

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:

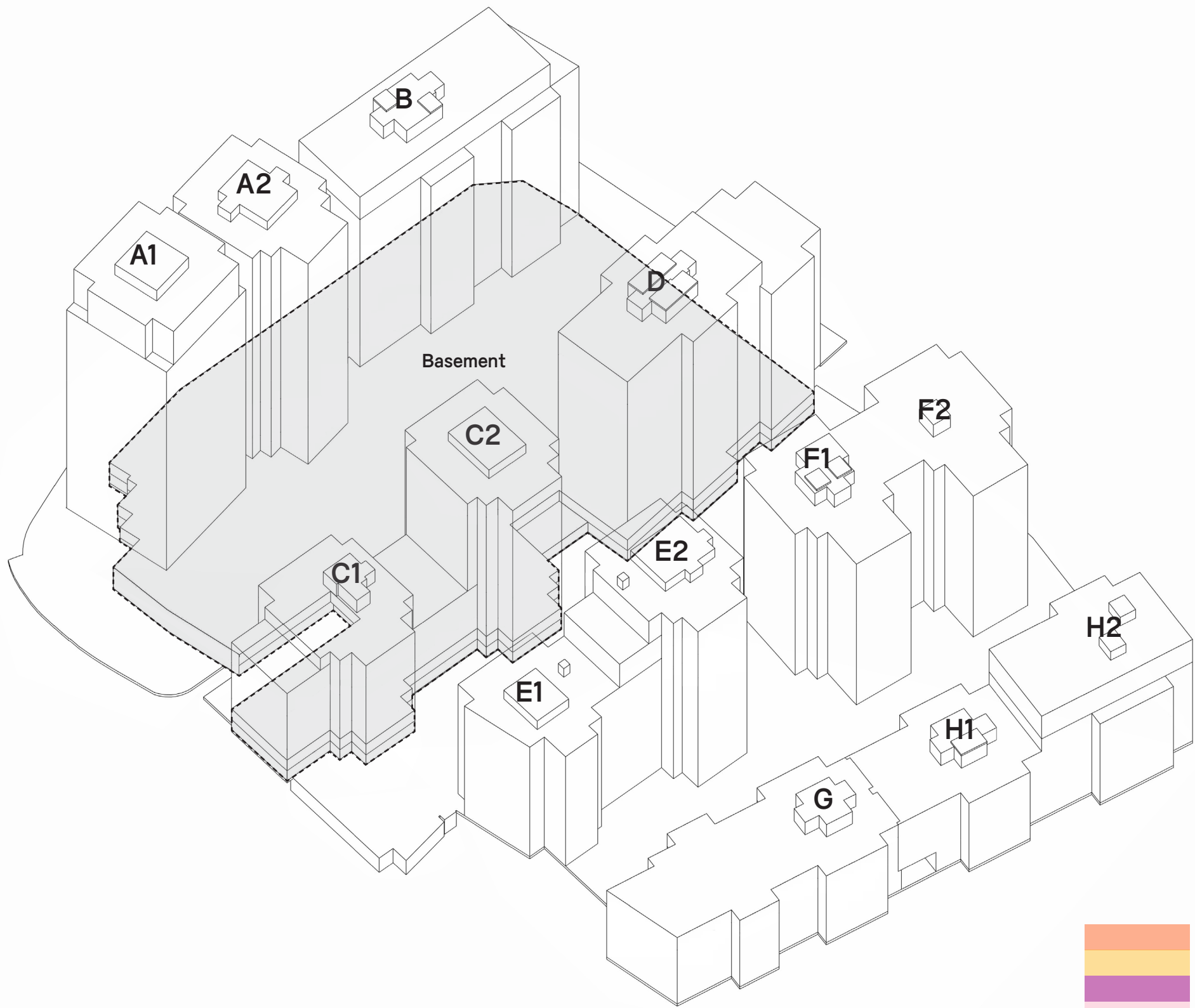
4no. Gateway 2 applications

- 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.

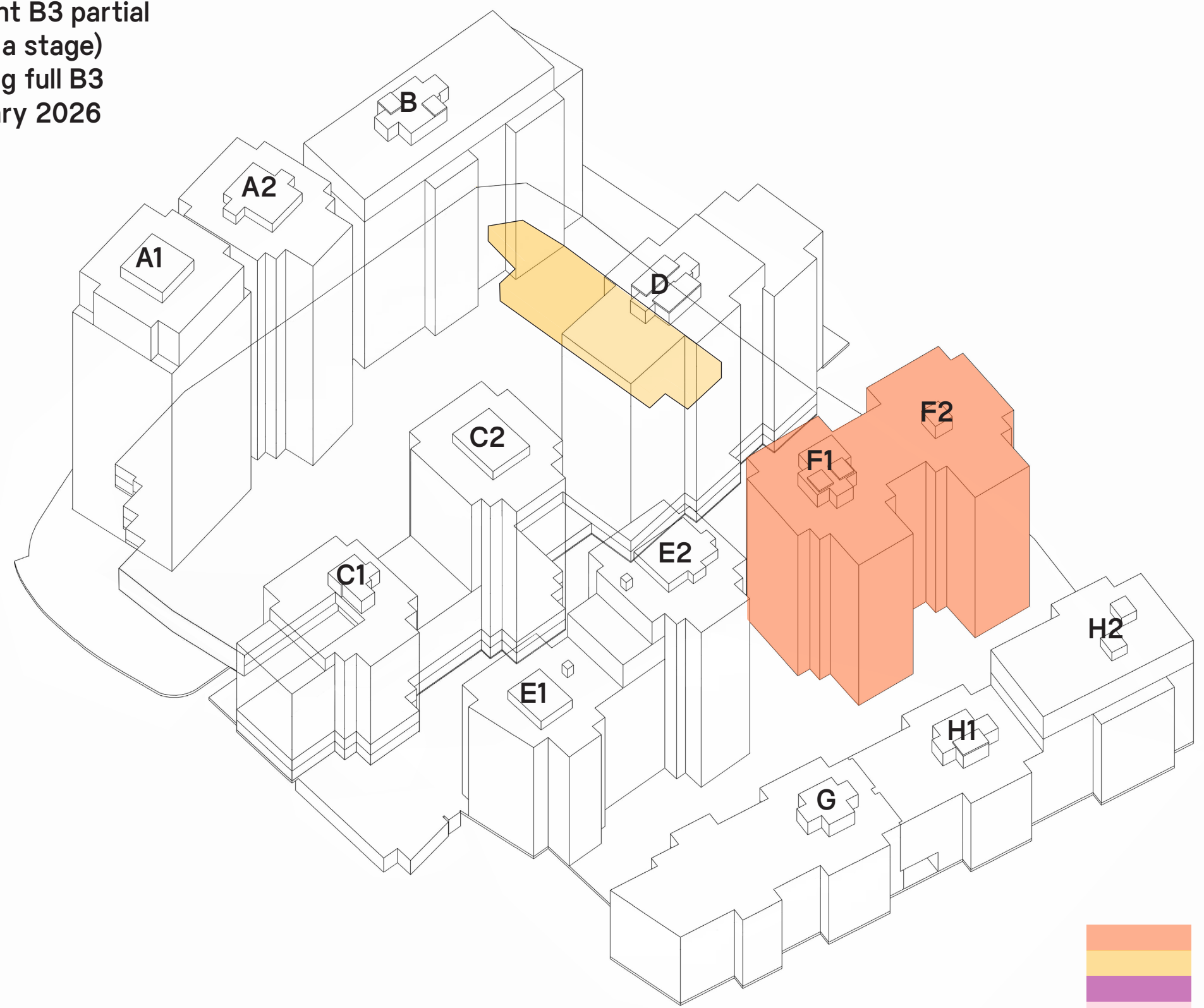
# Development Overview



|  |                                    |
|--|------------------------------------|
|  | GW2                                |
|  | GW2 Partial                        |
|  | GW3                                |
|  | GW3 Partial Completion Certificate |
|  | Construction                       |

