Consulting Civil Engineers

Existing Fittings Survey

Rushford, Wheatsheaf Road, Henfield

For

Amanda Goodridge

Rev – **P2**

Reference **C3712**

Date **15th July 2025**

Revision	Date of Issue	Comments	Prepared By	Checked By
P-	27.05.2025	Initial Issue	LT	CS
P1	16.06.2025	Updated to address council comments	LT	CS
P2	15.07.2025	Revised occupancy	LH	CS

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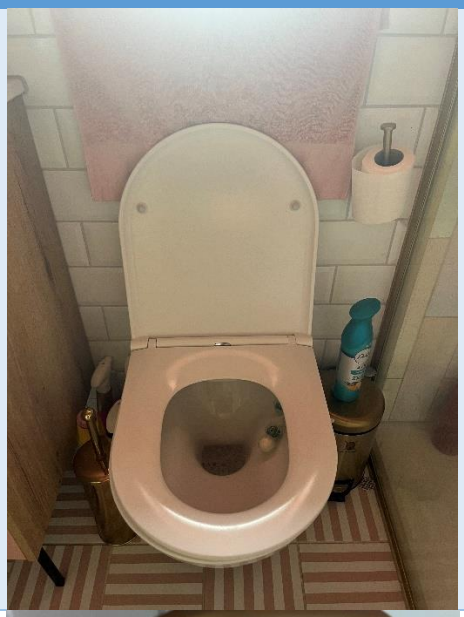
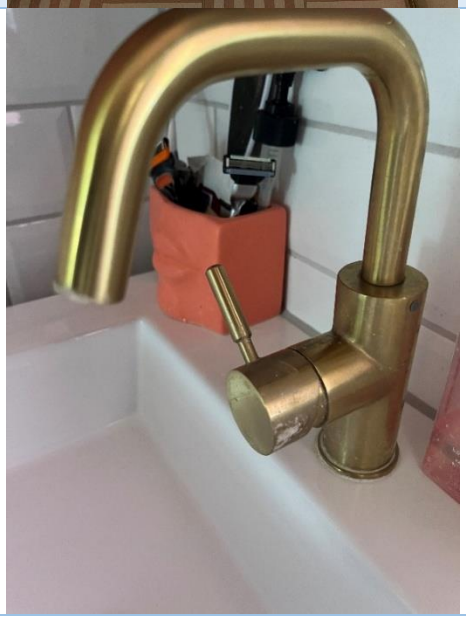
1 Introduction

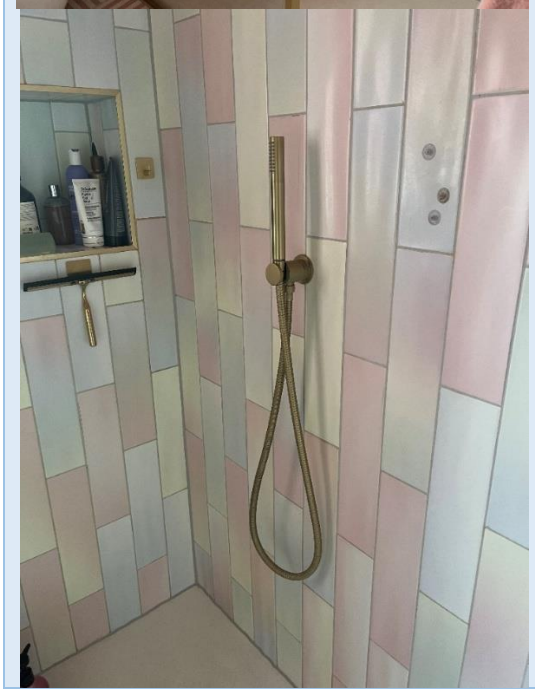
1.1.1 CGS Civils Ltd has been appointed by Amanda Goodridge to undertake an Existing Fittings Survey in support of a Water Neutrality Report (refer to C3712 Water Neutrality Report) for a proposed development at Rushford, Wheatsheaf Road, Henfield. Planning permission is sought for the conversion of the existing 1-bedroom outbuilding located at the rear of the property into a 1-bedroom holiday let air BnB.

1.1.2 The purpose of this report is to provide an overview on the existing fittings present within the existing dwelling present at Rushford, Wheatsheaf Road, Henfield, and to determine the water demand generated by the property.

1.1.3 The water usage calculations within this report have been made using the Water Calculator from Building Regulations G as per the accompanied Water Neutrality Report.

