



AUGUST 2026

Water Efficiency Statement

Uxbridge College, Park Road, Uxbridge, UB8 1NQ

Iceni Projects Limited on behalf of
Harrow, Richmond and Uxbridge Colleges (HRUC)

August 2026

ICENI PROJECTS LIMITED
ON BEHALF OF
HARROW, RICHMOND AND
UXBRIDGE COLLEGES
(HRUC)

Iceni Projects

Birmingham: The Colmore Building, 20 Colmore Circus Queensway, Birmingham B4 6AT

Edinburgh: 14 – 18 Hill Street, Edinburgh, EH2 3JZ

Glasgow: 201 West George Street, Glasgow, G2 2LW

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Manchester: WeWork, Dalton Place, 29 John Dalton Street, Manchester, M2 6FW

t: 020 3640 8508 | w: iceniprojects.com | e: mail@iceniprojects.com

linkedin: linkedin.com/company/iceni-projects | twitter: [@iceniprojects](https://twitter.com/iceniprojects)

Water Efficiency Statement
UXBRIDGE COLLEGE, PARK ROAD, UXBRIDGE, UB8
1NQ

CONTENTS

1. INTRODUCTION 1

2. PLANNING AND REGULATORY CONTEXT 4

3. WATER EFFICIENCY STATEMENT 10

4. SUMMARY 14

APPENDICES

- A1. PROPOSED SITE PLAN
- A2. GENERAL NOTES

1. INTRODUCTION

- 1.1 Icen Projects Ltd has been commissioned by Harrow, Richmond and Uxbridge Colleges (HRUC; the 'Applicant') to produce a Water Efficiency Statement to accompany the planning application for the Proposed Development at Uxbridge College, Park Road, Uxbridge, UB8 1NQ (the 'Site').

Report Objective

- 1.2 This document details the water efficiency measures to be incorporated as part of the Proposed Development and gives an overview of the design proposals that will ensure the Proposed Development operates in a sustainable manner over the lifespan of the scheme. The Water Efficiency Statement report headlines will provide a framework for the project team to operate consistently within sustainability guidelines set out by the London Borough of Hillingdon.
- 1.3 The report is structured to meet these guidelines as follows:
- Section 2 discusses the planning context and policies which are relevant to water efficiency;
 - Section 3 discusses the Proposed Development's response to the policy drivers for water neutrality; and
 - Section 4 summarises the Proposed Development's design response.

Site and Surroundings

- 1.4 The Site (Appendix A1) is located within the south of the established campus of Uxbridge College, Park Road, Uxbridge. The Site is currently occupied by a single-storey building that is functionally outdated and no longer fit for purpose, failing to meet modern teaching and workshop standards. It also lacks the capacity and infrastructure to meet and support future demand. The wider Uxbridge College campus comprises a mix of buildings of varying age, scale and architectural style, in addition to established internal access routes, servicing arrangements and connections to the surrounding area. The area surrounding the wider campus includes individual residential properties and a three-storey block of flats to the west, a railway line to the south, Park Road to the east, and individual residential properties and areas of open space to the east.
- 1.5 The approximate location of the Site is shown in Figure 1.1 below, whilst the Site Location Plan is provided in Appendix A1.

Figure 1.1 Approximate Site Location

 Approximate Site Boundary



The Proposed Development

- 1.6 The description of the Proposed Development is as follows:

“Demolition of an existing single-storey building and its replacement with a temporary three-storey portakabin building for a period of 5 years.”

- 1.7 The images below show the plans and elevations of the Proposed Development.

