



Brook House

Water Efficiency Statement

April 2025

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### Appendix 1 – Water Calculation

| Document Control Sheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |
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| Report Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PP2554/BH/ES/202410-RT      |
| Report Revision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | -                           |
| Issue Purpose                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Initial Issue               |
| Report Prepared For:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Intersurgical Ltd           |
| Report Author:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Ryan Thrower                |
| Approved By                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Neil Rotheron               |
| Date of Issue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 21 <sup>st</sup> April 2025 |
| Disclaimer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                             |
| <p>The contents of this report are based on drawings, specifications, and information provided, supplemented by assumptions made by NRG to achieve compliance.</p> <p>NRG bears no responsibility to third parties for any use or interpretation of this report. Third parties act on the report's contents at their own risk.</p> <p>The use of this report is exclusively reserved for the named client only, unless accompanied by a signed letter of reliance.</p> <p>This report has been produced by NRG Consulting (NRG) to support a Planning Application. It should not be relied upon at construction stage, for Building Control compliance, or to be used in the discharge of Planning Conditions.</p> |                             |

## 1 Executive Summary

NRG Consulting have been commissioned to undertake a Water Efficiency Report on a proposed development at **Brook House, Molly Millers Bridge, Wokingham, RG41 2WY**.

The description of development is:

Full application for the erection of a link extension; erection of warehouse extension; erection of 3 silos; reconfiguration of entrance path; external alterations to existing buildings and associated parking.

The scheme benefits from Planning Permission; ref: 241745.

### 1.1 Planning Condition 15

This document has been written to discharge Planning Condition 15 which states:

*15. Prior to the commencement of development, a specification achieving BREEAM WAT-01 Level 3 for water efficiency shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first brought into use and shall remain operational for the lifetime of the development.*

*Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC04 & the Sustainable Design and Construction Supplementary Planning Document*

#### Wat 01 results

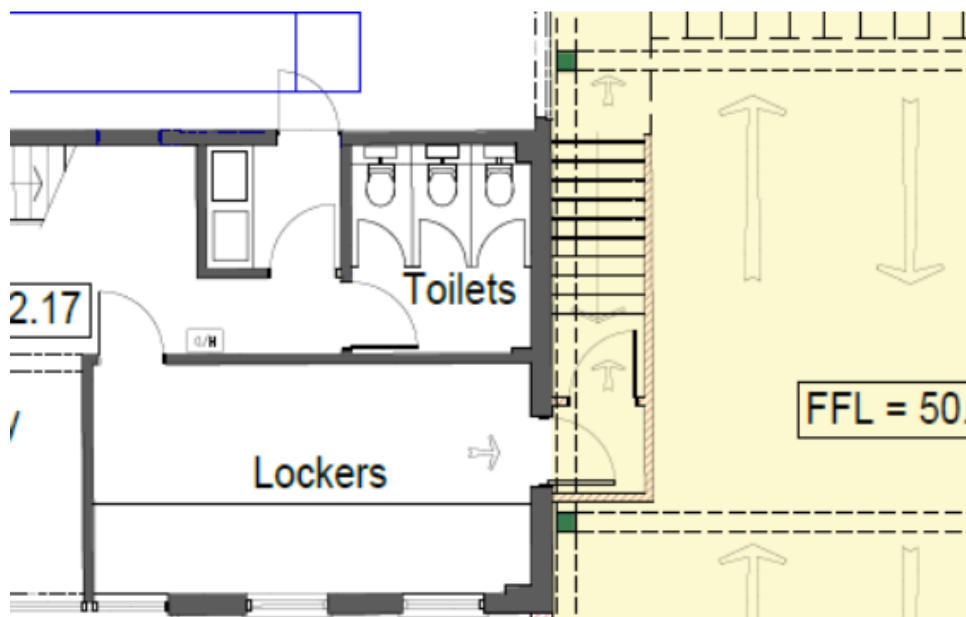
|                                                |   |
|------------------------------------------------|---|
| Total Wat 01 BREEAM credits achieved           | 3 |
| Total Wat 01 BREEAM Exemplary credits achieved | 0 |

## 2 Water Efficiency (Non-Domestic)

The Local Plan requires that all developments must incorporate water conservation. However, for non-residential and commercial developments, Part G2 of the Building Regulations does not apply and the calculation methodology for consumption in litres/person/day is not applicable.

There is no national standard for water efficiency in non-domestic buildings. Therefore, BREEAM methodology (WAT 1) is the current best-practice methodology in the absence of national requirements.

Water saving devices such as sanitary and kitchen fixtures and fittings with low flow rates are specified to reduce water consumption to achieve a performance of BREEAM **WAT 01 - Level 3**. This is in-line with BREEAM *Excellent* requirements and the 3 credits it would achieve is higher than the 2 credits that are the minimum for an *Outstanding* rating.