# February '25

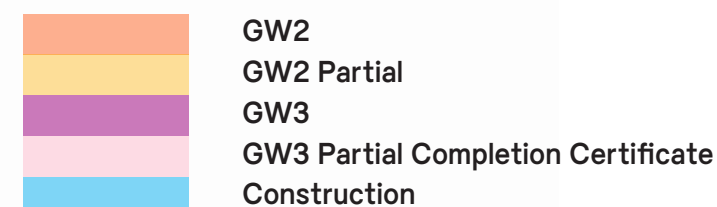
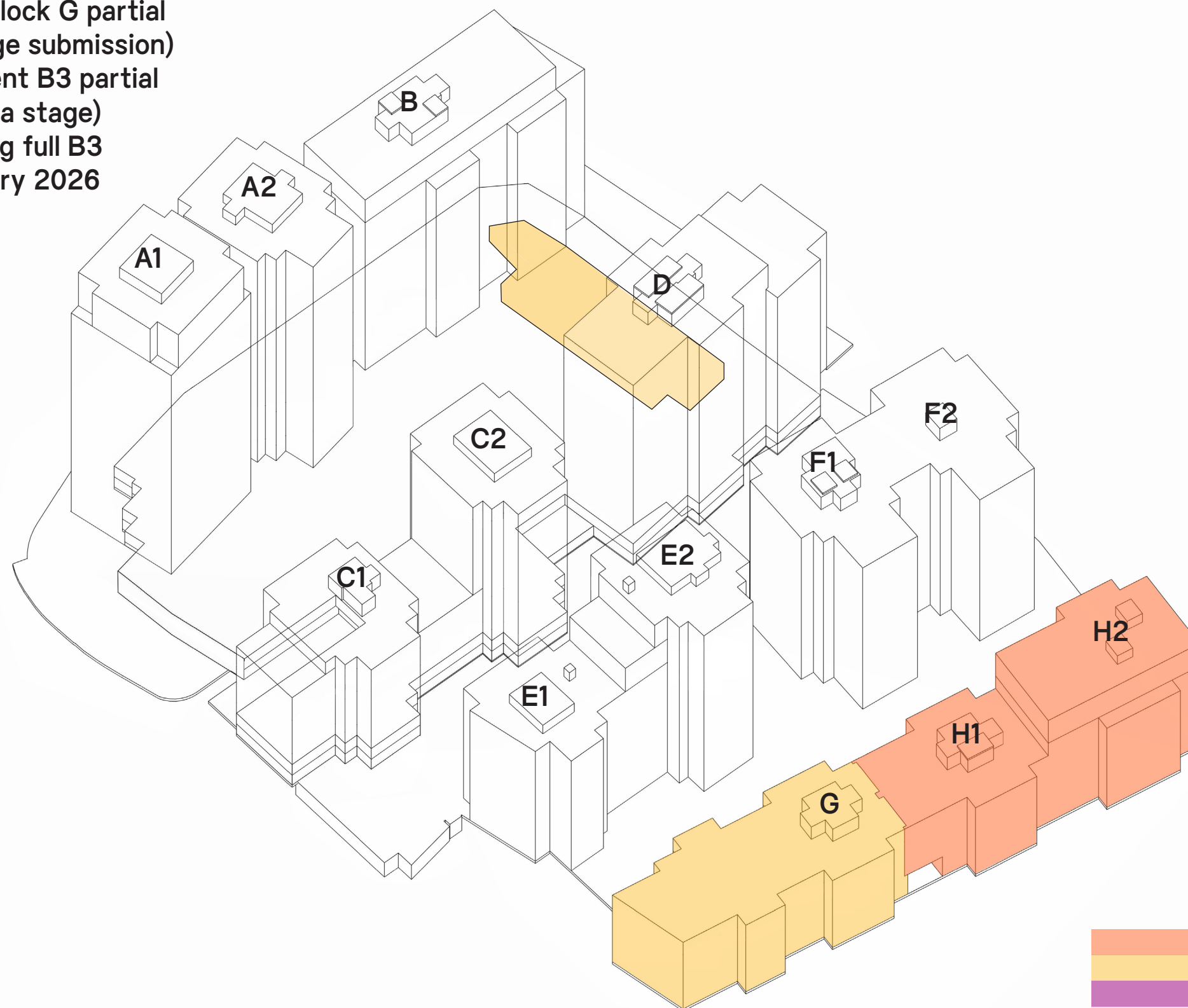
- 1<sup>st</sup> GW2 application Building F full information submission
- 1<sup>st</sup> GW2 application Basement B3 partial information submission (not a stage)
- 4<sup>th</sup> GW2 submission including full B3 information issued in February 2026



|  |                                    |
|--|------------------------------------|
|  | GW2                                |
|  | GW2 Partial                        |
|  | GW3                                |
|  | GW3 Partial Completion Certificate |
|  | Construction                       |

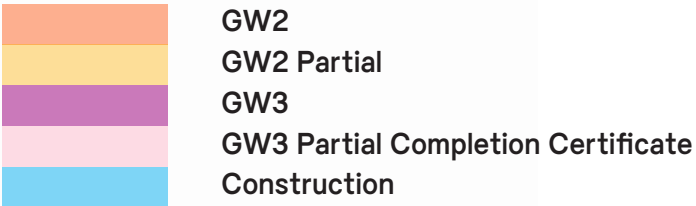
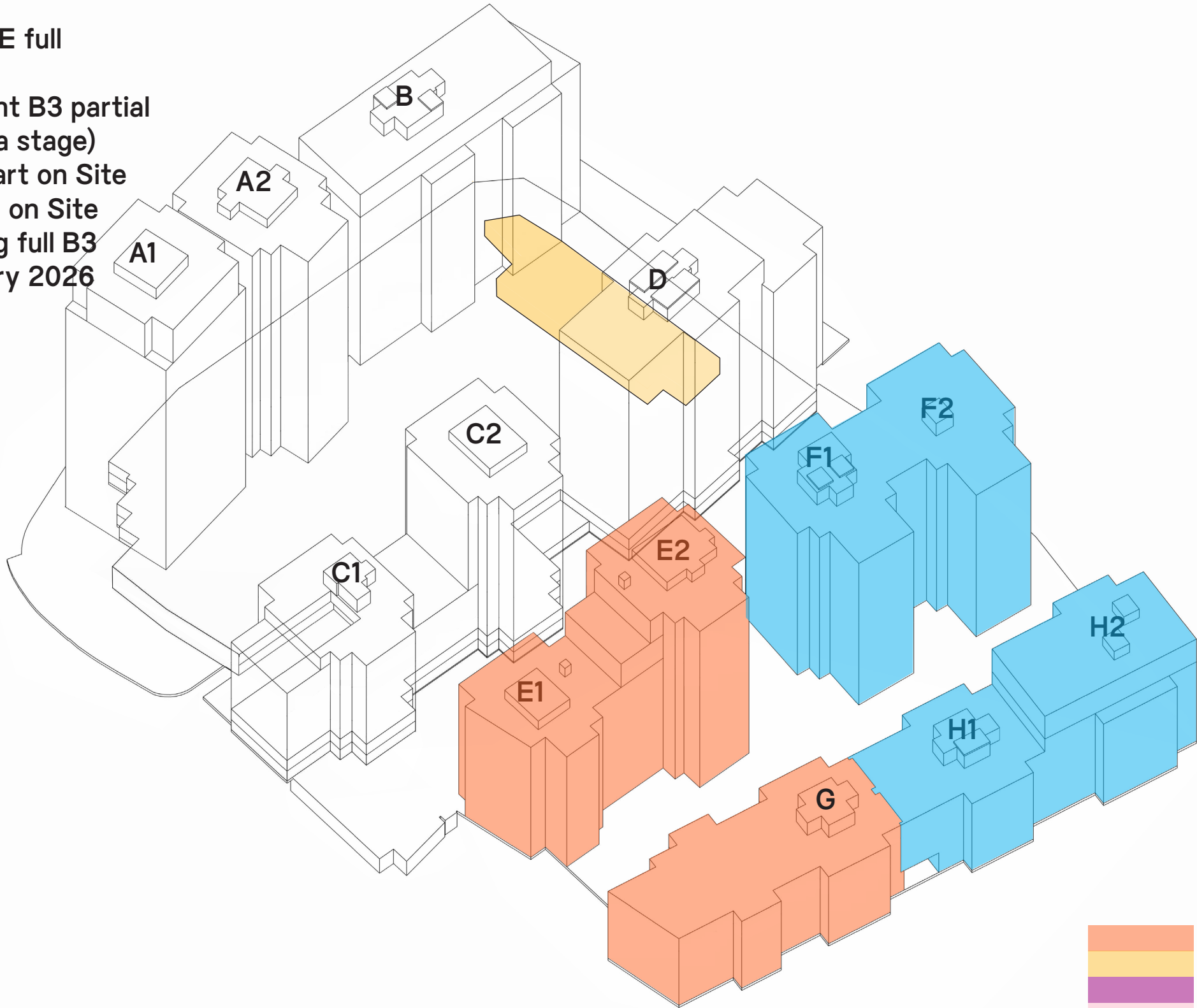
# February '25

