# Water Neutrality Statement

## Change of Use from Pet Grooming Salon to Flexible Use Class E

Unit 4, Dems House, Old Mill Drive, Storrington, Pulborough, RH20 4QD

Mr S. Davidson

April 2024

V2 June 2024

**C**ritchley **A**rchitecture **A**nd **D**esign (CAAD) Ltd,
The Old Bakery,
34 North Street,
Havant, PO9 1PT

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## 1.0 Generally

1.1 This Water Neutrality Statement forms part of Full Application to Horsham District Council for a Change of Use from a pet grooming salon to flexible use Class E at Unit 4, Dems House, Old Mill Drive, Storrington, Pulborough, RH20 4QD.

1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.

1.3 Reference should be made to the planning submission drawings for details of the proposals, re:

| | | |
|---|---|---|
| 23074 - | 111 | Location and Block Plan |
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## 2.0 Site Context

2.1 Storrington is a large village in the Horsham District of West Sussex, England, and one of two in the civil parish of Storrington and Sullington. Storrington lies at the foot of the north side of the South Downs.

2.2 The principal streets of the town are the east-south-east to west-north-west High Street and its continuation of West Street. There are some shops and St Mary's church on the northeast to south-west Church Street. The three streets meet at the centre of the historic town.

2.3 Old Mill Drive runs north to south from Mill Lane to High Street. Dems House is situated to the east of Old Mill Drive and can also be accessed via Mill Parade; it is part of a small retail complex.

2.4 Retail in the Old Mill Drive area developed post WWII in the early 1950s. Dems House is a slightly later 1980's addition to the square and is a two storey brick and rendered building with a mansard roof.

2.5 Dems House is comprised of four marketed retail units.

2.6 Pre-application advice was sought from Horsham District Council under PE/24/0036. The case officer was most helpful in including details of previous application DC/19/0388, which stipulated that any future change of use must be agreed in writing with the Local Authority. That being said, the case officer went on to recommend that:

*A planning application would not necessarily need to specify a particular use of the premises, and it would be perfectly possible to submit an application seeking an open-ended Class E use, this would then allow the premises to be used by any type of business that falls within this use Class, thus providing flexibility as to the eventual tenant.*

As there is no prospective tenant at this time this is the option that the applicant wishes to pursue.

## 3.0 Baseline Calculations and Estimated Demand

3.1 The site is currently vacant and has been since 24th March 2023.

3.2 The previous occupier was a The Dog Stylist, who used the unit as a dog grooming parlour. Consequently there are sinks in three of the rooms and a large shower in the fourth. The unit also has a single W.C. and small kitchen.

3.3 The Dog Stylist typically had two members of staff working on any given day and saw around four to six clients. A sample water bill from the period 19 October 2023 – 23 December 2023 is included in Appendix A.

3.4 Part G of the Building Regulations states the following:

*Regulation 5 of the Building Regulations specifies the following circumstances as material changes of use:*

- *a building is used as a dwelling where previously it was not.*
- *a building contains a flat where previously it did not.*
- *a building is used as an hotel or boarding house where previously it was not.*
- *a building is used as an institution where previously it was not.*
- *a building is used as a public building where previously it was not.*
- *a building no longer comes within the exemptions in Schedule 2 to the Building Regulations where previously it did.*
- *a building which contains at least one dwelling contains a greater or lesser number of dwellings than it did previously.*
- *a building contains a room for residential purposes where previously it did not.*
- *a building which contains at least one room for residential purposes contains a greater or lesser number of such rooms than it did previously.*
- *a building is used as a shop where previously it was not.*

*Parts G1, G3(1) to (3) and G4 to G6 will apply to all the material changes of use mentioned above. This means that whenever such changes occur the building must be brought up to the standards required by Parts G1 and G3 to G6.*
*Parts G2, G3(4) and regulation 36 will apply only to material changes of use where a building is used as a dwelling where previously it was not and where a building contains a flat where previously it did not.*

As none of the above circumstances would be applicable to a Class E use, the proposed Change of Use will not be subject to Part G.

