



Design Note			
Project:	Pack House Extension	Job No:	BR0441
Subject	Water Efficiency	To:	Michael de Courcy
Date	16/01/2026	From:	George Sigalas

1. Introduction

This report has been prepared to fulfil the requirements of Condition 6 of planning consent, application number 251260, dated 7th October 2025, for the proposed extension to existing pack house at Heathlands Farm in Honey Hill, Wokingham:

"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 occupied and shall remain operational for the lifetime of the development."

The new water appliances in the Pack House extension are:

- 4 double flush toilets (2x mens, 2x womens) – Toilet product is Rak series 600
- 10 automatic wash hand basin taps – Tap product is Bristan Commercial IRBS1-CP

Both these appliances achieve a BREEAM NC 6.1 WAT-01 level 3, satisfying the planning condition on water efficiency.

This note contains the manufacturers' data sheets evidencing this performance, as well as a BREEAM WAT-01 calculator.

2. BREEAM WAT-01 Requirements

To achieve a BREEAM WAT-01 Level 3 for water efficiency, the following performance targets need to be met:

- Double flush toilets to have an effective flush volume of 3.75 litres, or lower.
- Wash-hand basin taps to have a volume flow of 5 litres/minute, or lower.

BREEAM's definition of effective flush volume for dual flush WCs in non-domestic projects is as follows: *"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."*

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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 Definitions on page 231)
Wash-hand basin taps	10	8	6	5	4	3	litres/min

Figure 1: BREEAM 6.1 Water efficient consumption levels for WCs and wash-hand basin taps. In red: performance required for Level 3, or higher.

3. Proposed Water Appliances and Specification

The flow rates are taken from the manufacturers' datasheets. All flow rates satisfy the planning condition on water efficiency, achieving a BREEAM WAT-01 level 3 performance.

3.1. Double-Flush WCs

Rak Series 600 dual flushing toilet is compatible with 6/3 litre or 4.5/3 litre dual flushing. At the worst-case scenario of a 6/3 litre flushing arrangement, the effective flush volume is 3.75 litres ($0.25 \times 6 \text{ litres} + 0.75 \times 3 \text{ litres}$), meeting the BREEAM level 3 performance requirement.

3.2. Wash Hand Basin Taps

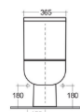
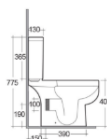
Bristan IRBSI-CP is a non-touch operated tap using infrared technology. The tap is WRAS certified to achieve a maximum water flow of 5 litres per minute, meeting the BREEAM level 3 performance requirement.

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RAK-SERIES 600 Close Coupled | Water Closet

RAK
CERAMICS



TECHNICAL SPECIFICATIONS

Suite:	RAK-SERIES 600
Type:	Close Coupled
Dimensions:	600 x 350 mm
Weight:	37 Kg
Color:	Alpine White
Trap type:	P Trap
Trapway type:	Concealed
Seat cover options:	Urea
Bowl shape:	Rounded Rectangle
Soft close:	yes
Flush Type:	Dual Flush
Flush Capacity:	Compatible with 6/3L dual flushing, 4.5/3L dual flushing, in accordance with en997-type I

Code	Name
SE1AWHA	SERIES 600 WATER CLOSET CLOSE COUPLED P-TRAP 60CM
SE1DAWHA	SERIES 600 WATER CLOSET TANK
YF0187B	RAK-Series 600 Urea Soft Close Seat Cover

IRBS1-CP

COMMERCIAL Tap Range Infrared Automatic Swan Basin Spout



Features:

- Using non-touch controls they are operated with infrared technology.
- Bristan's automatic basin taps are great in supporting infection control measures. Mains or battery powered options.
- Automatic switch off supports water saving.
- A hard-wearing, flawless chrome finish that lasts for years. Scratch resistant and salt spray tested to ensure added durability.
- Can be used in a BREEAM assessed building.
- This tap outputs a fixed water temperature and should only be installed in conjunction with an approved thermostatic mixing valve to meet Part-G of the building regulations.

Product Certifications:



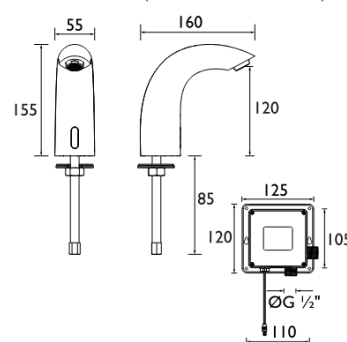
For more products, visit our website:
<http://www.bristan.com>



Specification

Product Type:	Commercial Tap
Main Construction Material:	Brass
Mount Type:	Deck Mounted
Connection Inlet:	G 1/2" BSP
Connection Outlet:	Aerator
Number of Tap Holes:	1
Valve/Cartridge Type:	Solenoid Valve
Plumbing System Requirements:	Suitable for high pressure systems
Minimum Dynamic Pressure:	1.0 Bar
Maximum Dynamic Pressure:	5.0 Bar
Maximum Hot Water Temperature: °C	60
Maximum Static Pressure: (bar)	10
Flow Type:	Dual Flow
Isolation Included:	No

Dimensions (measurements in mm)



Flow Rates (l/min)

System Pressure (bar)	1	2	3	5
IRBS1-CP	3.9	5	5	5

TECHNICAL DATA SHEET



BRISTAN

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Bristan, Bristan Limited Business Park, London, SE18 1BA, Telephone 0330 026 6275 Web Site: www.bristan.com Email: enquiries@bristan.com The information contained on this page was correct at date of issue. Fitting Dimensions are provided as a guide only. Some variation may occur due to manufacturing tolerances. Label flow rates are indicative for the product. Different plumbing systems and flow regulators can produce higher or lower results. Bristan pursues a policy of continuing improvement in design and performance of its products and so reserves the right to change specifications without notice.

Figure 2: Product details for the appliances specified in the development.

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4. BREEAM NC6.1 WAT-01 Calculator Output

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

BREEAM UK
delivered by bre

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:	Fruit and Vegetable Packhouse
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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	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	4			10									
Total number of fittings for water component	4	-	-	10	-	-	-	-	-	-	-	-	-
Averaged water components performance	3.75	0.00	0.00	5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	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'.											

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:	
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
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