- 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



# July '25

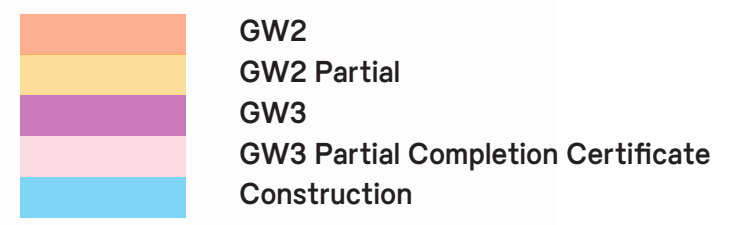
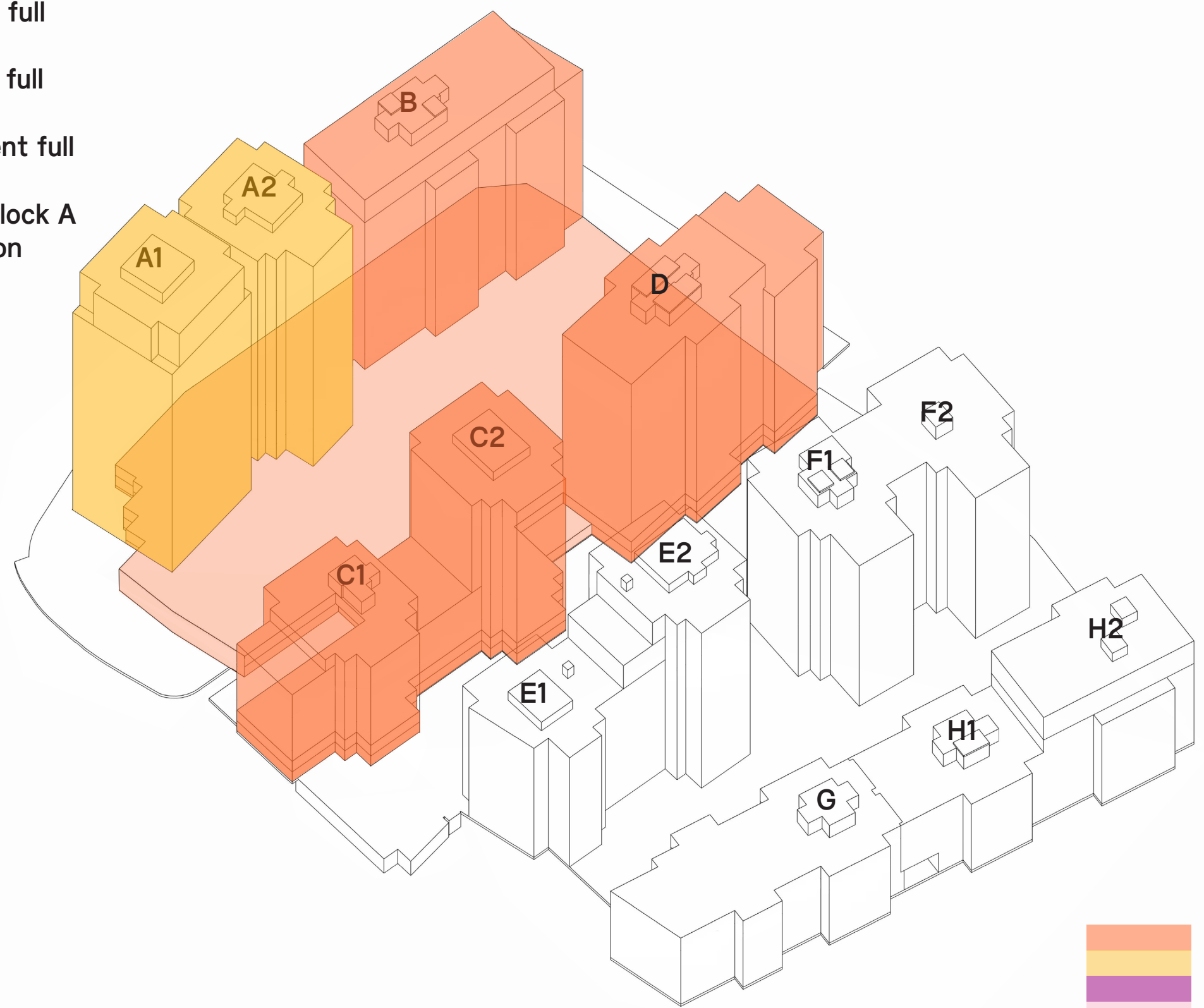
- 2<sup>nd</sup> GW2 application stage Block G full information submission (stage submission)
- 3<sup>rd</sup> GW2 application Building E full information submission
- 3<sup>rd</sup> GW2 application Basement B3 partial information submission (not a stage)
- Building F - Construction Start on Site
- Block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





# February '26

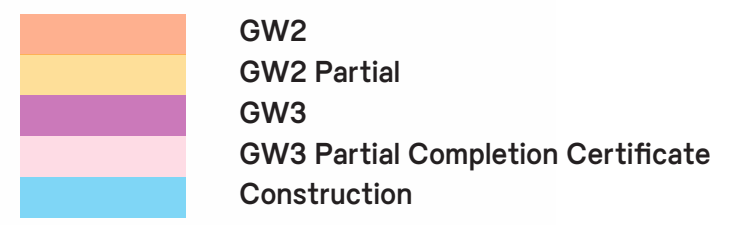
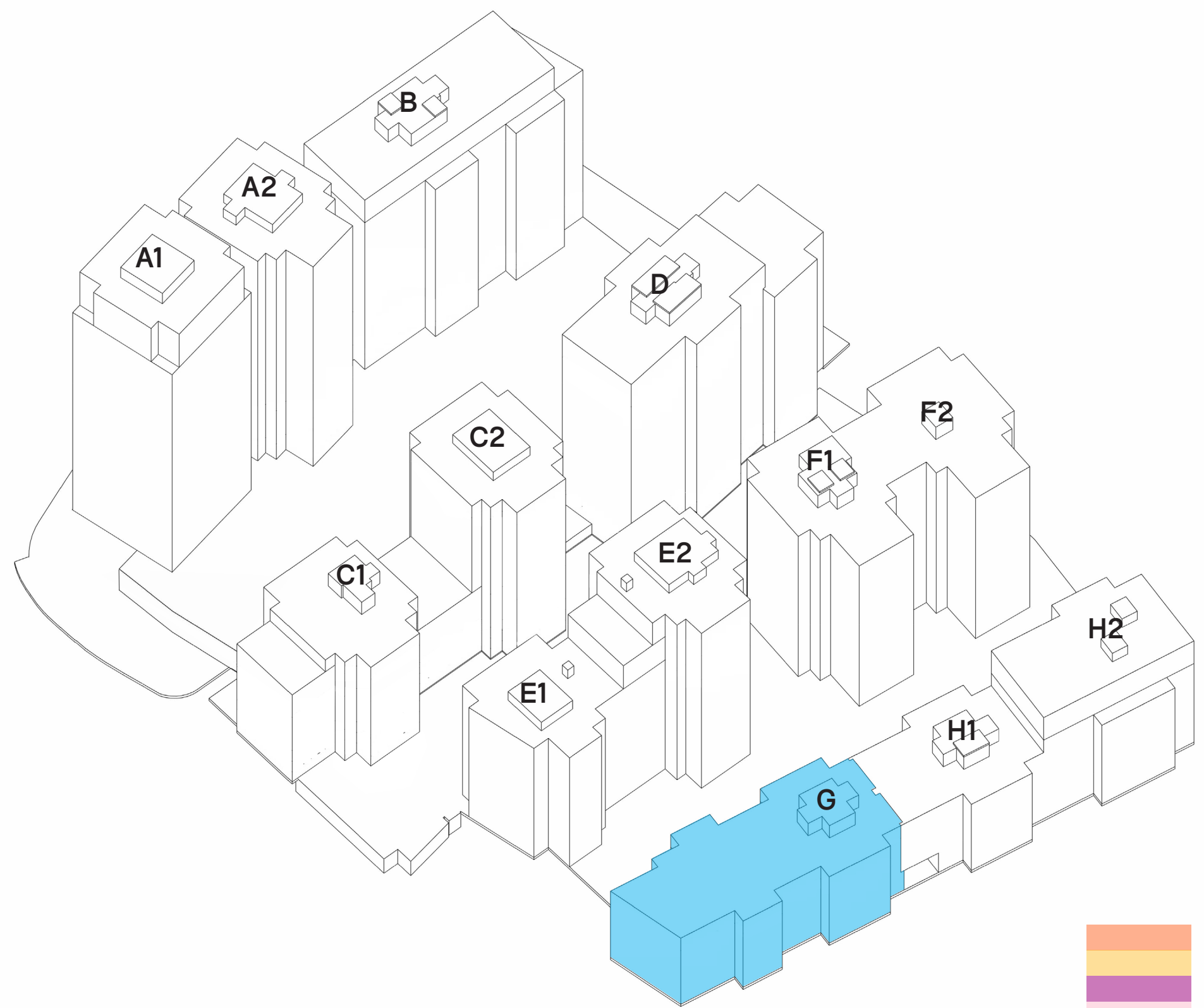
- 4<sup>th</sup> GW2 application Block D full information submission
- 4<sup>th</sup> GW2 application Block C full information submission
- 4<sup>th</sup> GW2 application Block B full information submission
- 4<sup>th</sup> GW2 application Basement full information submission
- 4<sup>th</sup> GW2 application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





