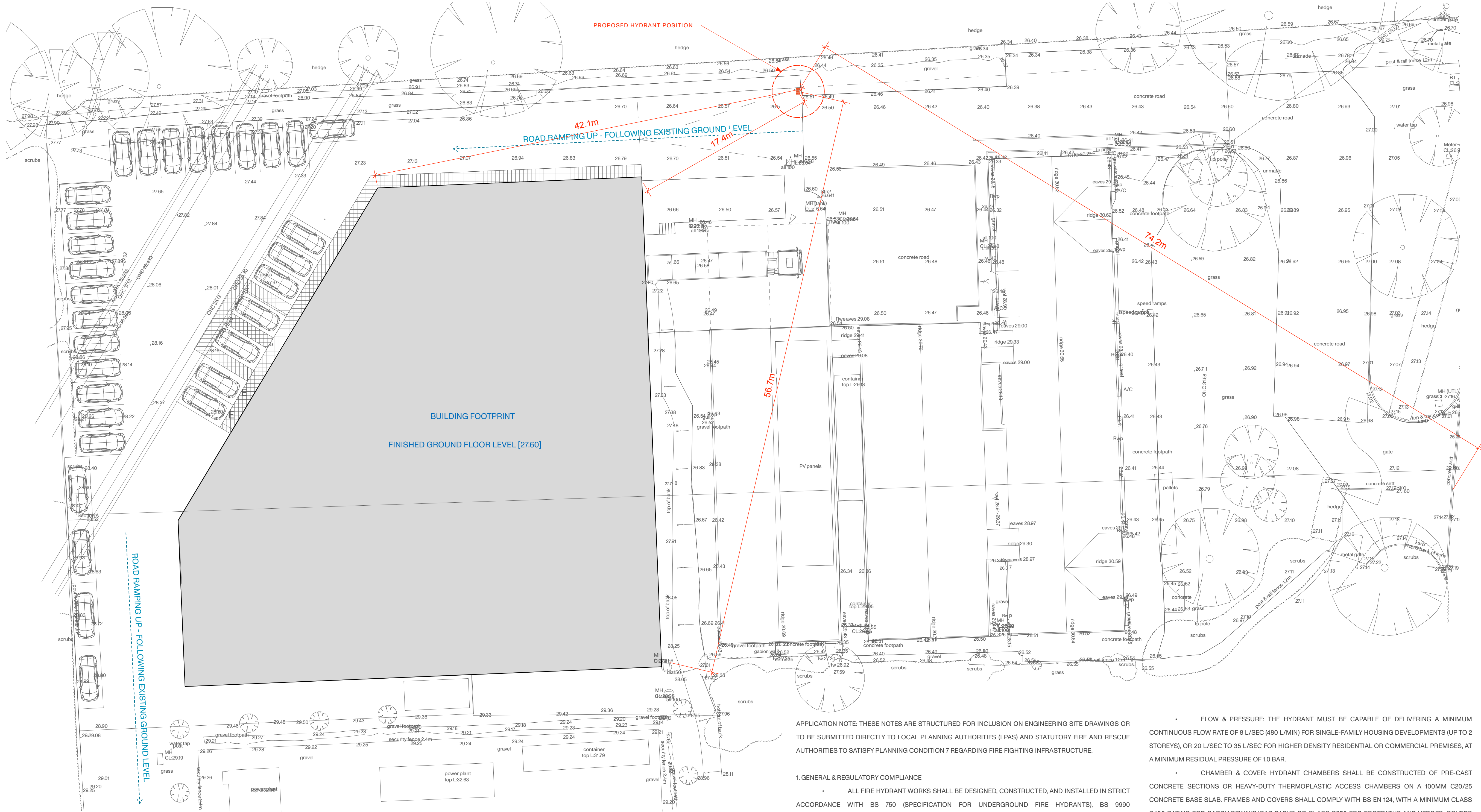


CLIENT	CONTEGO SAFETY
RIBA STAGE	STAGE 3 - SPATIAL COORDINATION
DRAWING	PLANNING CONDITION SUBMISSION
DATE	AUGUST 2026
SCALE	1:200 @ A1