3.5 The following Baseline figures are taken from the BREEAM WAT01 Guidance (see Appendix B):

| | |
|---|---|
| 1 x W.C. | 6 litres (effective flush volume) |
| 4 x Wash-hand basin taps | 10 litres/minute |
| 1 x Kitchen tap (kitchenette) | 10 litres/minute |
| 1 x Shower | 12 litres/minute |

3.6 There is no defined proposed use, other than that covered generally by Class E.

3.7 It is likely that three of the hand basins and the shower will be removed prior to the occupation of a new tenant, as these were specific to the dog grooming usage.

3.8 Dog Grooming Parlours are not covered by the standard BREEAM calculation. However, the provided water bill indicates a volumetric water charge for 13 m3, or 13,000 L, used over a 66 day period. The Dog Stylist opened 5 days a week (see hours of opening in Appendix C) and was therefore operating for 47 days during the charge period.

| | |
|---|---|
| **Total** | **13,000 / 47 = 276.59 L/day** |

3.9 The average consumption for office type buildings is as follows (for full example see Appendix D):

| | |
|---|---|
| 1 x W.C. | 12 L/person/day |
| 1 x Wash-hand basin taps (small) | 6.77 L/person/day |
| + Fixed Use allowance | 1.58 L/person/day |
| 1 x Kitchen tap (kitchenette) | 4.54 L/person/day |
| **TOTAL** | **24.89 L/person/day** |

3.9 The OFFPAT Employment Density Guide (3rd Edition, 2015) contains information relating to the average floorspace (in m²) per full-time equivalent (FTE) member of

staff. It is used as a measure of intensity of building use and an indicator of how much space each person occupies within the workplace.

3.12 The proposed office opening hours are expected to be 9am to 5pm. Whilst it is not possible to give the exact number of staff without a tenant, a reasonable density for a general office use, based on the OFFPAT Guide, is 12 sqm.

3.13 The unit has a Net Internal Floor Area of 72m2, therefore:

| | | |
|---|---|---|
| **Proposed Use:** | **72 / 12** | **= 6** |
| | **6 x 24.89** | **= 149.3 L/day** |

