

16a

Huyton hall Crescent
Stage 0 Report

RIBA 

Chartered Practice

Liverpool Studio
62 Hope Street
Liverpool L1 9BZ

T: 0151 271 2104
www.16a.uk

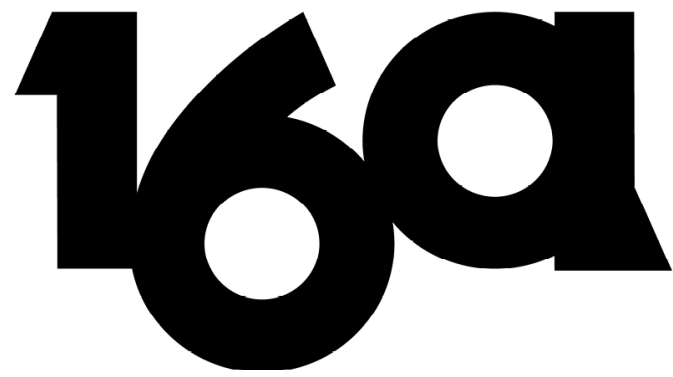
London studio
81 chancery lane
Holborn, WC2A 1DD

T: 020 396 86100

2024

16a.uk

[in](#) 



architects of a
collective expression.

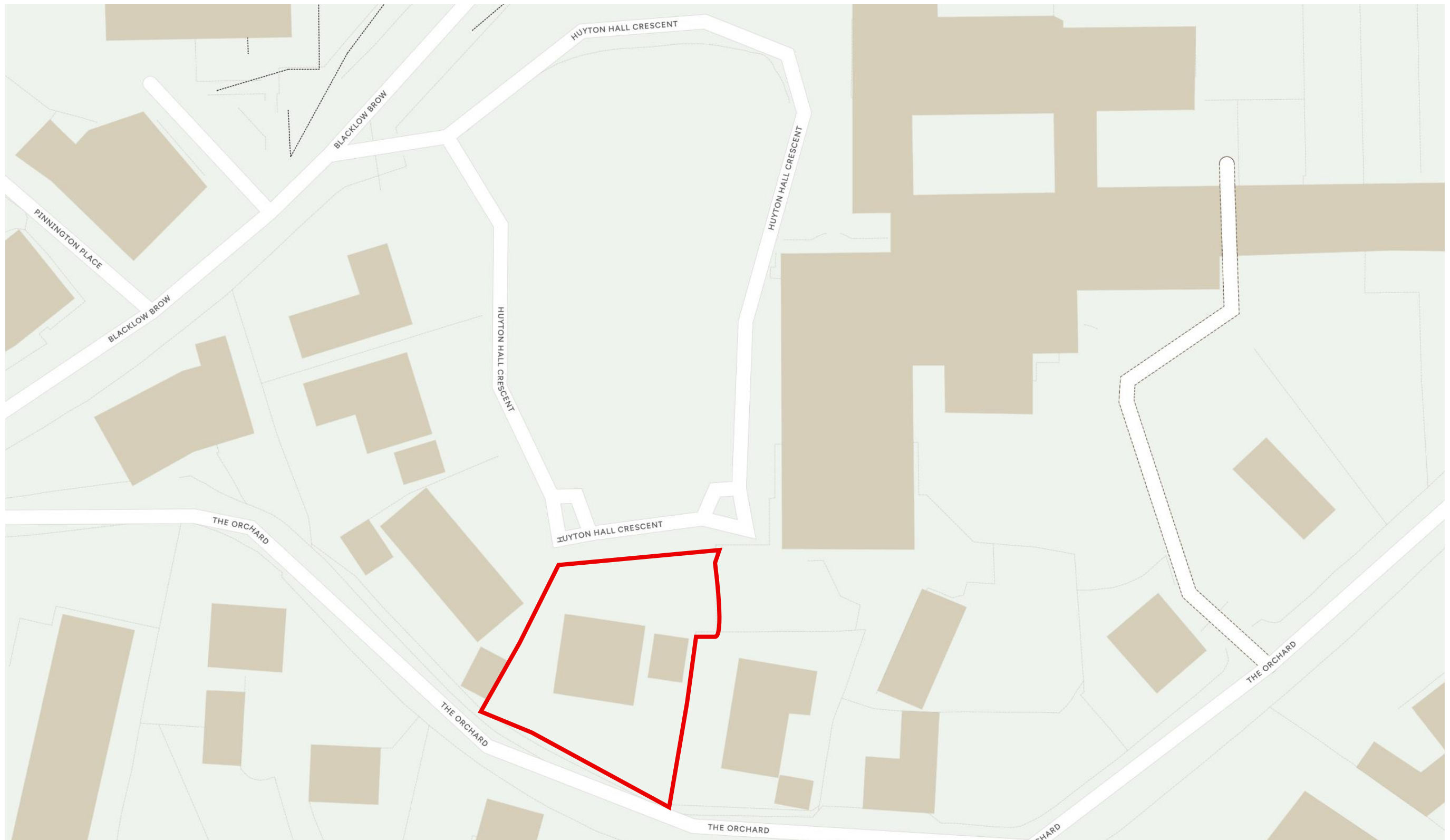
Introduction

Project Introduction – 4 Huyton Hall, Huyton

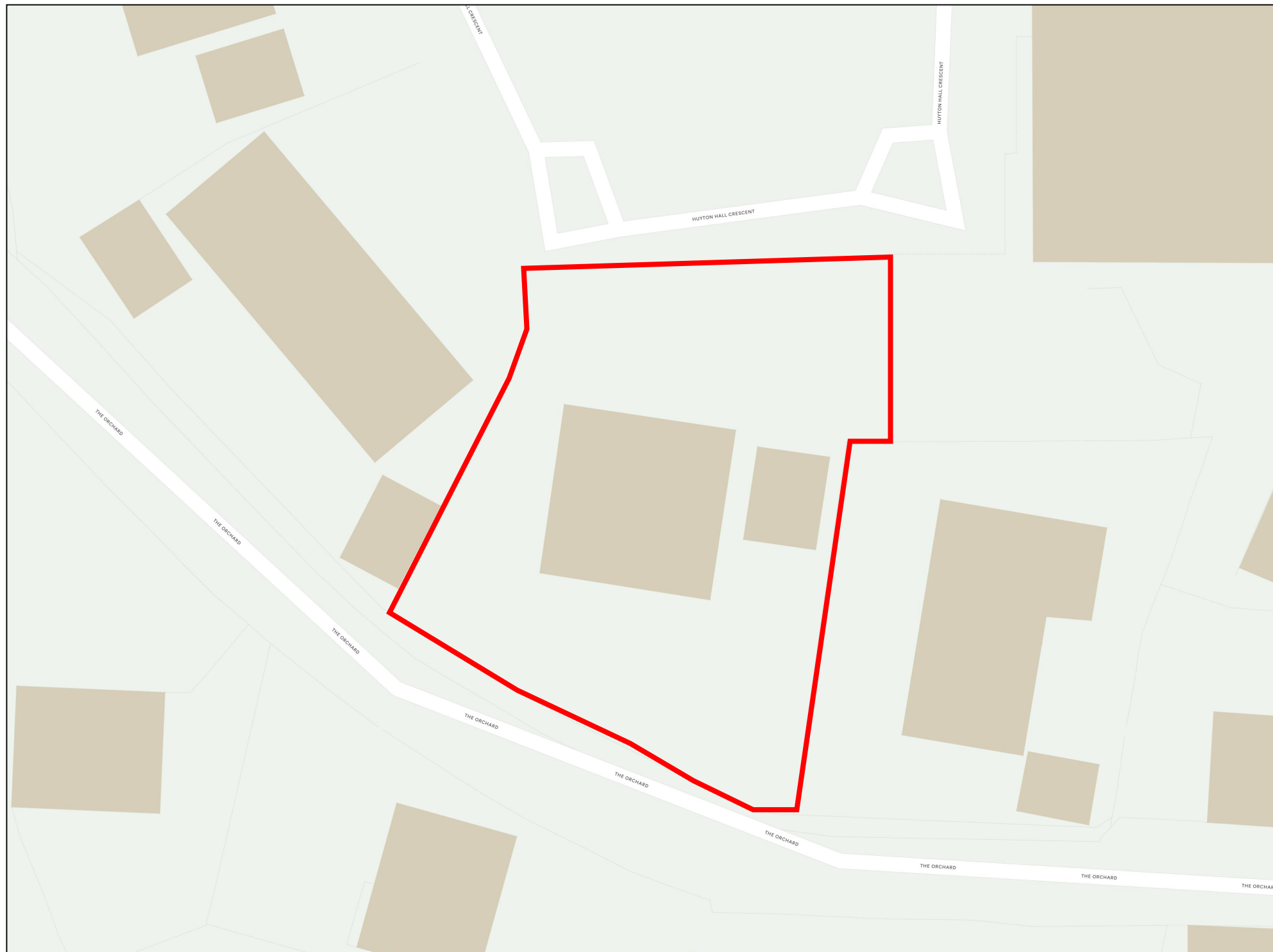
The proposed project at 4 Huyton Hall involves the comprehensive renovation and extension of a traditionally built, four-bedroom detached property located within The Orchard Conservation Area in the exclusive gated community of Huyton College. The client's brief is to transform the existing dwelling—currently considered outdated and partially dilapidated, as per the Level 3 Surveyor's Report—into a high-specification, energy-efficient modern home that complements its surroundings while delivering innovative architectural improvements.

