

**Building Control Approval Application for a New Higher-Risk Building**

**Application Strategy**

**Guidance Note: 07 ANNEX A**

**Version: 1.0**

**Date: 17 July 2025**

**BSA Gateway Application Process**

**Heritage Gardens, London**

**T440-ABC04-XX-XX-PP-A-010-950**

**Project Number: 9231**

**Project Title: Heritage Gardens, London**

Revision	Date	Status	Issue Purpose	Originator	Authorised
P01	28/6/24	S2	For Information	AL	RC
P02	05/6/25	S2	For information	AL	RC

**Revision Notes**

The following represents a non-exhaustive list of key revisions

Revision P01 First Issue

Revision P02 Second Issue

# Introduction

This document sets out the Building Safety Act (BSA) application process and timeline for the Heritage Gardens project located in London. This information is to be used as a basis for the dialogue with the BSR to agree the applications.

The project will include:

4no. Gateway 2 applications

- Application 1 of 4 - Building F
- Application 2 of 4 - Building G and H
- Application 3 of 4 - Building E
- Application 4 of 4 - Building A, B, C, D and basement

The 2nd and 4th Gateway 2 applications will include Stages where the Building is comprised of various Blocks.

4no. Gateway 3 applications with partial completion certificates for individual blocks and the basement.

# Development Overview



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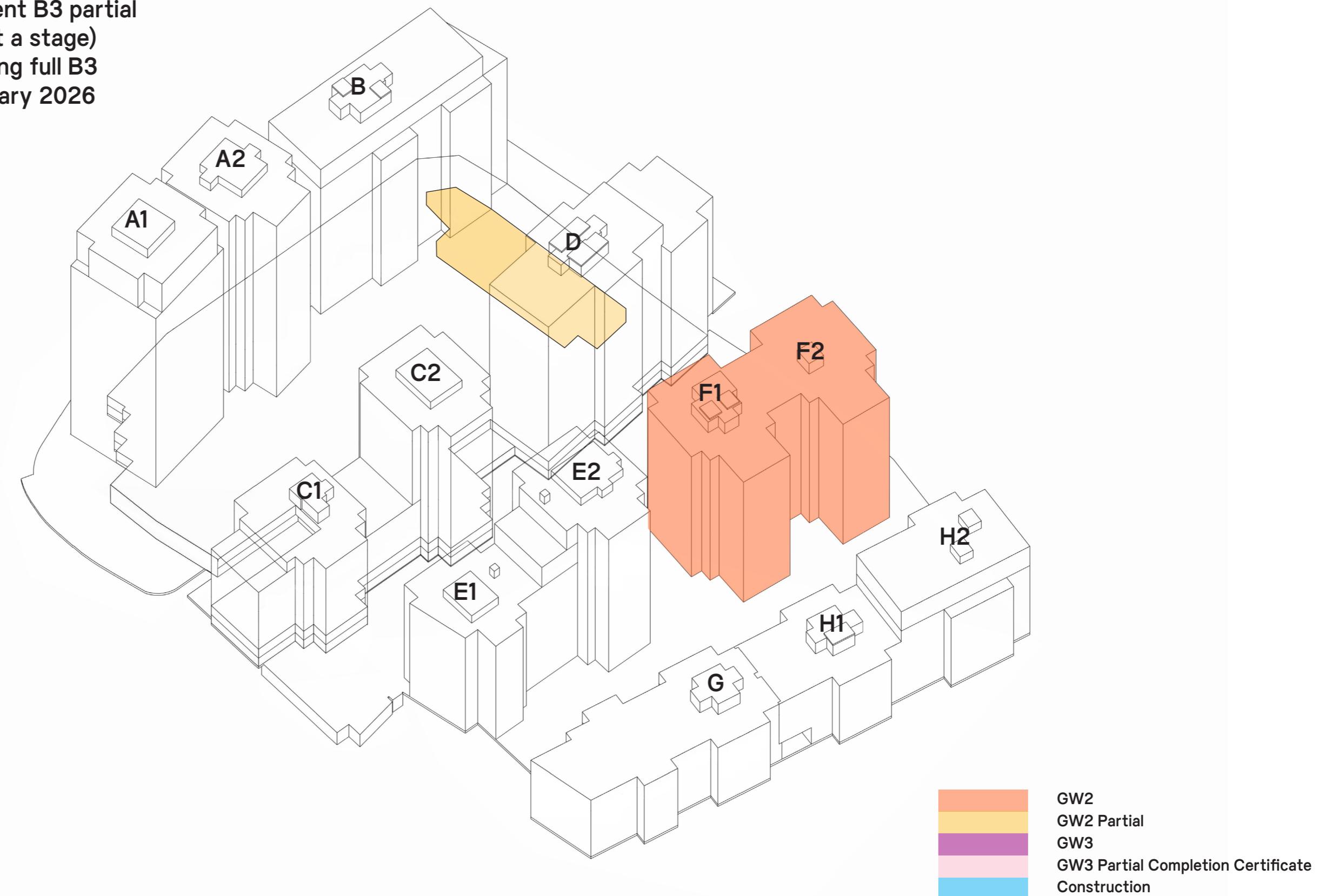
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# February '25

- 1<sup>st</sup> GW2 application Building F full information submission
- 1<sup>st</sup> GW2 application Basement B3 partial information submission (not a stage)
- 4<sup>th</sup> GW2 submission including full B3 information issued in February 2026