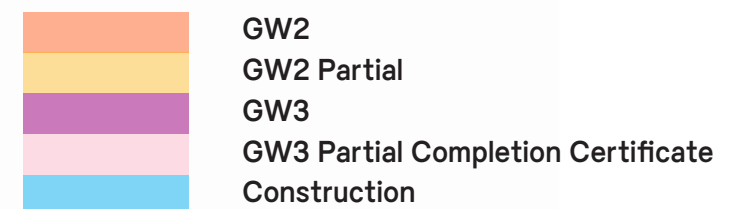
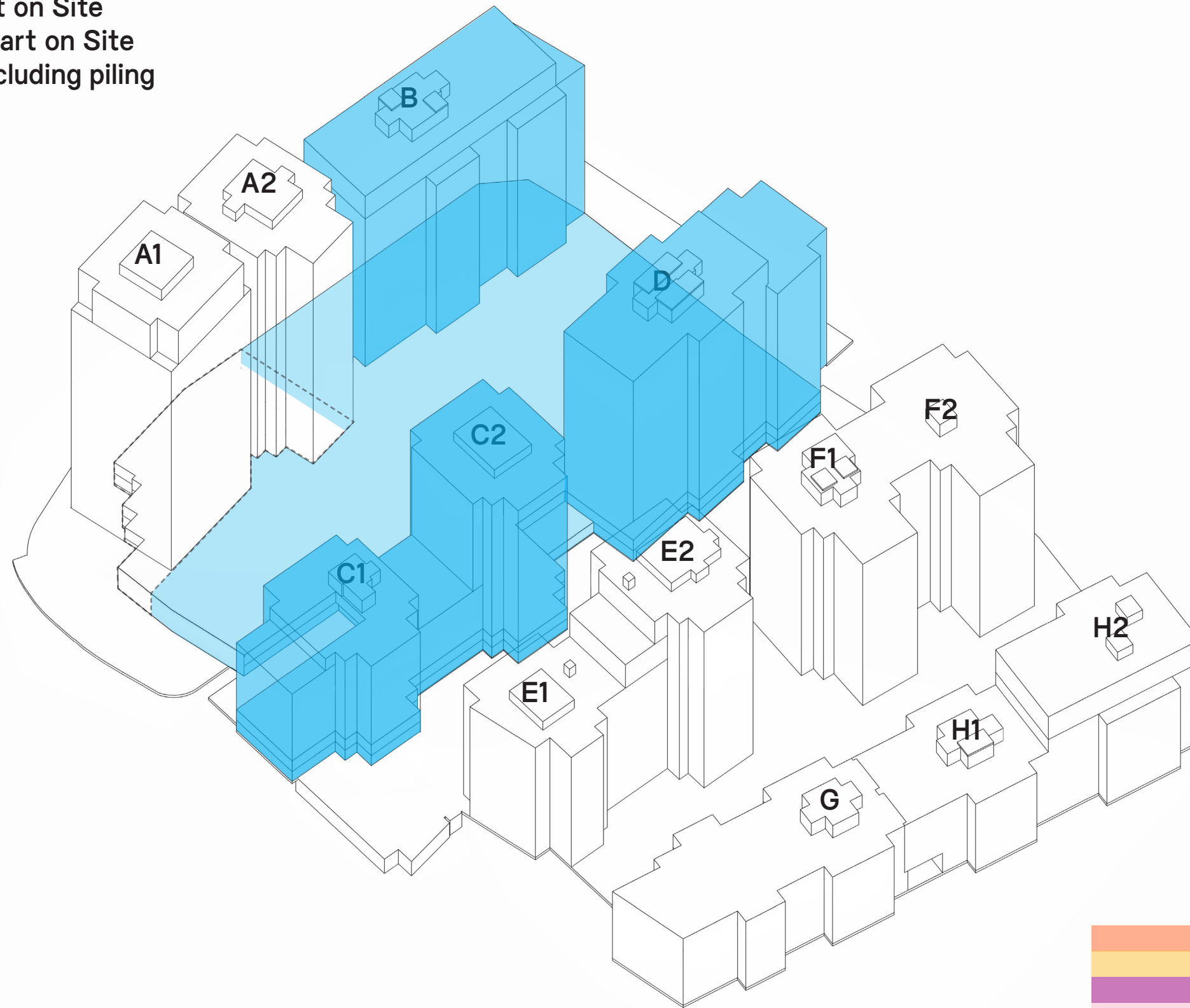
# September '26

- Block G - Construction Start on Site



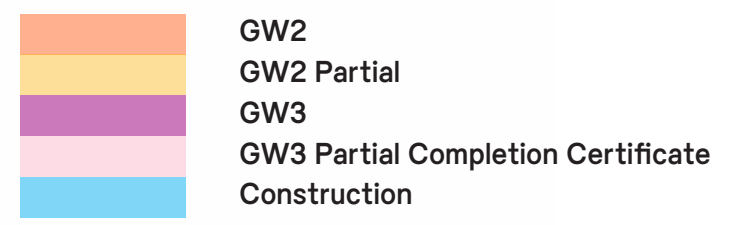
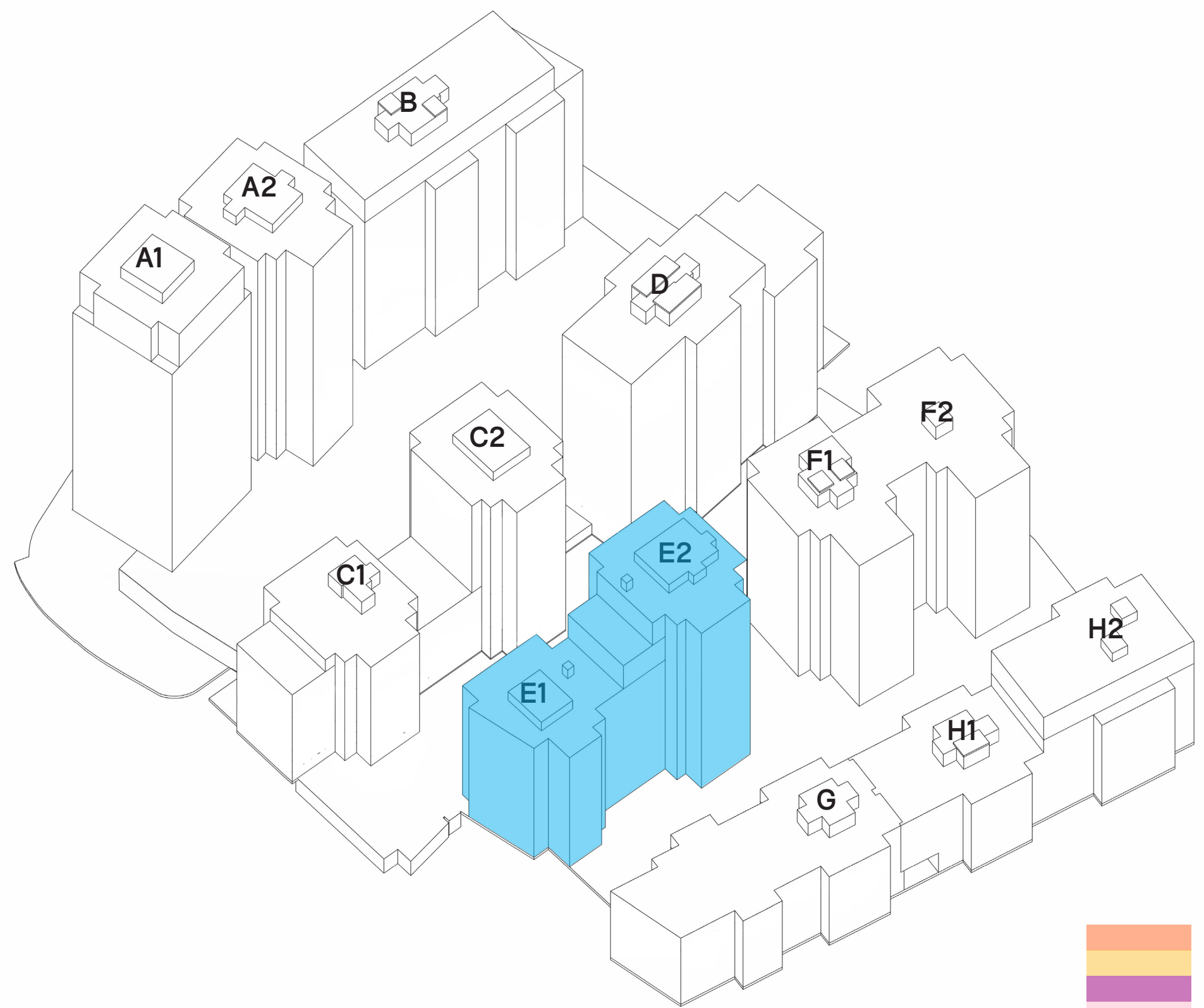
# November '26

