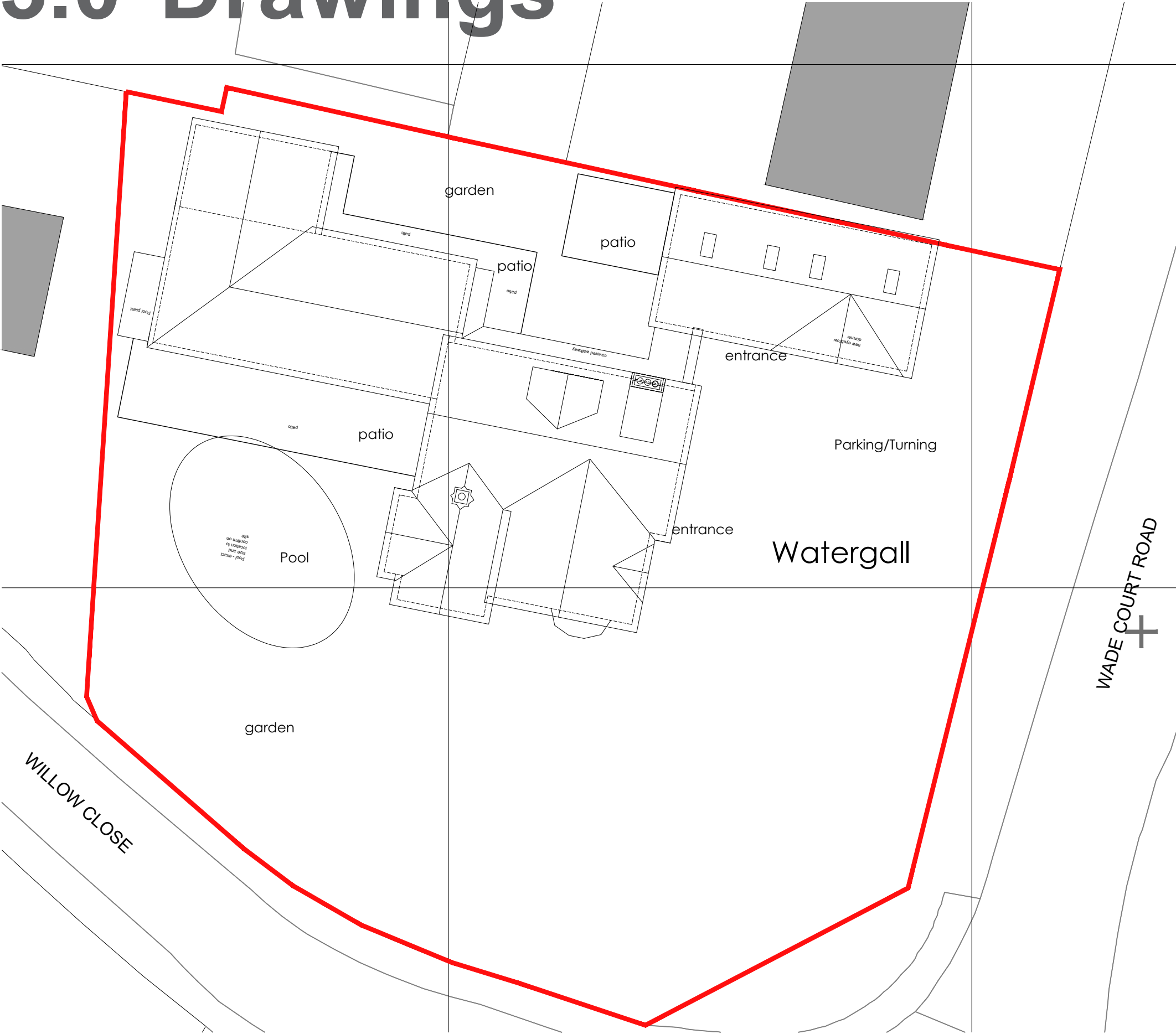
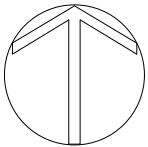
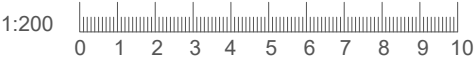


Key plan NTS

Client: Mr and Mrs Campbell		Feasibility	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-01-010	Revision:
Title: Existing garage Elevations	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Feb. 2026

bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
E: info@bircharchitects.co.uk

