Prospectus

Issue 1 - 2026

C4 Projects



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45 Cross Street, Manchester, M2 4JF

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Pure Offices Portsmouth,
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Portsmouth, Hampshire, PO6 4TZ

Warrington Head Office

1110 Centre Park Square, Warrington,
WA1 1RU

C4 Projects



Trusted multi-disciplinary delivery from start to finish.

2005

Supporting our clients for over 20 years.

40+

A highly experienced team of property & construction professionals

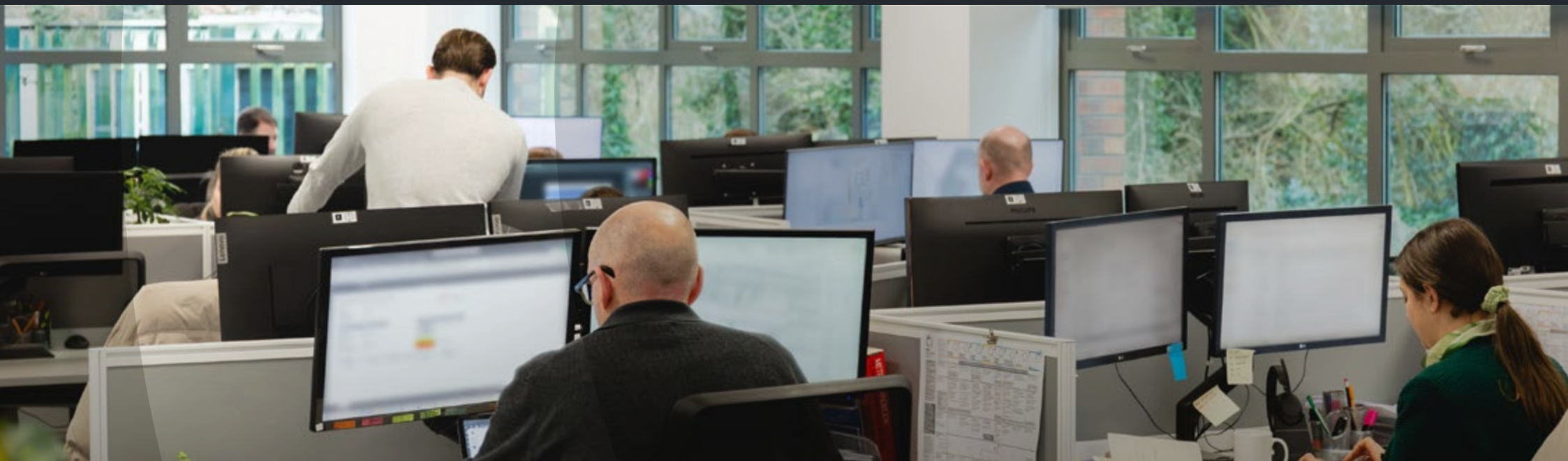
250+

Combined years of experience between our sector leads

Our Services

We are an established and trusted multi-disciplinary consultancy business, delivering developments across the UK in many sectors. We pride ourselves on being an innovative practice with an expert and highly experienced team. Our core services include:

- → Architecture
- → Cost Management
- → Project Management
- → Employer's Agent
- → Interior Design
- → Building Surveying
- → BIM Consultancy
- → Principal Designer - CDM
- → Principal Designer - Building Regulations



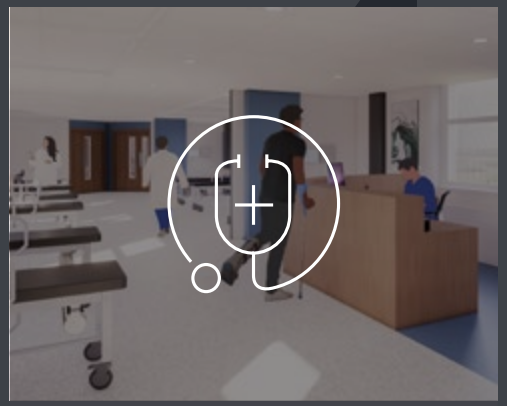
Our Specialist Sectors



Defence



Education



Healthcare



Hospitality



Industrial & Logistics



Office & Retail



Residential



Student Living

Our Values



Expertise

We draw on the collective knowledge and creativity of our team to deliver thoughtful, effective solutions across every discipline and project.



Commitment

We're dedicated to supporting our clients and investing in our people, going further to deliver quality work and nurture a collaborative team culture.



Trust

Trust is built through transparency and reliability, with our clients, our partners and within our team. It's the foundation of every project we deliver.



Communication

Open, honest communication keeps our projects on track and our teams connected, ensuring everyone feels involved and valued.



Sustainability

We design and deliver with care for people, places and the planet, creating projects that have a positive, lasting impact for our clients and our team.

Our Accreditations



*ISO 9001 and ISO 45001 are certified at our Warrington Head Office.

Recent News

Appointment Confirmed for Major Defence Refurbishment Programme

C4 Projects is pleased to announce its successful appointment to support a major investment and refurbishment programme within a secure UK defence estate environment.

Working as Lead Consultant alongside a specialist multidisciplinary team, C4 Projects will provide Architectural, Project Management and Cost Consultancy services to help modernise and extend the operational lifespan of several strategically important buildings within a live and highly sensitive setting.

Due to the nature of the project, specific operational details remain confidential. However, the commission reflects C4 Projects' growing expertise within the Defence sector, combining secure project delivery, sustainability-led design, heritage sensitivity and complex stakeholder coordination.

We look forward to supporting the successful delivery of this significant programme alongside the wider consultant team and project stakeholders.

Ministry of Defence

Driving the future of industrial innovation in Castletown

C4 Projects is delighted to announce the successful appointment by Manx Development Corporation to provide both Architectural and Quantity Surveying Services for the Airport Technology Gateway (ATG) Sites 18 & 19 development in Castletown, Isle of Man.