- 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)



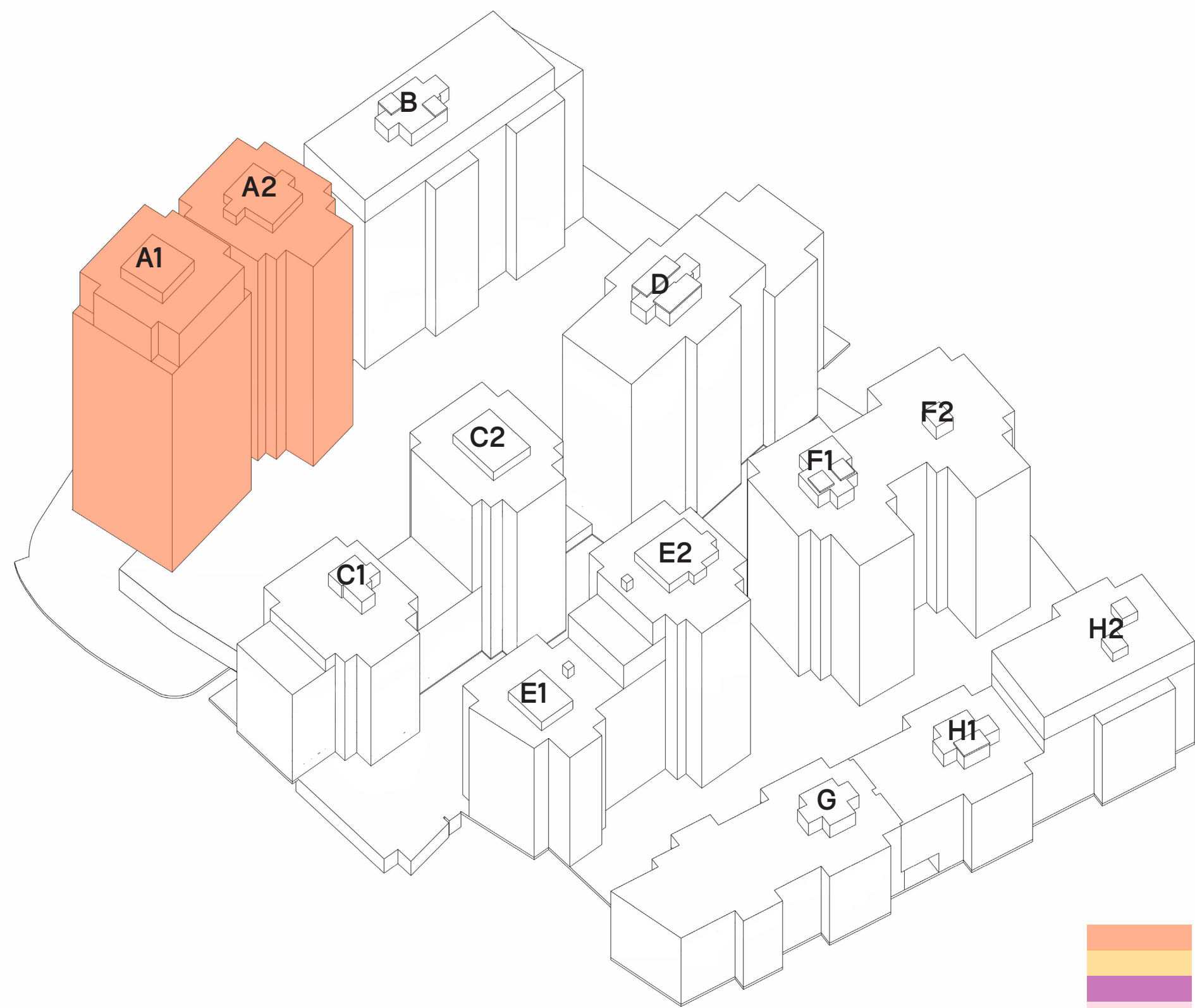
# February '27

- Block E - Construction Start on Site



# June '27

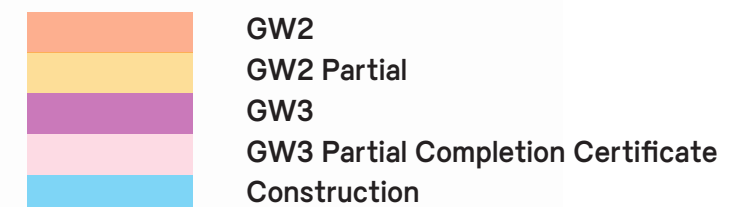
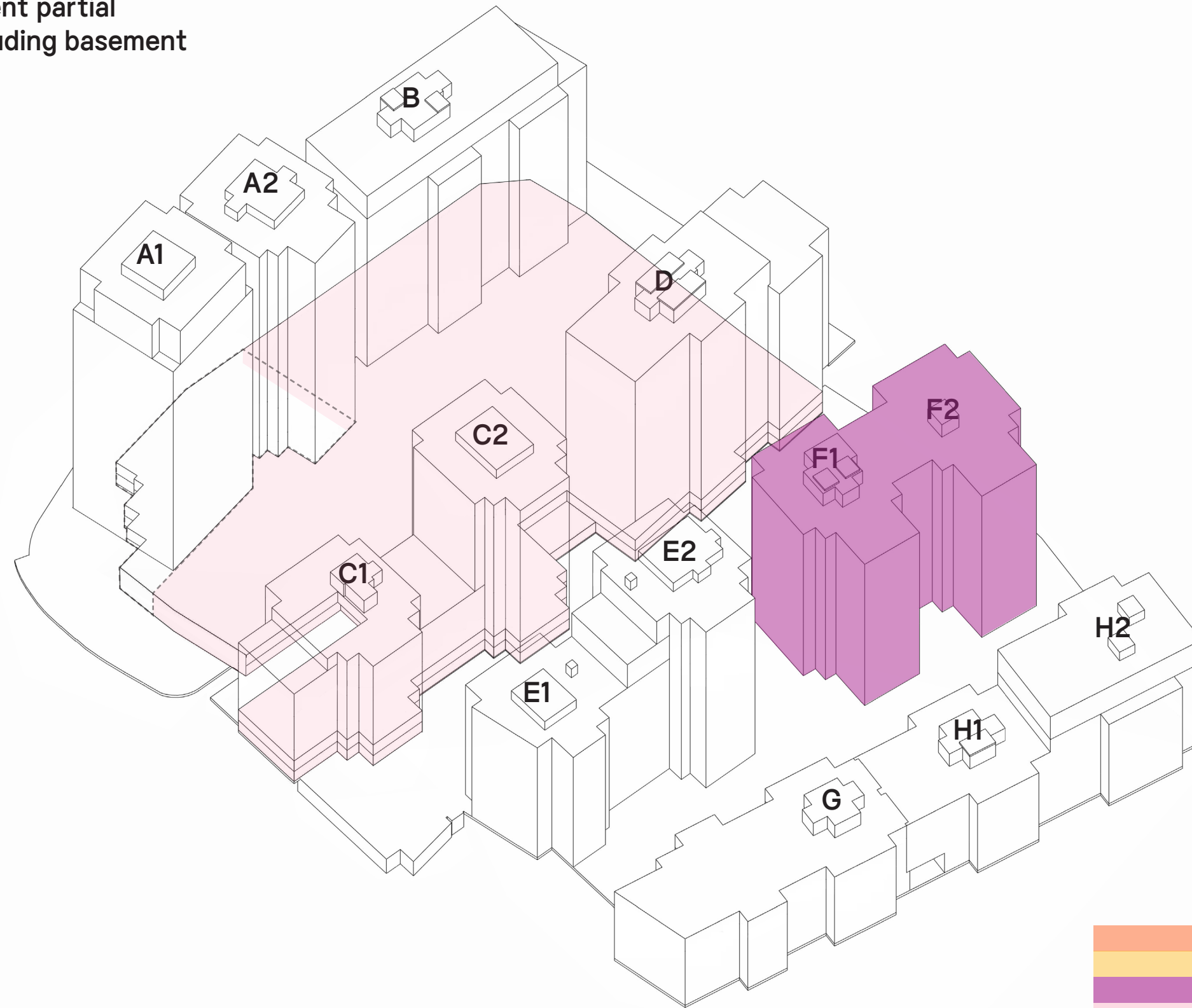
- 4<sup>th</sup> GW2 application stage Block A full information submission (stage submission)



|  |                                    |
|--|------------------------------------|
|  | GW2                                |
|  | GW2 Partial                        |
|  | GW3                                |
|  | GW3 Partial Completion Certificate |
|  | Construction                       |