### 2.1 Sanitaryware Specification

Currently the proposed scheme does not include additional WC facilities. The current existing fittings have the following specification:

| Proposed Sanitaryware Specification      |                       |                          |
|------------------------------------------|-----------------------|--------------------------|
| Element                                  | Specification         | Unit of Measurement      |
| WC                                       | <b>6/3 dual flush</b> | <i>Litres per Flush</i>  |
| Basin Taps                               | <b>5</b>              | <i>Litres per Minute</i> |
| <i>Table: Proposed Water Consumption</i> |                       |                          |

### 2.2 BREEAM Levels

Within the BREEAM guidance there are two methods of calculating credit performance; alternative and standard.

Table 8.3 Water efficient consumption levels by component type

| Component                  | Performance levels (quoted numbers are minimum performance required to achieve the level) |     |     |      |      |      | Unit                                                               |
|----------------------------|-------------------------------------------------------------------------------------------|-----|-----|------|------|------|--------------------------------------------------------------------|
|                            | Base                                                                                      | 1   | 2   | 3    | 4    | 5    |                                                                    |
| WC                         | 6                                                                                         | 4.5 | 4   | 3.75 | 3.5  | 3    | Effective flush volume (litres) (see <a href="#">Definitions</a> ) |
| Wash-hand basin taps       | 10                                                                                        | 8   | 6   | 5    | 4    | 3    | litres/min                                                         |
| Showers                    | 12                                                                                        | 10  | 8   | 6    | 5    | 3.50 | litres/min                                                         |
| Baths                      | 200                                                                                       | 180 | 160 | 140  | 120  | 100  | litres                                                             |
| Urinal (2 or more urinals) | 7.50                                                                                      | 6   | 3   | 1.50 | 0.75 | 0    | litres/bowl/ hour                                                  |
| Urinal (1 urinal only)     | 10                                                                                        | 8   | 4   | 2    | 1    | 0    | litres/bowl/ hour                                                  |

## 2.3 WC – Effective Flush Volume Calculation

The effective flush volume of a dual-flush WC is the ratio of full flush to reduced flush. This is taken to be one full flush for every three reduced flushes for non-domestic buildings.

The effective flush volume can therefore be calculated as follows, using a 6/4 litre dual-flush volume WC as an example:

Non-domestic:  $\{(6 \text{ litre} \times 1) + (3 \text{ litre} \times 3)\} / 4 = 3.75 \text{ litre effective flushing volume (for a 6/3 dual-flush WC)}$