Figure 1.2 Proposed Floor Plans

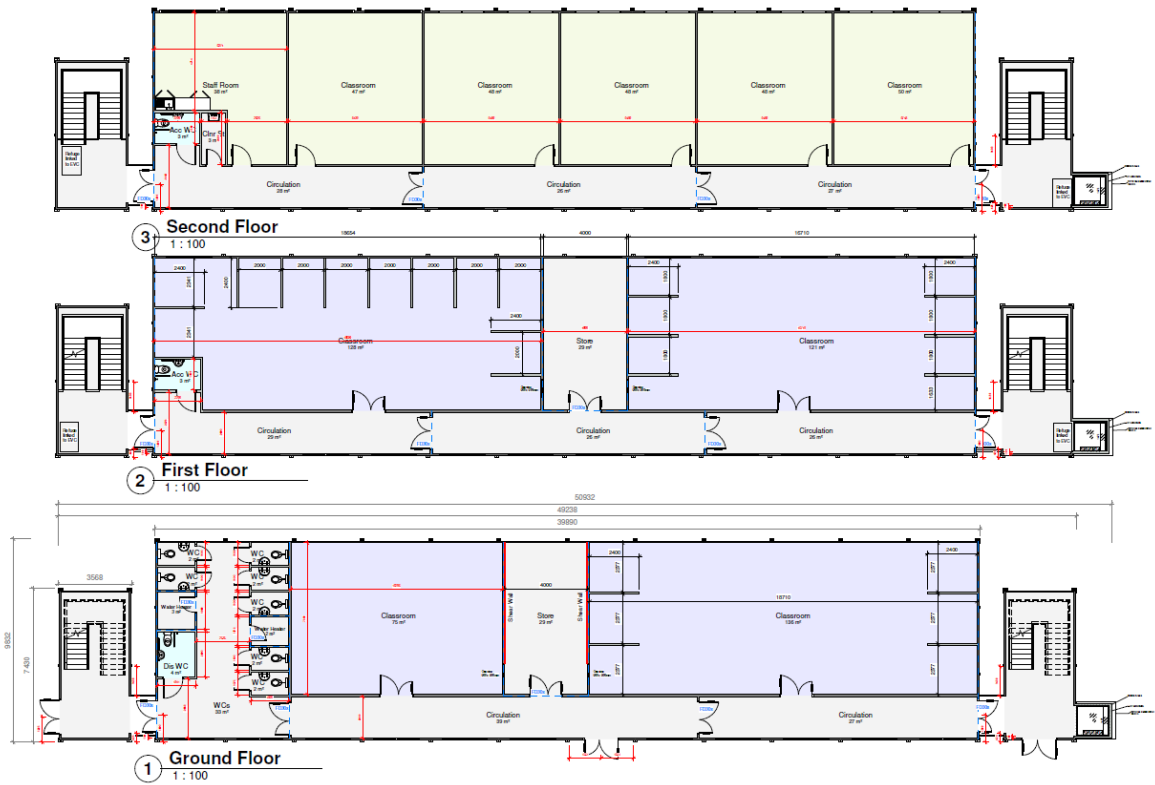


Figure 1.3 Proposed Elevations



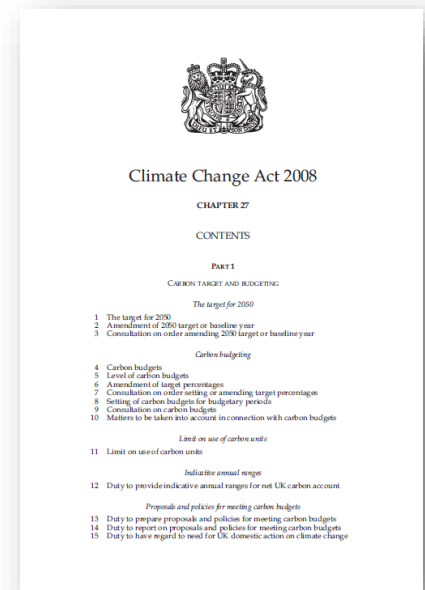
2. PLANNING AND REGULATORY CONTEXT

- 2.1 Built environment sustainability is incorporated within policy and regulation at a national, regional and local level, as set out below.