# March '28

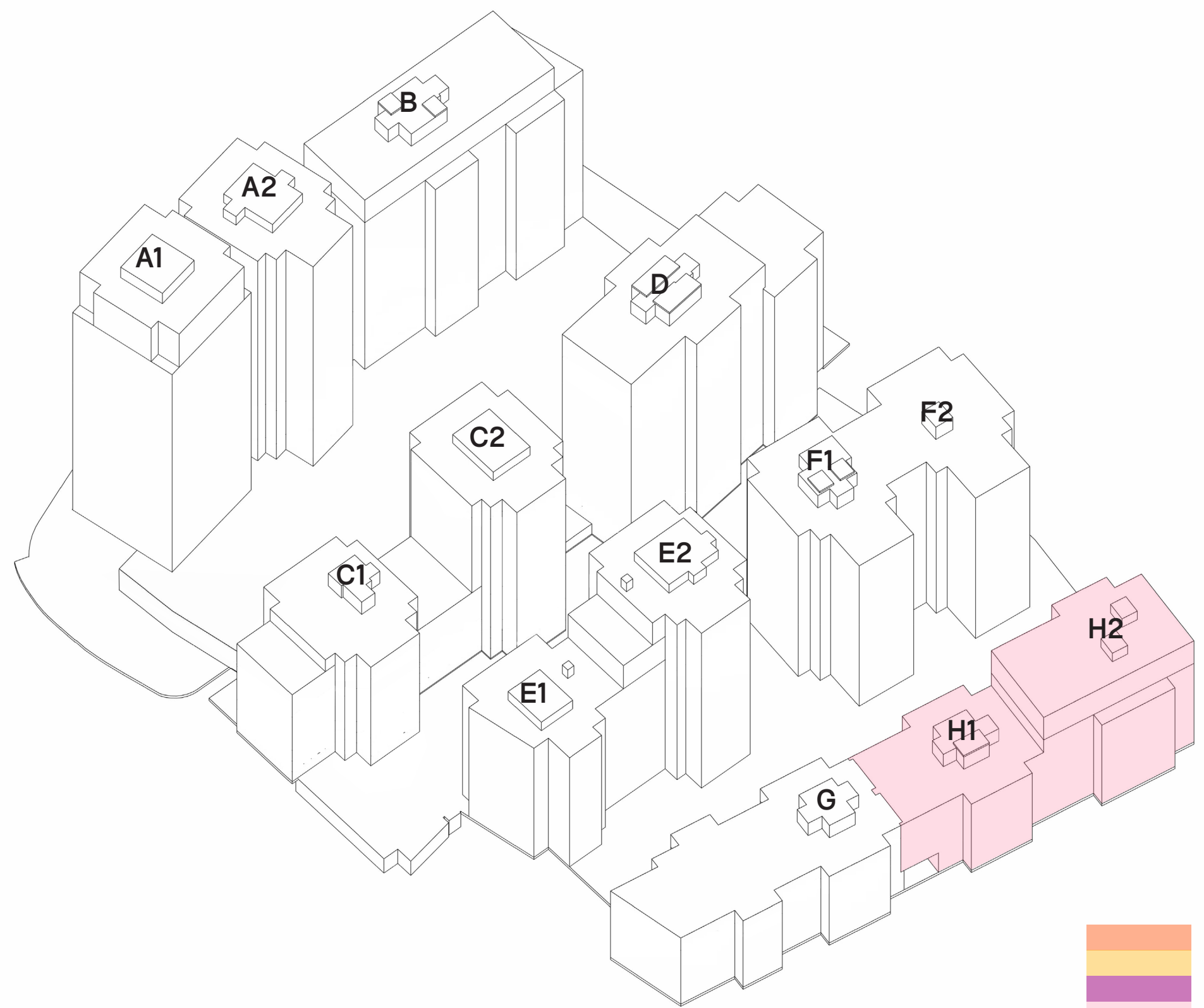
- 1<sup>st</sup> GW3 application Building F full information submission
- 4<sup>th</sup> GW3 application Basement partial completion certificate (excluding basement SW corner)





# July '28

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

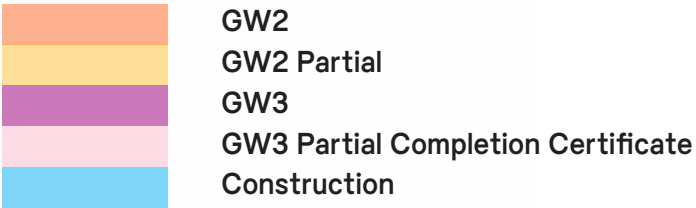
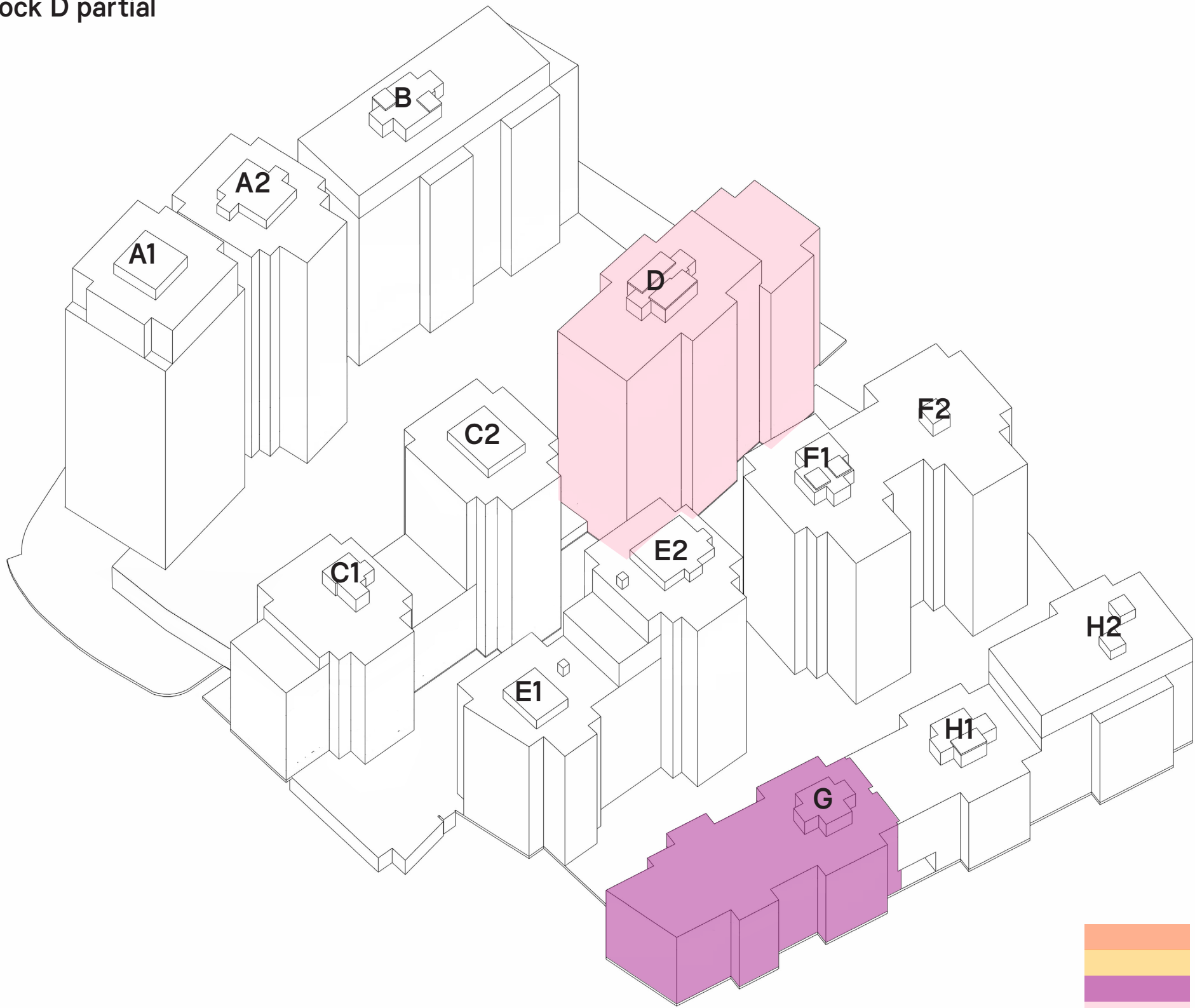


|              |                                    |
|--------------|------------------------------------|
| [Orange box] | GW2                                |
| [Yellow box] | GW2 Partial                        |
| [Purple box] | GW3                                |
| [Pink box]   | GW3 Partial Completion Certificate |
| [Blue box]   | Construction                       |