The strategically important scheme will support inward investment, employment growth and the continued expansion of the Airport Technology Gateway business park through the delivery of approximately 4,000m² of high-quality speculative industrial accommodation.

Acting as a multidisciplinary consultant, C4 Projects will support the project through design development, planning and commercial management, helping to deliver flexible, sustainable and commercially focused industrial space capable of adapting to future occupier demands.

The appointment further strengthens C4 Projects' growing Industrial & Logistics portfolio and reflects our continued commitment to delivering high-quality developments that balance operational efficiency, sustainability and long-term value.



C4 Projects secures place on RISE Framework

C4 Projects is delighted to announce our successful appointment to the RISE Framework, further strengthening our position across the public sector and wider built environment.

The appointment recognises the breadth of our multidisciplinary expertise alongside our commitment to collaborative, high-quality project delivery.

Being part of the framework will enable C4 Projects to support a broad range of public sector organisations in delivering sustainable, efficient and future-focused developments across multiple sectors and regions.

This marks another important milestone in the continued growth of the business and reflects the dedication, expertise and hard work of our team and trusted partners.

We look forward to building new relationships and contributing to the successful delivery of projects through the framework over the coming years.



Supporting the future of care across Gwynedd

C4 Projects is pleased to announce the successful appointment by Gwynedd Council to undertake feasibility design services for the upgrade and modernisation of 11 residential care homes across the region.

The commission will see our multidisciplinary team deliver a comprehensive programme of feasibility planning, options appraisal, condition integration and cost benchmarking to support the long-term sustainability of the Council's care facilities. The project will focus on identifying realistic and deliverable strategies for refurbishment, extension and modernisation, while ensuring alignment with current healthcare standards, dementia-friendly design principles and future operational flexibility.

We look forward to continuing our positive relationship with Gwynedd Council and supporting the successful development of this important programme.



Building partnerships through the RISE Framework

Our team attended the RISE Framework Launch Event on 30th April at Boxpark Liverpool. The event provided a great opportunity to meet fellow consultants and contractors who will be collaborating across the framework over the next four years.

A key focus of the event was the positive social value impact generated through RISE commissions and the meaningful initiatives supported by the framework. We were also introduced to The Jade L Roberts Project, a Liverpool-based charity delivering vital suicide prevention training and support across the region.

It was inspiring to hear about the incredible work being carried out by the charity and how projects delivered through the RISE Framework are helping to support and fund these important community initiatives. We would encourage everyone to take a moment to learn more about the valuable work The Jade L Roberts Project is undertaking across the Liverpool City Region.



15,000 feet for a worthy cause

Following an earlier postponement due to adverse weather conditions, Adam successfully completed his charity skydive in support of Clatterbridge Cancer Charity.

What began as an 11,000ft jump was upgraded to an impressive 15,000ft, resulting in a full minute of freefall followed by a five-minute descent. Despite the extreme cold and high winds, Adam described the experience as one of the most exhilarating challenges he has ever undertaken.

Reflecting on the event, Adam noted that while the skydive itself was a significant personal challenge, it was incomparable to the courage shown by the individuals supported by Clatterbridge Cancer Charity.

A huge thank you goes to everyone who contributed so generously towards the fundraiser, helping to support the incredible work carried out by the charity.



Delivering industry-led learning environments

Construction is now underway on the new £4.5 million CTEC Building, with works having commenced on site in February.

The new facility has been designed to help inspire and support the next generation of construction professionals, providing modern teaching environments focused on industry-led learning and skills development.

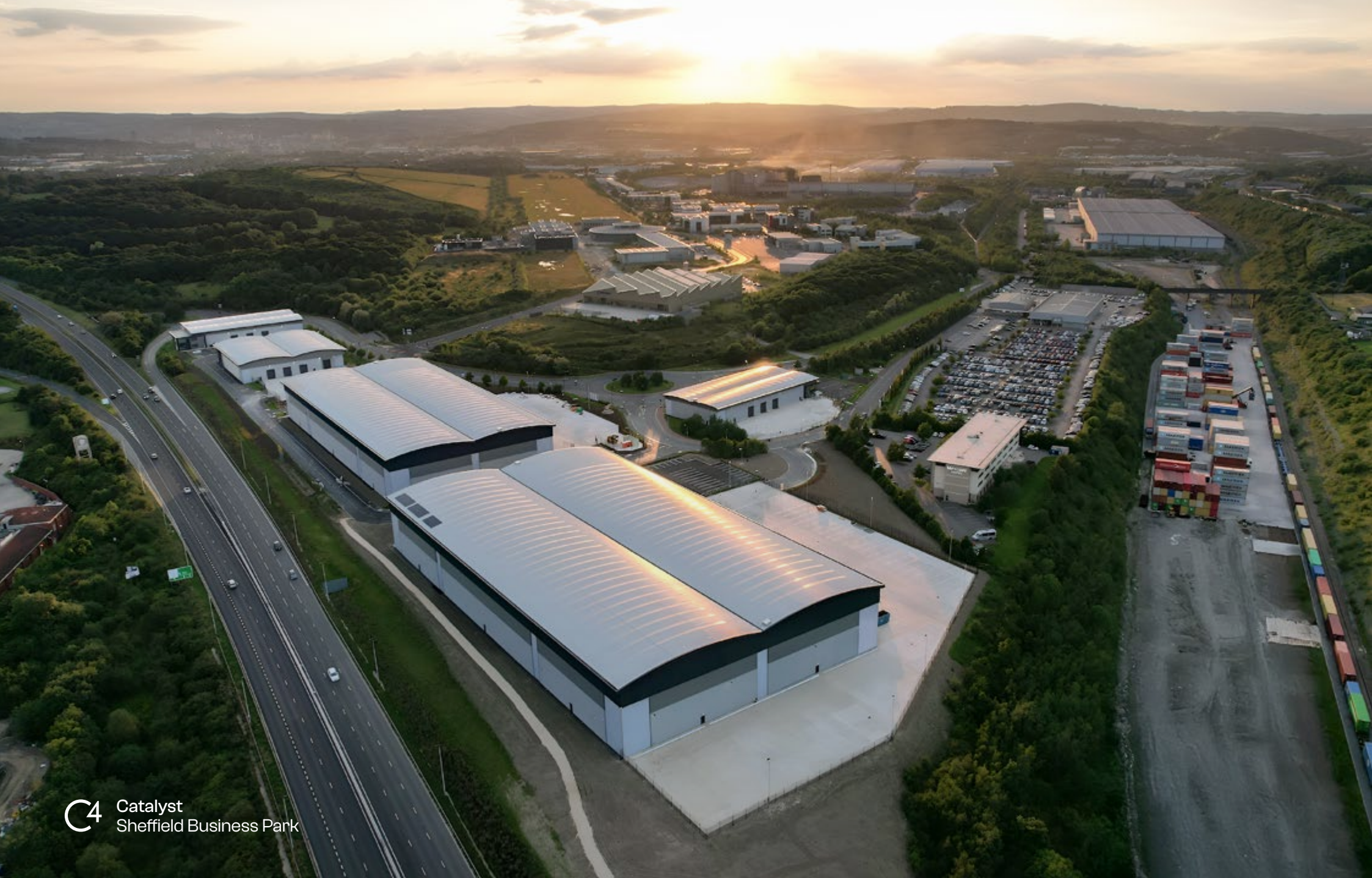
Alongside progressing the development on site, the project team has also been actively involved in delivering social value initiatives with current students. This has included sessions explaining the various design and construction stages of the project, as well as providing opportunities for students to visit site and witness key milestones, including the foundation pours.