National

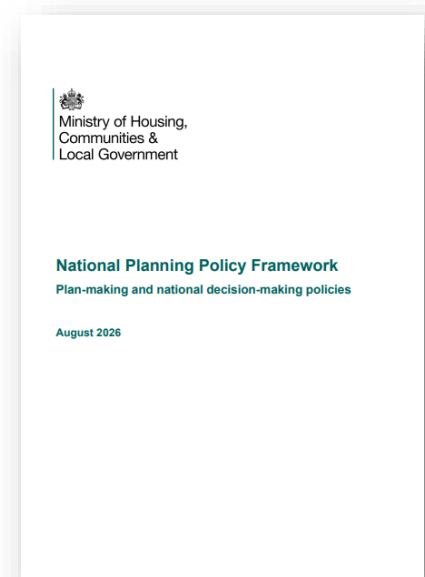
Climate Change Act 2008

- 2.2 On 26th November 2008, the UK Government published the Climate Change Act 2008; the world's first long-term legally binding framework to mitigate against climate change. Within this framework, the Act sets legally binding targets to increase greenhouse gas emission reductions through action in the UK and abroad from the 60% target set out in the Energy White Paper, to 80% by 2050.
- 2.3 As required under Section 34 of the Climate Change Act, the Sixth Annual Carbon Budget was accepted by the Government in April 2021. This sets out a budget for UK emissions for the period 2033 – 2037.
- 2.4 Following a commitment in June 2019, the Climate Change Act has been amended to target net zero carbon emissions by 2050.



National Planning Policy Framework (August 2026)

- 2.5 The Ministry of Housing, Communities & Local Government determines national policies on different aspects of planning and the rules that govern the operation of the system. Accordingly, the National Planning Policy Framework (NPPF), which came into force in March 2012. In August 2026, the most recently revised version of the NPPF was published, setting out a series of plan-making and national decision-making policies.
- 2.6 **Policy S3: Presumption in favour of sustainable development** of the NPPF confirms that decisions on development proposals should apply a presumption in favour of sustainable development. Policies S4 and S5 go on to set out additional requirements depending on whether a proposed



development is located within settlements or outside settlements, respectively.

- 2.7 Paragraph 15 states that the purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 2.8 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the different objectives:
- **An Economic Objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - **A Social Objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and.
 - **An Environmental Objective** – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

Regional

- 2.9 Within Greater London, key sustainable development principles for economic, environmental and social improvement are set out below:

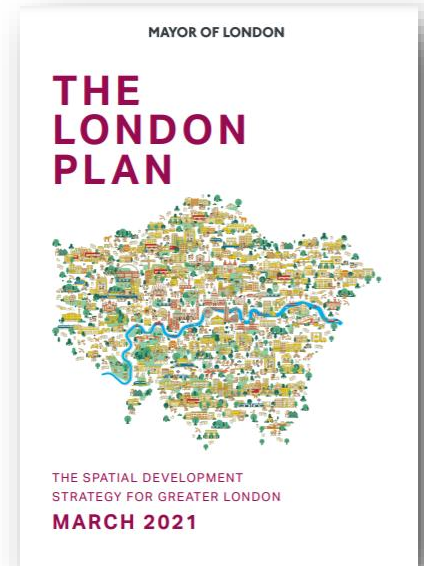
The London Plan (March 2021)

- 2.10 The London Plan is the overall strategic plan for London and includes policies for sustainable development and water efficiency within Chapter 9 (London's response to climate change). Key policies of relevance to the Proposed Development are as follows:

- **Policy SI5 Water Infrastructure.** This states that, in order to minimise the use of mains water, water supplies and resources should be protected and conserved in a sustainable manner.

Development proposals should:

- achieve at least the BREEAM excellent standard for the 'Wat 01' water category or equivalent (commercial development).
- incorporate measures such as smart metering, water saving and recycling measures, including retrofitting, to help to achieve lower water consumption rates and to maximise future-proofing.



Draft London Plan (July 2026)

- 2.11 The draft London Plan, published for consultation in July 2026, sets out a proposed strategy for spatial development in Greater London, including policies that deal with development and use of land. The draft London Plan which, once adopted, will run to 2046/47, sets out requirements for homes, jobs, transport, and other infrastructure, in addition to policies to ensure good quality development. Policies relating to sustainable development and water efficiency are set out within Chapter 2 (Making best use of land and achieving Good Growth). Key policies of relevance to the Proposed Development are as follows:

- **Policy MBUL4 Utilities – capacity, connectivity, and resilience.** This states that development proposals should contribute positively to the strategic sufficiency of utilities in a manner proportionate to the scale and type of development. This means they should:



(1) incorporate appropriate demand management, supply and distribution infrastructure and other measures (to relevant minimum standards where specified) to meet system needs, informed by relevant information and strategies including, where appropriate, engagement with providers or coordinators.

