

25/11/2025 / Ref: BC16589

Dear Miss Mischi

THE BUILDING ACT 1984 (AS AMENDED)

THE BUILDING REGULATIONS 2010 (AS AMENDED)

THE BUILDING (REGISTERED BUILDING CONTROL APPROVERS ETC.) (ENGLAND) REGULATIONS 2024

Building work at: 7-9, Fish Row, Salisbury, SP1 1EX

Works include: Formation of three flats within a mixed use building and associated works

OWL Building Control Solutions Ltd have been appointed to provide a Building Control service with associated plan checking and ongoing site inspections. Thank you for the information submitted to date in respect of the works at the above address. The plans and details have been assessed against the relevant regulatory requirements, including the Building Regulations 2010 (as amended).

The design review contents can never be construed as 'design-advice' nor instructions on how to achieve compliance. OWL BCS act solely within our functions and activities as a Building Control Body & assess 'offers of compliance'. It is the sole responsibility of the relevant duty-holders (e.g. Principal Designer / Principal Contractor) to design and build in accordance with the relevant requirements (including the Building Regulations 2010 – as amended). The link below may assist.

<https://www.gov.uk/guidance/design-and-building-work-meeting-building-requirements>

OWL BCS expect duty-holders to proactively demonstrate how their project will comply with all relevant requirements (including Building Regulations 2010 as amended). OWL BCS expect to receive an explanation of how each project meets the functional requirements of the Building Regulations 2010 (as amended) from design through to occupation. The explanation should include – identified risks and their management arrangements, evidence on which guidance informed design and construction & evidence on how duty holders have assessed the appropriateness of the guidance used to demonstrate specific elements of compliance.

Please Note – Where no comments / issues are identified – this indicates that no further information is required to be provided to OWL BCS at this time.

Please Note – If insufficient information / drawings / details have been provided – this increases the likelihood of non-compliance being identified during the construction phase of the project.

We trust the above is acceptable, but if you require any further information please do not hesitate to contact us.

Yours sincerely



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(Part C) Site preparation and resistance to moisture	For cavity trays the guidance within section 5, Approved Document C2 should be followed.			Outstanding
(Part C) Site preparation and resistance to moisture	For roof construction the guidance within Section 6, Approved Document C2 should be followed.			Outstanding
(Part E) Resistance to the passage of sound	For protection against sound within dwelling houses and flats formed by material change of use guidance within Section 4, Approved Document E should be followed.			Satisfactory
(Part F) Ventilation	For those buildings categorised as historic and traditional, the measures within AD F (Vol 1) need not be fully complied to if - they would unacceptably affect the significance of the listed building, conservation area or scheduled monument & / OR increase the risk of long-term deterioration of the building fabric or fittings. Confirmation should be provided to OWL BCS of the relevant listed restrictions should this be relied upon prior to commencement of works.			Satisfactory
(Part F) Ventilation	For background ventilation the guidance within Paragraph 1.52-1.58, Section 1, Approved Document F1 should be followed.			Satisfactory
(Part F) Ventilation	For extract ventilation the guidance within Paragraphs 1.17-1.22, Section 1, Approved Document F1 should be followed.			Satisfactory
(Part F) Ventilation	For Purge ventilation the requirements of Table 1.4 of Approved Document F1 should be followed.			Satisfactory

Regulation 7: Materials and Workmanship	Materials for the use of building work shall be appropriate for the circumstances for which they are to be used. Owl BCS may require additional justification e.g. BBA certification for materials specified.			Outstanding
Schedule C – Submitted Plans				
Fire_Resistance_Report_7-9_Fish_Row Fire_Safety_Proposal_19_05_2025 Fire_Strategy_Document_(Draft_for_Building_Regulation)_30_05_2025 Proposed first floor plan Proposed second floor plan SNN000000167C 19 March 2025 Fire_Safety_Proposal_15_07_2025 RE_ Clarification on Storey Count and Attic Use - 11 Fish Row_ Salisbury 15337-EO-SC-01 15337-SK-01-P1 ASSESSMENT-11 FISH ROW-SP1 1EX Clarification on Storey Count and Attic Use - 11 Fish Row_ Salisbury Fire_Safety_Proposal_07_07_2025 Radon_Report (1) RE_ Clarifica...tion on Storey Count and Attic Use - 11 Fish Row_ Salisbury				