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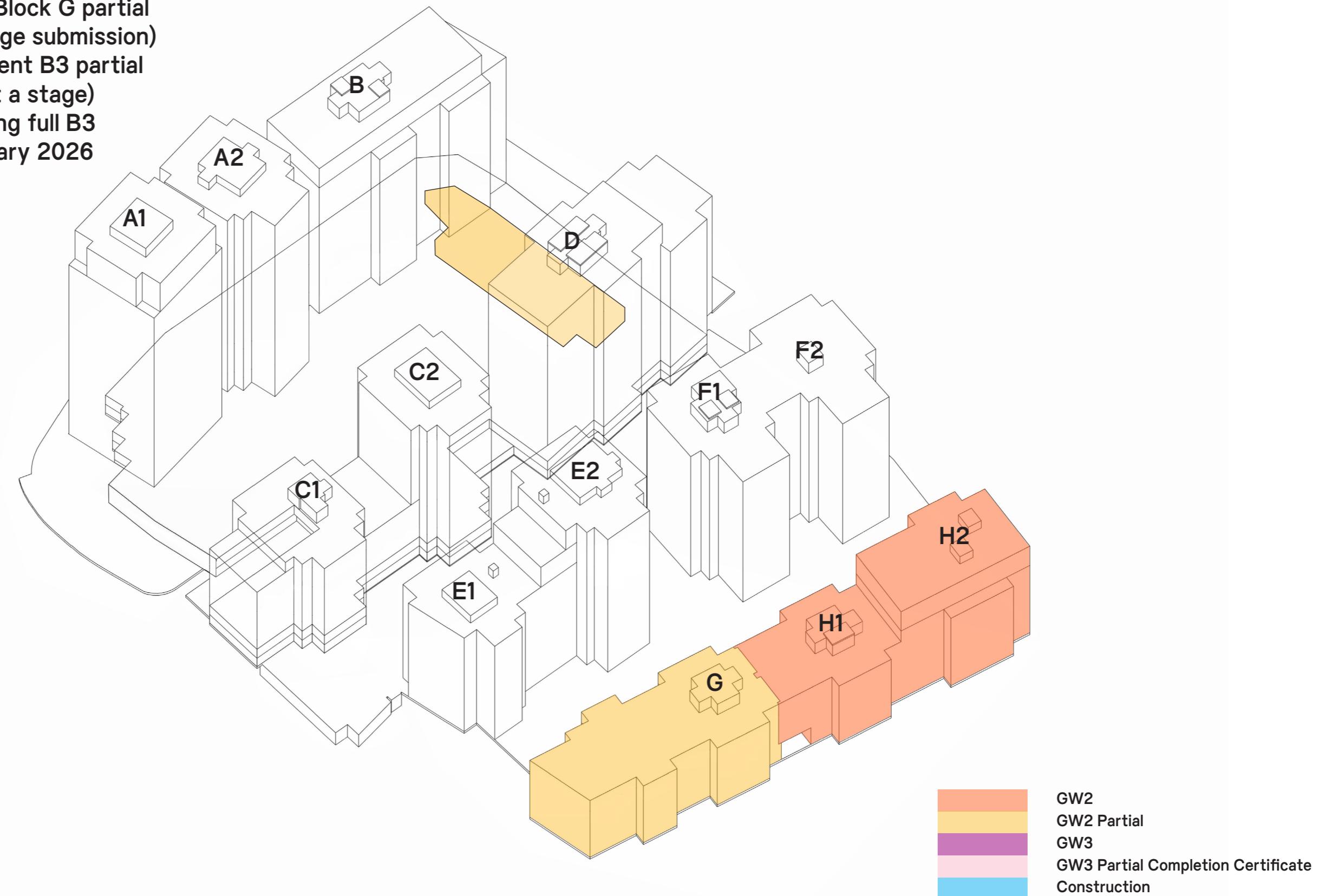
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# February '25

- 2<sup>nd</sup> GW2 application Block H full information submission
- 2<sup>nd</sup> GW2 application stage Block G partial information submission (stage submission)
- 2<sup>nd</sup> GW2 application Basement B3 partial information submission (not a stage)
- 4<sup>th</sup> GW2 submission including full B3 information issued in February 2026



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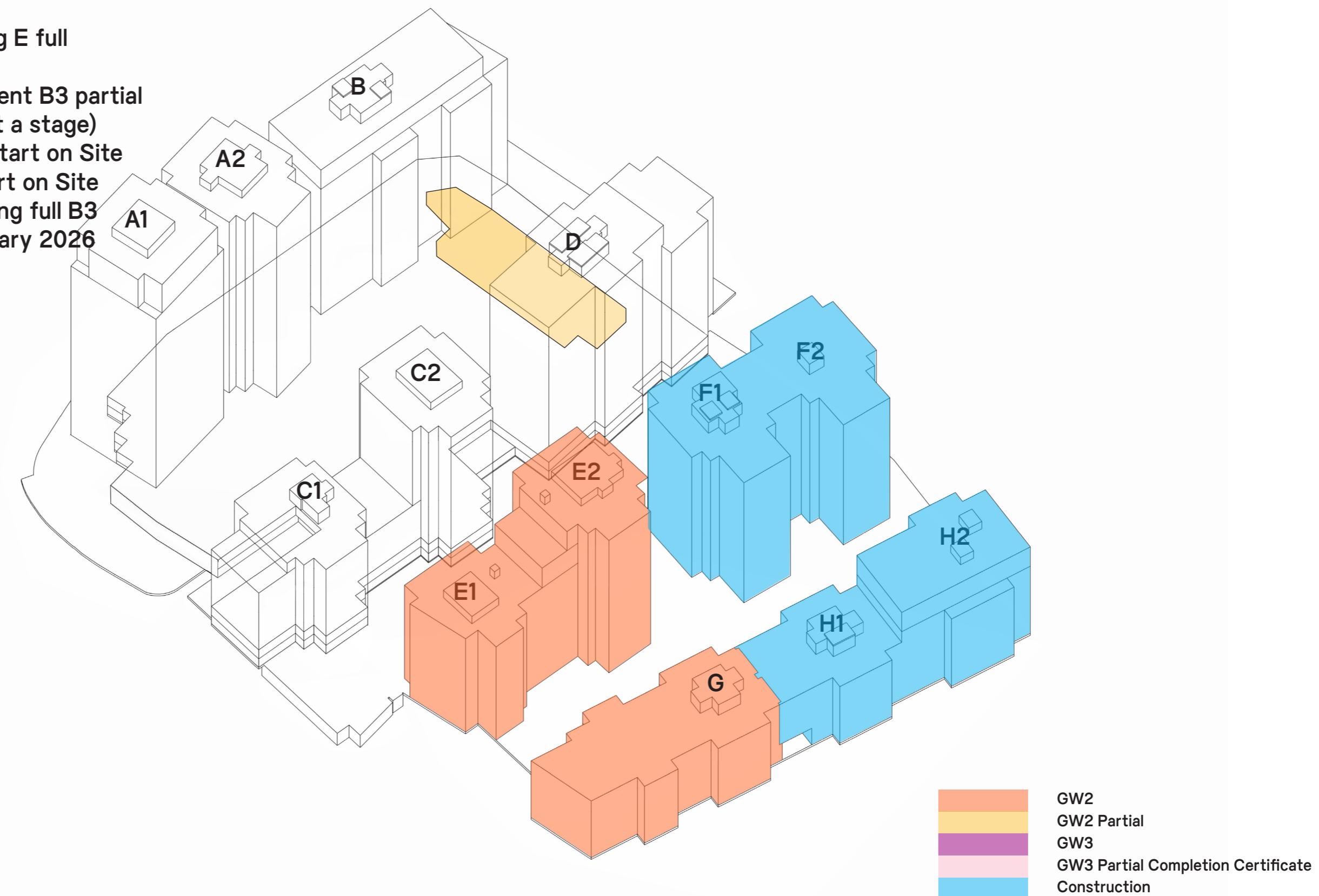
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# July '25

- 2<sup>nd</sup> GW2 application stage Block G full information submission (stage submission)
- 3<sup>rd</sup> GW2 application Building E full information submission
- 3<sup>rd</sup> GW2 application Basement B3 partial information submission (not a stage)
- Building F - Construction Start on Site
- Block H - Construction Start on Site
- 4<sup>th</sup> GW2 submission including full B3 information issued in February 2026