3.0 Drawings

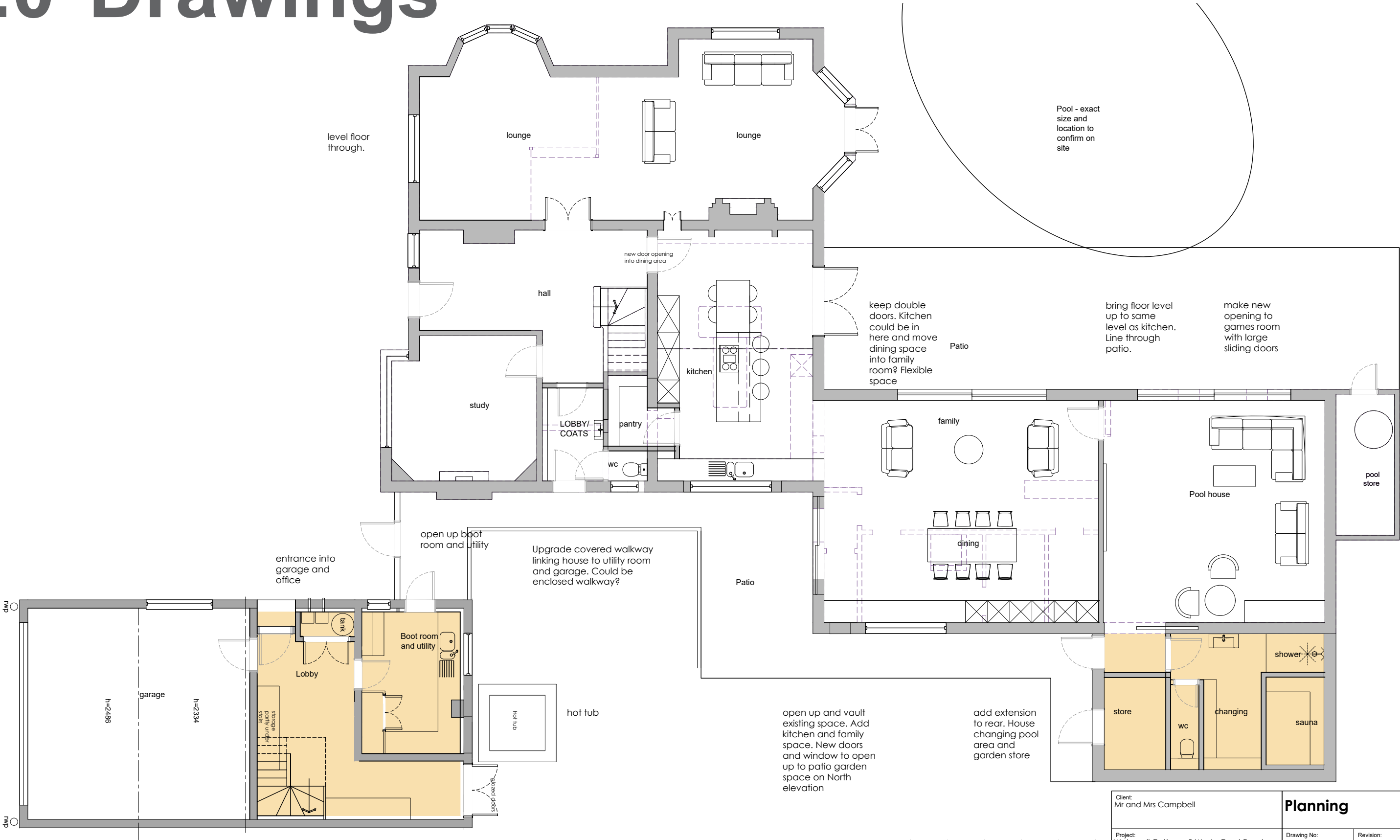


Client: Mr and Mrs Campbell		Feasibility	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-01-011	Revision:
Title: Proposed Site Plan		Scale: 1:200@a3	First Issue: January 2026
Drawn: sb			
Check: NB			

bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

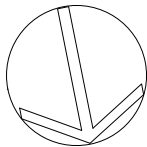
Proposed Site plan 1:200

3.0 Drawings



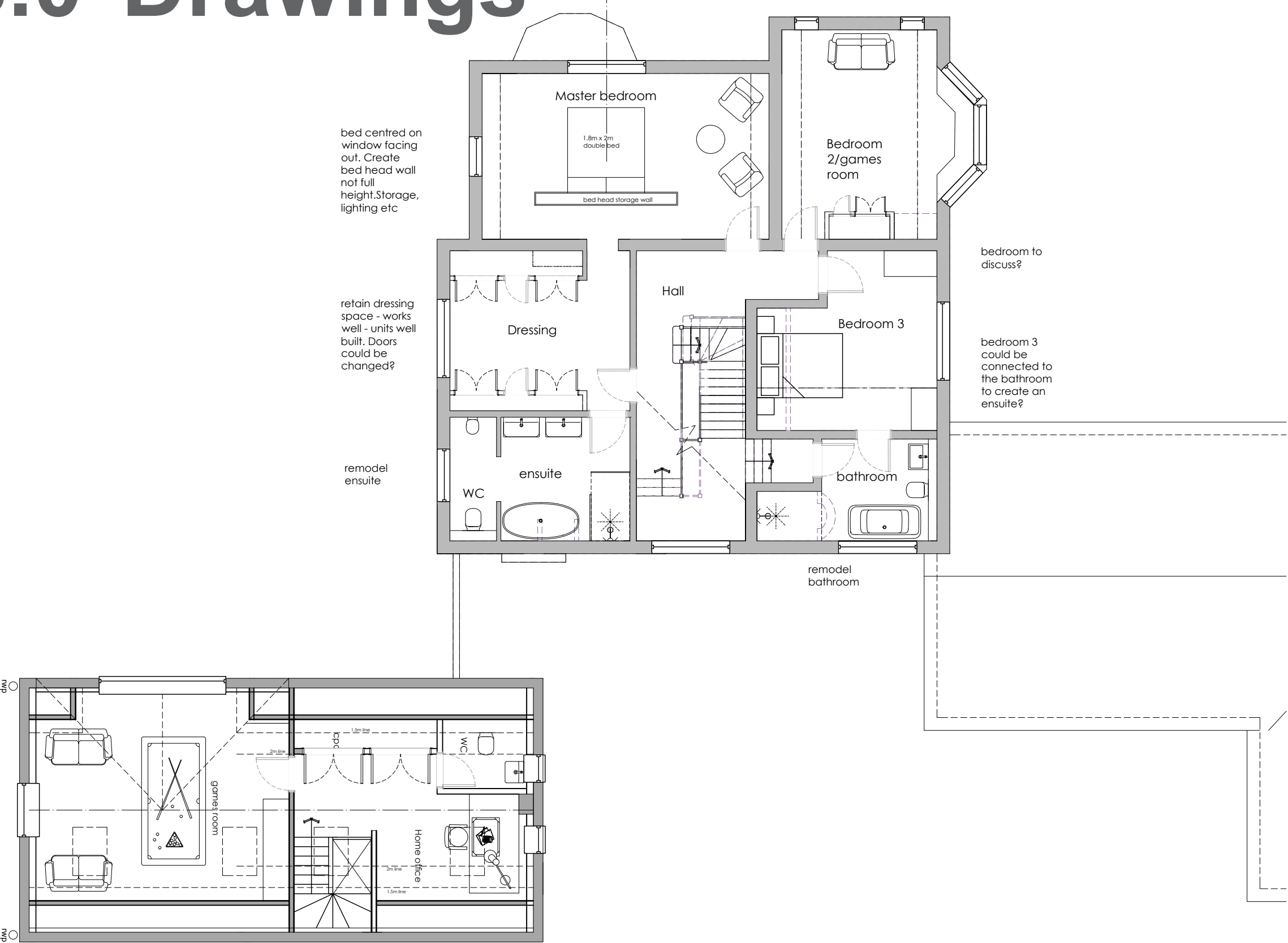
Proposed Ground Floor Plan 1:100

Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-012	Revision:
Title: Proposed Ground Floor Plan	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: April, 2026



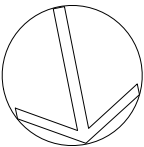
bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

3.0 Drawings



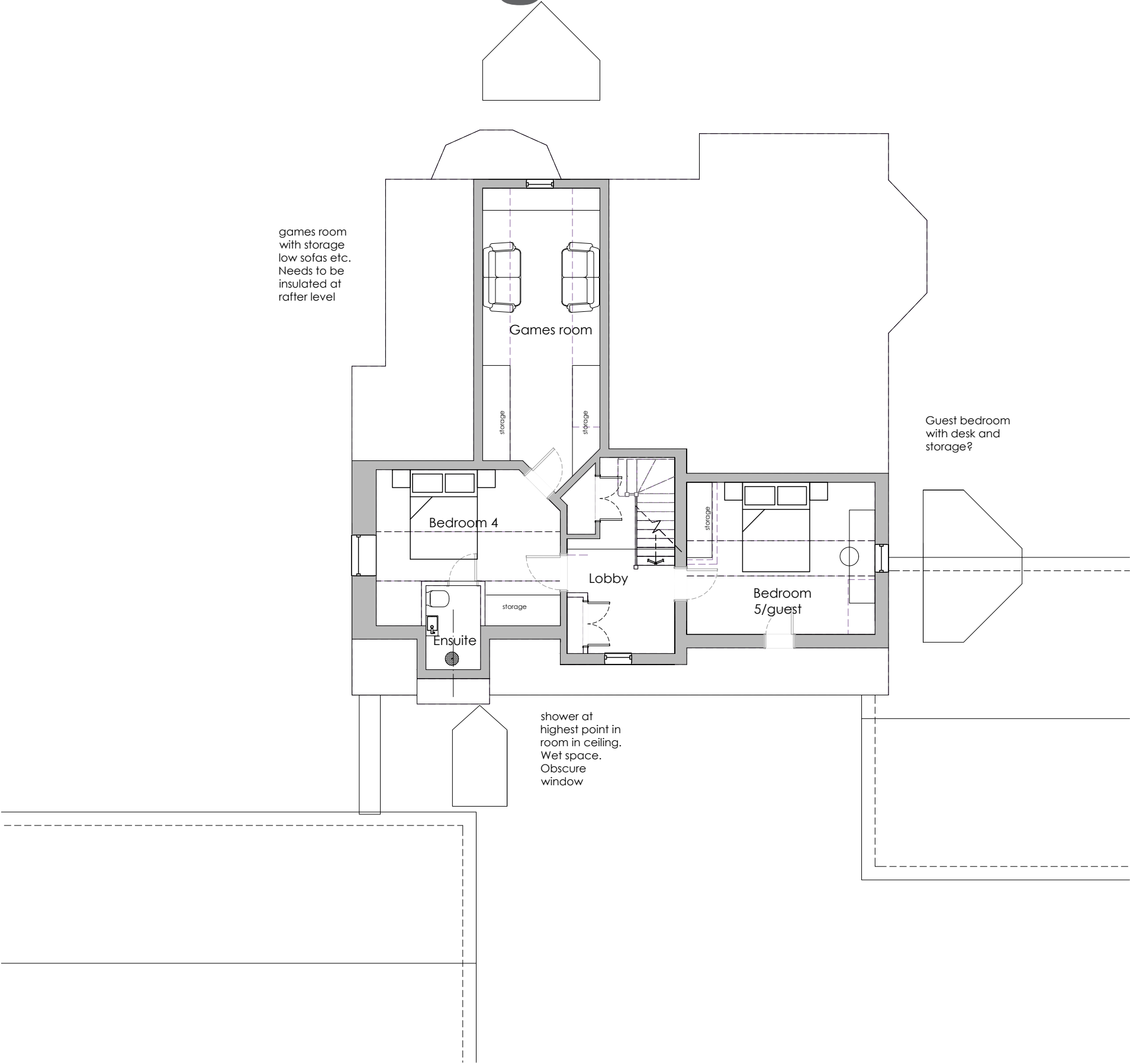
Proposed First Floor Plan 1:100

Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-013	Revision: /
Title: Proposed Floor Plans	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: Feb. 2026