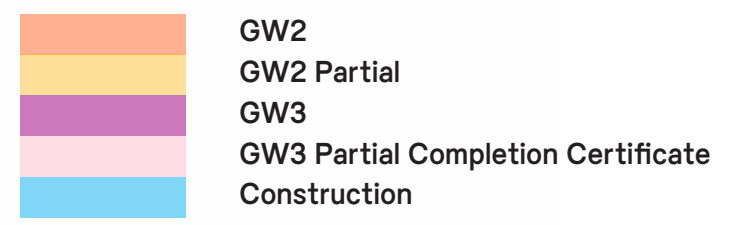
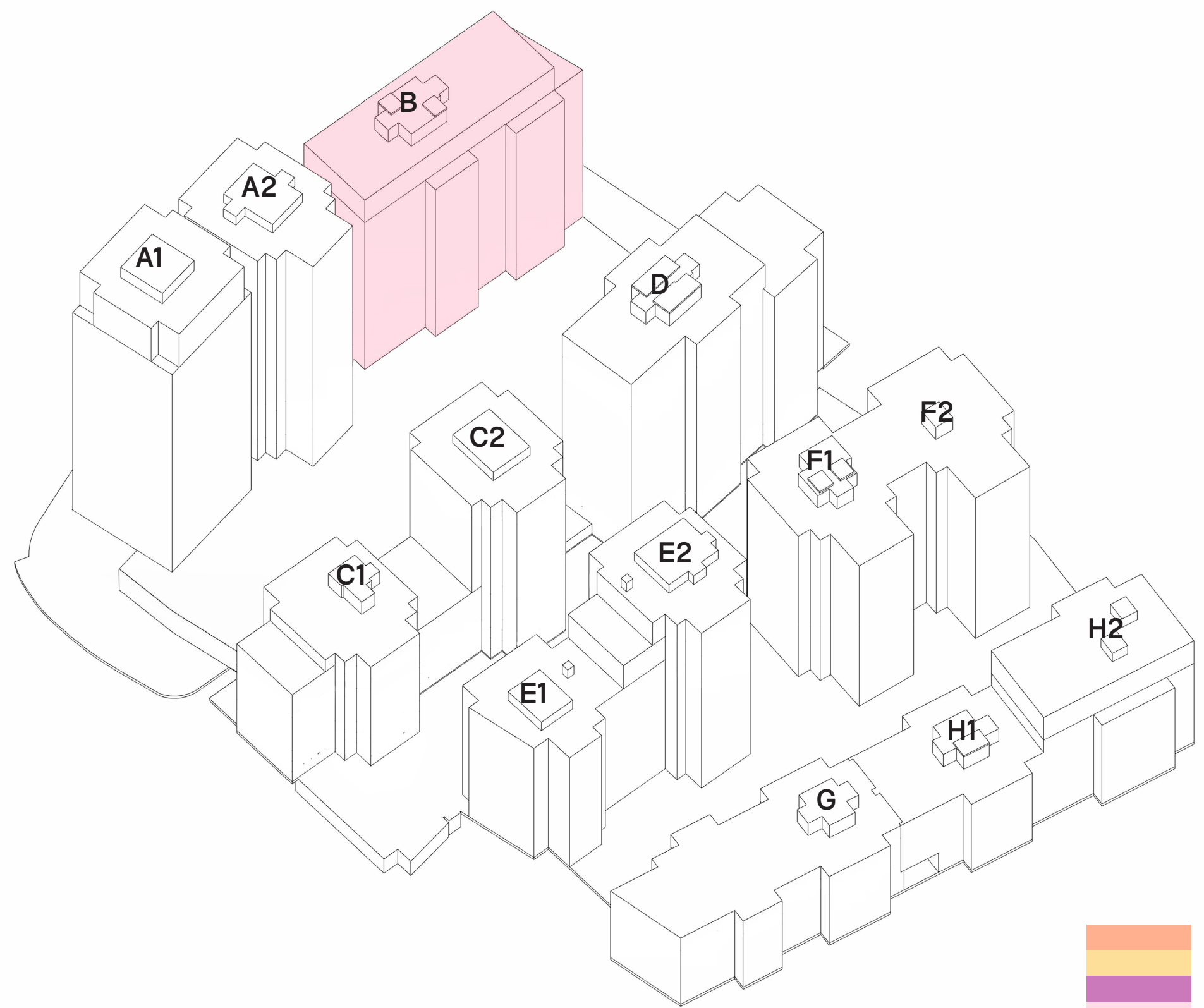
# November '29

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



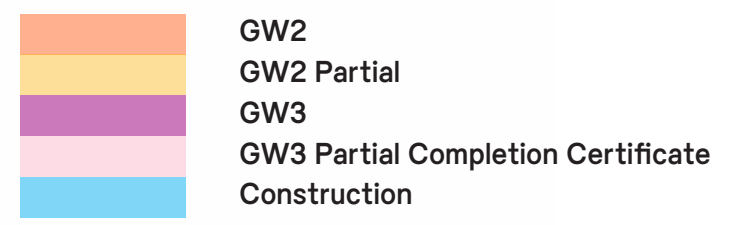
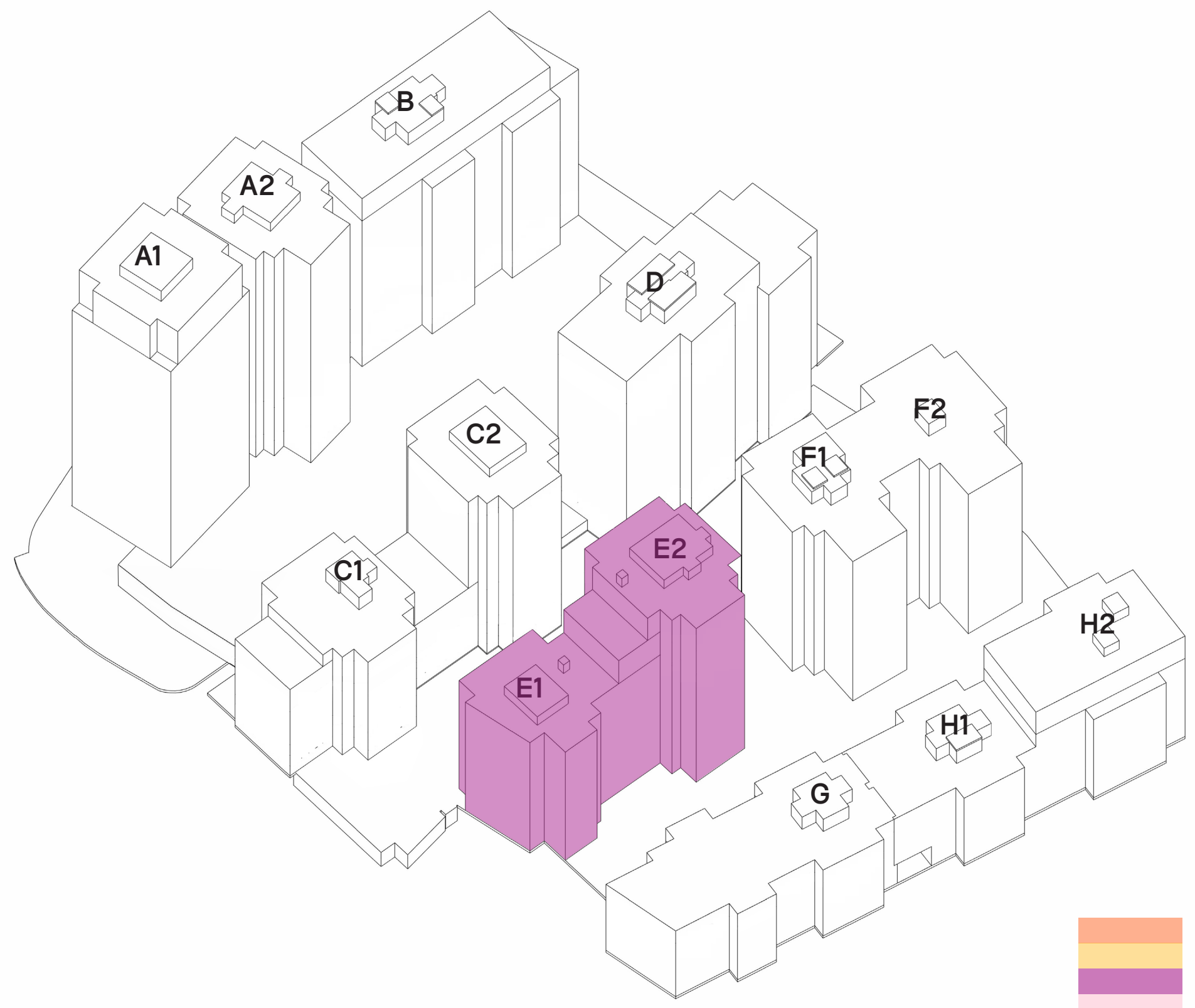
# March '30

