

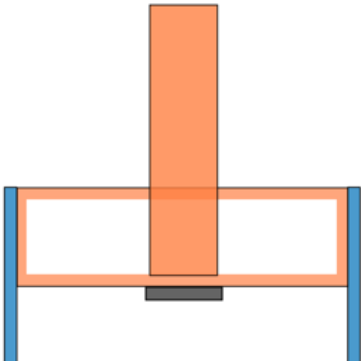
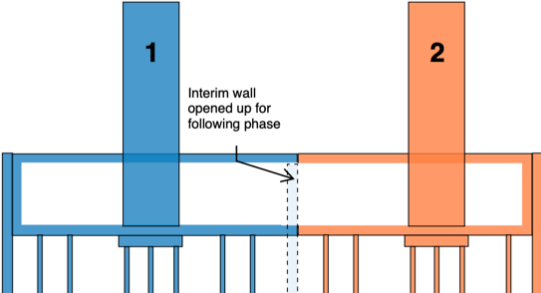


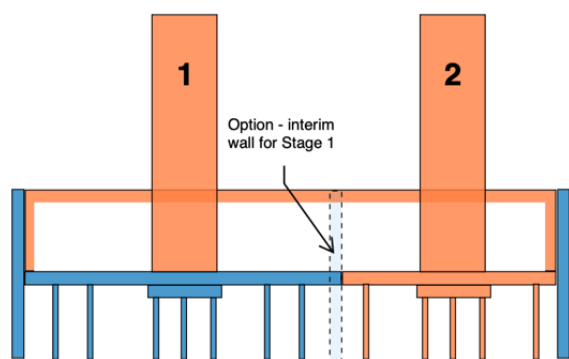
COMMON SCENARIOS FOR STAGED APPLICATIONS**ANNEX 8A: COMMON SCENARIOS FOR STAGED APPLICATIONS** Date:18/12/25

Note: these are example diagrams for potential residential new build Higher-Risk Building arrangements to illustrate stage splits in the context of the requirement for the first stage of works to meet the commencement threshold under **Regulation 46A (R46A) of the Building Regulations 2010**. Other scenarios are possible. Please see **Guidance Note 08**, section 3.0 (definition of work commencement for staged applications) regarding commencement.

Key	
	First Stage Works
	Subsequent Stage Works
Scenario 1 - Non-complex building under R46A	
	<p>First Stage Works includes:</p> <ul style="list-style-type: none"> Basement wall - embedded wall (secant, contiguous, or sheet pile). <p>Assessment/Justification:</p> <ul style="list-style-type: none"> As the scope provides piles and retaining wall only, and does not include the lowest level slab, then this cannot meet the minimum threshold for the building to be deemed to have commenced as R46A and therefore should not be used.
Scenario 2 – Complex building under R46A (part of a combined basement)	
	<p>First Stage Works includes:</p> <ul style="list-style-type: none"> Basement wall and foundations. Part basement for Block 1. Block 1 fully designed. <p>Assessment/Justification:</p> <ul style="list-style-type: none"> First stage meets the minimum threshold for Commencement for a complex building (R46A) as the lower-level slab is complete for the first block within 3 years of the date of submission of the application for Building Control Approval. Blocks 1 and 2 behave independently. Interaction from adjoining Phase 2 (coloured orange on the section) basement slab and podium structure is simple and can be determined with confidence. Interim basement wall to be designed for Phase 1 and Phase 2 conditions.

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Scenario 3 – Complex building under R46A (foundation and lowest slab of a shared basement)



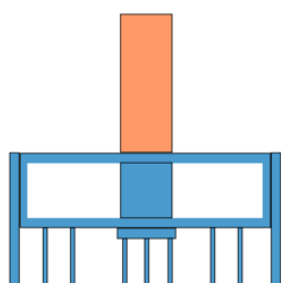
First Stage Works includes:

- Basement wall - embedded wall (secant, contiguous, or sheet pile).
- Bearing piles and foundations for Block 1.
- Lowest slab (basement slab) for Block 1.

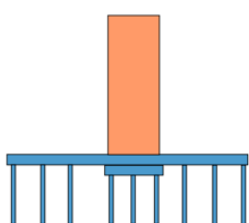
Assessment/Justification:

- First stage meets the minimum threshold for Commencement for a complex building (R46A) as the lower-level slab is complete for the first block within 3 years of the date of submission of the application for Building Control Approval.
- Structural framing and design are to be completed sufficiently to determine accurate foundation loads.
- Low interface/dependency with future design elements.

Scenario 4a and 4b – Non-complex buildings under R46A (single building with or without basement)



4a - Building with basement



4b - Building without basement

First Stage Works includes:

- Basement wall (if applicable).
- Bearing piles and foundations.
- Basement box structure (if applicable).
- Ground floor slab.

Assessment/Justification:

- First stage meets the minimum threshold for Commencement (R46A) if the lowest slab is completed within 3 years of the date of submission of the application for Building Control Approval.
- Massing and building use must be fully defined as in both cases the lowest-level slab is complete.
- Structural framing and design to be completed to construct building structure within the basement.