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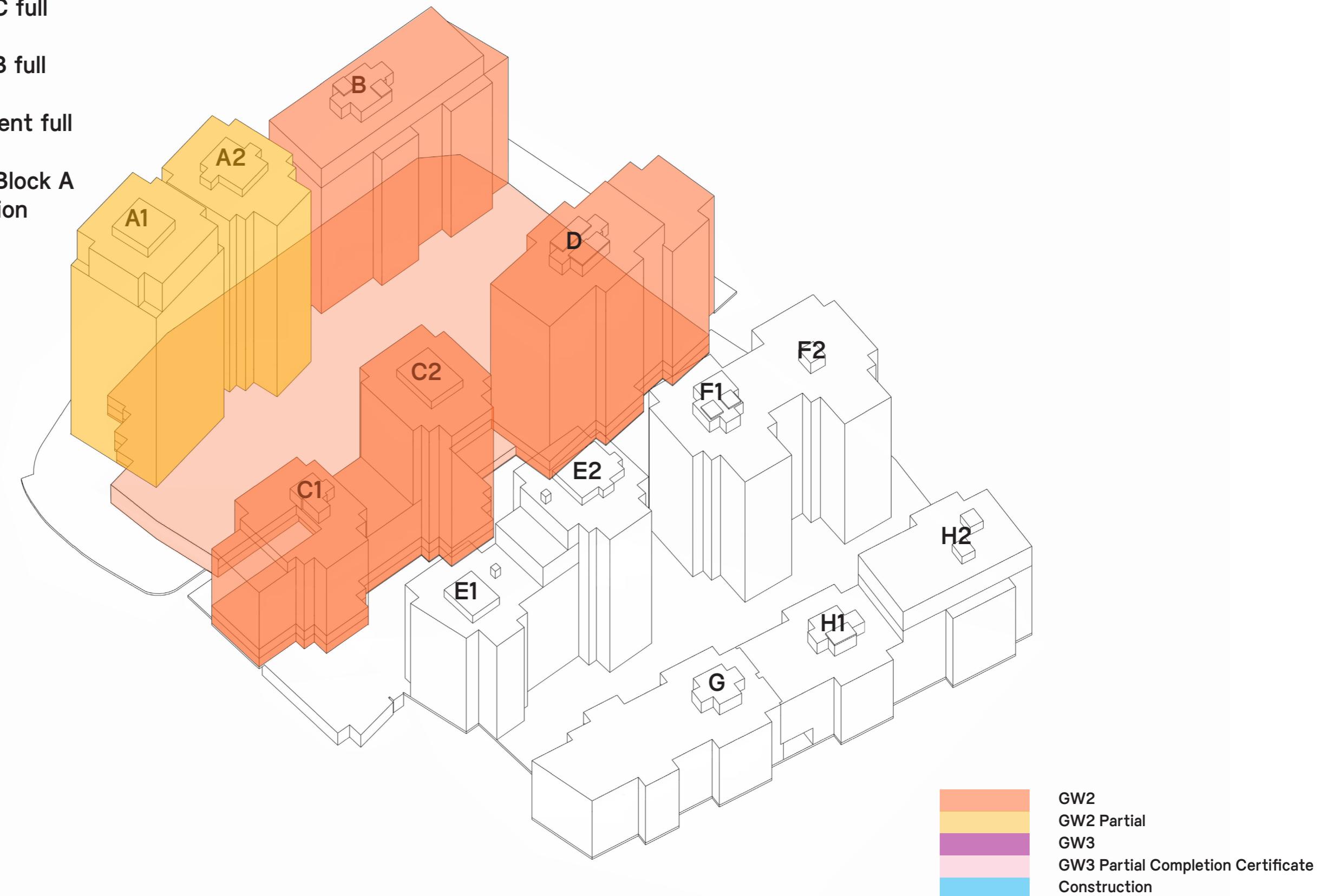
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# February '26

- 4<sup>th</sup> GW2 application Block D full information submission
- 4<sup>th</sup> GW2 application Block C full information submission
- 4<sup>th</sup> GW2 application Block B full information submission
- 4<sup>th</sup> GW2 application Basement full information submission
- 4<sup>th</sup> GW2 application stage Block A partial information submission (stage submission)



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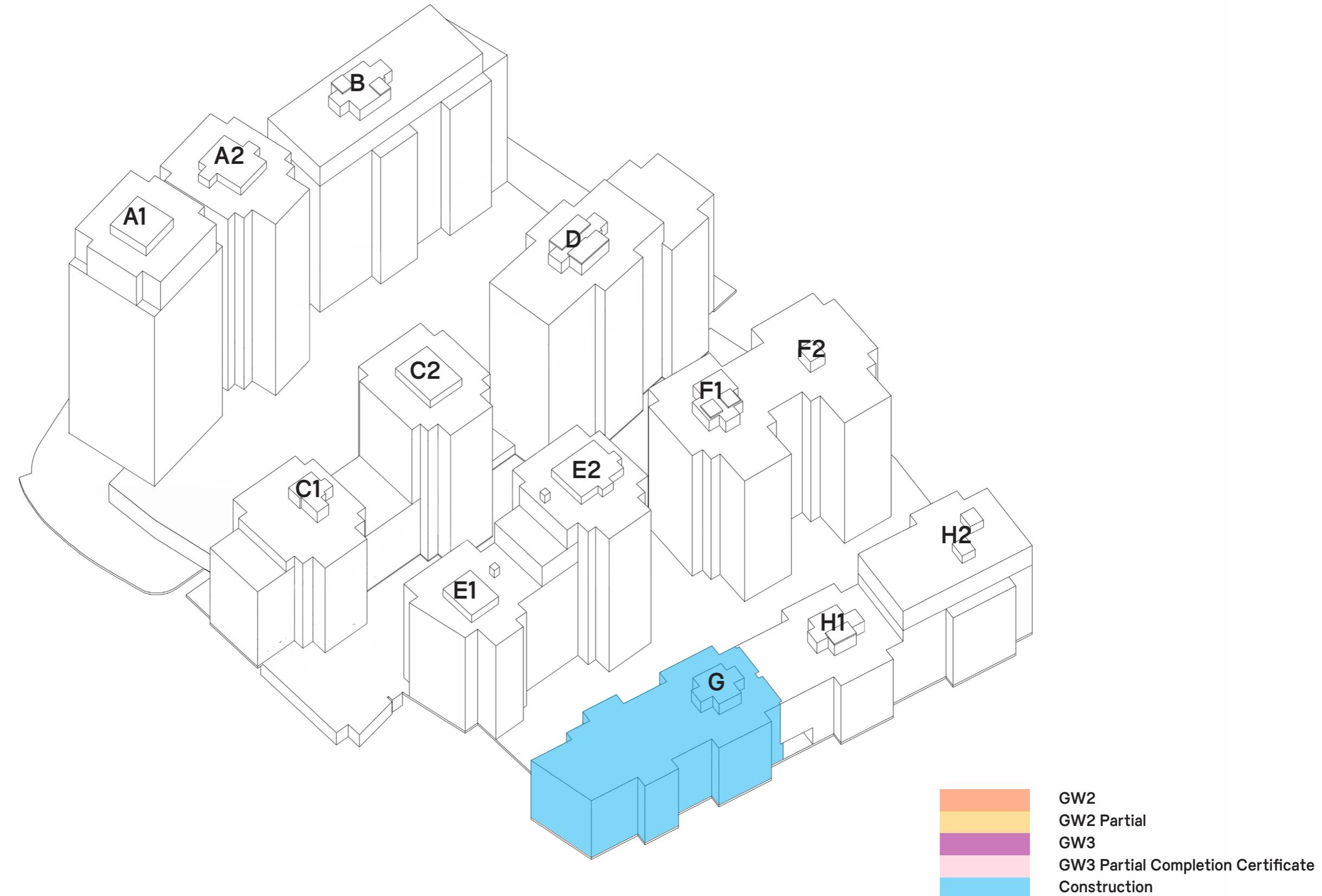
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# September '26