## 2.4 BREEAM Calculator Input

### BREEAM 2018/Version 6.1 Wat 01 Water consumption: Other building type calculator

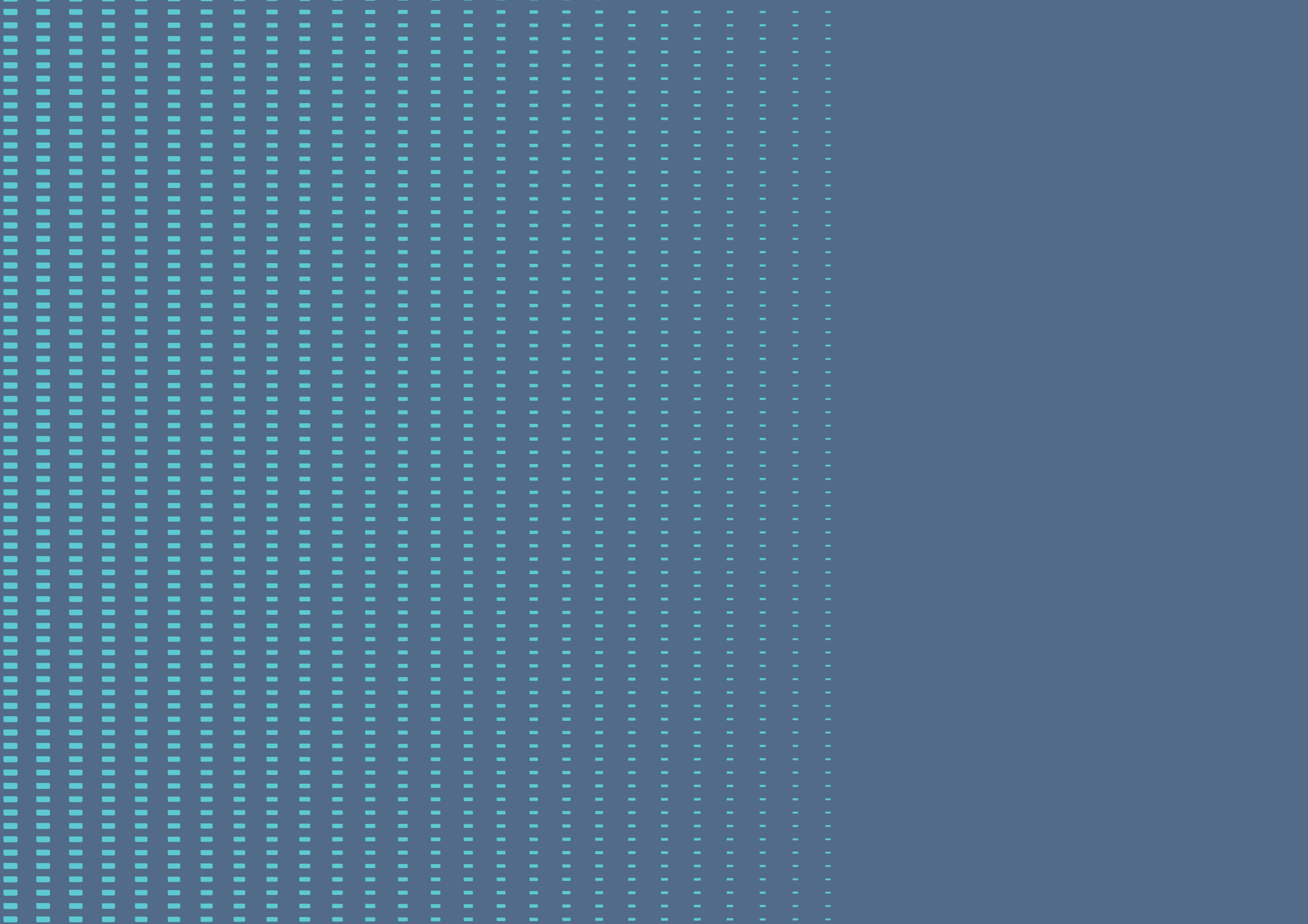
|                                                                                              | WC                                                    | Urinal (2 or more urinals) | Urinal (1 urinal only)                                    | Wash hand basin taps |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------|-----------------------------------------------------------|----------------------|
| Component assessed for building type (if specified)                                          | Yes                                                   | Yes                        | Yes                                                       | Yes                  |
| Please confirm if this component type is specified in the building and will be installed     | Specified                                             | Not Specified              | Not Specified                                             | Specified            |
| Please select the number of different types of specification that you wish to enter for this | 1                                                     |                            |                                                           | 1                    |
| Type 1                                                                                       | Water component performance - Type 1                  | 3.75                       |                                                           | 5.00                 |
|                                                                                              | Units                                                 | litres                     |                                                           | litres/min           |
|                                                                                              | Please confirm the no. of type 1 components specified | 1                          |                                                           | 1                    |
| Total number of fittings for water component                                                 |                                                       | -                          | -                                                         | 1                    |
| Averaged water components performance                                                        |                                                       | 3.75                       | 0.00                                                      | 0.00                 |
| Level achieved for water component type                                                      |                                                       | 3                          | -                                                         | 3                    |
| Component weighting factor for building type                                                 |                                                       | 61%                        |                                                           | 39.27%               |
| Contribution to overall component level achieved                                             |                                                       | 1.82                       |                                                           | 1.18                 |
| Overall component level achieved                                                             |                                                       | 3.00                       | <i>Note: for the purpose of awarding credits this fig</i> |                      |

### Wat 01 results

|                                                |   |
|------------------------------------------------|---|
| Total Wat 01 BREEAM credits achieved           | 3 |
| Total Wat 01 BREEAM Exemplary credits achieved | 0 |

## 3 Conclusion

Based on the proposed specification of installed sanitaryware, the scheme complies with the requirements of the Planning Condition. Therefore, this condition can be discharged.



# Appendix 1



|                                                                             |                                  |                                                          |           |
|-----------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------|-----------|
| Please select the option that best defines the building type being assessed | Other Non-Domestic Building Type | Please specify/describe the building type being assessed | Warehouse |
|-----------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------|-----------|

