



Gateway 2 Submission Toolkit

A developer's guide to the Gateway 2 process, with a readiness checklist to help you prepare

What Is Gateway 2?

Since the Building Safety Act came into force, Higher-Risk Buildings (HRBs) in England — broadly, buildings 18 metres or 7 storeys and above containing residential units — must pass through a set of statutory "gateways" before, during, and after construction. Gateway 2 is the most significant of these for developers, as it's a hard stop before building work can begin.

Gateway 2 is a mandatory approval stage, overseen by the Building Safety Regulator (BSR), that sits between planning permission and the start of construction on a Higher-Risk Building. A scheme cannot legally begin construction until Building Control Approval has been granted at Gateway 2.

This is a fundamentally different process to prior practice, where developers could often start on site with building regulations still being finalised in parallel. Under Gateway 2, that is no longer possible for HRBs.

What's Assessed

- Full architectural and structural design information
- Fire and structural safety strategies
- Construction control plans, including logistics and management documentation
- Evidence of competence of the project team (the "golden thread" of information)
- Change control processes for how design changes will be managed during construction

Typical Timeline

Every project differs, but developers should generally plan for:

- Pre-application engagement with the BSR — strongly recommended, and increasingly treated as essential
- A statutory determination period once a valid application is submitted, though the BSR can and does stop the clock to request further information
- Additional time for revisions if the initial submission is incomplete or the BSR raises concerns

Because of the risk of delay, most experienced teams build significant contingency into their programme around Gateway 2, and treat early engagement with the BSR as non-negotiable rather than optional.

Why Construction Logistics Matters at Gateway 2

Construction logistics and management documentation forms part of the wider Gateway 2 package. A weak or generic submission can hold up the entire approval — not just the logistics element — because the BSR is assessing the credibility and competence of the whole project team, not ticking boxes in isolation.

Gateway 2 Readiness Checklist

Use this checklist to assess how prepared your project is before formal submission. The more items you can confidently tick, the lower your risk of delay at Gateway 2.

Design & Documentation

- ☐ Full architectural design information is complete and coordinated
- ☐ Structural design information is complete and coordinated
- ☐ Fire safety strategy has been prepared and reviewed
- ☐ Structural safety strategy has been prepared and reviewed

Construction Control

- ☐ Construction Management Plan / Construction Logistics Plan prepared and tailored to the site
- ☐ Change control process defined for managing design changes during construction
- ☐ Project team competence evidence gathered (the "golden thread")

Process & Engagement

- ☐ Pre-application engagement with the Building Safety Regulator has taken place, or is scheduled
- ☐ Realistic programme contingency has been built in around the Gateway 2 determination period
- ☐ A single point of contact/responsibility for the Gateway 2 submission has been agreed within the project team

Next Steps

If you've ticked most of the above, you're in a strong position to submit. If several items remain open, it's worth addressing them — or getting an independent readiness assessment — before formal submission, since a rejected or delayed application at Gateway 2 can cost months on programme.

How Gravitas Logistics & Planning Can Help

We support developers and design teams with Gateway 2 construction logistics and compliance documentation, including readiness assessments ahead of formal submission. If this checklist has highlighted gaps in your project's preparation, we can help close them.

Get in touch: 0330 094 8755 | gravitas-lp.com/contact