- Block G - Construction Start on Site



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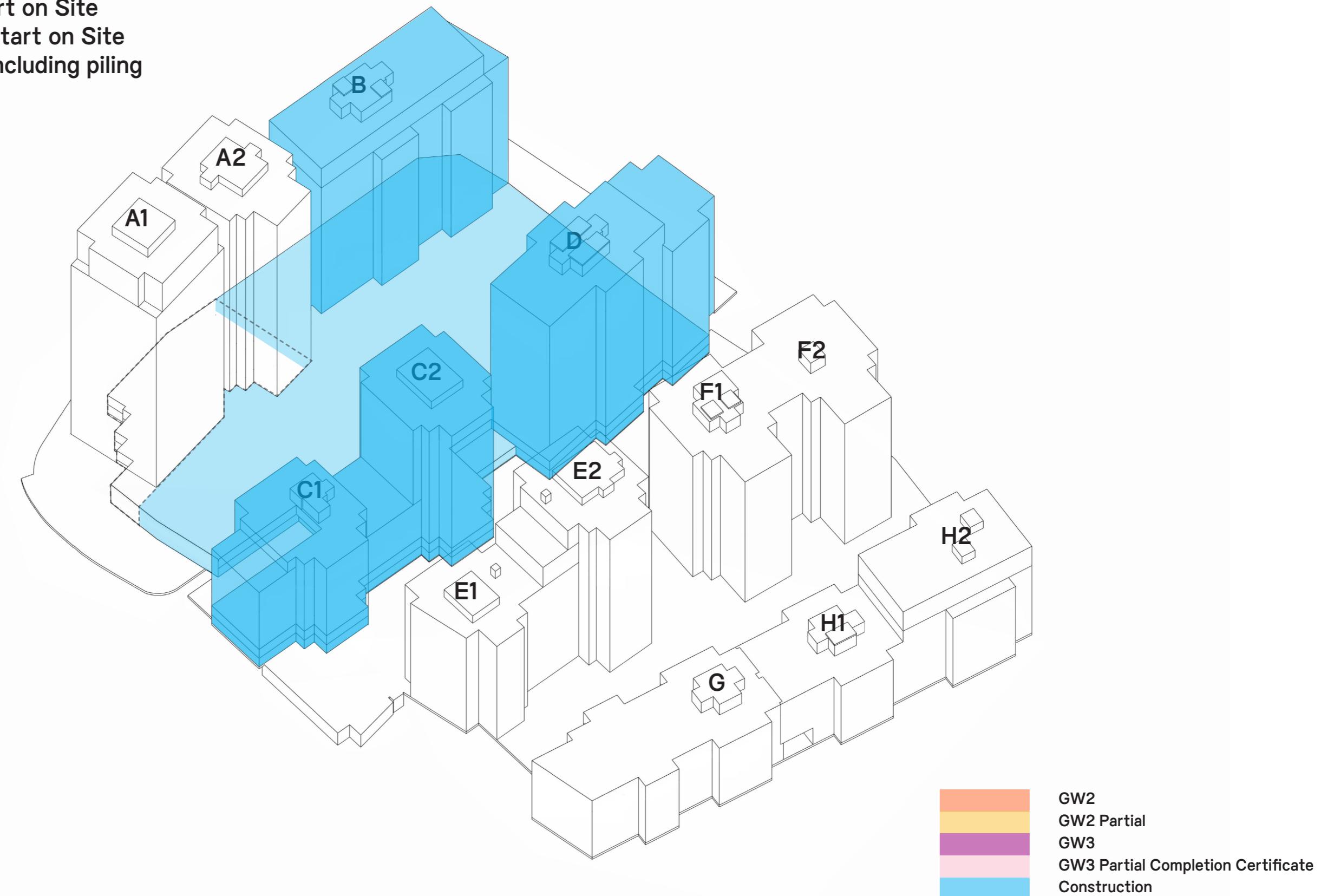
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# November '26

- Block D - Construction Start on Site
- Block C - Construction Start on Site
- Block B - Construction Start on Site
- Basement - Construction Start on Site  
(excluding SW corner but including piling  
for SW corner)



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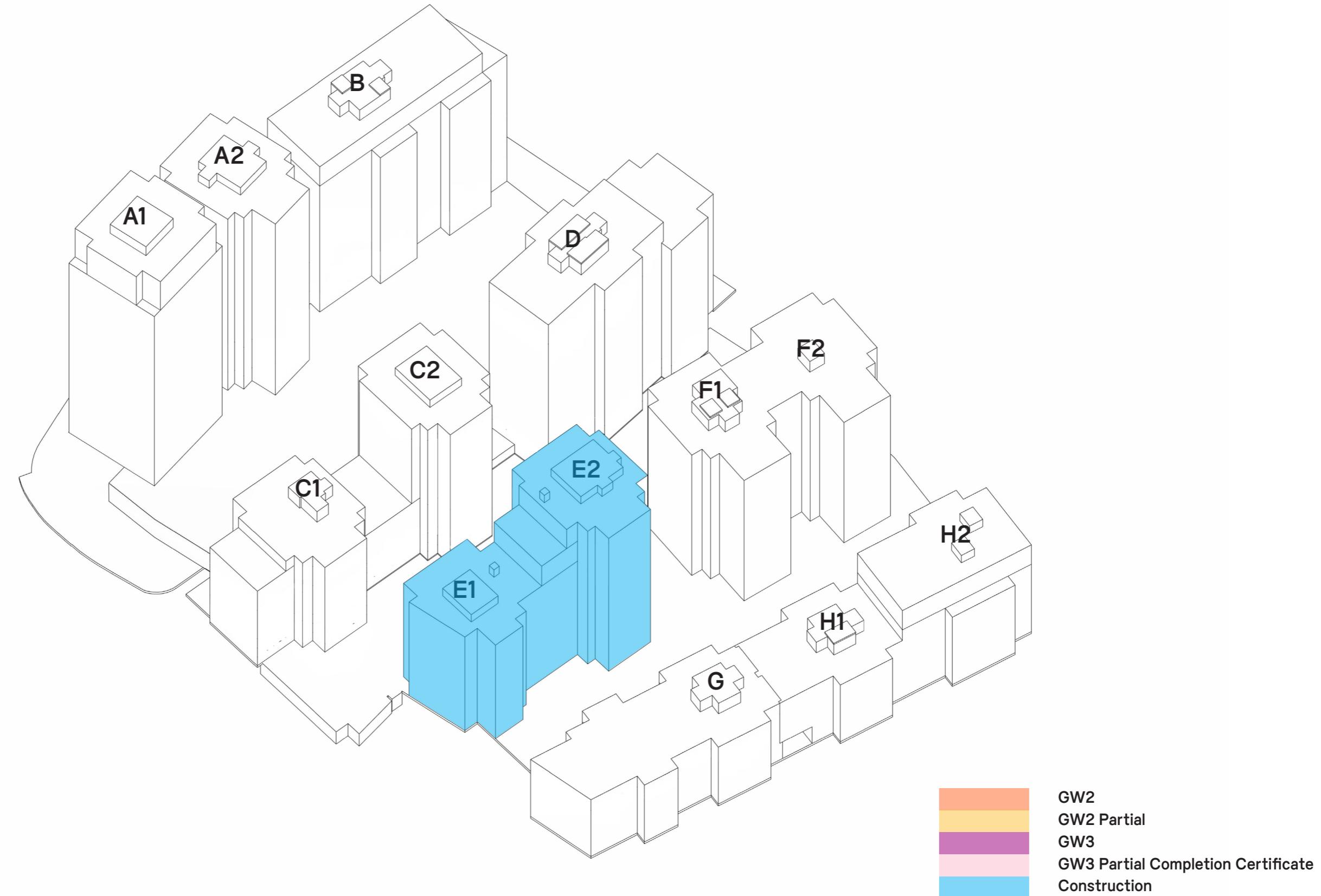
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# February '27