Re_ Clarification on Storey Count and Attic Use - 11 Fish Row_ Salisbury

Submission of Fire Engineer Assessment and Revised Fire Safety Proposal - 11 Fish Row_ Salisbury

184 04 20 Rev E proposed first floor plumbing waste

184 04 21 Rev J proposed second floor plumbing waste

7-9_Fish_Row_Acoustic_Floor_Build-Up_21_07_2025

Drainage_Compliance_Report_22_07_2025

Fire_Strategy_Document_(Draft_for_Building_Regulation)_21_07_2025

Part_G_Water_Efficiency_Compliance_Statement_22_07_2025

Part_S_Exemption_Statement_22_07_2025

Photographic evidence of the existing ceiling decorated structure

Schedule of plumbing

Submission of Compliance Statements for Part G (Water Efficiency) and Part S (EV Infrastructure)

Submission of Part H Drainage and Waste Disposal Documentation - 7 and 9 Fish Row_ Salisbury

Submission of Updated Fire Strategy and Acoustic Build-Up - Tracker Response for Part B and Part E

tracker_21_07_2025

tracker_22_07_2025

I_ Submission of Compliance Statements for Part G (Water Efficiency) and Part S (EV Infrastructure)

Appendix - Independent Fire Engineer Assessment

Fire Strategy - Ameera Properties - Sept 2025

Fire_Safety_Plan_27_10_2025

Submission of Fire Strategy Document and Updated Fire Safety Plan - 7-9-11 Fish Row and 14 New Canal_ Salisbury

Noise Impact Assessment Addendum

R_ Submission – Part F Ventilation Compliance Statement (7–9 Fish Row_ Salisbury)

Submission – Part F Ventilation Compliance Statement (7–9 Fish Row_ Salisbury)

15337 Joists at Room 2 floor

15337 Strengthening of existing purlins Room 9 and Room 10

15337-EO-SC-03

15337-SK-01-P3

Update on Roof Repair Method - 7-9 Fish Row_ Salisbury

01 Fire Strategy - Ameera Properties - Version 2 - Nov 2025

02 Fire_Safety_Plan_17_11_2025

03 Appendix A - Independant Fire Engineer Assessment

Building Regulations Submission 2_ Fire Safety_ 7-9-11 Fish Row and 14 New Canal_ Salisbury SP1 1EX

Fire_Safety_Plan_20_11_2025

~\$ Fire Strategy - Ameera Properties - Version 2 - Nov 2025

01 Fire Strategy - Ameera Properties - Version 3 - Nov 2025

~\$ Fire Strategy - Ameera Properties - Version 3 - Nov 2025

ADVISORY NOTES:

