



16 May 2024

Our Ref: 2876/Letters/AT/teb

TO WHOM IT MAY CONCERN

Re: Proposed Development of Residential Apartments and a Business Unit at 40 Station Approach, Ruislip, HA4 6RZ

Introduction

Osborn Associates Limited (OAL) have been commissioned by Chartsfield Construction Management Limited to provide fire safety consultancy for the proposed development of residential apartments and a business unit at 40 Station Approach, Ruislip, HA4 6RZ.

As part of the fire consultancy works on the project, OAL have reviewed the potential proposal to use the electric-opening sliding roof vent to provide occupant access to the roof terrace.

This note contains a review of the proposals and associated recommendations.

Review of the Proposals

The Station Approach is a single stair building and the roof terrace will be an occupied space accessible to the residential unit occupants. Therefore, there will be a heavy reliance on the glazing system to operate effectively to ensure the means of escape is not inhibited at any time.

As far as OAL is aware, there is no testing that has been done to support the use of the proposed vent for means of escape purposes. Therefore, given the limited information received to date, it is unlikely the system will achieve the necessary requirements to support the provision of means of escape via the vent.

It is therefore advised that the access to the roof terrace is provided via conventional means, such as extending the staircase to serve the roof terrace level.

Conclusions

As it is not possible to confirm the suitability of the proposed roof vent for means of escape purposes, it is recommended that the stair is extended to serve the roof terrace level.

Yours sincerely

Aleks Trofimovs
Associate Director
Osborn Associates Ltd

PROJECT MANAGERS, FIRE SAFETY & BUILDING SERVICES ENGINEERS