(2) ensure suitable information is made available in a timely manner to support planning for utilities, connections and infrastructure upgrades.

2.12 With respect to water efficiency, standards expected for all developments are a mains water consumption of 105 litres or less per head per day (excluding allowance of up to five litres for external water consumption) (residential), or at least BREEAM excellent standard for the 'WAT 01' water category or equivalent (non-residential), and minimisation of misconnections. A Building regulation Part G fittings approach should be taken to establish this. Local plans may vary these water efficiency standards where an evidence base to justify this has been provided through their sub-regional Integrated Water Management Strategy (IWMS).

2.13 It is also noted that water efficient fixtures and fittings, preferably incorporating reuse of grey water at least externally, should be considered.

Local

- 2.14 In determining the local context, London Borough of Hillingdon Local Plan: Part 1 – Strategic Policies (November 2012) and the London Borough of Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020) set out policy relevant to sustainable development.

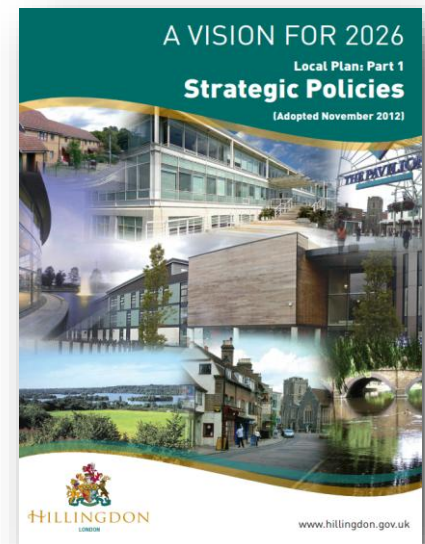
London Borough of Hillingdon Local Plan: Part 1 – Strategic Policies (November 2012)

- 2.15 Part 1 of the Local Plan demonstrates the importance the local authority places on maintaining and enhancing the natural environment, outlining a number of strategic objectives and policies to achieve this. The objectives and policies of relevance to the Proposed Development are outlined below.

- **Strategic Objective 11:** Address the impacts of climate change, and minimise emissions of carbon and local air quality pollutants from new development and transport.
- **Policy EM8: Land, Water, Air and Noise.**

Water Resources

The Council will require that all new development demonstrates the incorporation of water efficiency measures within new development to reduce the rising demand on potable water. All new development must incorporate water recycling and collection facilities unless it can be demonstrated it is not appropriate. For residential developments, the Council will require applicants to demonstrate that water consumption will not surpass 105 litres per person per day.



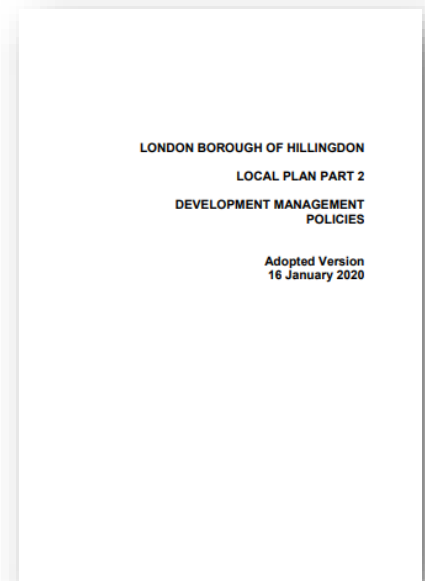
London Borough of Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020)

2.16 Part 2 of the Local Plan further demonstrates the importance the local authority places on maintaining and enhancing the natural environment, outlining a number of detailed policies to achieve this. The policies of relevance to the Proposed Development are outlined below:

- **Policy DMEI 10: Water Management, Efficiency, and Quality.**

Water Efficiency

- G) All new development proposals (including refurbishments and conversions) will be required to include water efficiency measures, including the collection and reuse of rain water and grey water.
- H) All new residential development should demonstrate water usage rates of no more than 105 litres/person/day.
- I) It is expected that major development proposals will provide an integrated approach to surface water run-off attenuation, water collection, recycling and reuse.