2 Existing dwelling at Rushford, Wheatsheaf Road

Fittings	Type of Fitting	Existing Water usage (l/p/day)
	Toilets	Full flush: 8.76 Part flush: 11.84 Reduced to: Full flush 5.84 Part flush 7.70
	Taps (excluding kitchen)	11.06 Reduced to: 5.53

 	Shower Only	56.00 Reduced to: 28.00

	Kitchen sink taps	13.88 Reduced to: 12.56
PHOTO UNAVAILABLE – FOR THE PURPOSES OF THIS REPORT IT WILL BE ASSUMED THAT THE WASHING MACHINE IS ALREADY WATER EFFICIENT	Washing Machine	11.55
PHOTO UNAVAILABLE – FOR THE PURPOSES OF THIS REPORT IT WILL BE ASSUMED THAT THE DISHWASHER IS ALREADY WATER EFFICIENT	Dishwasher	2.41
	Total water demand of the existing dwelling (l/p/day) with normalisation factor and 5 l/p/day added for outdoor use (refer to appendix A):	110.11
	Total water demand, with 2.47 occupants:	271.9
	Total water demand of the existing dwelling with proposed fittings (l/p/day) with normalisation factor (refer to appendix B):	71.96
	Total propsed water demand, with 2.47 occupants	177.7
	Total savings:	94.2

3 Conclusion

3.1.1 As outlined above, the water demand generated by the main house is calculated to be **271.9 l/day**. By following the proposed changes to the toilets, taps and showers, it is possible to reduce the water demand down to **177.7 l/day**, which is a reduction of **94.2 l/day**. As this exceeds the proposed holiday lets' water demand of **83.64 l/day,** the proposals can be considered water neutral.

4 Appendices

4.1 Appendix A:

Table 1 – Water Calculator from Building Regulations Part G – Information input from the existing house

The Water Calculator for New Dwellings with Water efficient measures					
Installation Type	Unit of measure	Volume/ flow rate	Use factor	Fixed use	Litres/person/day
WC (Single Use)	Flush volume (l)	0	4.42	0	0
WC (Dual Flush)	Full Flush Vol.	6	1.46	0	8.76
	Part Flush vol.	4	2.96	0	11.84
WC (Multiple Fittings)	Average effective flush volume (l)	0	4.42	0	0
Taps (excl. Kitchen)	Flow rate (l/min)	6	1.58	1.58	11.06
Bath (shower also present)	Capacity to overflow (l)	0	0.11	0	0
Shower (bath also present)	Flow rate (l/min)	0	4.37	0	0
Bath only	Capacity to overflow (l)	0	0.5	0	0
Shower only	Flow rate (l/min)	10	5.6	0	56.00
Kitchen sink taps	Flow rate (l/min)	8	0.44	10.36	13.88
Washing Machine	Litres/kg dry load	5.5	2.1	0	11.55
Dishwasher	litres/place setting	0.67	3.6	0	2.41
Waste disposal unit	litres/use	0	3.08	0	0
Water softener	litres/person/day	0	1	0	0
		Total Calculated use (l/p/d)			115.50
		Contribution from greywater (l/p/d)			0
		Contribution from rainwater (l/p/d)			0
		Normalisation factor			0.91
		External water use			5
		Total water consumption (36(1)) (l/p/d)			110.11

4.2 Appendix B:

Table 2 – Water Calculator from Building Regulations Part G – Information input from the existing house with proposed fittings.

The Water Calculator for New Dwellings with Water efficient measures					
Installation Type	Unit of measure	Volume/ flow rate	Use factor	Fixed use	Litres/person/day
WC (Single Use)	Flush volume (l)	0	4.42	0	0
WC (Dual Flush)	Full Flush Vol.	4	1.46	0	5.84
	Part Flush vol.	2.6	2.96	0	7.70
WC (Multiple Fittings)	Average effective flush volume (l)	0	4.42	0	0
Taps (excl. Kitchen)	Flow rate (l/min)	2.5	1.58	1.58	5.53
Bath (shower also present)	Capacity to overflow (l)	0	0.11	0	0
Shower (bath also present)	Flow rate (l/min)	0	4.37	0	0
Bath only	Capacity to overflow (l)	0	0.5	0	0
Shower only	Flow rate (l/min)	5	5.6	0	28.00
Kitchen sink taps	Flow rate (l/min)	5	0.44	10.36	12.56
Washing Machine	Litres/kg dry load	5.5	2.1	0	11.55
Dishwasher	litres/place setting	0.67	3.6	0	2.41
Waste disposal unit	litres/use	0	3.08	0	0
Water softener	litres/person/day	0	1	0	0
		Total Calculated use (l/p/d)			73.59
		Contribution from greywater (l/p/d)			0
		Contribution from rainwater (l/p/d)			0
		Normalisation factor			0.91
		External water use			5
		Total water consumption (36(1)) (l/p/d)			71.96