- Block E - Construction Start on Site



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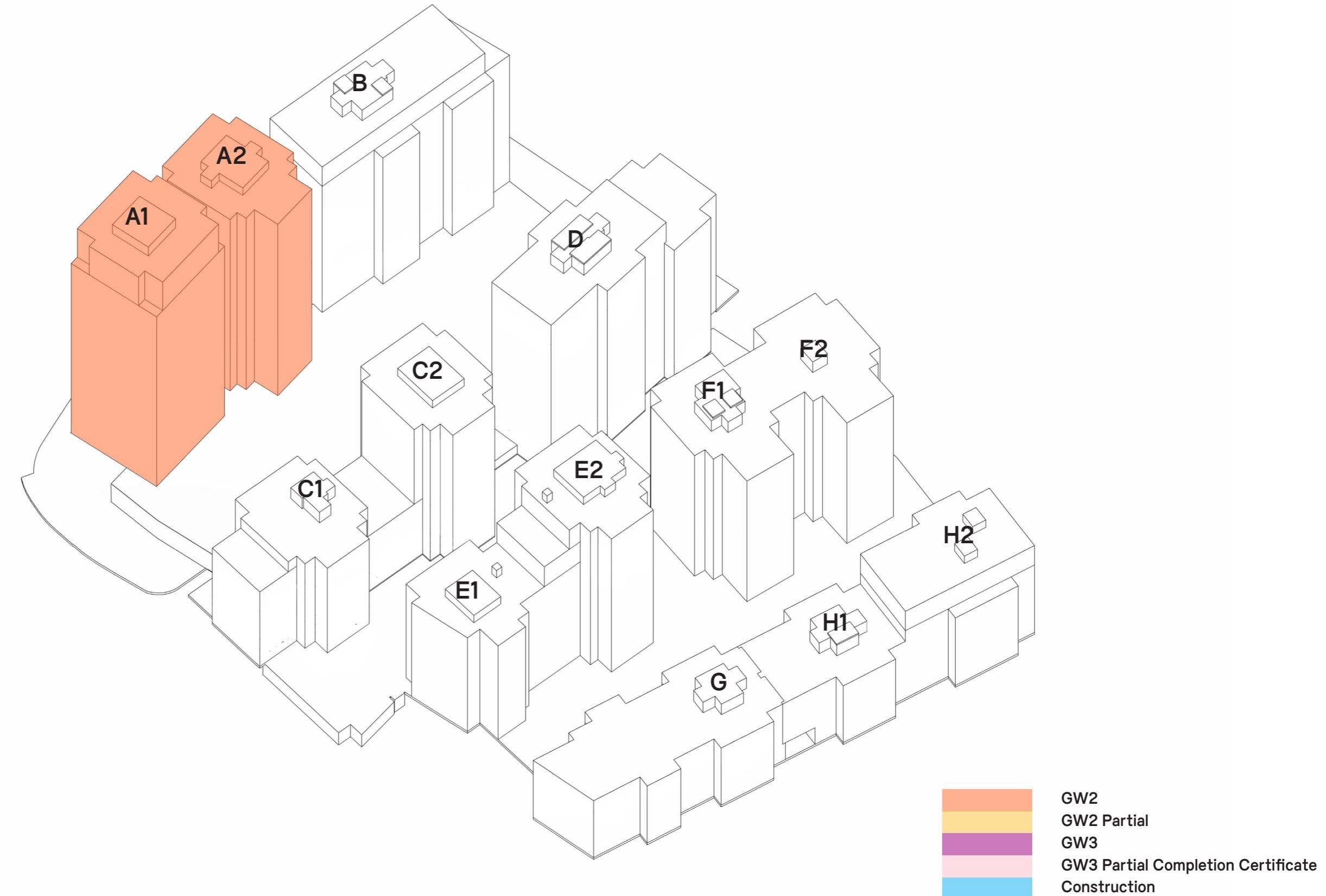
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June '27

- 4<sup>th</sup> GW2 application stage Block A full information submission (stage submission)



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# March '28

- 1<sup>st</sup> GW3 application Building F full information submission
- 4<sup>th</sup> GW3 application Basement partial completion certificate (excluding basement SW corner)



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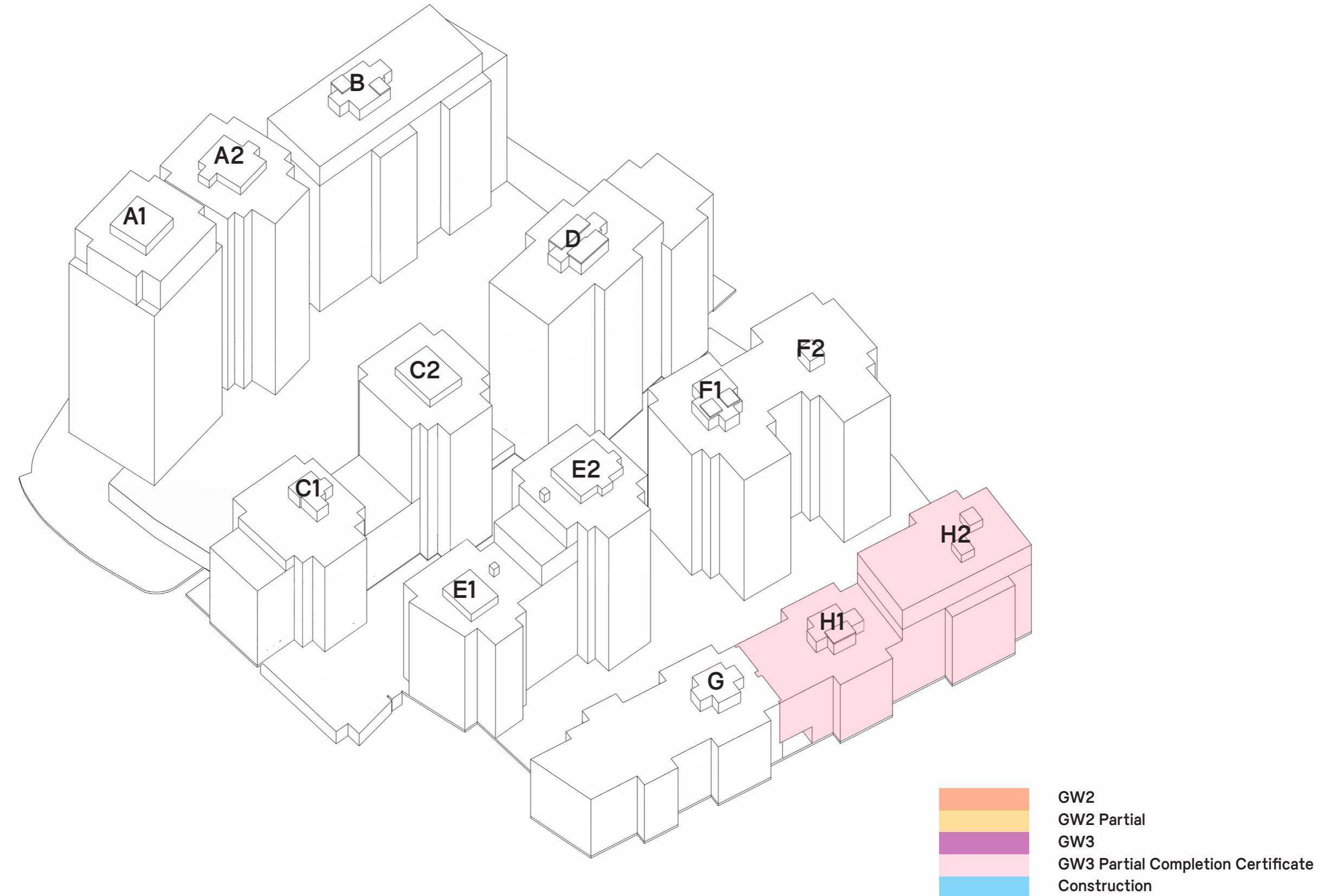
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# July '28

