

Alignment of RIBA stages

With LCRM and Planning Conditions

RIBA Stage		Elements relevant to geo-environmental issues	Typical geo-environmental elements at each stage	How it maps to LCRM Stages
0	Strategic Definition	Undertake Site Appraisals Develop Business Case for feasible options	Phase 1 Desk Study Report may be done before or shortly after site purchase particularly for complex sites.	Stage 1, Tier 1
1	Preparation and Briefing	Undertake Feasibility Studies Source Site Information including Site Surveys	Phase 1 Desk Study often done at RIBA Stage 1	Stage 1, Tier 1
			Phase 2 Intrusive SI might also be done at RIBA Stage 1	Stage 1, Tier 2
2	Concept Design	Submit Outline Planning Application	Phase 1 Desk Study should definitely be completed by RIBA Stage 2	Stage 1, Tier 1
			Initial Phase 2 Intrusive SI, or further SI following initial SI at RIBA Stage 1, often done at RIBA Stage 2.	Stage 1, Tier 2
			Possibly some Initial Options Appraisal at RIBA Stage 2.	Stage 2
3	Spatial Coordination	Review design against Building Regulations Prepare and submit Planning Application	During RIBA Stage 3 & 4, all required intrusive SI would be completed and reports submitted for regulatory approval.	Stage 1, Tier 2
4	Technical Design	Develop technical design Specialist subcontractor designs prepared and reviewed Discharge pre-commencement Planning Conditions	Detailed Quantitative Risk Assessment (DQRA) undertaken, if required, to inform remediation design.	Stage 1, Tier 3
			Final Options Appraisal would be carried out, if required.	Stage 2
			Remediation Strategy would be finalised, if required. Regulatory approval should be obtained prior to commencement on site.	Stage 3
5	Manufacturing and Construction	Carry out Construction Phase Plan Resolve Site Queries as required Comply with Planning Conditions related to construction (Records for) Health and Safety File	Remediation strategy, if required, would be implemented by contractor, with consultant oversight.	Stage 3
			Verification records would be obtained, if required.	Stage 3
			Verification Report may be prepared and submitted for regulatory approval at RIBA Stage 5.	Stage 3
6	Handover	Hand over building Comply with Planning Conditions as required	Verification Report may be prepared as part of RIBA Stage 6 handover. Would need to be submitted for regulatory approval and planning condition sign-off.	Stage 3
7	Use	Building used, operated and maintained Updated Health & Safety File as necessary	Long-term monitoring, if any required, would be carried out during RIBA Stage 7. This would be reported as part of ongoing Verification Reporting and submitted for regulatory approval.	Stage 3