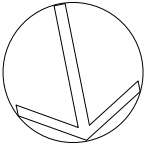


bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

3.0 Drawings

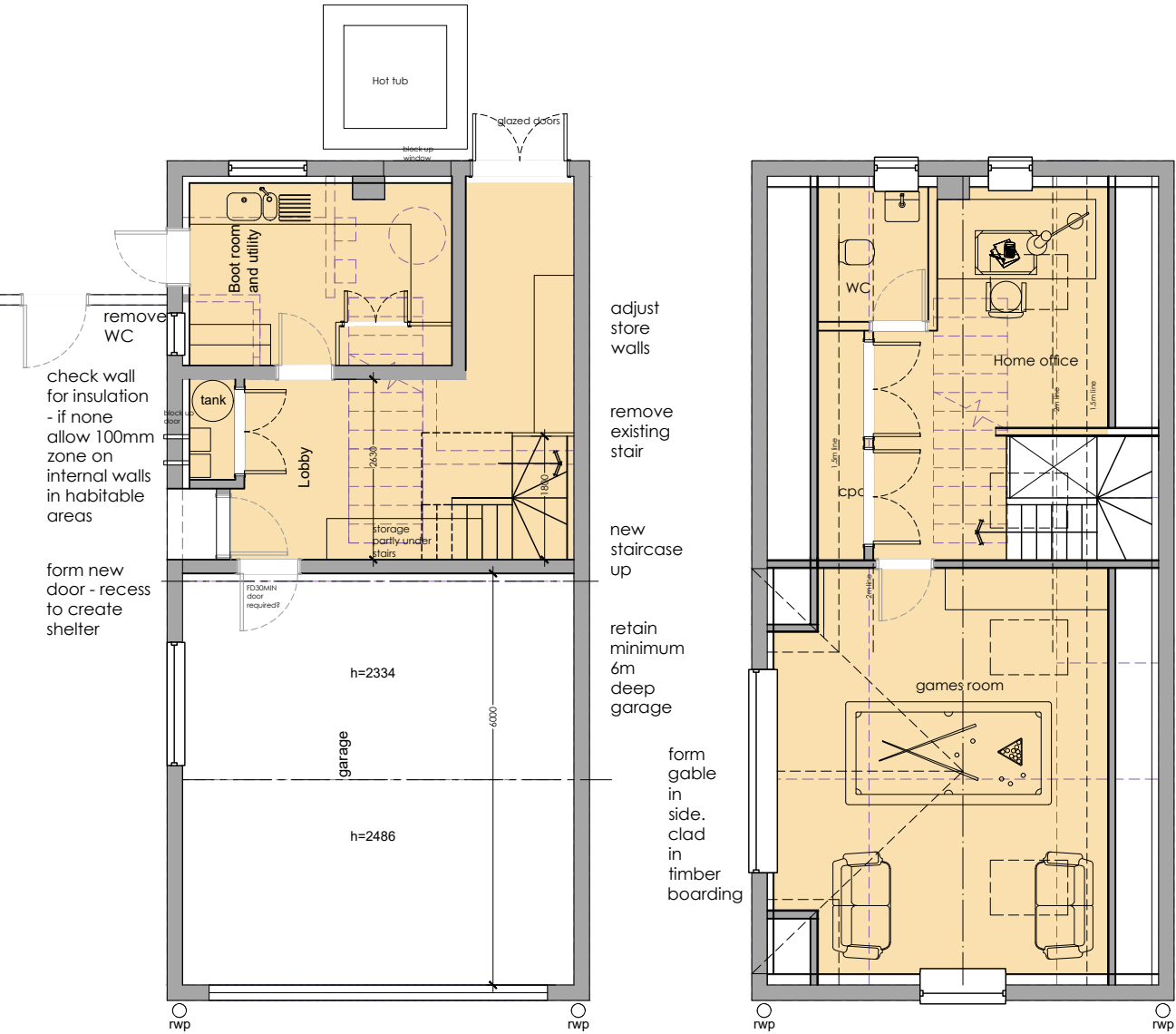


Proposed Second Floor Plan 1:100



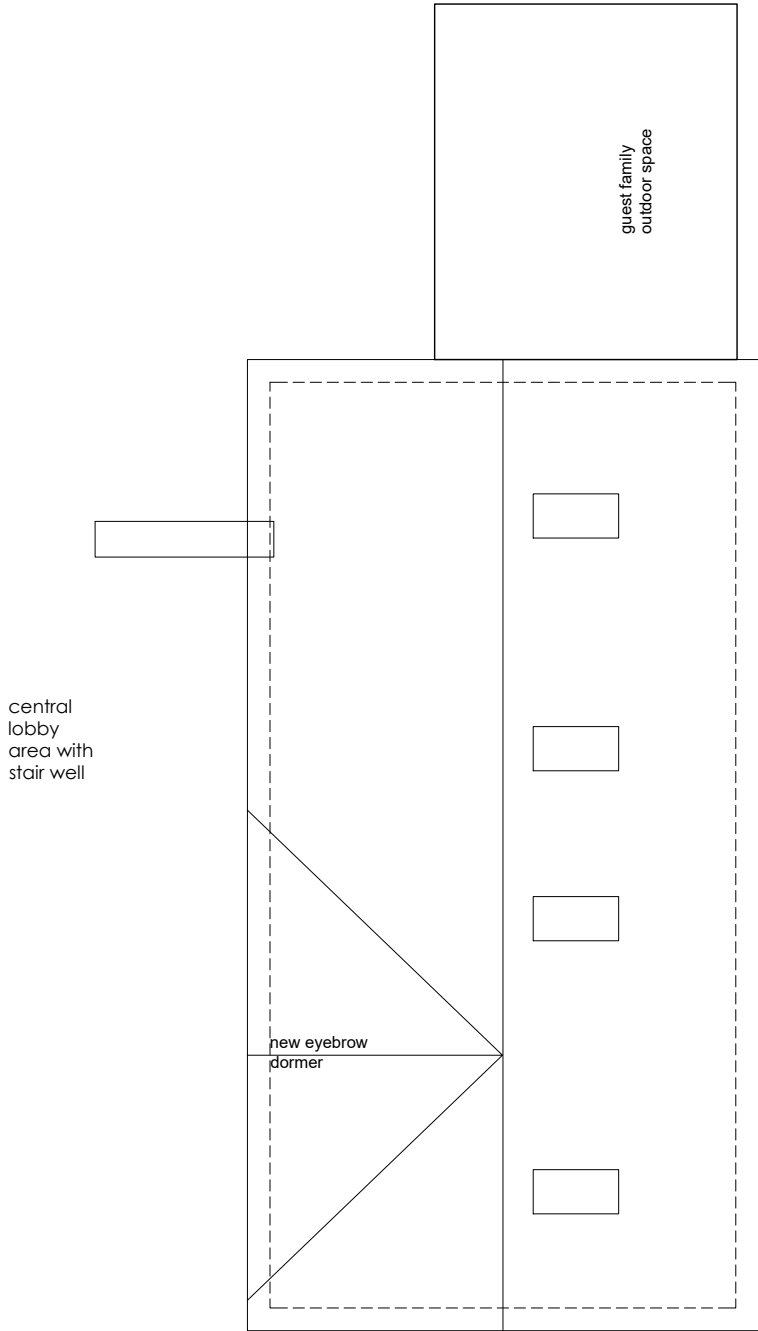
Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-01-014	Revision: /
Title: Proposed Floor Plans	Drawn: sb	Scale: 1:100 @a3	First Issue: April, 2026
	Check: NB		
birch architects Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR T: +44 (0)1725 510407 E: info@bircharchitects.co.uk			