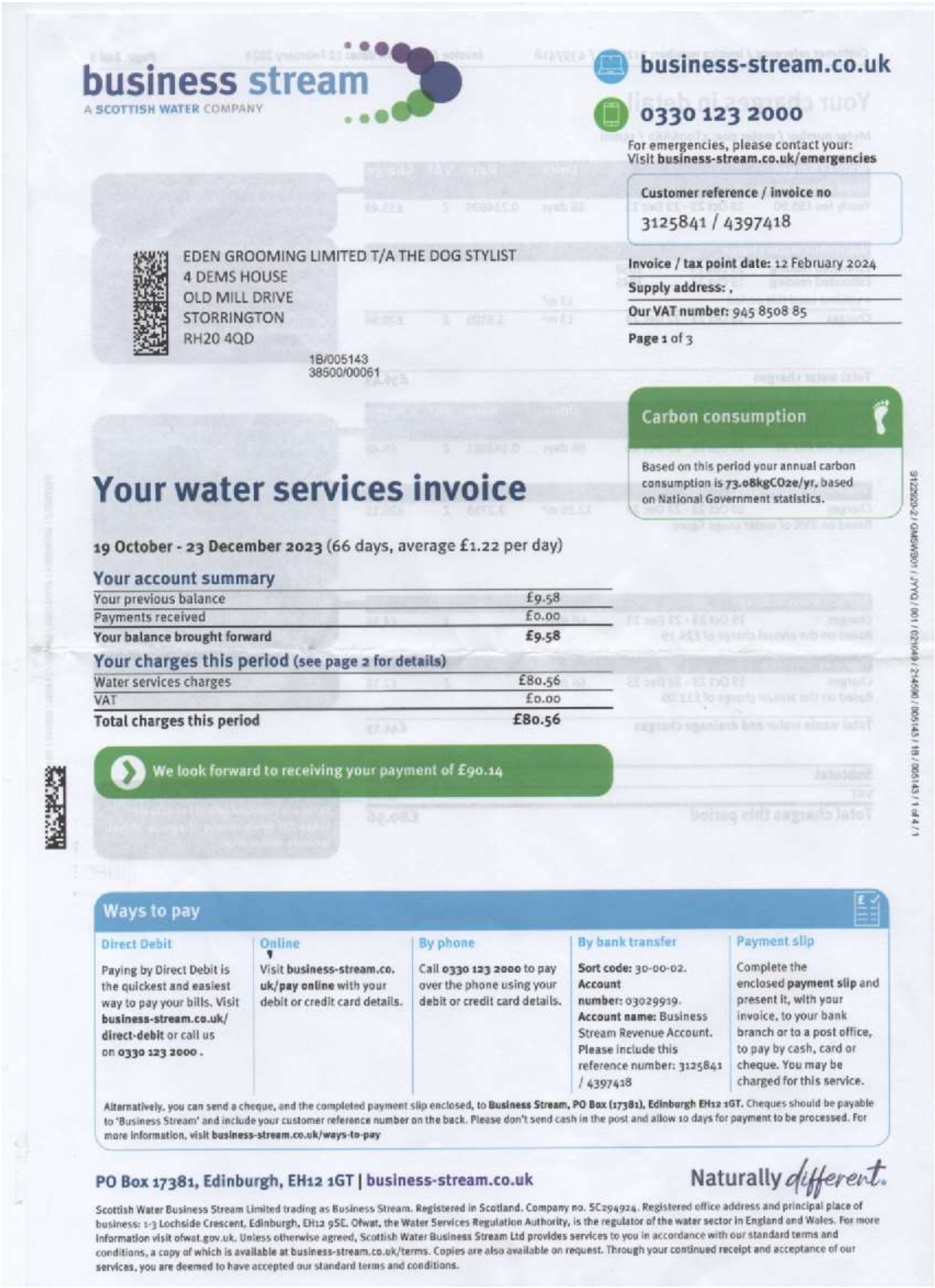
## 4.0 Mitigation Measures

4.1 Any future replacement sanitaryware to have low-flow faucets and flush valves.

## 5.0 Summary

5.1 A number of sanitary features will be removed as part of the change of use and, combined with the water intensive nature of the previous use, the proposals are likely to use significantly less water. The proposals are therefore not only water neutral but likely to have a positive impact on water usage at the property.

**Appendix A**



business stream
A SCOTTISH WATER COMPANY

business-stream.co.uk
0330 123 2000
For emergencies, please contact your:
Visit business-stream.co.uk/emergencies

Customer reference / invoice no
3125841 / 4397418

EDEN GROOMING LIMITED T/A THE DOG STYLIST
4 DEMS HOUSE
OLD MILL DRIVE
STORRINGTON
RH20 4QD

1B/005143
38500/00061

Invoice / tax point date: 12 February 2024
Supply address: ,
Our VAT number: 945 8508 85
Page 1 of 3

Carbon consumption

Based on this period your annual carbon consumption is 73.08kgCO2e/yr, based on National Government statistics.

# Your water services invoice

19 October - 23 December 2023 (66 days, average £1.22 per day)

## Your account summary

| | |
|---|---|
| Your previous balance | £9.58 |
| Payments received | £0.00 |
| **Your balance brought forward** | **£9.58** |

## Your charges this period (see page 2 for details)

| | |
|---|---|
| Water services charges | £80.56 |
| VAT | £0.00 |
| **Total charges this period** | **£80.56** |

We look forward to receiving your payment of £90.14

## Ways to pay

**Direct Debit**
Paying by Direct Debit is the quickest and easiest way to pay your bills. Visit **business-stream.co.uk/direct-debit** or call us on **0330 123 2000** .

**Online**
Visit **business-stream.co.uk/pay online** with your debit or credit card details.

**By phone**
Call **0330 123 2000** to pay over the phone using your debit or credit card details.

**By bank transfer**
**Sort code:** 30-00-02.
**Account number:** 03029919.
**Account name:** Business Stream Revenue Account.
Please include this reference number: 3125841 / 4397418

**Payment slip**
Complete the enclosed **payment slip** and present it, with your invoice, to your bank branch or to a post office, to pay by cash, card or cheque. You may be charged for this service.

Alternatively, you can send a cheque, and the completed payment slip enclosed, to **Business Stream, PO Box (17381), Edinburgh EH12 1GT.** Cheques should be payable to 'Business Stream' and include your customer reference number on the back. Please don't send cash in the post and allow 10 days for payment to be processed. For more information, visit **business-stream.co.uk/ways-to-pay**

PO Box 17381, Edinburgh, EH12 1GT | business-stream.co.uk

Naturally different.

