

Subject: RE: Exeter House 12 Terrace Road Buxton 25/03719/DEXRG
[REDACTED]

Sent: 28/01/2026 15:33:46
[REDACTED]

Dear Nicola

Thank you for your recent email concerning the issue of the Automatic Opening Vent. (AOV)

By virtue of Volume 1 of Approved Document A (2019) (As amended), in relation to flats with a single stair, "A vent to outside with a minimum free area of 1m² should be provided from the top storey of the Stair. You will recall from previous discussions that the vent must be tested to the relevant British Standard and not made up on site with separate components.

In regard to compromising I would agree and where listed buildings are involved, mainly in relation to insulation floor thicknesses, the requirement for a plastic DPM etc I have compromised and found a workable solution. However, in this instance the issue is one of life safety, i.e. preserving life by the dispersal of smoke fumes which year on year kill more people than fire itself. I can confirm therefore that under no circumstances will the requirements outlined above be relaxed.

Yours sincerely

Simon

Simon Rimington
Registered Building Inspector

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[REDACTED]
Sent: 20 January 2026 16:02
[REDACTED]

Subject: Exeter House 12 Terrace Road Buxton 25/03719/DEXRG

Hi Simon