- 2<sup>nd</sup> GW3 application Block H partial completion certificate



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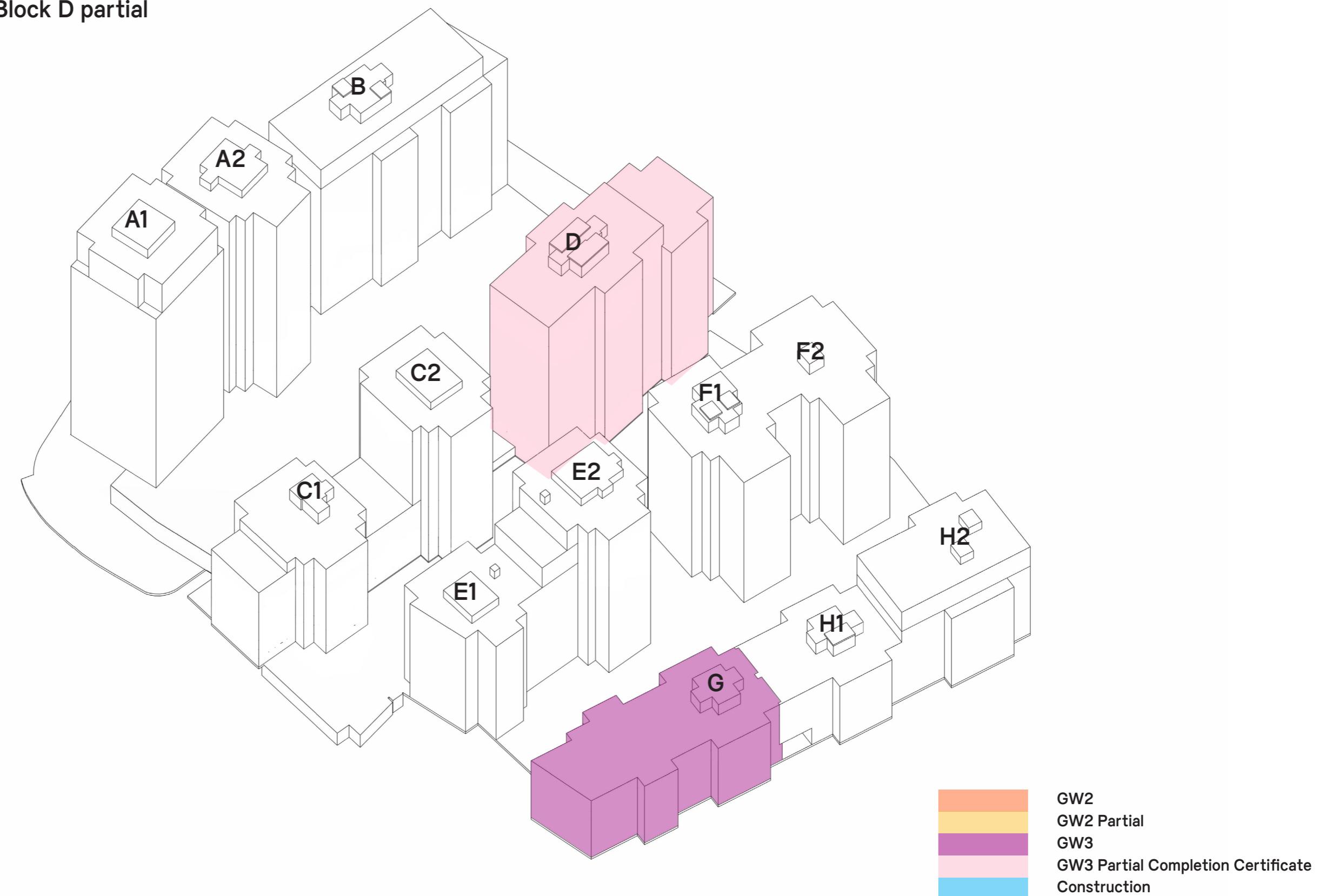
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# November '29

- 2<sup>nd</sup> GW3 application stage Block G completion certificate
- 4<sup>th</sup> GW3 application stage Block D partial completion certificate