3. WATER EFFICIENCY STATEMENT

3.1 With reference to the policy, guidance and industry best practice detailed in Section 2, a Water Efficiency Assessment has been carried out for the Proposed Development.

3.2 There are numerous benefits of maximising water efficiency, from financial and reputational benefits to environmental and social. For a new non-domestic building, they could include:

- **Saving Water** – significant volumes of water can be saved per year;
- **Saving Carbon** – a significant carbon dioxide (CO₂) saving can be achieved by reducing the demand for hot water in basins and kitchen sinks;
- **Saving Money** – both water and energy bills can be reduced by improving water efficiency;
- **Reducing Environmental Impact** – decreasing water abstracted from rivers and groundwater sources;
- **Improved Resilience** – minimising the additional pressure on water resources;
- **Enabling Future Growth** – reducing the impact of new buildings will aid future growth in water scarce areas;
- **Reducing Discharge to Sewers** – by using less water, discharges to, and as a results, burden on, the drainage network are reduced, mitigating the risk of flooding associated with sewer surcharge; and
- **Short Pay-Back Time** – over time, the savings associated with maximising water efficiency will outweigh the costs to make improvements.

3.3 The following section includes an indicative calculation of the water consumption of the Proposed Development.

Reducing Water Consumption in the Proposed Development

3.4 In order to reduce water consumption, water will need to be used as efficiently as possible during the operation of the Proposed Development, and this may be achieved through the implementation of a number of measures such as:

- The installation of water efficient fittings;
- The installation of smart meters to enable the occupiers of the Proposed Development to see how much water is being used, and how this may affect water bills. The installation of smart

meters can also aid consumers to reduce water usage, identify leaks and meet water saving targets; and

- The designing of the Proposed Development to encourage water saving behaviours, through education and awareness.

3.5 It is understood that the Proposed Development will be operated as follows:

- Monday: 9am – 4.30pm
- Tuesday: 9am – 4.30pm
- Wednesday: 9am – 4.30pm
- Thursday: 9am – 4.30pm
- Friday: 9am – 4.30pm
- Saturday and Sunday: Closed

3.6 The total occupancy of the Proposed Development is projected to be between 93 individuals, comprising three members of staff and 90 students.

3.7 The table below summarises the expected occupancy of the Proposed Development, assuming an average 190 days of operation over the course of a year, and assuming an occupation of 93 individuals.

Table 3.1 Anticipated Building Occupancy

Building Type	Building Occupancy	Default Days/Operation	Annual	Default Daily Hours Operation
Education	93	190		7.5

3.8 The sanitaryware provision for the Proposed Development has been assessed in line with the methodology employed above. In order to minimise water consumption within the Proposed Development, it is anticipated that fittings with the following specifications will be installed:

- Toilets with a 6 litre flush, and an effective flush volume, therefore, of 6 litres;
- Wash hand basin taps with a flow rate of 5 litres per minute, with flows assumed to be restricted to 15 seconds as a worst-case estimate; and

- Kitchen taps with a flow rate of 31.5 litres per minute, assumed to be provided within both the proposed staff room and the cleaner's store.

3.9 Accounting for the specifications above, the water efficiencies of the proposed fittings will be as follows:

Table 3.2 Proposed Water Efficiency Performance Levels

Component	Performance Level	Unit
Toilet	6.00	Effective flush volume (litres)
Wash hand basin taps	1.25	Restricted flow (litres)
Kitchen taps	31.5	Litres / minute

3.10 In line with the BREEAM WAT 01 Water Consumption calculator, the following rates of usage and usage factors have also been applied to the Proposed Development:

Table 3.3 Rates of Usage and Number of Fittings

Component	Usage / Person / Day	Usage Factor
Toilet	2.13	1.0
Wash hand basin taps	3.16	0.25
Kitchen taps	0.06	0.67

3.11 Based on the above, the following water consumption has been calculated for the Proposed Development when installing measures to reduce water consumption:

Table 3.4 Water Consumption of the Proposed Development with Water Efficient Fittings

Component	Consumption (litres per person per day)
Toilet	12.78
Wash hand basin taps	0.99
Kitchen taps: kitchenette	1.27
TOTAL	15.04

3.12 Based on the calculation presented above, when accounting for the installation of water efficient fittings, the Proposed Development will have an approximate water consumption rate 15.04 litres per

person per day. This is in alignment with the recommended guidelines for water consumption within educational facilities¹.