The project continues to demonstrate the importance of connecting education, design and construction to create meaningful opportunities for future talent entering the industry.




C4 Projects

Industrial & Logistics



Catalyst
Sheffield Business Park



Catalyst

Sheffield Business Park

Client: Peveril Securities Ltd

Size: 285,000 sqft

The development is situated within the Sheffield Business Park area, on the boundary between Rotherham and Sheffield, and, alongside the existing Advanced Manufacturing Park, forms a central hub within the Advanced Manufacturing Innovation District.

C4 Projects served as the Architect, Project Manager, Quantity Surveyor, and Employer's Agent for the scheme. The five units, designed with varying footprints, support a flexible marketing strategy to attract a diverse range of potential occupiers. The buildings' appearance reflects the industrial character of the area, inspired by its aviation-related history, and the development was designed and constructed to achieve the BREEAM 'Very Good' standard.


Firth Way
Nottingham



Firth Way
Nottingham

Client: BGF4 (Nottingham) LLP

Size: 362,000 sqft

The previously vacant 6.9 acre site is located on the outskirts of an industrial estate with a neighbouring golf course and allotments. Construction of this single unit scheme began in February 2023 with completion and handover taking place in December 2023.

The single unit comprises a large open plan office as well as a transport hub office located centrally to the service yard. The service yard includes 30 dock levellers with large canopies over level access service doors. Green roofs were installed to these canopies to satisfy local planning requirements, and to assist with achieving BREEAM Excellent and Net Zero Carbon in construction.

The external envelope of the building was finished in profiled metal cladding sheets using a variation of colours within the grey colour palette with a 6-degree pitched roof. The roof included translucent panels to allow natural daylight into the building.


Bentley Lane
Walsall



Bentley Lane
Walsall

Client: Total Developments UK Ltd

Size: 11,000 sqft

The development comprises three industrial units with ancillary office accommodation, providing a total of approximately 422,000 sqft of high-quality space designed to achieve BREEAM Excellent certification and Net Zero Carbon (NZC) readiness, with planning permission secured in November 2024.

Situated on a 10.9-hectare site of restored recreational open space, formerly a landfill - the project requires extensive ground remediation works, including grouting and capping of mine shafts, ground gas mitigation, ground stabilisation, differential settlement analysis, and significant earthworks. C4 Projects are delivering Project Management, Employer's Agent, Cost Consultancy, and Architectural Services on behalf of the developer for this technically challenging and sustainability focused scheme.


Maple Cross Park
Hertfordshire



Maple Cross Park
Hertfordshire

Client: Barwood Capital

Size: 180,000 sqft

A long-standing relationship with Barwood Capital has supported the delivery of high-quality logistics and warehousing across the UK. Maple Cross Park (MX Park) provides two new B8 units totalling 178,000 sq ft at Junction 17 of the M25 in Rickmansworth, Hertfordshire.

C4 Projects is delivering Project Management, Employer's Agent, Quantity Surveying, and pre- and post-novation architectural services to coordinate the scheme from design through to completion. Targeting a BREEAM Very Good rating, the development incorporates low-carbon technologies including roof-mounted PV panels, EV charging, and enhanced water-efficiency measures, alongside key infrastructure works such as foul sewer diversion and Section 278 improvements to the A412 Denham Way.



C4 Projects



Residential


Centurion Way
Middlewich



Centurion Way
Middlewich

Client: Block UK Ltd

Size: 95 Homes

The proposed scheme comprises of 95 residential dwellings across both Cheshire East and Cheshire West & Chester land located on the north-eastern periphery of Middlewich, Cheshire. Working to the 'Building for Life 12' guidance notes, the C4 Projects architectural team have developed a scheme with key design principles such as placemaking, sustainability and landscape design at its core.

In conjunction with the 30% affordable housing, the scheme comprises a range of 1 to 4 bedroom housing typologies with mixed densities across the site. In addition to active building frontages, open green amenity spaces linked by winding footpaths encourage passive surveillance and safe streets with a stimulating urban realm for all users. Careful consideration has been made to retain existing hedgerows and preserve key landscape features of the site with landscape buffers along the site's boundary line.