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# Your charges in detail

**Meter number / meter size:** 4T006862 / 15mm

| Water charges | | | Units | Rate | VAT | Charge |
|---|---|---|---|---|---|---|
| **Fixed water charge** | | | | | | |
| Yearly fee £85.90 | 19 Oct 23 - 23 Dec 23 | | 66 days | 0.234699 | Z | £15.49 |
| **Volumetric water charge** | | | | | | |
| Estimated reading | 23 Dec 23 | 2058 | | | | |
| Estimated reading | 19 Oct 23 | 2045 | | | | |
| = volume used this period | | | 13 m³ | | | |
| Charges | 19 Oct 23 - 22 Dec 23 | | 13 m³ | 1.6105 | Z | £20.94 |
| **Total water charges** | | | | | | **£36.43** |

This is a fee for the upkeep of external pipes and pumps that supply water to your premises.

This is a charge for the amount of water you've used, as recorded by your water meter. The rate you are charged can vary based on your location and your water consumption. Find out more at **business-stream.co.uk/yorkshire/useful-info**

| Waste water & drainage charges | | Units | Rate | VAT | Charge |
|---|---|---|---|---|---|
| **Fixed waste water charge** | | | | | |
| Yearly fee £52.58 | 19 Oct 23 - 23 Dec 23 | 66 days | 0.143661 | Z | £9.48 |
| **Volumetric waste water charge** | | | | | |
| Charges | 19 Oct 23 - 22 Dec 23 | 12.35 m³ | 2.2758 | Z | £28.11 |
| Based on 95% of water usage figure | | | | | |
| **Surface water drainage** | | | | | |
| Charges | 19 Oct 23 - 23 Dec 23 | 66 days | | Z | £4.36 |
| Based on the annual charge of £24.19 | | | | | |
| **Highway drainage** | | | | | |
| Charges | 19 Oct 23 - 23 Dec 23 | 66 days | | Z | £2.18 |
| Based on the annual charge of £12.09 | | | | | |
| **Total waste water and drainage charges** | | | | | **£44.13** |

This is a fee for the upkeep of external pipes and pumps that remove waste water from your premises.

This is the amount of water that we estimate goes down your drain based on a proportion of the water consumption recorded by your water meter. In general, waste water is charged between 90% and 100% of your recorded water use.

This is a fee for the cost of collecting rain water which goes in to the public sewerage system from your premises.

This is a fee for the upkeep of the public roads drainage system and road flooding prevention.

| | |
|---|---|
| **Subtotal** | **£80.56** |
| VAT | £0.00 |
| **Total charges this period** | **£80.56** |

Most of our services are zero-rated (Z) but some are standard rate (S) or outside scope (O). See business-stream.co.uk/vat for more information.

# Wat01

# Water consumption

## Objective:

"To reduce the consumption of potable water for sanitary use in new buildings through the use of water efficient components and water recycling systems."

## Content:

This guidance document sets out a simple method to achieve the desired number of credits for the Wat01 issue. There are two methods to achieve credits in BREEAM 2018, through the standard Wat01 method or the alternative Wat01 method. This guidance is based on the standard Wat01 method but uses the alternative figures as a guide.

## Actions:

i. Design your sanitaryware specification to comply with the figures set out in section ii.
ii. Your BREEAM assessor will enter the data into the Wat01 calculator and should provide feedback on the overall score and changes to components which will allow the desired number of credits to be achieved.
iii. Ensure the fit-out is compliant with the design figures and adaptations (i.e. flow restrictors) are used and documented, where necessary.

## i. How credits are awarded

Under the standard method, credits are awarded where the design achieves a given improvement over the 'baseline' water consumption, as assessed by the BREEAM Wat01 calculator. The credits are as follows:

| Number of credits | % improvement required over baseline |
|---|---|
| 1 | 12.5 |
| 2 | 25 |
| 3 | 40 |
| 4 | 50 |
| 5 | 55 |
| 5 + 1 exemplary performance credit | 65 |
| For some building types an alternative approach to compliance must be used to award credits (for further information please refer to the Wat01 issue methodology and the BREEAM Wat01 calculator). | |

Note: This document is intended as guidance only. Consult your BREEAM AP or Assessor to ensure compliance is achieved.

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The use of rainwater or greywater harvesting systems allows the potable water offset to be considered with the Wat01 calculation (which is based on a final water use value in L/person/day).