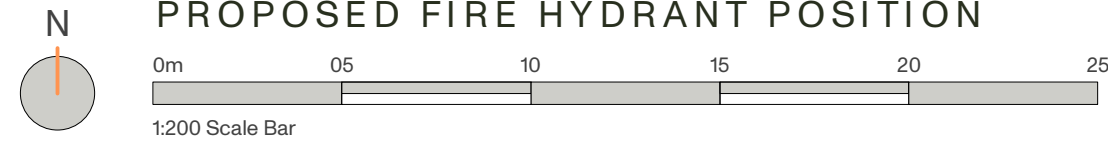


APPLICATION NOTE: THESE NOTES ARE STRUCTURED FOR INCLUSION ON ENGINEERING SITE DRAWINGS OR TO BE SUBMITTED DIRECTLY TO LOCAL PLANNING AUTHORITIES (LPAS) AND STATUTORY FIRE AND RESCUE AUTHORITIES TO SATISFY PLANNING CONDITION 7 REGARDING FIRE FIGHTING INFRASTRUCTURE.

1. GENERAL & REGULATORY COMPLIANCE
 - ALL FIRE HYDRANT WORKS SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED IN STRICT ACCORDANCE WITH BS 750 (SPECIFICATION FOR UNDERGROUND FIRE HYDRANTS), BS 9990 (NON-AUTOMATIC FIRE-FIGHTING SYSTEMS IN BUILDINGS), AND APPROVED DOCUMENT B (FIRE SAFETY) OF THE BUILDING REGULATIONS.
 - WATER MAINS INFRASTRUCTURE AND HYDRANT CONNECTION DETAILS SHALL COMPLY WITH BS EN 14339 AND THE RELEVANT LOCAL WATER UNDERTAKER'S TECHNICAL SPECIFICATIONS (E.G., THAMES WATER, ANGLIAN WATER, SEVERN TRENT WATER, ETC.).
 - ALL LOCATION, FLOW, AND INSTALLATION WORKS ARE TO BE FORMALLY AGREED WITH THE STATUTORY FIRE AND RESCUE SERVICE (FRS) WATER OFFICE AND THE INCUMBENT STATUTORY WATER UNDERTAKER PRIOR TO THE COMMENCEMENT OF ON-SITE INSTALLATION.
2. LOCATION & ACCESSIBILITY REQUIREMENTS
 - THE FIRE HYDRANT(S) MUST BE SITUATED NO MORE THAN 90 METRES DRIVING DISTANCE FROM ANY BUILDING ENTRANCE ON SITE (FOR RESIDENTIAL DEVELOPMENTS) AND WITHIN 18 METRES OF A DESIGNATED HARD-STANDING FIRE APPLIANCE ACCESS ROUTE.
 - HYDRANTS MUST BE SITUATED AT A MINIMUM DISTANCE OF 6 METRES AWAY FROM ANY BUILDING OR STRUCTURE THAT THEY ARE INTENDED TO PROTECT TO ENSURE FIREFIGHTER SAFETY IN THE EVENT OF A STRUCTURAL COLLAPSE.
 - THE HYDRANT MUST REMAIN CLEARLY VISIBLE, ACCESSIBLE, AND UNOBSTRUCTED AT ALL TIMES. IT SHALL NOT BE LOCATED WITHIN DESIGNATED PARKING BAYS, PRIVATE DRIVEWAYS, ENCLOSED LANDSCAPED ZONES, OR AREAS SUBJECT TO SEASONAL OVERGROWTH.
 - SPACING BETWEEN MULTIPLE HYDRANTS ACROSS THE DEVELOPMENT SITE SHALL NOT EXCEED 180 METRES FOR STANDARD RESIDENTIAL SCHEMES, OR 120 METRES FOR HIGH-RISK, COMMERCIAL, OR INDUSTRIAL PREMISES.
3. TECHNICAL SPECIFICATIONS & INSTALLATION
 - VALVE & OUTLET: UNDERGROUND WEDGE GATE VALVE PATTERN FIRE HYDRANT WITH AN INLET FLANGE SUITABLE FOR CONNECTION TO A MINIMUM 100MM NOMINAL BORE MAIN. THE OUTLET SHALL BE A 2½ INCH (65MM) FEMALE ROUND THREAD COMPLYING WITH BS 750, FITTED WITH A REMOVABLE CAP AND SECURING CHAIN.