3.0 Drawings



Proposed garage
ground Floor Plan 1:100

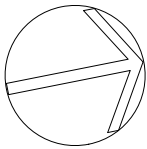
Proposed garage First
Floor Plan 1:100



Proposed garage roof
Plan 1:100

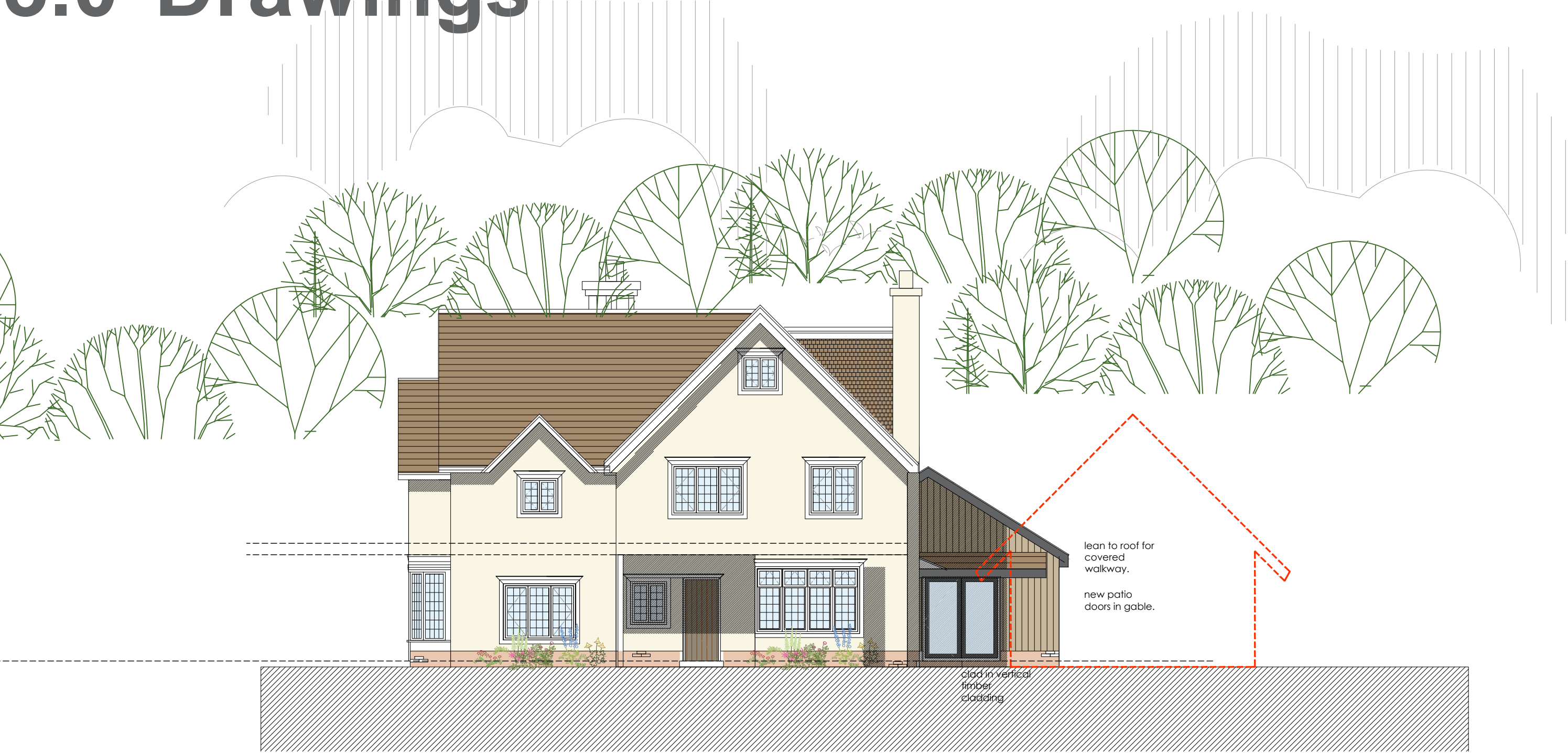


Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-015	Revision: /
Title: Proposed garage plans	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: April, 2026



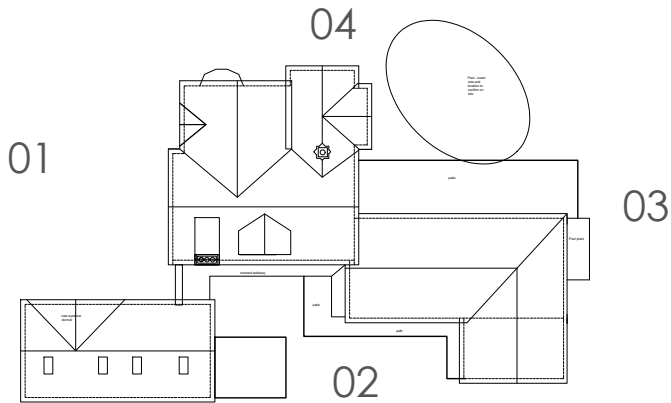
bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

3.0 Drawings



01 Proposed front elevation 1:100

- Material Key:**
- 1. Roof - slate tile to match existing - clay tile to garage
 - 2. Windows - grey aluminium
 - 3. Walls -vertical timber style cladding
 - 4. Walls - brick to rear extension plinth
 - 5. Fascias and soffits - grey
 - 6. Door - aluminium
 - 7. Sliding doors/window -Grey Aluminium
 - 8. Roof lights - velux



Key Plan NTS



Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-016	Revision:
Title: Proposed elevation	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: April, 2026

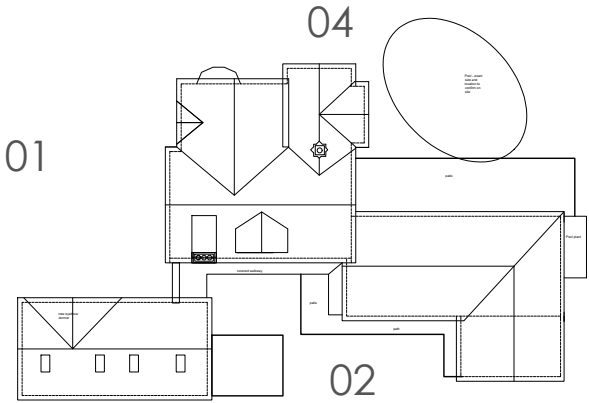
bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
E: info@bircharchitects.co.uk

3.0 Drawings



02 Proposed side elevation 1:100

- Material Key:**
1. Roof - slate tile to match existing - clay tile to garage
 2. Windows - grey aluminium
 3. Walls - vertical timber style cladding
 4. Walls - brick to rear extension plinth
 5. Fascias and soffits - grey
 6. Door - aluminium
 7. Sliding doors/window - Grey Aluminium
 8. Roof lights - velux



Key Plan NTS



Client: Mr and Mrs Campbell		Planning	
Project: Watgall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-017	Revision:
Title: Proposed elevation	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: April, 2026

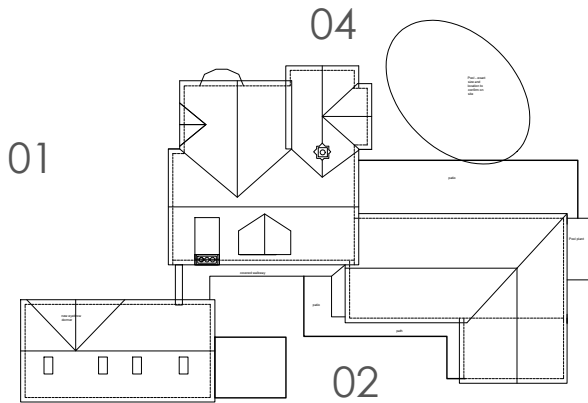
bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
E: info@bircharchitects.co.uk

3.0 Drawings



03 Proposed rear elevation 1:100

- Material Key:**
- 1. Roof - slate tile to match existing - clay tile to garage
 - 2. Windows - grey aluminium
 - 3. Walls - vertical timber style cladding
 - 4. Walls - brick to rear extension plinth
 - 5. Fascias and soffits - grey
 - 6. Door - aluminium
 - 7. Sliding doors/window - Grey Aluminium
 - 8. Roof lights - velux



Key Plan NTS



Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-018	Revision:
Title: Proposed elevation	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: April, 2026