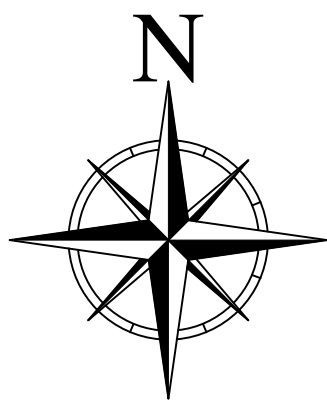
- 3.13 Based on the expected occupancy of 93 individuals, the water consumption of the Proposed Development has been calculated as approximately 1,399 litres per day. With a total of 190 operating days within the year, the consumption of the Proposed Development has been calculated as approximately 265,757 litres per year.
- 3.14 Overall, it is considered that the Proposed Development will operate in a water efficient manner over its temporary five year period of installation, in accordance with national, regional and local policy requirements.

¹ Journal of Water, Sanitation and Hygiene for Development (2019). 'Water consumption in public schools: a case study'. Available at: <https://iwaponline.com/washdev/article/9/1/119/65468/Water-consumption-in-public-schools-a-case-study>

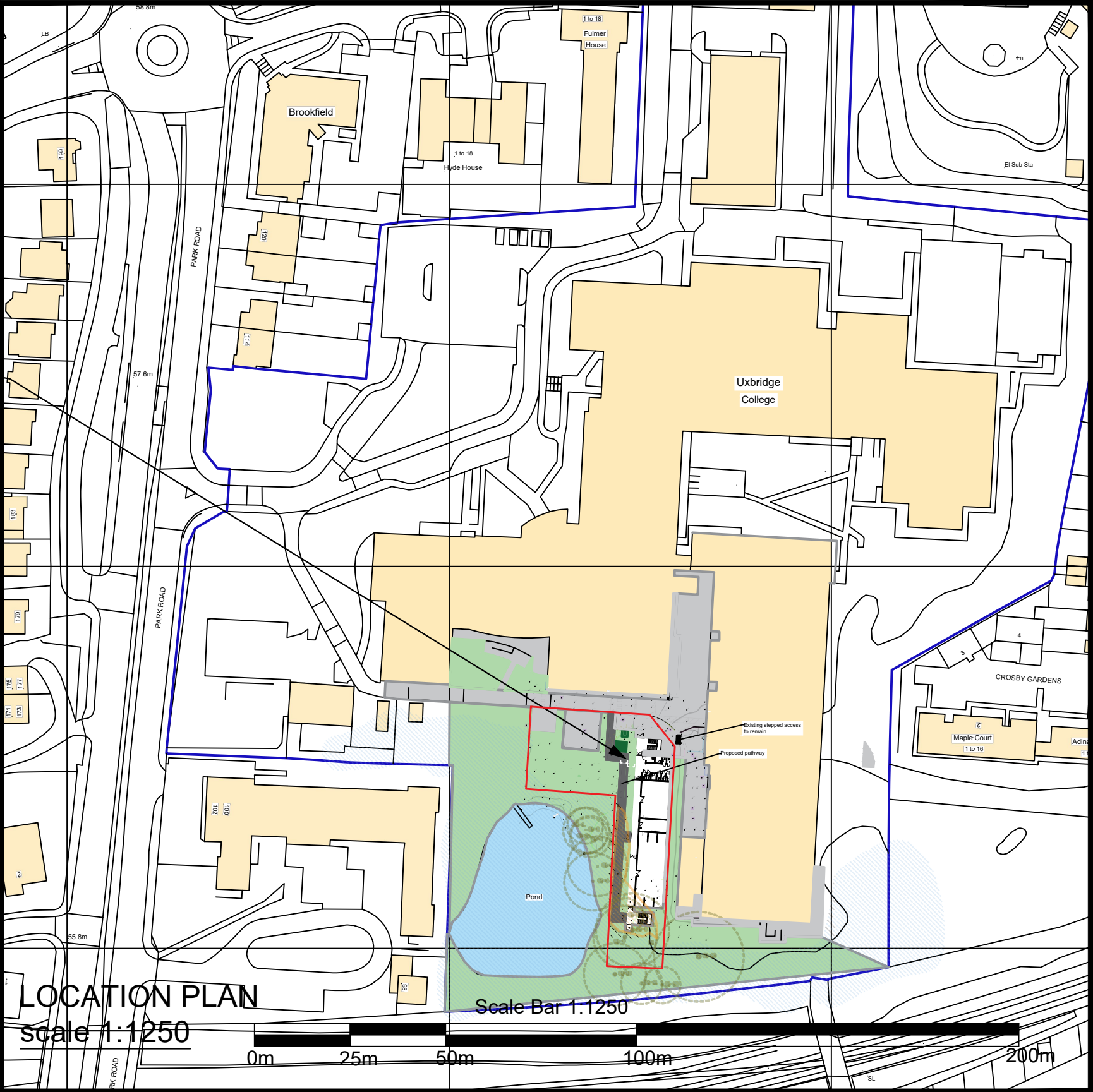
4. SUMMARY

- 4.1 This Water Efficiency Statement provides an overview of the measures to be implemented as part of the Proposed Development at Uxbridge College, Park Road.
- 4.2 Section 3 of this statement demonstrates that the water consumption of the Proposed Development will be less than that reported for average educational uses. In order to minimise water consumption during the operation of the Proposed Development, it is intended that the following measures be employed:
- Low consumption toilets; and
 - Efficient taps within hand wash basins, kitchen sinks and sinks within cleaners' stores.
- 4.3 Through the application of the strategy detailed within Section 3, it is expected that the Proposed Development will operate in a water efficient manner over its temporary five year period of installation. Overall, the proposals are therefore in accordance with national, regional and local policy requirements, and will provide a scheme that seeks to promote these principles in operation.

A1. PROPOSED SITE PLAN



Proposed location of triple storey Portakabin Buildings.



© Crown Copyright 2025
Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey.

Portakabin®			
Title Proposed Location & Block Plan			
Uxbridge College at 0 Park Road Uxbridge UB8 1NQ			
Date: 19th August 2026			
Scale : 1:200 & 1:1250 @ A1			
Drawing Number UBC6789998212PNM			Rev F
