Enter - Applicant Brand Livery

Building Control Approval Application for a new Higher-Risk Building (Gateway 2) Application Project Brief
Guidance Note: 05 - Annex 5A
Version: 1.0
Date: 21/07/25

Construction Leadership Council

Enter - Full Project Name

Enter - Full Project Address

Enter - Document Reference

Building Control Approval Application Project Brief

Enter - Revisions

P1 - First draft - 14.03.25
P2 - Minor updates - 15.03.25
P3 - Minor updates - 17.03.25

Enter – Previous rejected application number (if relevant)

Enter - Applicant Company Name

Introduction

Description of Work

(Note – this is to be the same as the wording entered on Building Safety Regulator online portal for the Gateway 2 Application).
For multi-building developments use a consistent name for the project with an identifier for that application i.e. Greenwood Park, building 3 of 6.

This is a Gateway 2 application for Block B, a single tower, eight storey residential building having a plan dimension of Xm * Xm, containing 59 (1-3 bed) flats and ancillary residential facilities, with a single level basement car park and roof top plant rooms.

Foundations are driven piles circa 14m deep below car park floor level. The block will be constructed using a conventional concrete frame with insulted SFS walls and a ventilated brick cavity and will be served by two staircase shafts (one firefighting) and two lifts (one evacuation).

The block is situated within the XXXX development in [Town, County] which was granted planning approval under references BSTMTDC/0083/24 and BSTMTDC/1459/21.

The top floor of the building will be 21.35m above ground level and the total height of the building will be 25.13m above ground level. This will classify Block B as a Higher-Risk Building (HRB).

Design Team:

Discipline	Company
Lead Designer/Architect	
Structural Engineer	
Civil Engineer	
MEP Consultant	
Fire Engineer	
Acoustic Consultant	
Façade Engineer	
Landscape Architect	
Client	
Principal Contractor	
Principal Designer	

Site location in England

The Building Regulations Compliance Statement summarises the approach to the design and demonstrates how the design complies with the functional requirements of the Building Regulations. The Compliance Statement cross-refences with the Gateway 2 Application Information Schedule

1.1 Development Description (based on an actual project example)

The (enter - development name) site is located on the corner of Park Road and Lyndhurst Road. To the north of the site, Lyndhurst Road currently has a pavement running along the site boundary. Across the road are two storey houses. Park Road runs along the eastern site boundary and also has two storey residential dwellings on the opposite side of the road.

83 Park Road is located to the south eastern corner of the site. This is a private dwelling, and the flank wall and rear garden immediately abut the site boundary. To the south is Kings Hall; a three-storey building containing retirement flats. To the west of this are two and three storey houses in Warwick Gardens which back onto the site. These have very short rear gardens. To the west of the site is the car park of a Waitrose Supermarket with parking spaces immediately adjacent to the site boundary.

See *Figure 1 – Aerial view of the site*

The development will comprise five separate blocks with paths and landscaping around and between them. A car park for 77 vehicles will be located along the southern boundary. This will be accessed from Park Road in the south eastern corner of the site.

A small car park for nine vehicles will be to the north of the site and will be accessed via a new crossover into Lyndhurst Road.

Block A will be located in the southwestern corner of the site. It will contain 44 flats and be five storeys. The top floor will be 12m above ground level. **Block A will not be an HRB**.

Block B will be immediately adjacent to Block A but structurally and practically separate with no internal connection. It will contain 44 flats and be eight storeys. The top floor will be 21.3m above ground level. **Block B will be the only HRB** on the site and the subject of this statement.

Block C will be in the north western corner of the site. It will contain 47 flats and be five storeys. The top floor will be 12m above ground level. **Block C will not be an HRB**.

Block D will be in the north eastern corner of the site. It will contain 50 flats and be five storeys. The top floor will be 12m above ground level. **Block D will not be an HRB**.

Block E will be in the south eastern corner of the site. It will contain 43 flats and be four storeys. The top floor will be 9m above ground level. **Block E will not be an HRB**.

See *Figure 2 – 3D view of the proposed development from the north west*

Block B only is the subject of this submission with the remainder of the site being assessed by a registered building inspector.

See *Figure 3 – Site plan showing building control boundary*

Block B will be the only higher risk building (HRB) on the site. Whilst it will be immediately adjacent to Block A, it will be separate. Each building will have its own foundations and structure. They will only be joined by sealed movement joints to the walls and where the roof coverings of Block A link into the external wall of Block B to provide weather tightness.

See *Figure 4 – Section of Blocks A and B* and *Figure 5 – Typical floor plan of Blocks A and B.*

Block B will be served by two systems on the site which will not be located in the building:

1. A boosted cold water system with the plant located in the ground floor of Block C. A pipe from this will run underground to the riser in Block B. It will provide cold water generally and to the sprinkler system throughout the building.