Gala
Coventry



Gala
Coventry

Client: Confidential

Size: 414 Apartments

This development, located in the centre of Coventry, extends the adjacent Code Student Accommodation to create a cohesive, co-living community across the entire site. The twin-tower configuration was chosen to complement the rhythm and massing of the existing towers, while meeting the necessary accommodation requirements.

At the heart of the design is a raised landscape deck that connects the two towers, offering private amenity space. This feature mirrors the landscaped deck between the towers in the adjacent development, fostering a sense of continuity across the site. This thoughtful design strategy ensures the new development integrates seamlessly with the existing structures, while providing additional, well planned accommodation and amenities for residents.


Holly Farm Residence
High-Peak



Holly Farm Residence

High-Peak

Client: Private Client

Size: 7,000 sqft

Following the Client's arduous statutory battle with the assistance of other Practices, C4 Projects' Architecture Team secured a successful approval for this scheme, in a highly sensitive site located in the Peak District. The new proposal incorporates three building masses that mimic agricultural outbuilding silhouettes with dual pitched roofs and long / narrow footprint proportions.

These three masses are linked together by two transitions pods of structural glass. This allows the three masses to exist independently from each other in order to increase the visual permeability of the site. Each mass is able to express its own architectural language,materiality and proportions to keep the overall replacement dwelling scheme sleek and simple in its design within the landscape.


C4 Projects

Education



Ysgol Tryfan
Bangor



Ysgol Tryfan

Bangor

Client: Ysgol Tryfan Second School

Size: Undisclosed

Located in Bangor, the proposed modernisation of Ysgol Tryfan represents a significant investment by Cyngor Gwynedd, with almost £24 million planned to deliver a future ready learning environment for the next generation. The proposals include new buildings, major upgrades to existing facilities, and improved sports spaces and resources, supporting an increased capacity of up to 650 pupils and a site designed to meet the requirements of the Curriculum for Wales.

A key driver of the scheme is sustainability, with a strong focus on creating a greener, more eco friendly school that reduces the site's carbon footprint and supports a more cost effective building to operate long term. C4 Projects is proud to be undertaking the full architectural requirements for the project, supporting the wider team as the scheme progresses through the next stages.



New CTECT Hub
Wigan



New CTECT Hub

Wigan & Leigh College

Client: Wigan & Leigh College

Size: Undisclosed

The new Wigan and Leigh College CTECT Hub will create a modern, future ready base for technical education, training and employer engagement. Designed by C4 Projects, the hub will provide flexible teaching and workshop spaces that support hands on learning, digital capability and collaboration between students, staff and industry partners. The building is planned to be welcoming, easy to navigate and accessible for all users, with clear wayfinding and safe arrival routes.

Our approach focuses on delivering a robust, efficient facility that can adapt as courses, equipment and technology evolve, while keeping operational demands in mind. Sustainability is embedded through considered orientation, fabric performance and specification choices that support a lower carbon, cost effective building over its lifespan. Working closely with the College and project team, C4 Projects is proud to lead the architectural design, coordinating inputs and translating the vision into a scheme that strengthens provision across the region.



Student Social Hub
Preston



Student Social Hub
Preston

Client: Runshaw College

Size: 12,000 sqft

Following the relocation of Runshaw College's main student entrance in September 2024, the former circulation space within the Octagon building is being re-imagined as a vibrant student social hub. C4 Projects was appointed to transform the area into a welcoming destination that fosters connection and campus life. Working with the college's estates team, we explored priorities including maximising seating capacity, opening up the café and seating area into a single open-plan hub, and integrating future landscaping to extend the social experience outdoors.

Practical considerations include retaining the existing café/servery, improving accessibility through reconfigured circulation, and addressing anti-social behaviour through strategic design changes. With no existing building data, C4 Projects delivered full Reality Capture services, producing a detailed virtual walkthrough and comprehensive asset plans in July 2025. These resources now provide the foundation for developing a design that balances the college's aspirations with functional, accessible, and future-ready solutions.



Lakeside SEN School
Knowsley



Lakeside SEN School
Knowsley

Client: Witherslack Group

Size: 20,000 sqft

Situated on the outskirts of Knowsley, this 4.2-acre development was once a farmstead from the 1800s and later the Wheathill Riding Centre. The school's design reflects its agricultural heritage with weathered brick, timber panelling, rendered façades, and metal sheeting. The project involved demolishing derelict outbuildings to build a new Special Educational Needs (SEN) school next to an existing primary school. It includes a welcome area, parking, landscaping, and a multi-use games area.

A glazed link connects the two schools, improving circulation for the larger staff. The school includes twelve classrooms alongside therapy rooms and sensory and neurodiverse spaces specifically designed for SEN pupils. Taken as a whole, the full 4.2-acre site has been a farmstead since around 1800, with the Lakeside primary school now housed in the main historic farmhouse. The new site provides the school with the capacity to double its current student limit, with now housing up to 60 pupils.



C4 Projects

Healthcare



Bickerstaffe Refurbishment
Blackpool



Bickerstaffe Refurbishment

Blackpool

Client: NHS Business Service Authority

Size: 24,776 sqft

Bickerstaffe House in Blackpool is undergoing a full first-floor refurbishment to create a new workplace for NHS Business Services Authority (NHS BSA). The scheme introduces a modern mix of open-plan offices, breakout spaces, boardrooms, meeting rooms and classrooms, along with a generous kitchen and canteen area for staff.

Once complete, the facility will provide a contemporary, high-quality office environment in the heart of the city, benefiting from excellent public transport links.



Ward 5 Refurbishment
North Manchester



Ward F5 Refurbishment
North Manchester

Client: Manchester University NHS FT

Size: 4,300 sqft

Refurbishment of an outpatient clinical ward into a decant unit which can be utilised by multiple department and their required functions. The unit will facilitate ongoing site-wide works, particularly the removal of RAAC (Reinforced Autoclaved Aerated Concrete) elements, which in some cases will require partial demolition of affected areas. The decant unit will play a pivotal role in the wider site strategy, enabling the relocation of occupied wards while allowing clinical operations to continue without interruption.