Greywater systems must be installed in compliance with BS 8525-1:2010 Greywater systems - Part 1 Code of Practice, and Rainwater systems in compliance with BS EN 16941-1:2018. (*NOTE: Wat02 - Water monitoring: Criterion 6, must also be achieved for post occupancy stage certification*).

Additionally, the following building specific criteria are applicable:

### Healthcare

If applicable, the flushing control for each WC or urinal must be suitable for operation by patients with frail or infirm hands or activated by electronic sensors.

### Prisons

Sanitary components specified within a prison cell have a volume controller specified on the individual fittings or water supply to each cell.

## ii. Component specification

The following table should be used as a guide on which to base the specification of each component. The desired specification should be checked against the Wat01 calculator to ensure compliance, prior to the final specification of sanitaryware components. The table indicates the number of credits that are likely to be achieved, without the use of rainwater or greywater harvesting. Where rainwater or greywater harvesting is planned to be used, consult your BREEAM AP or assessor for guidance.

| Component | Baseline | 1 credit | 2 credits | 3 credits | 4 credits | 5 credits | Unit |
|---|---|---|---|---|---|---|---|
| WC | 6 | 4.5 | 4 | 3.75 | 3.5 | 3 | Effective flush volume (litres) |
| 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) | 7.5 | 6 | 3 | 1.50 | 0.75 | 0 | Litres/bowl/hour |
| Urinal (1 urinal only) | 10 | 8 | 4 | 2 | 1 | 0 | Litres/bowl/hour |
| Greywater and rainwater system | 0 | 0 | 0 | 25 | 50 | 75 | % of WC or urinal flushing demand met using recycled non-potable water |
| Kitchen tap: kitchenette | 10 | 8 | 7 | 6 | 5 | 5 | Litres/min |
| Kitchen taps: restaurant (pre-rinse nozzles only) | 10.30 | 9 | 8.30 | 7.30 | 6.30 | 6 | Litres/min |



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| Component | Baseline | 1 credit | 2 credits | 3 credits | 4 credits | 5 credits | Unit |
|---|---|---|---|---|---|---|---|
| Domestic sized dishwashers | 17 | 13 | 13 | 12 | 11 | 10 | Litres/cycle |
| Domestic sized washing machines | 90 | 60 | 50 | 40 | 35 | 30 | Litres/use |
| Waste disposal unit | 17 | 17 | 0 | 0 | 0 | 0 | Litres/min |
| Commercial sized dishwashers | 8 | 7 | 6 | 5 | 4 | 3 | Litres/rack |
| Commercial or industrial sized washing machines | 14 | 12 | 10 | 7.50 | 5 | 4.50 | Litres/kg |

Note: This document is intended as guidance only. Consult your BREEAM AP or Assessor to ensure compliance is achieved.

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# The Dog Stylist (Previously Eden dog grooming)

4.3 ★★★★½ 22 Google reviews

Pet groomer in Storrington, England

Directions Save Call

**Address:** 4, Dems House, Old Mill Dr, Storrington, Pulborough RH20 4QD

| **Hours:** | | |
|---|---|---|
| | **Friday** | **8 am–5 pm** |
| | Saturday | 9 am–2 pm |
| | Sunday | Closed |
| | Monday | 8 am–5 pm |
| | Tuesday | 8 am–5 pm |
| | Wednesday | Closed |
| | Thursday | 8 am–5 pm |

Suggest new hours

**Phone:** 07783 467019

# BREEAM 2016 International Wat 01 Water consumption calculator - User instructions

**Important information**

This version of the BREEAM International 2016 Wat 01 calculator can be used for the following building types:

1) Offices
2) Retail
3) Industrial
4) Education
5) Other building types

Assessors may use the 'Other building type calculator' for the assessment of Residential buildings, Residential institutions - Long term stay and Hotels and Residential institutions - Shorte term stay,selecting the relevant option from the drop-down list.

For Bespoke projects, please, see the criteria appendix for details of which building type to use for the assessment of this issue.

The BREEAM International 2016 Wat 01 calculator tool is compatible with Microsoft Excel versions 2007, 2010 and 2013.