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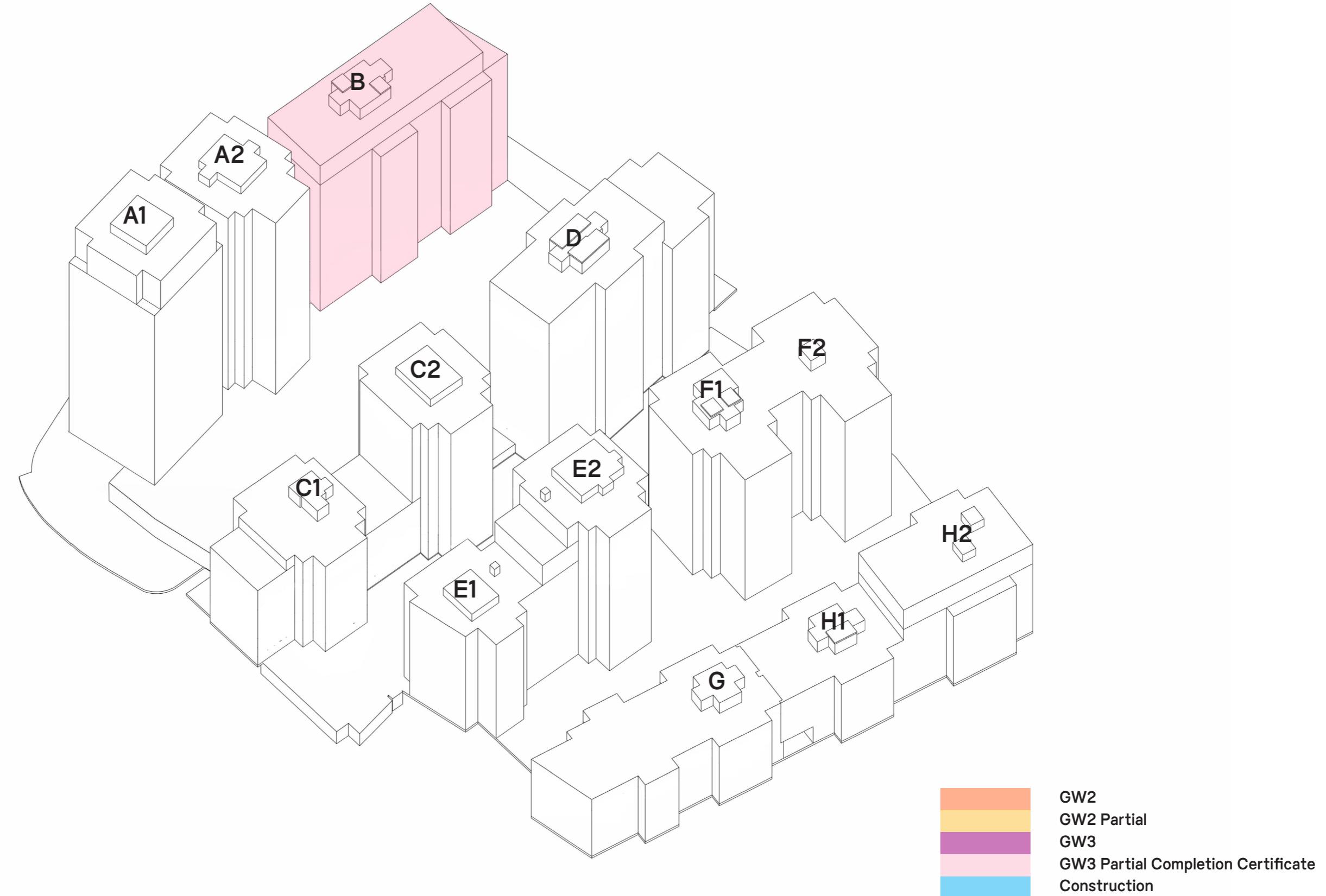
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# March '30

- 4<sup>th</sup> GW3 application stage Block B partial completion certificate



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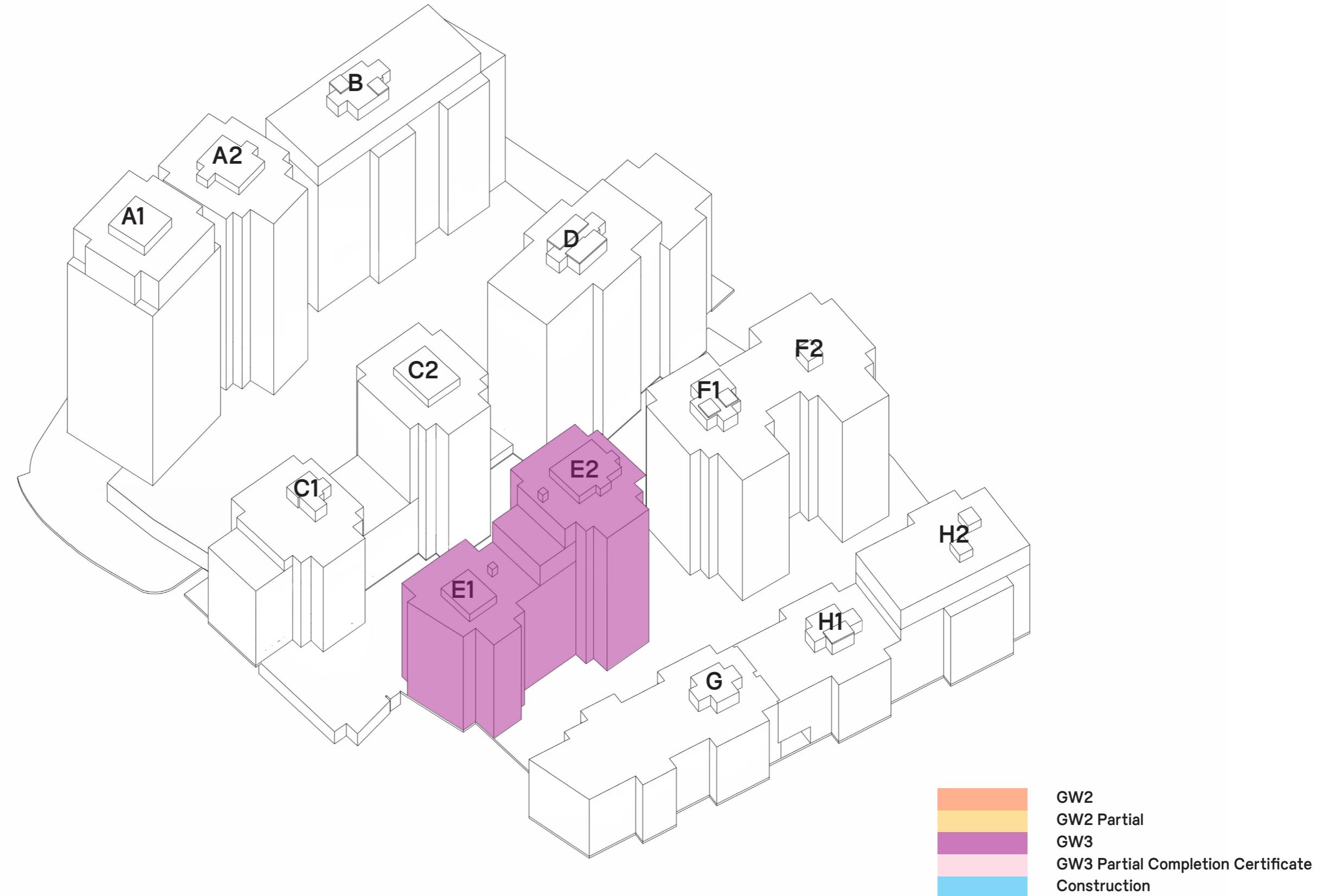
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# August '30