The scheme consists of minor internal alterations creating new rooms in line with clinical requirements and providing a more suitable fire escape to the rear of the ward; Installation of new doors throughout ensuring full fire and acoustic compliance and certification; Provision of new windows which are currently at the end of their expected life cycle; And replacement of all floor and wall finishes to freshen up the space and ensure the ward environment is suitable for all patients.



Greater Manchester Mental Health Centre
North Manchester



New Out-Patient Centre
North Manchester

Client: Greater Manchester Mental Health NHS FT

Size: 7000 sqft

Greater Manchester Mental Health (GMMH) is expanding its out-patient and community-based services to reach more suburbs across the city. To support this growth, services will be centralised within a single location, replacing the current spread across multiple sites. Following an extensive search, GMMH has secured a self-contained office building within Central Park, an established business hub just 1.5 miles northeast of Manchester city centre.

The three-storey building features two splayed wings linked by a fully glazed central atrium. C4 Projects has been appointed to provide architectural and interior design services, transforming the ground floor of the East Wing into a specialist healthcare environment. This includes 20 individual therapy rooms, three group therapy rooms, three clinic rooms, and supporting ancillary spaces. The remainder of the building will accommodate office-based departments, creating a central hub that enhances accessibility, operational efficiency, and the delivery of high-quality mental health services across Greater Manchester.



Caudwell International Children's Centre
Keele



Caudwell International Children's Centre

Keele

Client: Caudwell Children Charity

Size: 60,000 sqft

The Caudwell International Children's Centre (CICC) is the UK's first purpose-built, independent facility dedicated to autism diagnosis, therapy, and research. Completed in 2019, its distinctive butterfly-shaped design with two internal courtyards creates a nurturing environment tailored for autistic children.

The centre exceeds UK accessibility standards, addressing both physical disabilities and the often overlooked needs of neurodivergent individuals. Bringing together leading experts, it aims to reduce long-term reliance on social care and improve education and employment outcomes. Features like intuitive curvilinear navigation and advanced IT systems actively support each child's therapeutic journey. Setting a new benchmark for inclusive design, the CICC broadens accessibility to fully embrace neurodiversity and challenges the industry to redefine inclusivity.



MOD Whitehall.

Image courtesy of SKANSKA.

C4 Projects



Defence



MOD Whitehall.

Image courtesy of SKANSKA.



Our Capability

C4 Projects are trusted providers of architectural and technical services to defence and security projects across the UK.

Our services are scalable and flexible - available as standalone consultancy or integrated within multi-disciplinary teams.

- We bring together creative thinking and value-driven design, utilising BIM workflows where appropriate to enhance coordination, communication, and efficiency.
- We are collaborative designers who take client and end user engagement seriously.
- We use REVIT to develop our designs and share these with the team and with our clients.
- Sustainability is at the core of what we do.
- We are experienced in BREEAM and in carbon reduction.
- We offer Building Regulations Principal Designer services.
- We use RFIs to support clear communication and smooth delivery

Our Expertise

We bring proven experience of secure design delivery, compliant information management and BIM led coordination, supporting risk mitigation and trusted outcomes on safety critical projects.

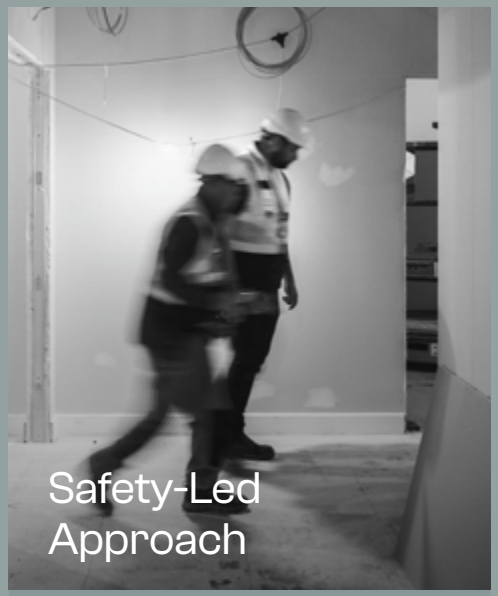
Our security-cleared professionals possess deep technical knowledge and a clear understanding of UK government security protocols. This includes expertise in Security Operational Requirements (SyOR), National Protective Security Authority (NPSA) guidelines, and Joint Service Publications (JSPs), all critical to asset design, risk mitigation, and secure site operations.

Our team is assembled for project-specific needs, offering energy-efficient and sustainable designs. We have proven expertise in managing complex, multi-building schemes using BIM tools, collaborative modelling, clash detection, and live coordination workshops as part of integrated project delivery.



MOD Northwood HQ.
Image courtesy of SKANSKA.

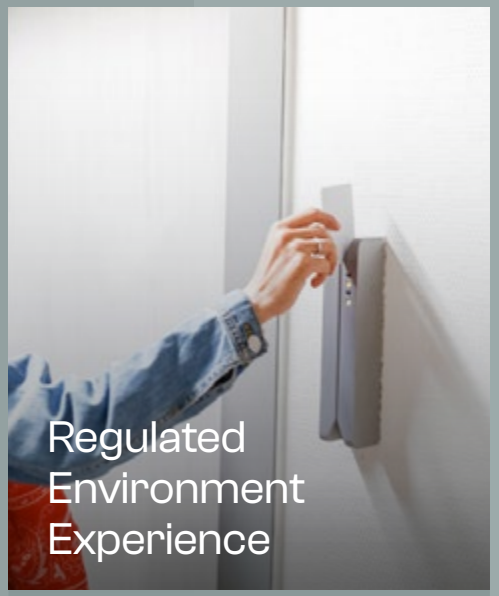
Our Approach



Safety-Led Approach

Safety underpins everything C4 Projects delivers. We embed a strong safety culture into our design and management processes, reflecting the nuclear sector's priority of protecting people, assets, and the environment.