2. An electricity generator which will be located in the north eastern corner of the site. It will be connected to Block B via an underground cable and will provide back up power to life safety systems in the event of a power failure.

As set out below, both of these systems will be installed and operational before Block B is completed and occupied.

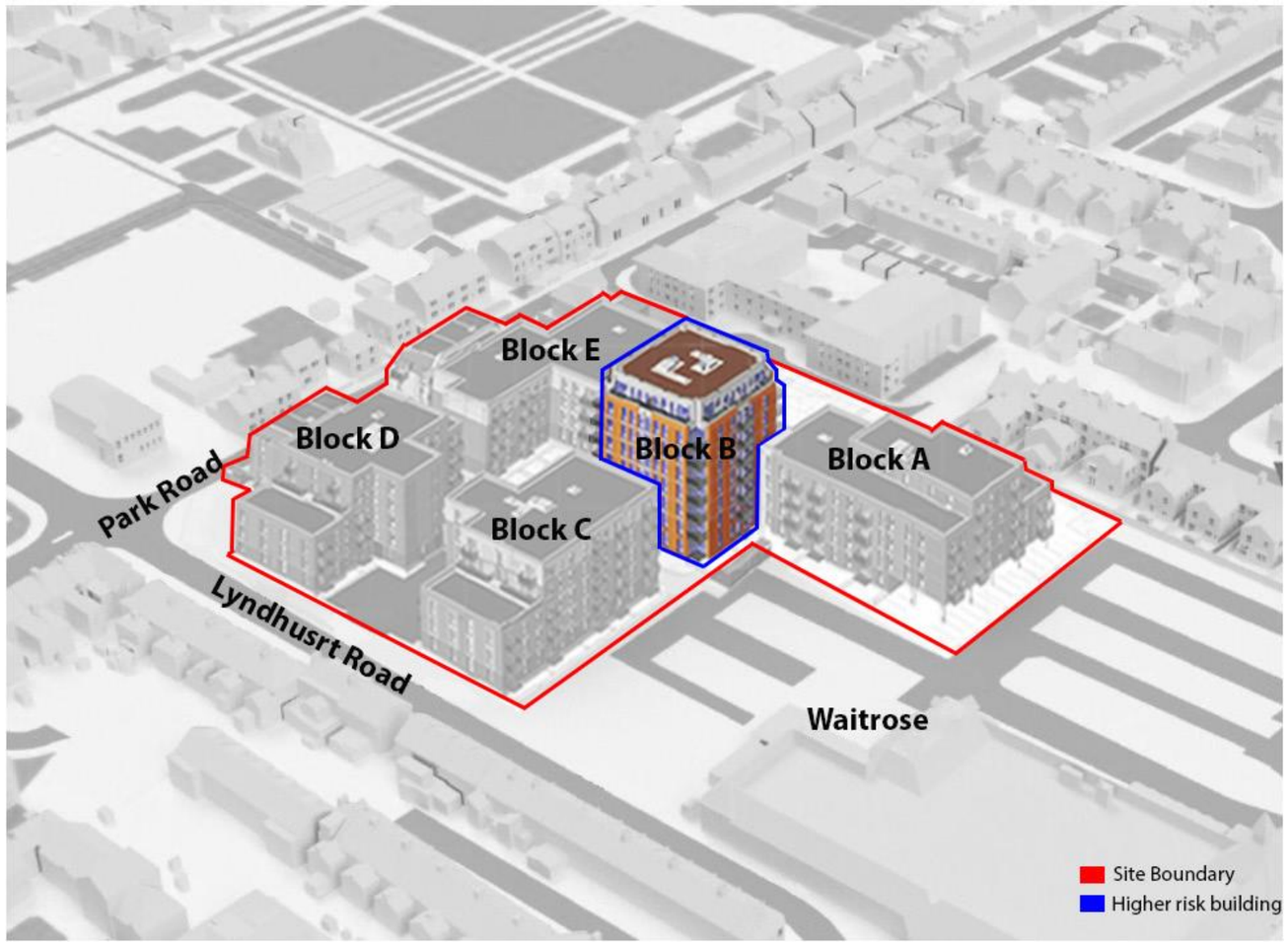

Figure 2 - 3D View of the proposed development from the north west

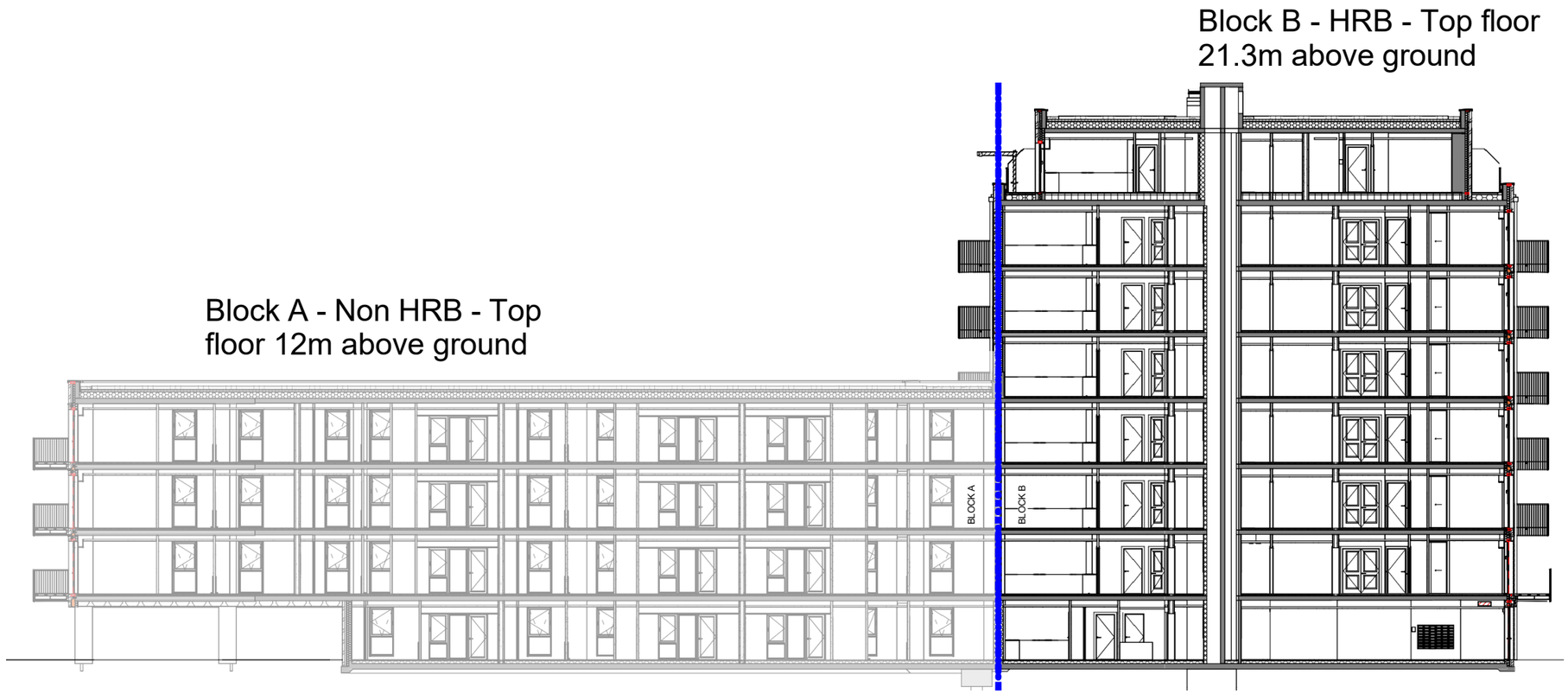

Figure 4 - Section of Blocks A and B

1.2 Development Programme

It is proposed to construct the development in four phases, starting in the northern part of the site and working east and south as follows:

Phase 1 - Block C (including water booster plant) and associated external works

Phase 2 - Block D (including the adjacent generator) and associated external works

Phase 3 - Blocks A and B and associated external works

Phase 4 - Block E and associated external works

Key programme dates are set out in the table below.

Programme	
Element	**Start date**
Commencement of works to non BSR parts of the site	November 2024
Block B Gateway 2 application	March 2025
Anticipated earliest Gateway 2 approval	June 2025
Anticipated latest Gateway 2 approval	July 2025
Block B piling	August 2025
Block B concrete frame	November 2025
Completion of Block C including water booster system which will serve Block B	April 2026
Completion of the standby generator which will provide a back up power supply that will serve Block B in the event of a power failure	April 2026
Block B internal fit out	July 2026
Block B Gateway 3 application	April 2027

1.3 Key Information about the Building

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Block B will be the only higher-risk building (HRB) on the site. It will be located on the western side of the site and be adjacent to Block A which will be in the south western corner. Block B will contain 44 flats; 14 one bedroomed and 30 two bedroomed. The top floor will be 21.3m above ground level.

All of the flats will be privately owned/rented. During working hours from Monday to Friday, there will be a concierge on site based on the ground floor of Block D in a dedicated area.

Block B will contain bin and cycle stores at ground level which will be accessed from the exterior only. There will also be plant rooms on the ground floor off a service corridor which will be accessed from the exterior of the building and will not link to any of the residential or communal areas.

Block B will be constructed from a concrete frame with SFS infill panels and a full brick external façade. Internal walls on the ground floor around the stores and plant rooms will be constructed of blockwork. All other internal walls will be built from Siniat metal stud dry lining systems.