- 3<sup>rd</sup> GW3 application Block E full information submission



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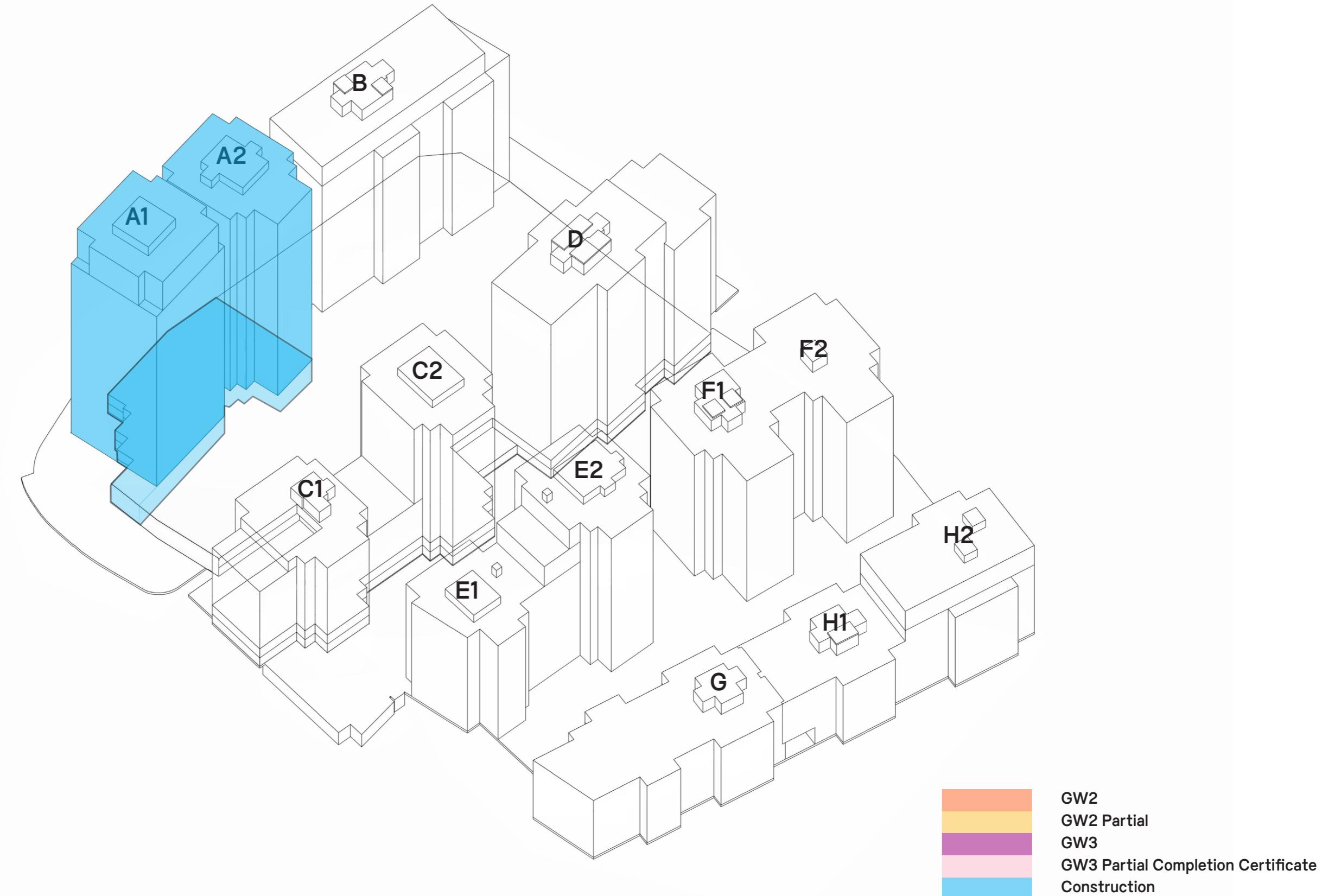
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# November '30

- Block A - Construction Start on Site
- Basement Box SW corner - Construction Start on Site



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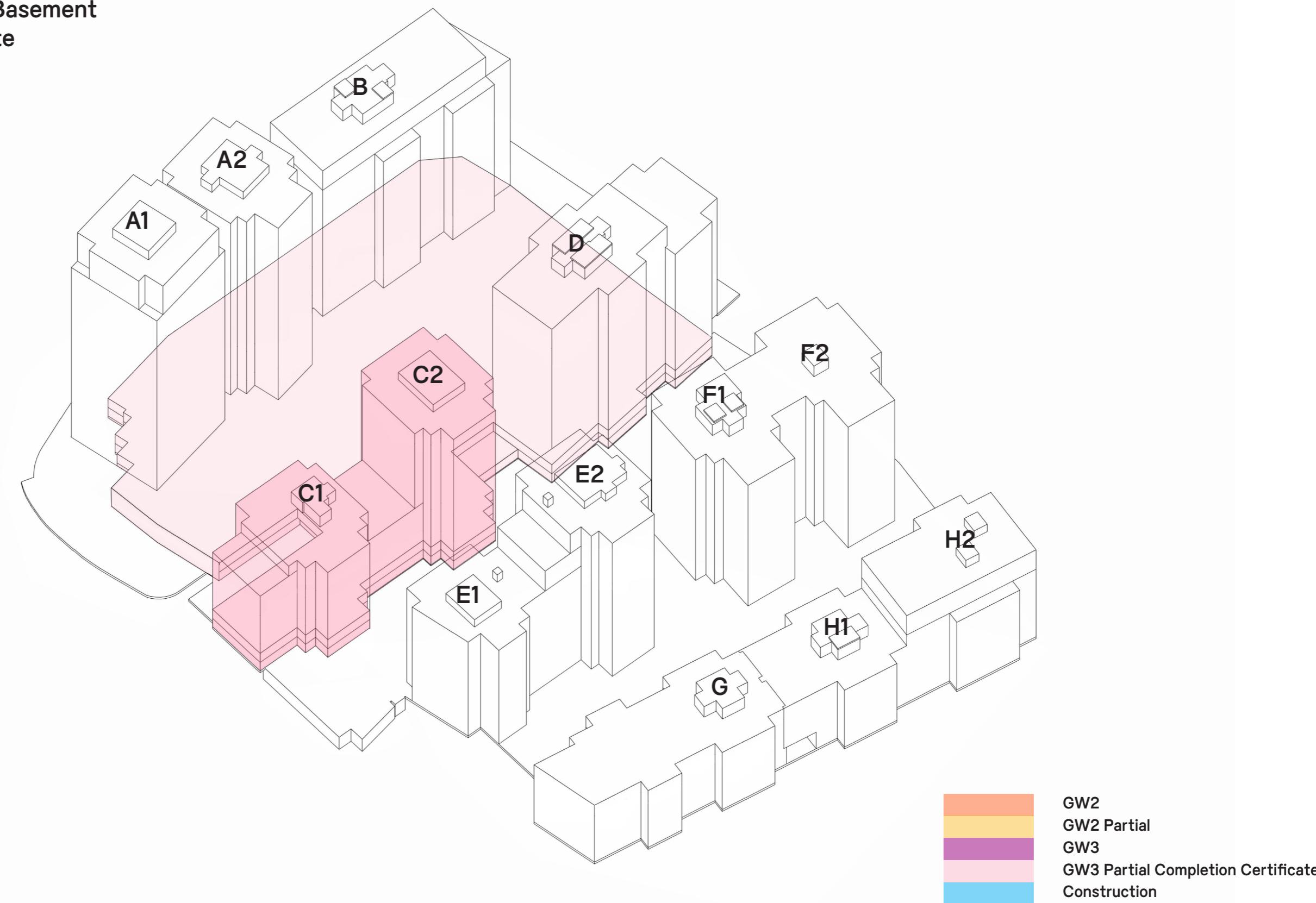
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# September '32

- 4<sup>th</sup> GW3 application stage Block C partial completion certificate
- 4<sup>th</sup> GW3 application stage Basement partial completion certificate



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# December '33

- 4<sup>th</sup> GW3 application stage Block A completion certificate