We identify risk early, eliminate hazards, and reduce residual risk through design in line with ALARP. As Principal Designer under CDM 2015 and Building Regulations, we manage design risk so health, safety, and compliance are addressed from the outset. We work closely with clients, designers, and contractors to provide clear safety leadership, robust documentation, and auditable decision-making, meeting nuclear safety expectations and regulatory scrutiny.

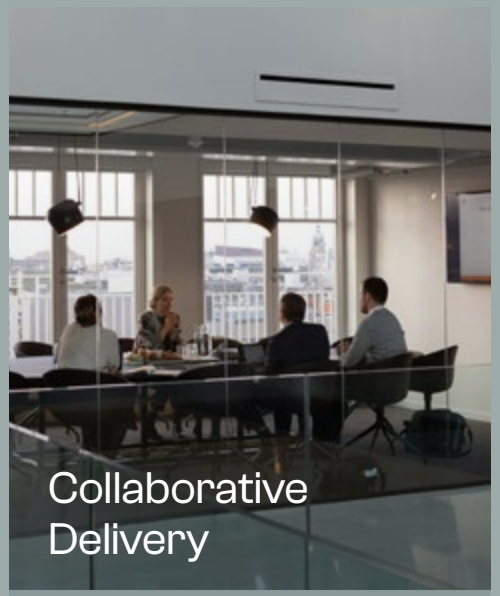


Regulated Environment Experience

Extensive experience has been gained in highly regulated, tightly governed sectors where compliance, assurance, and traceability are critical.

Projects subject to rigorous oversight are supported through structured approvals, change control, and formal reporting, working within established governance frameworks to meet regulatory, statutory, and organisational obligations.

Clear roles, defined responsibilities, and documented processes are maintained to suit the nuclear environment, enabling complex delivery to progress efficiently while remaining compliant with regulations, standards, and best practice.

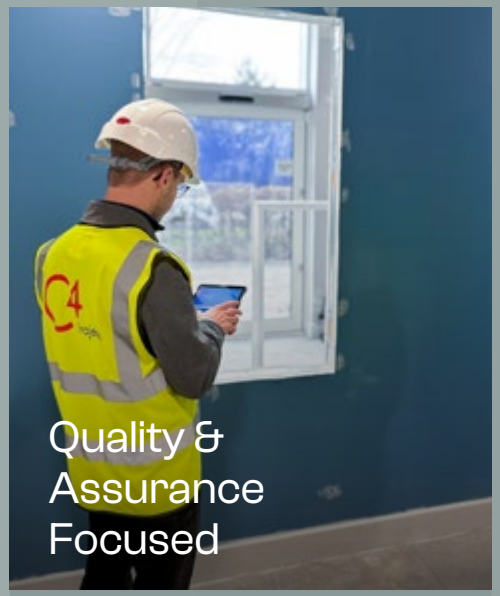


Collaborative Delivery

Collaboration sits at the heart of delivery. Close working with clients, regulators, supply chain partners, and stakeholders builds transparent, productive relationships that support successful outcomes.

Teams act as trusted advisors, communicating clearly, solving problems early, and providing constructive challenge when needed. With multiple organisations, disciplines, and regulators involved, stakeholder alignment is prioritised to manage interfaces, resolve issues early, and maintain momentum.

This reduces risk, supports informed decision-making, and keeps projects aligned with client objectives, safety requirements, and programme commitments.



Quality & Assurance Focused

Quality management and assurance are central to delivery, supporting safe, compliant, and reliable outcomes. Structured processes protect design integrity, information accuracy, and full traceability across the project lifecycle.

Robust reviews, controlled change, and clear audit trails align with nuclear client and regulatory expectations. Quality is embedded from briefing and design development through construction and handover, with high standards of documentation, coordination, and verification to give confidence in delivery and compliance.

This reduces rework, supports regulatory acceptance, and underpins long-term asset performance.


C4 Projects



Office & Retail



Charles Street Finance
Cheadle



Charles Street Finance
Cheadle

Client: Charles Street Finance

Size: 9,682 sqft

Charles Street Finance, based in Cheadle, Stockport, is expanding into a newly acquired second-floor suite within the Royal Cheadle Business Park. This transformation turns a blank canvas into a modern, professional workspace that reflects the company's identity and growth.

The design features an open-plan office with breakout areas, alongside a new boardroom, private offices, meeting rooms, and a business lounge-offering a flexible mix of collaborative and private spaces. Within the proposal, key design elements include vertical slatted walls, bespoke signage, and a feature acoustic coffered ceiling, all contributing to a distinctive and high-quality interior. Given the nature of the business, enhanced acoustic treatments have been integrated throughout to support focused work and confidentiality.



Together Money Offices
Cheadle



Together Money Offices
Cheadle

Client: Together

Size: 21,500 sqft

Together Money, a finance company, is undergoing a refurbishment project at its headquarters in Cheadle, Stockport, to connect two existing office buildings and create a larger, modern workspace. The project includes a new link building, breakout areas, meeting spaces, an executive suite, and a board room with a terrace, increasing the total office space to 121,000 sq ft. The refurbishment also incorporates energy efficiency solutions.

As well as providing a link between the two blocks, the scheme features break-out areas and meeting spaces, as well as a new executive suite and board room. This addition will offer clients a unique sense of arrival while fostering an enhanced workspace focused on innovation and employee well-being. Emphasising sustainability and forward thinking design, this development will contribute lasting value to the local area.



Firecrest Court
Warrington



Firecrest Court
Warrington

Client: C4 Projects Ltd

Size: 14,000 sqft

The project involved the interior refurbishment of an existing office space to create a modern, flexible working environment that fosters collaboration, focus, and well-being. The design features, visually striking ceilings incorporating acoustic treatments, integrated lighting, and exposed services where appropriate, creating distinct zones and enhancing spatial identity. Open-plan areas with adaptable furniture to support team-based working, informal meetings, and agile work practices.