1. Please note - the design review / tracker document should not be construed as a definitive document to identify all relevant items. The responsibility to design and build in accordance with the relevant requirements – lies with those carrying out the design and build of the project.
2. The design review / tracker document may be amended / changed to remove those items that have been addressed / are no longer relevant. Complete tracker documents are available upon formal request to OWL BCS. Resolution of those items identified within this tracker document does not guarantee compliance to all relevant regulatory requirements. It remains the responsibility of the relevant duty-holder to meet the requirements of all relevant regulatory requirements, including (but not limited to) Section 2a of the Building Regulations 2010 (as amended).
3. Clients should ensure that where such works are completed by a registered competent person, that a self-certificated compliance certificate should be received within 30 days of completion of the work. (Regulation 20 & 20A / Schedule 3).
4. Where a Local Act imposes a more onerous requirement than that imposed by Schedule 1 of the Building Regulations 2010 (as amended) – it is the responsibility of the relevant duty-holder to design and build in accordance with the more onerous requirement.
5. The person carrying out the work shall not later than five days after the work has been completed give sufficient information to the owner about the building's ventilation system and its maintenance requirements so that the ventilation system can be operated in such a manner as to provide adequate means of ventilation. (Regulation 39)
6. The person carrying out the work shall not later than five days after the work has been completed provide to the owner sufficient information about the building, the fixed building services, and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and power than is reasonable in the circumstances. (Regulation 40)
7. OWL BCS highly recommend that all materials utilised are certified in accordance with the Construction Code for Products Information (CCPI).
8. OWL BCS expect that Structural Engineering submissions will meet the requirements of the Institute of Civil Engineers guidance relating to Building Control Submissions.
9. The works may require planning consent from the Local Authority. Please ensure this is considered further with the relevant authority and planning consent obtained if necessary.
10. The works may invoke The Party Wall etc. Act 1996. The building owner should check their obligations in this respect and if required we can assist with this.
11. It is the responsibility of the builder and the client to ensure compliance with the minimum standards of the Building Regulations and the Approved Documents A-S.
12. Materials should comply with appropriate British Standards or Agreement Certificates, and relevant numbers should be quoted in the main specification. Alternatively, the materials should be marked, stamped, independently certified or otherwise justified by test or calculation to show their suitability.
13. Where relevant - A set of drawings and this report have been sent to the Fire and Rescue Authority for consultation under Regulation 12 of the Approved Inspector Regulations (2010 – as amended).
14. Where relevant - Fire safety information should be given to the nominated responsible person at the completion of works. (Regulation 38).
15. Where relevant - Fire Safety Information should be provided to residents in accordance with Regulation 9 of the 'The Fire Safety (England) Regulations 2022'.
16. Where relevant - Fire Doors procedural information should be explained and provided to residents in accordance with Regulation 10 of the 'The Fire Safety (England) Regulations 2022'.
17. Where relevant - Assessment, provision of information & co-operation (list not exhaustive) should be provided / completed & recorded to meet the requirements of Section 156 of the Building Safety Act and the associated amendments of the Regulatory Reform (Fire Safety) Order 2005.
18. In relation to buildings of any height or use, consideration should be given to the choice of materials (including their extent and arrangement) used for the external wall, or attachments to the wall (e.g. balconies, etc.), to reduce the risk of fire spread over the wall.
19. Should your project be subject to the Regulatory Reform (Fire Safety) Order 2005. The responsible person should inform OWL BCS of adequate warning of the likely 'completion' of the project. This is required to enable adherence to Regulations 9(2) (D) of the Registered Building Control Approver Regulations 2024 (as amended). Specifically: *Where this regulation applies, the approver shall consult the fire and rescue authority—(d)before giving a final certificate*. Failure to provide adequate warning of likely 'completion' will result in the delay of the issue of final certificate(s) from OWL BCS.

SITE INSPECTION PLAN

Item No	INSPECTION REQUIRED	INSPECTION DESCRIPTION	DATE
1	Outstanding	Roof	TBA
2	Outstanding	Structural Work	TBA
3	Outstanding	Fire Safety Works	TBA
4	Outstanding	Completion	TBA

NOTES:

- Please note – the proposed inspection plan is a result of the risk assessment / profiling of your project – in accordance with OWL BCS Policy. It remains the responsibility of the relevant duty-holder to identify (& inform OWL BCS) should additional / varying inspections be required within OWL BCSs role as the appointed Building Control Body.
- OWL BCS must be provided with at least 24 hour's notice of any inspection.
- OWL BCS will endeavour to respond to requests for all inspections within twenty-four hours, however, at times of high demand inspections may not be made for 48 hours. The client and any works contractor responsible must ensure that the approved inspector inspects the relevant stages of work noted above.
- Inspections must be made by the RBI / OWL BCS before any concrete is placed or other concealment unless otherwise agreed with OWL BCS.
- Additional site inspections may be carried out without notice by OWL BCS in accordance with OWL BCSs risk management policy.
- The inspections noted above may be modified as required by OWL BCS to suit the programme and extent of work.
- OWL BCS will inspect other areas of work as noted above as necessary during the site inspections.
- Inspections carried out at the contractors or clients request that prove to be abortive and require a re-inspection may incur additional fees. The client will be invoiced for these fees as agreed in the fee quotation.

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Citation 1:

There may be instances where the RBI listed is not registered at an appropriate class / sub-class for the complexity of the works listed within the Initial Notice.

In these instances – the RBI will be working under supervision.

All OWL BCS RBIs work in accordance with OWL BCS’s ‘Supervision Policy’ – a copy of which can be provided upon request.

If any relevant individual (e.g. duty-holder) would like the identification of the supervising RBI – this information can be provided upon request.

Publicly available information of the RBI register & details of the meanings of – supervision, class / sub-class - can be found below.

<https://www.gov.uk/guidance/find-a-registered-building-inspector-in-england#search-the-register>

<https://www.gov.uk/government/publications/registered-building-inspectors-professional-codes-and-standards/code-of-conduct-for-registered-building-inspectors#annex-4-acting-within-the-scope-of-your-registration>

<https://www.gov.uk/government/publications/registered-building-inspectors-professional-codes-and-standards/building-inspector-competence-framework-bicof>