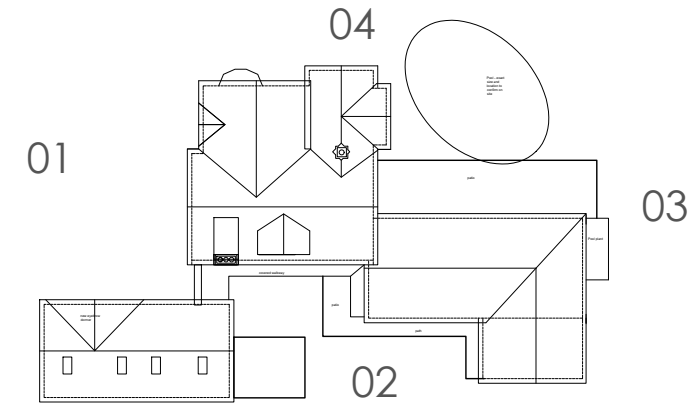
bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

3.0 Drawings



04 Proposed side elevation (pool side) 1:100

- Material Key:**
1. Roof - slate tile to match existing - clay tile to garage
 2. Windows - grey aluminium
 3. Walls -vertical timber style cladding
 4. Walls - brick to rear extension plinth
 5. Fascias and soffits - grey
 6. Door - aluminium
 7. Sliding doors/window -Grey Aluminium
 8. Roof lights - velux

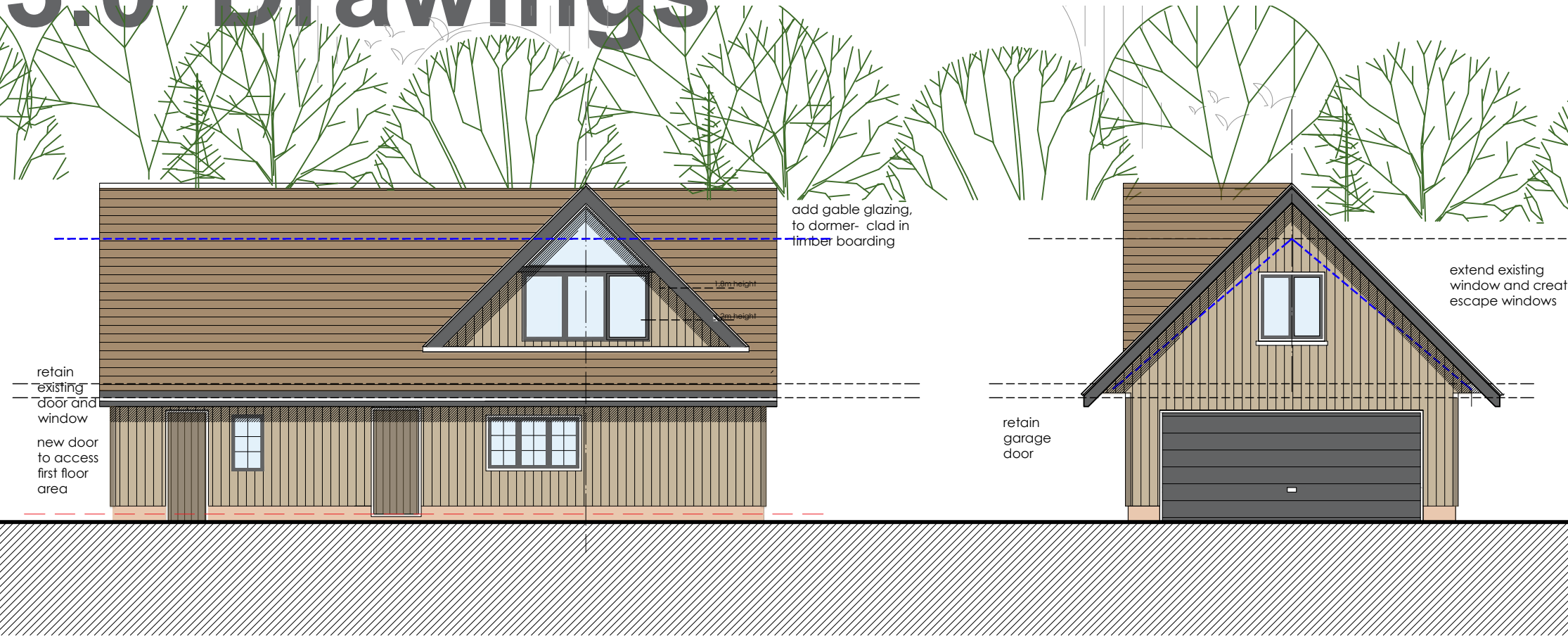
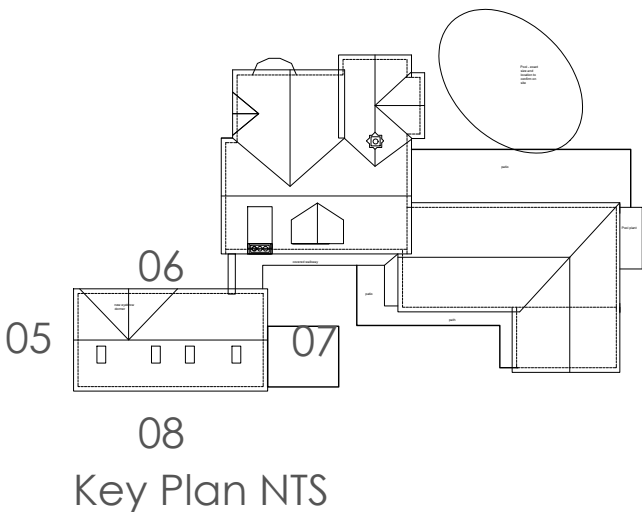
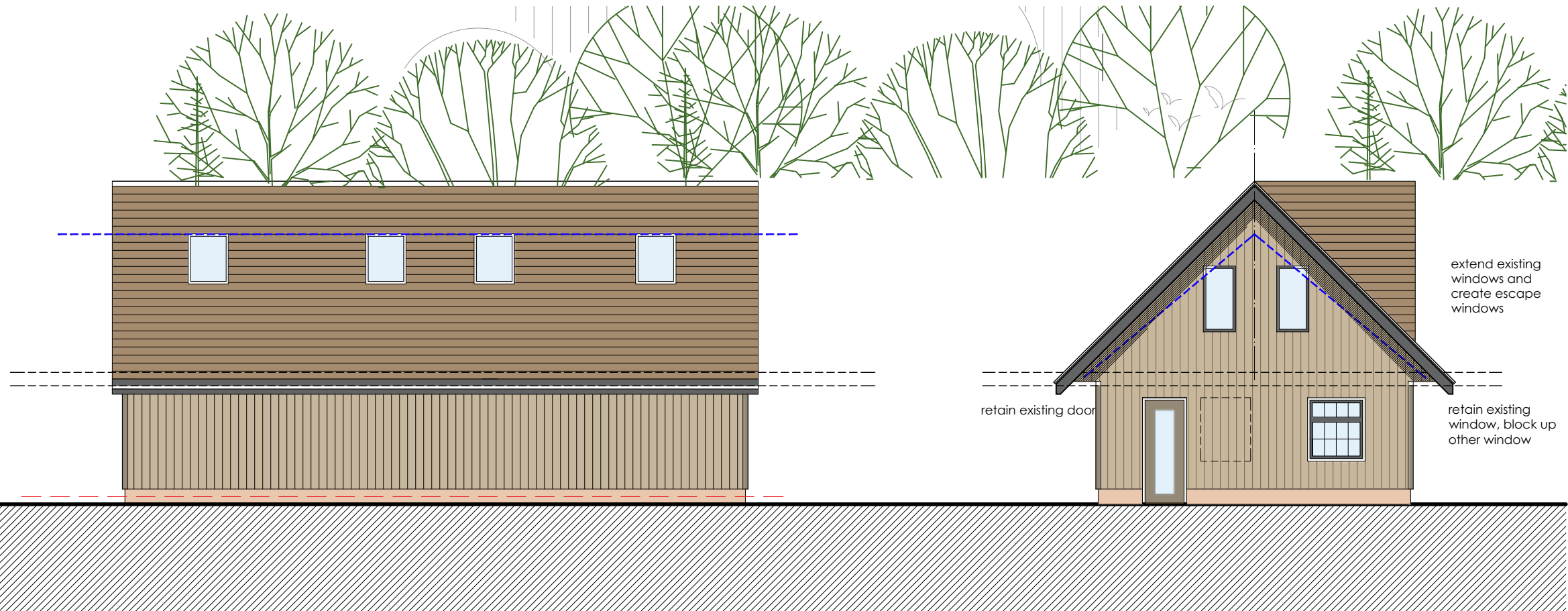