Designed to encourage interaction and idea sharing. Enclosed, acoustically treated rooms of varying sizes, equipped with AV and video conferencing facilities to support focused discussion, client meetings, and confidentiality. The design prioritizes natural light, acoustic performance, and sustainability, with materials and finishes selected for durability and aesthetic appeal. The refurbishment will modernize the space while aligning with the client's brand and values.


Victoria House
Newcastle



Victoria House
Newcastle

Client: Caudwell

Size: 7,000 sqft

Victoria House comprises a two storey brick built office building beneath a tiled pitched roof, its design compliments the surrounding buildings in Hampshire Court. The office building offers modern flexible open plan accommodation, with the ability to occupy on a cellular basis if required.

The business park benefits from a range of amenities including CCTV and security patrols. The Business Park is well established with over 700,00 sq ft of low density office buildings, set within a stunning landscaped environment with superb views of the River Tyne. C4 Projects carried out Project Management and Architecture services for this scheme that was completed in 2023.



C4 Projects

Hospitality



Premier Inn
Lancaster Canal District



Premier Inn

Lancaster Canal District

Client: Maple Grove

Size: 82 Rooms

Located within Lancaster's Canal Quarter regeneration area, the proposed new hotel forms part of Maple Grove's wider vision to help bring fresh investment and activity into the city centre. Working in partnership with Lancaster City Council, the scheme will support a commercially led mixed use proposal for the Heron Works site and neighbouring land interests, strengthening the offer for visitors, business and the local economy.

The proposals will deliver modern accommodation with a focus on quality, usability and long term efficiency, helping to create a more welcoming gateway to the Canal Quarter as the wider regeneration programme progresses.



Travel Lodge Hotel
Solihull



Travel Lodge Hotel

Solihull

Client: Caudwell

Size: 82 Rooms

The Solihull hotel joins the Birmingham Central Bull Ring Travelodge in offering SuperRooms, the company's increasingly popular room designed around the 'premium economy' concept familiar to airline users. This new class of room is the first of its kind in the UK budget hotel market and enhances the comfort factor for business and leisure customers who want the extra choice of a more premium room.

In a central location, the Solihull Travelodge is a few minutes' walk from the railway station and close to local amenities, including two shopping centres and a cinema as well as bars and restaurants. It is also a short drive from Birmingham Airport. The building has a rectilinear form with clean, straight lines and a block-like shape. It consists of two main volumes connected by a central section, creating an open passage for the entry point underneath.



Premier Inn Hotel
Gwynedd



Premier Inn Hotel
Gwynedd

Client: Liberty Properties

Size: 88 Rooms

The hotel is set in the picturesque Snowdonia National Park with views out to Mount Snowdon, located in the breath-taking Gwynedd, North Wales. Built on the former site of Ty Moelwyn Tax Office, which was demolished as part of the development, the 88-bedroom, timber framed hotel was provided with an internal fit out to Premier Inn's turn-key specification.

With the layout requirements and constraints set, the challenge was to ensure everything was able to be accommodated. Kitchen, restaurant, and bar with a selection of accessible rooms on the ground floor, with all floors above having bedrooms and ancillary spaces.

Externally, the building utilised cracked slate cladding, render and cedar cladding to ensure that the building knitted into its surrounding context. The slate, approved by Snowdonia National Park for its use, neatly ties the building in with the Ffestiniog and Welsh Highland Railway station opposite the hotel. A large, glazed curtain wall provides the entrance to the hotel reception and restaurant area



C4 Projects

Student Living


Wellington Street
Sheffield



Wellington Street
Sheffield

Client: Undisclosed

Size: 960 Units

The site, approximately 3040m², is located in the Devonshire Quarter of Sheffield, just west of the Heart of the City and within 1 km of the city's main retail zones and public transport hubs. The development adopts a clean, robust design language focused on rhythm and proportion. A grid composition, formed by piers and floor plates, frames each room, with floor-to-ceiling windows and asymmetrical integrated mesh panels creating a "woven" layering effect on the façade.

The primary tower will feature buff brick to compliment the contrasting large grey windows, designed with integrated louvres, are complemented by a light grey metallic mesh. The interplay of materials and textures is designed to shift subtly with changing sky conditions, adding dynamic visual appeal to the building's exterior.



Morston House
Newcastle-under-Lyme



Morston House

Newcastle-under-Lyme

Client: WUKPG

Size: 126 Units

The Morston House student accommodation scheme in Newcastle-under- Lyme is a redevelopment project aimed at transforming a vacant former NHS office building into modern student housing. The project is led by Manchester-based developer WUKPG and is designed to support the growing student population at Keele University.

An earlier proposal in 2022 to add three additional storeys to the existing six-storey building was rejected due to concerns about the impact on the town's skyline and conservation area. The revised plan, approved in July 2024, avoids vertical extensions with building's height unchanged.

In summary, the Morston House redevelopment represents a significant investment in student accommodation infrastructure, addressing both the housing needs of a growing student population and contributing positively to the local community and economy.


C4 Projects



HRB & BRPD

The Role at a Glance

The Building Regulations Principal Designer (BRPD) is a statutory duty holder appointed by the Client.

For any project requiring building control approval, the BRPD ensures the design is co-ordinated and demonstrably compliant with the Building Regulations.

C4 Projects is well placed to deliver this duty through technical design expertise, regulatory knowledge, and robust project management.

C4 Projects aid in providing a seamless process from design inception to project completion.



Our Competence & Process

At C4 Projects, we deliver the BRPD role with full transparency, traceability, and seamless design co-ordination.

Organisational Competence
C4 Projects brings together a multi-disciplinary team with deep experience in; Regulatory design review, Technical coordination, Building control liaison, Design risk management and Quality assurance. We operate formal internal processes covering; Competence management, Design review, Document control and Risk assessment and tracking
Our work across all our sectors ensures exposure to a wide range of regulatory challenges.

