

Version: V1 02.03.2026

Liquid Shop Rebuild at Building Chemicals Research, Radcliffe

Design Statement



Introduction

This retrospective planning application supporting document has been prepared by C4 Projects Ltd, to accompany the planning application drawings.

This application seeks retrospective consent for a replacement storage building which was deconstructed down to slab level due to unsafe conditions following a fire in 2023.

The supporting drawings are as follows:

- 26027-C4P-80-S01ZZ-D-A-8001-S2-P01_LPA_Location Plan
- 26027-C4P-80-S01ZZ-D-A-8002-S2-P01_LPA_Site Block Plan as Existing
- 26027-C4P-80-S01ZZ-D-A-8003-S2-P01_LPA_Site Block Plan as Proposed
- 26027-C4P-80-S01ZZ-D-A-8001-S2-P01_LPA_Site Plan as Existing
- 26027-C4P-80-S01ZZ-D-A-8002-S2-P01_LPA_Site Plan as Proposed
- 26027-C4P-80-B01ZZ-D-A-8011-S2-P01_LPA_GA Plans as Existing
- 26027-C4P-80-B01ZZ-D-A-8011-S2-P01_LPA_GA Plans as Proposed
- 26027-C4P-80-B01ZZ-D-A-8021-S2-P01_LPA_Elevations as Existing
- 26027-C4P-80-B01ZZ-D-A-8022-S2-P01_LPA_Elevations as Proposed

Development Context

Building Chemicals Research is located on Mount Sion Road in Radcliffe and is a manufacturer of chemicals and materials for the construction industry.

Building Deconstruction

The Liquid Shop was subject to a fire in 2023, the external walls survived the fire but were in an unsafe condition. It was decided that the building would be deconstructed down to slab level.

The building was reconstructed between November 2024 and January 2025 as a direct replication of the previous building.

The building was previously used as a storage facility prior to the fire and since construction, it has been used in the same fashion.

Reconstruction Context + Materials

The rebuild included new walls which are supported off the existing substructure . The new walls are masonry, with a buff-facing brick externally, a 50mm cavity, 50mm insulation board, and internal blockwork. The facing brickwork was chosen to match to the adjacent existing building.

The roof structure was formed with steel purlins supported on masonry columns and 225mm x 50mm C24 timber rafters. The roofing material is a corrugated profiled polyester powder coated steel sheet. Rooflights have been integrated into the roof with a matching profiled translucent GRP sheet.

The building incorporates polyester powder coated trims and flashings in light grey to match the existing colour palette.

A roller shutter door was fitted to the front elevation for access into the storage area.

There were no M&E services installed as part of the works.

Supporting Photographs

The following pages showcase photographs of the existing building and remaining slab following the deconstruction, as well as photos during the reconstruction phase.

01. Location of replacement building



02. Existing slab retained after deconstruction of building following fire



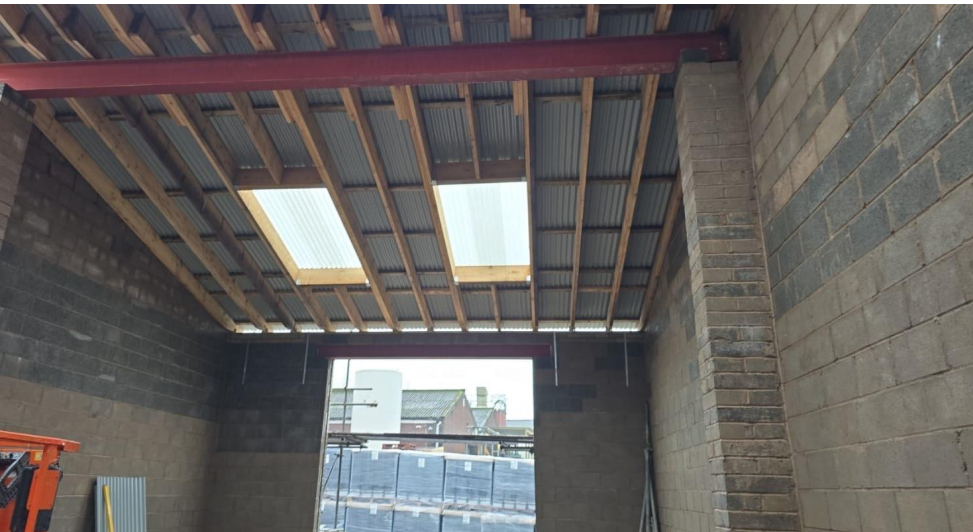
03. Commencement of masonry construction



04. View of the front elevation showing structural opening for roller shutter



05. Internal view of roofing sheets and rooflights installed



06. External view of roofing sheets and rooflights installed



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