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



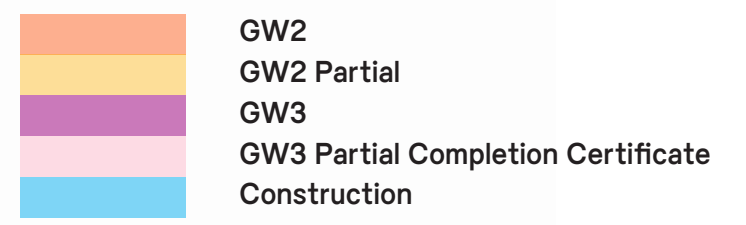
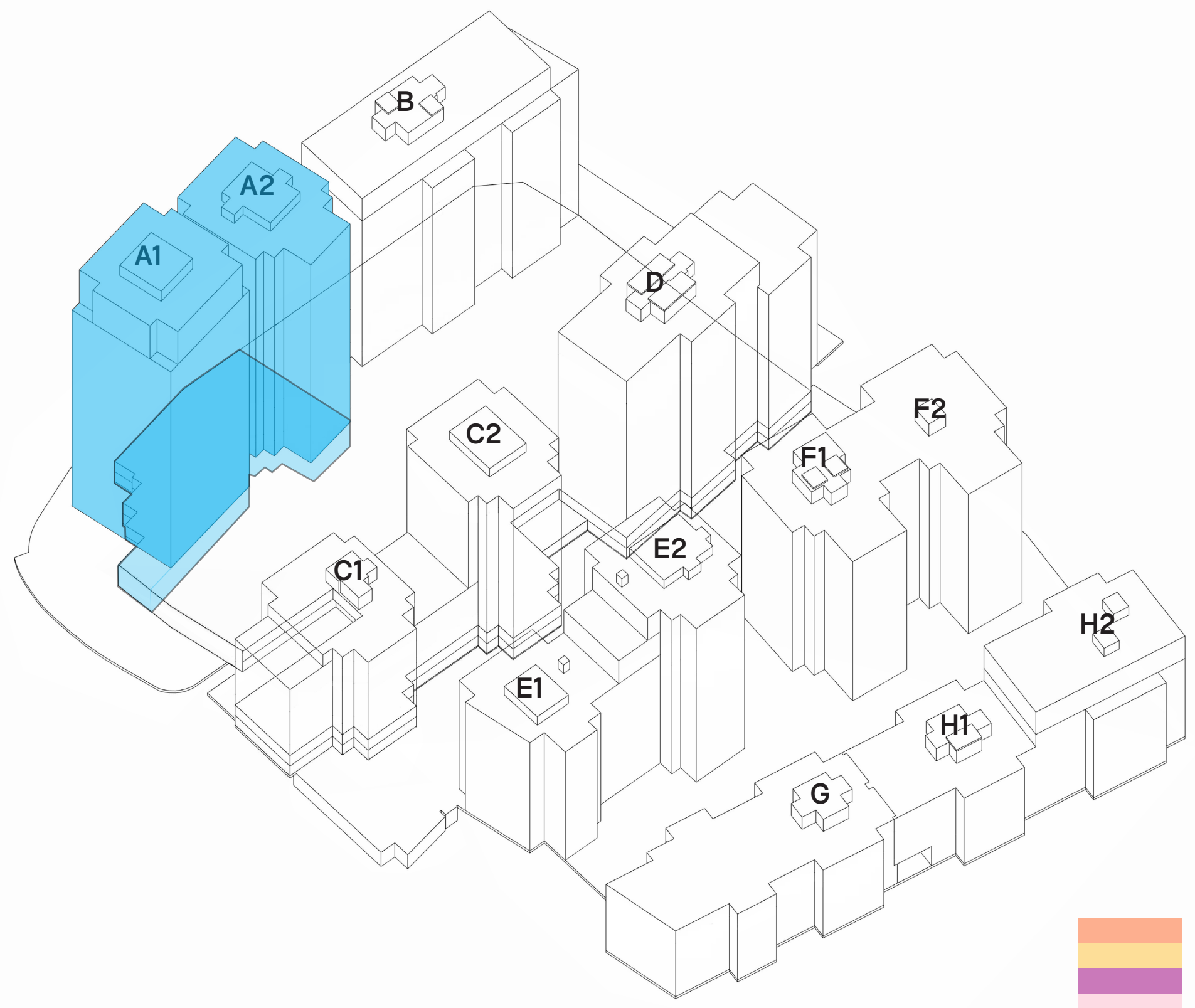
# August '30

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



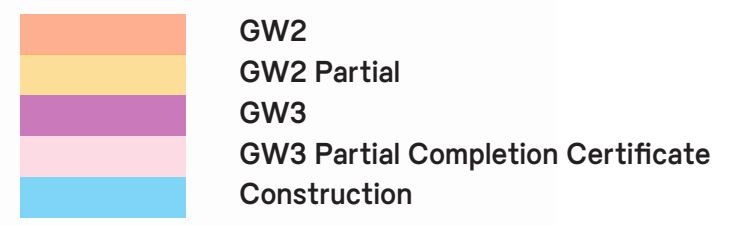
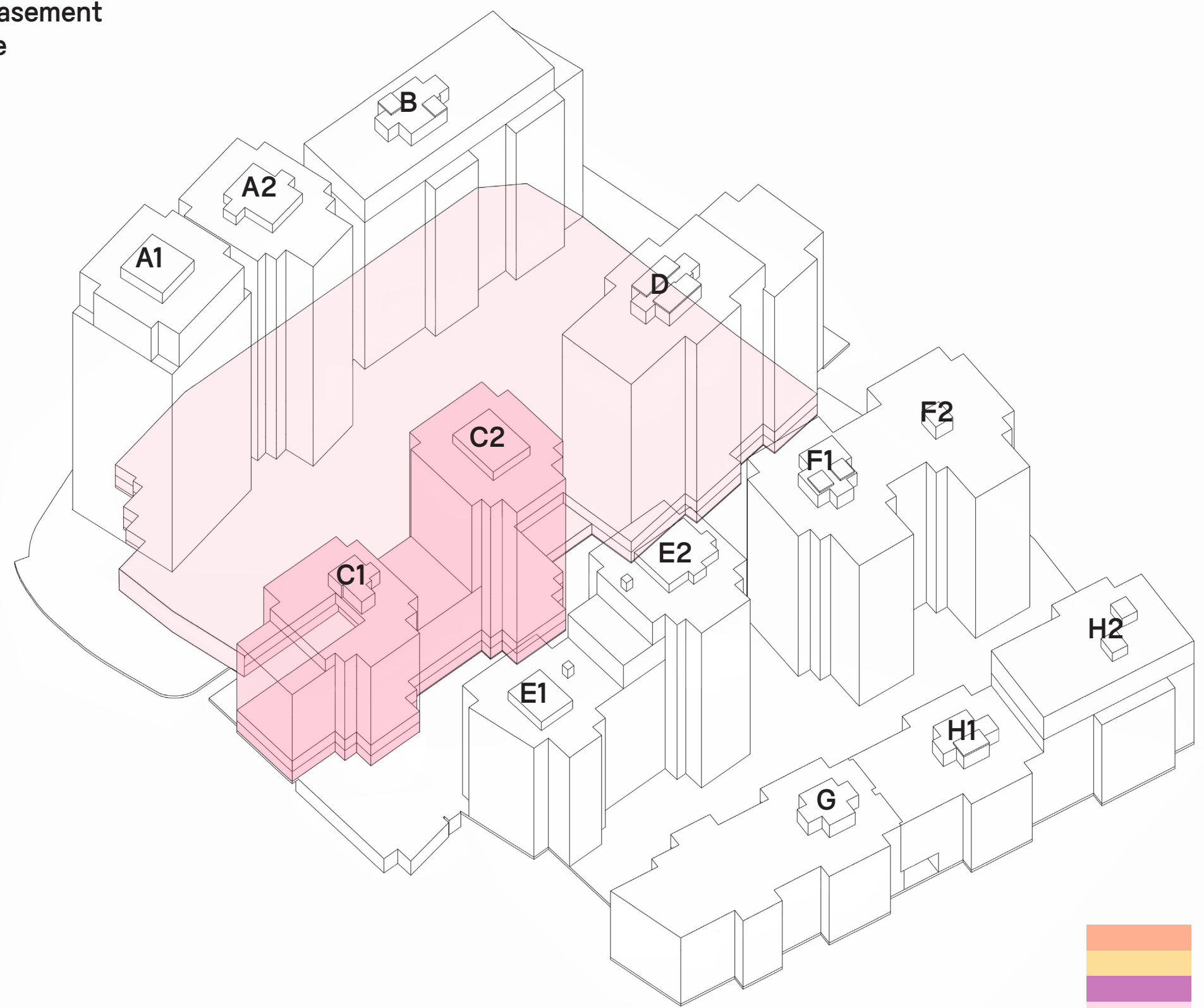
# November '30

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



# 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





# December '33

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