Team Competence
Here at C4 our team has; Direct experience delivering compliant design packages, Strong understanding of the Building Regulations, Training aligned to emerging competency criteria, The ability to coordinate both internal and external designers. Within C4, having a blend of design and project management expertise makes us well suited to the role of Principal Designer under the Building Safety Act.

Our systems ensure decisions, risks, and responsibilities are managed efficiently, keeping projects on track and fully accountable. At C4 Projects, we deliver the BRPD role with complete transparency, traceability, and seamless design coordination.

Our Process
Our systems and processes ensure every decision, risk, and responsibility is managed efficiently, keeping projects on track and fully accountable.

We use:

- Compliance tracking tools
- Risk and issue registers
- BIM coordination (where applicable)
- Design responsibility matrices
- Controlled documentation systems for storing evidence - CDE's
- These systems ensure transparency, traceability and efficient design co-ordination.

What the BRPD is **NOT** required to do



Take Responsibility for the Work of Others



Acting as Lead Architect or Designer



Provide Building Control Approval



Produced Detailed Designs



Guarantee Compliance on behalf of the Client



Take responsibility for Construction Quality



Undertake the CDM PD Role by Default.



Kings Mill Dock
Liverpool



Kings Mill Dock
Liverpool

Client: Bowmer & Kirkland

Size: 12 Storeys

C4 Projects are delivering Architecture and Building Regulations Principal Designer services for the Gateway 2 submission of the Kings Mill Dock Remedial Works project.

Kings Mill Dock is a high-rise residential development comprising contemporary apartments and townhouses in Liverpool's vibrant Baltic Triangle, just a short distance from the historic waterfront and the iconic Albert Dock.

Our role focuses on supporting the next critical stage of the remedial programme, ensuring the scheme progresses safely, compliantly and in alignment with the standards expected for HRB developments





Additional Services
Multi-Sector

We offer an array of additional services as part of C4, these include

- → Reality Capture
- → Space Planning
- → Wayfinding
- → 360 Virtual Tours
- → 3D Visualisation & Virtual Reality
- → Branding & Marketing

These extra services are all about making our projects better, clearer, and more considered from day one.

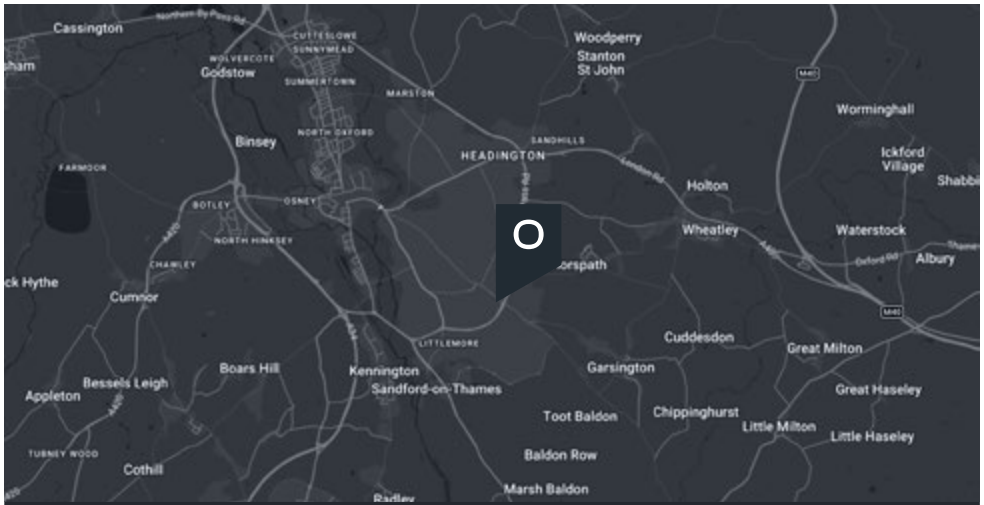
By bringing together the different strengths in our team, we can offer clients smarter tools, better insight, and a more joined up way of working. All of this helps make sure every project is the best it can be.



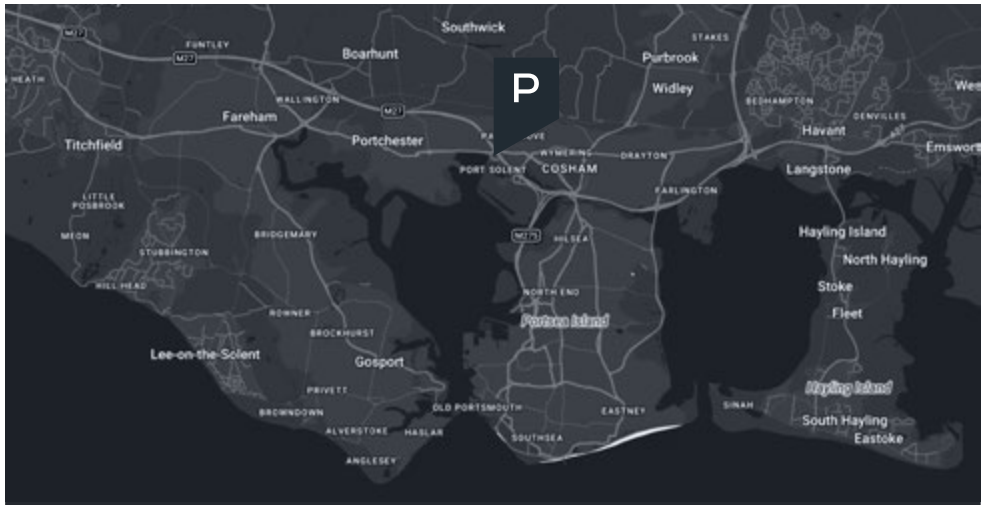
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Issue 1 - 2026

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