Rev.	Date	Notes	

NOTES:

- Site plan is based on existing Ordnance Survey information
- Responsibility is not accepted for errors made by others in scaling from this drawing. Contractors must check all dimensions on site. Discrepancies must be reported to the drawing owner before proceeding.

KEY:

Application Boundary

Area owned by client but not in application

Existing tarmac

Proposed pathway (tarmac)

Existing Grass

Existing pond

Existing structures

Existing shrub/trees to remain

Existing Shrub to be cleared

Trees

A2. GENERAL NOTES

- A2.1 The report is based on information available at the time of the writing and discussions with the client during any project meetings. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by Iceni Projects Ltd for inaccuracies in the data supplied by any other party.
- A2.2 The review of planning policy and other requirements does not constitute a detailed review. Its purpose is as a guide to provide the context for the development and to determine the likely requirements of the Local Authority.
- A2.3 No site visits have been carried out, unless otherwise specified.
- A2.4 This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in guidance may necessitate a re-interpretation of the report in whole or in part after its original submission.
- A2.5 The copyright in the written materials shall remain the property of Iceni Projects Ltd but with a royalty-free perpetual licence to the client deemed to be granted on payment in full to Iceni Projects Ltd by the client of the outstanding amounts.
- A2.6 The report is provided for sole use by the client and is confidential to them and their professional advisors. No responsibility whatsoever for the contents of the report will be accepted to any person other than the client, unless otherwise agreed.
- A2.7 These terms apply in addition to the Iceni Projects Ltd "Standard Terms of Business" (or in addition to another written contract which may be in place instead thereof) unless specifically agreed in writing. (In the event of a conflict between these terms and the said Standard Terms of Business the said Standard Terms of Business shall prevail.). In the absence of such a written contract the Standard Terms of Business will apply.
-