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BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

SITE:

ST. JOHNS ROMAN CATHOLIC
PRIMARY SCHOOL,
BLACKBRIDGE LANE,
HORSHAM, WEST SUSSEX.
RH12 1RR

PROJECT:

REPLACEMENT OF MODULAR
CLASSROOM

DOCUMENT REF:

2743/25/WNS

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WATER NEUTRALITY STATEMENT



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1.0 INTRODUCTION

- 1.1 This Water Neutrality Statement has been prepared in support of a planning application for the replacement of an existing modular building at St. Johns Catholic Primary School.
- 1.2 The proposal comprises the removal of an existing modular classroom building and its replacement with a new modular building of the same footprint, scale and educational use.
- 1.3 The development does not increase pupil numbers, staffing levels, floor area, or the operational capacity of the school.

2.0 EXISTING & PROPOSED USE

- 2.1 The site is an existing operational educational facility. The proposed development is a like-for-like replacement of an existing temporary/modular structure with a modern modular building to improve building condition, energy efficiency and functionality.
- 2.2 The proposal will:
- retain the same educational use;
 - maintain the same occupancy levels;
 - maintain the same gross internal floor area (or substantially similar floor area);
- 2.3 As such, the proposal is not expected to result in any material increase in potable water demand over the existing baseline situation.

3.0 WATER CONSUMPTION AND NEUTRALITY

- 3.1 The existing modular building is already connected to the mains water supply and currently contributes to the school's established water consumption profile.
- 3.2 The replacement building will operate within the existing school population and staffing levels and therefore will not generate additional daily water demand despite the proposed layout of the building having 1no additional toilet and 2no additional sinks.
- 3.3 Furthermore, the proposed building will incorporate modern water-efficient fixtures and fittings which are expected to reduce water consumption relative to the existing building.
- 3.4 Water efficiency measures are anticipated to include:
- dual flush WCs;
 - low-flow taps;
 - push-button or sensor-controlled fittings where appropriate;
 - efficient plumbing systems and fittings compliant with current Building Regulations.
- 3.5 Accordingly, the proposal is considered to achieve water neutrality through:
1. replacement of an existing building with no uplift in occupancy or use; and
 2. incorporation of improved water-efficient infrastructure likely to reduce overall consumption compared with the existing arrangement.

4.0 CONCLUSION

- 4.1 The proposed development represents a like-for-like replacement modular building within an existing school campus. The proposal would not increase pupil numbers, staffing, floor area usage intensity, or operational water demand.
- 4.2 Given the absence of any material increase in water consumption, together with the inclusion of modern water-efficient fittings, the development is considered compliant with water neutrality objectives and is not anticipated to have any adverse effect on local water resources.