Key Plan NTS

Client: Mr and Mrs Campbell		Planning	
Project: Watgall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-019	Revision:
Title: Proposed elevation	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: April, 2026

bircharchitects
 Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
 T: +44 (0)1725 510407
 E: info@bircharchitects.co.uk

3.0 Drawings



- Material Key:**
1. Roof - slate tile to match existing - clay tile to garage
 2. Windows - grey aluminium
 3. Walls - vertical timber style cladding
 4. Walls - brick to rear extension plinth
 5. Fascias and soffits - grey
 6. Door - aluminium
 7. Sliding doors/window - Grey Aluminium
 8. Roof lights - velux



Client: Mr and Mrs Campbell		Planning	
Project: Watergall Cottage, 8 Wade Court Road, Havant, Hampshire, PO9 2SU		Drawing No: 0560-02-020	Revision:
Title: Proposed garage elevations	Drawn: sb Check: NB	Scale: 1:100 @a3	First Issue: April, 2026

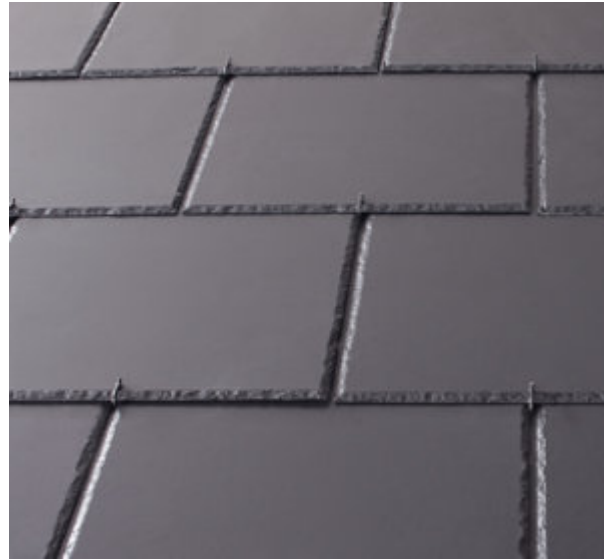
bircharchitects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts. SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

4.0 Materials

4.1 Proposed



Brick to match existing



Slate roof to rear extension



Grey aluminium garage doors



Natural vertical timber cladding



Grey aluminium sliding doors



Clay tile roof to garage



Grey aluminium windows to new areas

Contact

Birch Architects

The Studio,
Lambourne,
Redlynch,
Salisbury,
Wiltshire,
SP5 2NR

t: (+44) 01725 510407

e: info@bircharchitects.co.uk

W: www.bircharchitects.co.uk