**User instructions**

There are two ways to calculate performance using the BREEAM International 2016 Wat 01 calculator:

1) The standard Wat 01 method
2) The alternative Wat 01 method

The standard BREEAM water efficiency method determines water efficiency (measured in l/person/day and m3/person/yr) for a building based on the building's actual component specification and default usage patterns for the building type and its activity areas. This output is compared with the same output for a baseline component specification and the percentage improvement used to determine the number of BREEAM credits achieved.

The standard approach is the default method for calculating water efficiency of a BREEAM assessed building and is that used for most of the common building types, where usage data is available, including:

1) Offices
2) Retail
3) Industrial
4) Education

Where it is not possible to use the standard approach to determine the buildings water consumption total, and therefore a percentage improvement on the baseline specification, the assessment can be completed using the alternative method. The alternative method is used for any Other building type not listed above under the standard method.

# BREEAM 2016 International Wat 01 Water consumption calculator - Office buildings

BREEAM®

## Building details

Key

| | |
|---|---|
| Building name | 3 Dems Place |
| BRE Assessment Reference No. | N/A |
| Precipitation zone: | Precipitation zone 1 |

| Building type | Description of building type | Default occupancy | Default annual days/operation | Default daily hours of operation |
|---|---|---|---|---|
| Office | Offices and workshop business (including those with a basic (category 1) laboratory area) | 7.6035 | 253 | 10 |

| Main building activity areas | Description of activity area | Activity area present in building? | Net Floor Area ($m^2$) |
|---|---|---|---|
| Office - Office areas | Cellular or open plan office space, including staff kitchen where present/adjacent and reception areas. Exlcude meeting rooms, visitor waiting or circulation areas. | Yes | |
| Office - Small workshop / laboratory space | Small scale workshop or category 1 laboratory area | No | |
| Office - Staff canteen dining area | Seated dining areas that accompany a permanently staffed kitchen preparing food for consumption on the premises (excludes small un-staffed kitchen's used by office staff to re-heat food, make tea etc.) | No | |
| Office - Fitness suite/gym (with changing facility and showers) | A fitness suite or gym that is part of the office building/development and used by the building's employees only. The gym will have its own changing facility with showers. | No | |

Note: the activity are
to represent the perm
present, as the areas

Note: Only select this
kitchen/servery areas

## Water Consumption - Building Microcomponent

| WC component - all activity areas | units | Specification | Usage/person/day | Usage factor | Consumption (L/person/day) |
|---|---|---|---|---|---|
| WC - male (urinals installed) | Effective flush volume (Litres) | | 1.00 | 1.00 | 0.00 |
| WC - female | Effective flush volume (Litres) | 6.00 | 4.00 | 1.00 | 12.00 |

Note: Where the WC
litres against both ma
of male to female use

| Urinal component - all activity areas | units | Specification | No. of cisterns | Flushing frequency (flushes/hour) | Consumption (L/person/day) |
|---|---|---|---|---|---|
| Automatically operated flushing cistern | Cistern capacity (Litres) | | | | 0.00 |
| | No. of urinal bowls | | | | |

| | units | Specification | Usage/person/day | Usage factor | Consumption (L/person/day) |
|---|---|---|---|---|---|
| Manual/automatic operated pressure flushing valve (all activity areas) | Flush volume (litres) | | 3.00 | 1.00 | 0.00 |
| | No. of urinal bowls | | | | |

Note: This consumptic
in the building, this co

| | units | Specification | Usage/person/day | Usage factor | Consumption (L/person/day) | |
|---|---|---|---|---|---|---|
| > Waterless urinals (all activity areas) | Flush volume (litres) | Please select | 3.00 | 1.00 | 0.00 | Note: Please select the |
| | No. of urinal bowls | | | | | |

| | units | Specification | Usage/person/day | Usage factor | Consumption (L/person/day) |
|---|---|---|---|---|---|
| Taps components (personal hygiene) - all activity areas | | | | | |
| Wash hand basin taps | Flow rate (litres/min) | 10.00 | 4.00 | 0.25 | 6.77 |
| Shower use | Flow rate (litres/min) | | 0.030 | 5.60 | 0.00 |
| Fixed use - vessel filling | Litres/person/day | - | - | - | 1.58 |
| Tap components (cleaning) - staff kitchenette | | | | | |
| Kitchen taps - kitchenette | Flow rate (litres/min) | 10.00 | 1.00 | 0.67 | 4.54 |
| Dishwasher | Litres/cycle | | 0.04 | 1.00 | 0.00 |
| Tap components (cleaning and food preparation) - staff canteen food preparation area | | | | | |
| Kitchen taps - pre-rinse nozzle | Flow rate (litres/min) | | - | 60.00 | 0.00 |
| Dishwasher | Litres/rack | | - | 0.217 | 0.00 |
| Waste disposal unit | Flow rate (litres/min) | | - | 30.00 | 0.00 |
| Fixed use - food preparation | Litres/person/day | - | - | - | 0.00 |
| Fixed use - kitchen cleaning | Litres/person/day | - | - | - | 0.00 |