Block B will include two firefighting shafts each containing a staircase, evacuation lobby and combined firefighting and evacuation lifts. Each will have a separate entrance/exit to the outside, both of which will be used on a day-to-day basis as the building entrances. Flats will be accessed off short corridors from the evacuation lobbies.

All flats on floors 1 to 6 will have balconies. Those on the corners will have concrete floors formed as part of the floor slabs, whilst those projecting from the main elevations will have a steel structure. Flats on the top (seventh) floor will have terraces which will be formed as part of the concrete floor slab.

The roof will be a biodiverse 'brown' living roof and smoke vent fans and AOVs will be located on them. Access to the roofs will be for maintenance only.

Note that all drawings and documents that form the BSR application for Block B at (Development Site Name) (irrespective of drawing status) have been prepared to support the submission.

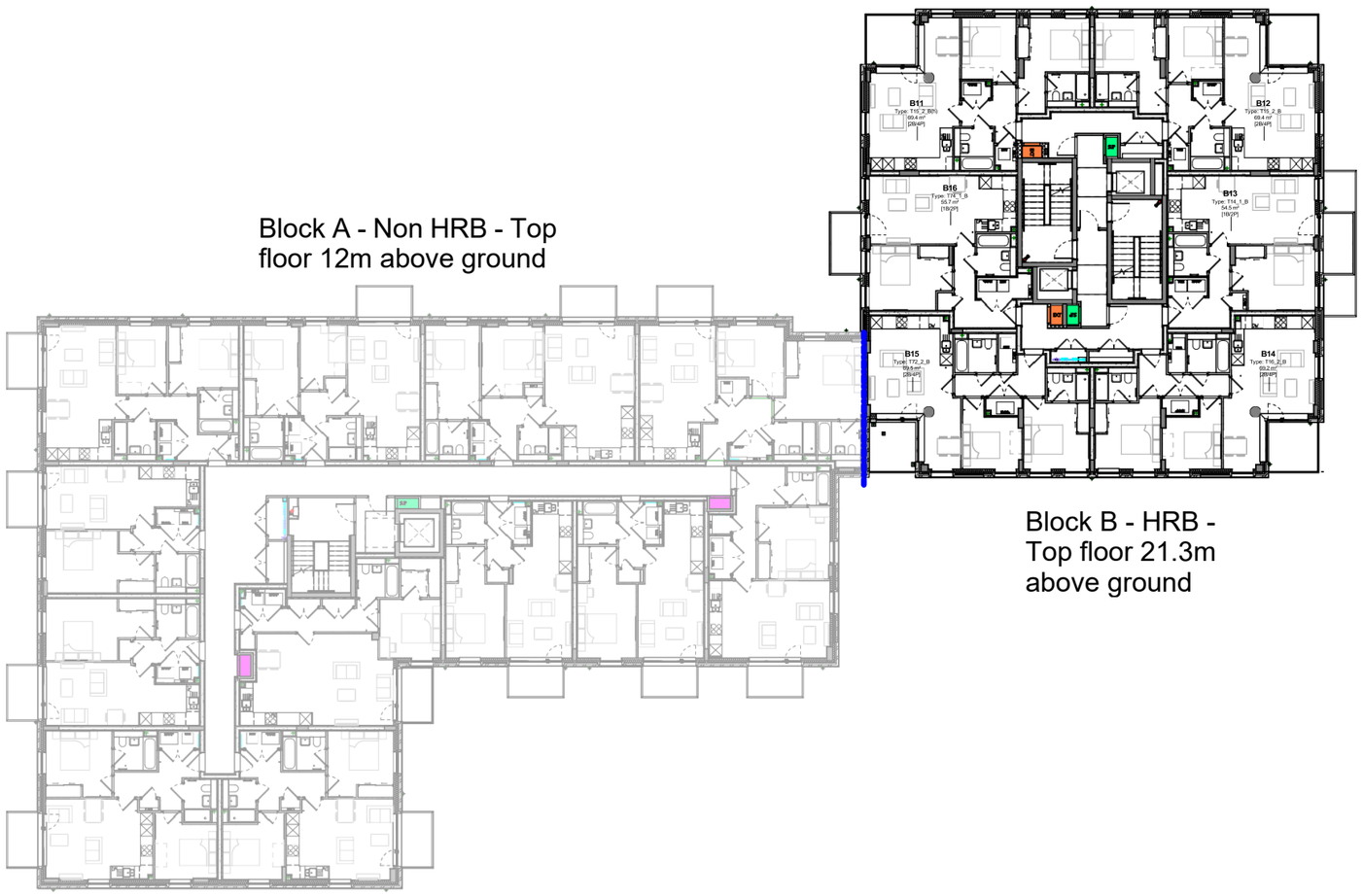

Figure 5 - Typical floor plan of Blocks A and B