- FLOW & PRESSURE: THE HYDRANT MUST BE CAPABLE OF DELIVERING A MINIMUM CONTINUOUS FLOW RATE OF 8 L/SEC (480 L/MIN) FOR SINGLE-FAMILY HOUSING DEVELOPMENTS (UP TO 2 STOREYS), OR 20 L/SEC TO 35 L/SEC FOR HIGHER DENSITY RESIDENTIAL OR COMMERCIAL PREMISES, AT A MINIMUM RESIDUAL PRESSURE OF 1.0 BAR.
- CHAMBER & COVER: HYDRANT CHAMBERS SHALL BE CONSTRUCTED OF PRE-CAST CONCRETE SECTIONS OR HEAVY-DUTY THERMOPLASTIC ACCESS CHAMBERS ON A 100MM C20/25 CONCRETE BASE SLAB. FRAMES AND COVERS SHALL COMPLY WITH BS EN 124, WITH A MINIMUM CLASS D400 RATING FOR CARRIAGEWAYS/CAR PARKS OR CLASS C250 FOR FOOTPATHS AND VERGES. COVERS MUST BE CLEARLY EMBOSSED WITH 'FH' OR 'FIRE HYDRANT'.
- FROST VALVE & DRAINAGE: THE HYDRANT SHALL BE EQUIPPED WITH AN AUTOMATIC FROST DRAIN VALVE. THE CHAMBER BASE FLOOR MUST BE PROVIDED WITH A DRAINAGE POCKET CONTAINING CLEAN 20MM GRAVEL/PEA SHINGLE (MINIMUM 150MM DEPTH) TO PREVENT WATERLOGGING AROUND THE OUTLET.

4. SIGNAGE & IDENTIFICATION
 - A STANDARD HYDRANT INDICATOR PLATE COMPLYING WITH BS 3251 SHALL BE ERECTED IN A CONSPICUOUS POSITION ADJACENT TO THE HYDRANT LOCATION.
 - THE INDICATOR PLATE SHALL BE YELLOW WITH A BLACK 'H' SYMBOL. THE TOP NUMBER INDICATES THE DIAMETER OF THE WATER MAIN IN MILLIMETRES (E.G., 100), AND THE BOTTOM NUMBER INDICATES THE DISTANCE IN METRES FROM THE PLATE TO THE HYDRANT (E.G., 3).
 - THE INDICATOR PLATE MUST BE SECURELY FIXED TO A NEARBY BOUNDARY WALL, FENCE, OR DEDICATED 75MM DIAMETER GALVANISED STEEL POST AT A HEIGHT BETWEEN 1.2 METRES AND 1.5 METRES ABOVE FINISHED GROUND LEVEL.
5. TESTING, COMMISSIONING & MAINTENANCE
 - PRIOR TO SITE OCCUPANCY OR FORMAL DISCHARGE OF THE APPLICABLE PLANNING CONDITION, THE HYDRANT MUST BE HYDROSTATICALLY TESTED, FLUSHED, AND FLOW-TESTED BY A COMPETENT ENGINEER IN ACCORDANCE WITH BS 9990.
 - A VALID TEST AND COMMISSIONING CERTIFICATE CONFIRMING ADEQUATE FLOW (L/SEC) AND RESIDUAL PRESSURE (BAR) MUST BE FORMALLY SUBMITTED TO THE LOCAL PLANNING AUTHORITY (LPA) AND THE LOCAL FIRE AUTHORITY WATER OFFICER.
 - UPON COMPLETION, THE HYDRANT INFRASTRUCTURE SHALL BE OFFERED FOR ADOPTION TO THE LOCAL WATER UNDERTAKER UNDER A SECTION 104 / SECTION 106 WATER INDUSTRY ACT 1991 AGREEMENT, OR RETAINED UNDER A STATUTORY PRIVATE MAINTENANCE REGIME IN COMPLIANCE WITH THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005.



PROPOSED FIRE HYDRANT POSITION



PRINT DRAWING AT A1

N.B. Unless otherwise noted this drawing is not to be used for construction purposes. If indicated as feasibility this drawing is subject to a detailed site investigation, including ground conditions/contaminates, drainage design and planning / density negotiations. The layout may be based upon an enlargement of an os sheet or other small scale plans and its accuracy needs to be verified by survey. CDM regulations have not been fully considered.

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