| | Microcomponent Consumption (L/person/day) | |
|---|---|---|
| Total | 24.89 | Note: This total includ a more accurate reflec improvement and the specification e.g. WC f |

## Non Potable Water Yield - Greywater System

| Has, or will, the greywater system be specified and installed? | No |
|---|---|

| Greywater source (building components) | | Greywater Collected | Proportion of components collected from (%) | Greywater yield (L/person/day) |
|---|---|---|---|---|
| Wash hand basin taps | | | | 0.00 |
| Showers | | | | 0.00 |
| Kitchen taps - kitchenette | | | | 0.00 |
| Dishwasher - staff kitchenette | | | | 0.00 |
| Kitchen taps - pre-rinse nozzle | | | | 0.00 |
| Dishwasher - food preparation area | | | | 0.00 |
| Greywater source (other components) | Typical greywater yield (litres) | Frequency of yield (days) | Greywater yield (litres/day) | Greywater yield (L/person/day) |
| Other source of greywater | | | | 0.00 |

| | Greywater yield (L/person/day) |
|---|---|
| Total | 0.00 |

## Non Potable Water Yield - Rainwater System

| Has, or will, the rainwater system be specified and installed? | No |
|---|---|

| How has the storage capacity for the proposed system been calculated? | Please select |
|---|---|

*Rainwater yield if intermediate:*

| Collection area (m2) | Rainfall (average mm/yr) | Hydraulic filter efficiency (%) | Yield co-efficient (%) | Annual rainwater yield (Litres) | Rainwater yield (L/person/day) |
|---|---|---|---|---|---|
| | | | | 0 | 0.00 |

*Rainwater yield if detailed:*

| Daily rainfall collection (litres) | Rainwater yield (L/person/day) |
|---|---|
| | 0.00 |

## Non Potable Water Demand - Building Components

| | Greywater and/or rainwater yield (L/person/day) |
|---|---|
| Total | 0.00 |

| Component | Greywater and/or rainwater utilised for component | Proportion of components using greywater and/or rainwater yield (%) | Maximum permissible demand (L/person/day) |
|---|---|---|---|
| WC flushing | | | 0.00 |
| Urinal flushing | | | 0.00 |
| | | Demand met by yield (L/person/day) | |
| | | Total | 0.00 |

*Other permissible components*

| Are there other permissible components present which demand greywater and/or rainwater yield? | Please select |
|---|---|
| | Maximum permissible demand (L/day) |
| | 0 |
| Proportion of maximum permissible demand utilised by other permissible components (%) | |
| | Demand met by yield (L/person/day) |
| Total | 0.00 |

| | Greywater and/or rainwater demand met by yield (L/person/day) |
|---|---|
| Total | 0.00 |

## Water Consumption Calculation Results

| | Litres/person/day | $m^3$/person/yr |
|---|---|---|
| Water consumption - modelled baseline performance benchmark (excludes fixed uses) | **Requires building information** | **Requires building information** |

| | | |
|---|---|---|
| Microcomponent Water consumption - modelled performance (excludes fixed uses) | **23.31** | **5.90** |
| Modelled water demand met via greywater and rainwater sources | **0.00** | **0.00** |
| If greywater/rainwater systems specified has the minimum % efficiency improvement for component specifications been met | **System not specified** | |
| Net modelled water consumption (excludes fixed uses) | **23.31** | **5.90** |
| Percentage improvement | **Requires building information** | |
| Total Wat 01 BREEAM credits achieved | **5 credits** | |
| Total Wat 01 BREEAM Innovation credits achieved | **Requires building information** | |
| Key Performance Indicator - use of freshwater resource (includes fixed uses) | **24.89** | **6.30** |