## Water consumption - building microcomponents

|                                                                                                              | WC                                                    | Urinal (2 or more urinals)                                                                                                                                                                                                               | Urinal (1 urinal only) | Wash hand basin taps | Showers       | Baths | Kitchen taps: kitchenette | Domestic sized washing machines | Domestic sized dishwashers | Kitchen taps: restaurant (pre-rinse nozzles only) | Waste disposal unit (commercial kitchens only) | Commercial sized dishwashers | Commercial or industrial sized washing machines |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------------|---------------|-------|---------------------------|---------------------------------|----------------------------|---------------------------------------------------|------------------------------------------------|------------------------------|-------------------------------------------------|
| Component assessed for building type (if specified)                                                          | Yes                                                   | Yes                                                                                                                                                                                                                                      | Yes                    | Yes                  | Yes           | No    | Yes                       | No                              | Yes                        | Yes                                               | Yes                                            | Yes                          | No                                              |
| Please confirm if this component type is specified in the building and will be installed                     | Specified                                             | Not Specified                                                                                                                                                                                                                            | Not Specified          | Specified            | Not Specified |       | Not Specified             |                                 | Not Specified              | Not Specified                                     | Not Specified                                  | Not Specified                |                                                 |
| Please select the number of different types of specification that you wish to enter for this component type? | 1                                                     |                                                                                                                                                                                                                                          |                        | 1                    |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
| Type 1                                                                                                       | Water component performance - Type 1                  | 3.75                                                                                                                                                                                                                                     |                        | 5.00                 |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Units                                                 | litres                                                                                                                                                                                                                                   |                        | litres/min           |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Please confirm the no. of type 1 components specified | 1                                                                                                                                                                                                                                        |                        | 1                    |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
| Type 2                                                                                                       | Water component performance - Type 2                  |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Units                                                 |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Please confirm the no. of type 2 components specified |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
| Type 3                                                                                                       | Water component performance - Type 3                  |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Units                                                 |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Please confirm the no. of type 3 components specified |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
| Type 4                                                                                                       | Water component performance - Type 4                  |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Units                                                 |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Please confirm the no. of type 4 components specified |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
| Type 5                                                                                                       | Water component performance - Type 5                  |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Units                                                 |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Please confirm the no. of type 5 components specified |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
| Type 6                                                                                                       | Water component performance - Type 6                  |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Units                                                 |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Please confirm the no. of type 6 components specified |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
| Type 7                                                                                                       | Water component performance - Type 7                  |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Units                                                 |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Please confirm the no. of type 7 components specified |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
| Type 8                                                                                                       | Water component performance - Type 8                  |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Units                                                 |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
|                                                                                                              | Please confirm the no. of type 8 components specified |                                                                                                                                                                                                                                          |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
| Total number of fittings for water component                                                                 |                                                       | -                                                                                                                                                                                                                                        | -                      | 1                    | 1             | -     | 1                         | 1                               | 1                          | -                                                 | -                                              | -                            | -                                               |
| Averaged water components performance                                                                        | 3.75                                                  | 0.00                                                                                                                                                                                                                                     | 0.00                   | 5.00                 | 6.00          | 0.00  | 4.00                      | 40.00                           | 8.00                       | 0.00                                              | 0.00                                           | 0.00                         | 0.00                                            |
| Level achieved for water component type                                                                      | 3                                                     | -                                                                                                                                                                                                                                        | -                      | 3                    | 3             | -     | 5                         | 5                               | 5                          | -                                                 | -                                              | -                            | -                                               |
| Component weighting factor for building type                                                                 | 61%                                                   |                                                                                                                                                                                                                                          |                        | 39.27%               |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
| Contribution to overall component level achieved                                                             | 1.82                                                  |                                                                                                                                                                                                                                          |                        | 1.18                 |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |
| Overall component level achieved                                                                             | 3.00                                                  | Note: for the purpose of awarding credits this figure is rounded down to the nearest whole component level, e.g. if the total from the individual component levels is 0.7, then the component level achieved is 'Baseline', not Level 1. |                        |                      |               |       |                           |                                 |                            |                                                   |                                                |                              |                                                 |

## Non potable water yield - water recycling

|                                                                                                                                                         |                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Greywater system specified and installed in compliance with BS8525-1:2010 Greywater Systems - Part 1 Code of Practice                                   | No                                                                                                |
| Rainwater system specified and installed in compliance with BS EN 16941-1:2018 Rainwater Harvesting Systems - Code of practice                          | No                                                                                                |
| Other permissible source of non potable recycled water                                                                                                  | No                                                                                                |
| Please give a brief description of source/system                                                                                                        | e.g. waste water from building process                                                            |
| Please select from the drop down list below how you would like to assess performance of the specified system(s) and then enter the relevant % opposite: | 0.00%                                                                                             |
|                                                                                                                                                         | Note: input figure to two decimal places only.                                                    |
| BREEAM component level achieved for water recycling                                                                                                     | Baseline                                                                                          |
|                                                                                                                                                         | Note: credits only available for achieving BREEAM component level 4 or 5 in the elemental method. |

## Wat 01 results

|                                                |   |
|------------------------------------------------|---|
| Total Wat 01 BREEAM credits achieved           | 3 |
| Total Wat 01 BREEAM Exemplary credits achieved | 0 |