

APP/24/00157

Proposed First Floor Extension to Create Three Additional Bedrooms

Oak View Residential Care Home, 47-49 Beech Road, Hayling Island, PO11 0JB

Water Efficiency Statement

March 2024 – revision B

This statement, which has been prepared to support a planning application submitted to Havant Borough Council for the construction of a first-floor extension to form three additional en-suite bedrooms to Oak View Residential Care Home, aims to justify that the new bedrooms will adopt suitable water efficiency measures.

The water efficiency calculation (detailed in the Governments National Calculation Methodology) is unsuitable for care homes due to the nature of the shared facilities (such as shared bathrooms, laundry rooms, utility rooms, kitchens etc) which are a feature of residential care homes. Havant Borough Council granted planning permission in Jan 2021 for a much larger first floor extension at Oak View Residential Care Home which created 11 new en-suite bedroom and additional associated facilities, and the local planning authority accepted the water efficiency measures based upon a written statement. This statement follows the same principals as the previously approved water efficiency statement.

The existing nursing home provides;

- 30 en-suite bedrooms at ground floor level, together with kitchen facilities, bathrooms, laundry rooms, wc's etc
- 21 en-suite bedrooms at first floor level, together with hair salon, separate bathrooms, etc
- Staff accommodation and WC at second floor level

The proposed first floor extension will create 3 new en-suite bedrooms, resulting in the completed nursing home having 54 en-suite bedrooms.

The existing nursing home is not fully water metered and as such it is not possible to determine the exact water usage of the current home. As it is not possible to calculate the water efficiency within the nursing home, Tina Pickup (Planning Officer at Havant Borough Council) agreed during our previously approved 2021 application that a water efficiency statement, which details the water efficiency measures adopted within the home/proposed extension, would be acceptable.

The basins in the bedroom en-suites will be provided with non-concussive taps which automatically shut off after approximately 10-15 seconds in order to improve water efficiency. Taps will also be provided with aerators to further reduce water consumption to a max 4 litres per minutes. Bathroom taps will have a max flow rate of 4 litres per minute. The proposal is to install shower heads with a flow rate of 8 litres per minute, rather than the standard 15 l.m. WCs will be provided with a dual flush option (full flush being approx. 5 l and half flush being approx. 4 l) to reduce water consumption. No new baths are proposed as part of these proposals. The water efficiency will therefore comply with Table 1 of the Havant Borough Council Position Statement and Mitigation Plan for Nutrient Neutral Development (Jan 2024) (see below) and will ensure the development will use not more than 110 L/P/P/D

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Measure	Rate of flow
WC single flush	4 litres/minute (L/M)
WC dual flush	5/3 L/M
Bathroom taps	4 L/M
Shower	8 L/M
Bath	180 litres

Table 1. Water Efficiency Standard for specialist residential development including elderly care

It is important to understand that en-suites in nursing homes, particularly specialist dementia care nursing homes, are rarely used. The provision of en-suites tends to be a marketing tool aimed at demonstrating the quality of the accommodation rather than a facility which is actually used regularly. The nursing home staff will, generally, assist residents when using the bathroom facilities.

The existing ground floor kitchen will remain. Hot food is supplied to the home daily by Apetito. Crockery is washed up by hand and then placed in a thermal disinfection washer. The disinfection washer re-uses the water from previous wash(es) and is provided with clean water once a day – this re-use of water achieves notable levels of water efficiency.

The existing hair salon previously created within the first floor has a shower head with an aerator to reduce water usage. Staff have been trained to ensure that taps are turned off between washes and hair shampoo applied once, rather than twice.

The existing laundry facility within the home will be maintained but will only wash the residents clothing. An external laundry service will wash bedding, towels etc to achieve a more efficient approach.

Staff will receive regular water efficiency training to ensure that they are aware of the best working practices to minimum water usage and the nursing home will carry out regular reviews of its practices to ensure that the most efficient facilities are in place to limit water usage. Procedures will also be in place to ensure that any leaks are quickly addressed.

In the absence of any suitable calculation methodology for water efficiency in residential care homes, this statement shows that the home has, and will continue to have, suitable measures in place to ensure that water is used efficiently.