The key objectives include significant structural alterations to the ground floor, featuring a wraparound side and rear extension that links the main house to the detached garage. This new space will incorporate a gym and expanded living areas including a large kitchen/dining space and family lounge. Internal reconfigurations on the first floor will enhance bedroom layouts and storage, while upgrades throughout the house will improve lighting, thermal performance, ventilation, and smart technology integration. High-performance glazing, cladding, and PV panels are proposed to ensure sustainability and contemporary aesthetic appeal.

Overall, the project aims to sympathetically modernise the property while exceeding current building regulations for comfort, efficiency, and futureproofing..



Block Plan



Planning constraints

4 Huyton Hall is located within The Orchard Conservation Area, a setting that carries both architectural and historical significance. Although the property itself was built in 1998 and is not listed, its position within a carefully managed heritage environment introduces key planning constraints. Any proposed development must demonstrate sensitivity to the character, scale, and spatial qualities of the area, and respect established key views and vistas.

The client's brief sets out a desire to modernise and extend the property to a high specification, while maintaining harmony with its surroundings. Our design approach balances this ambition with a commitment to preserving the integrity of the Conservation Area. We are proposing a contemporary scheme that incorporates modern materials and architectural detailing, while also referencing the historic context—using massing and form that complement the area's established character.

The extension will be sensitively sited to minimise visual impact and avoid any adverse effect on heritage assets. We will ensure compliance with all relevant planning policies, including scale, massing, and interface distances. Our goal is to deliver a sustainable, forward-thinking family home that subtly nods to the past, but stands confidently as a part of the area's evolving architectural narrative.



Site Context Images - Huyton Hall





Site Context Images - Huyton Hall

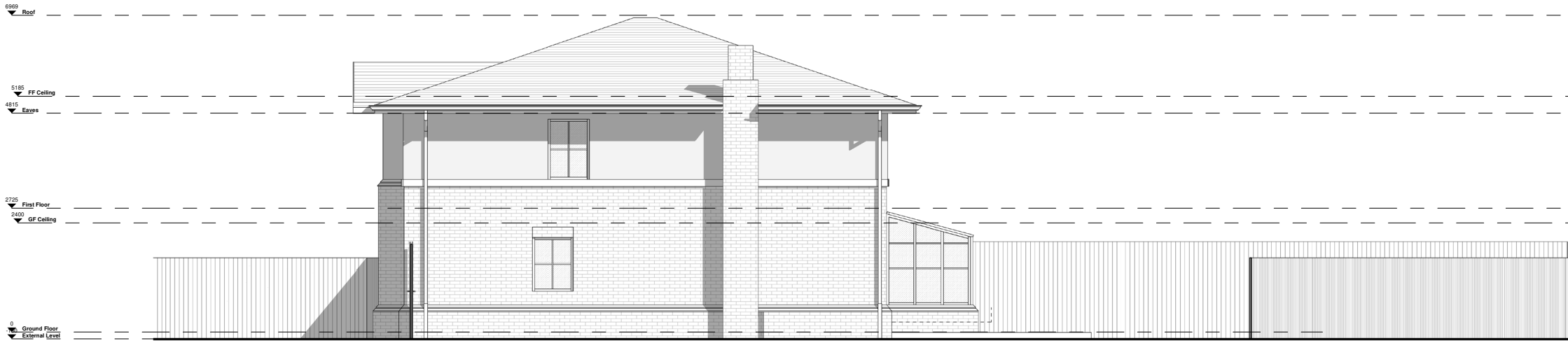




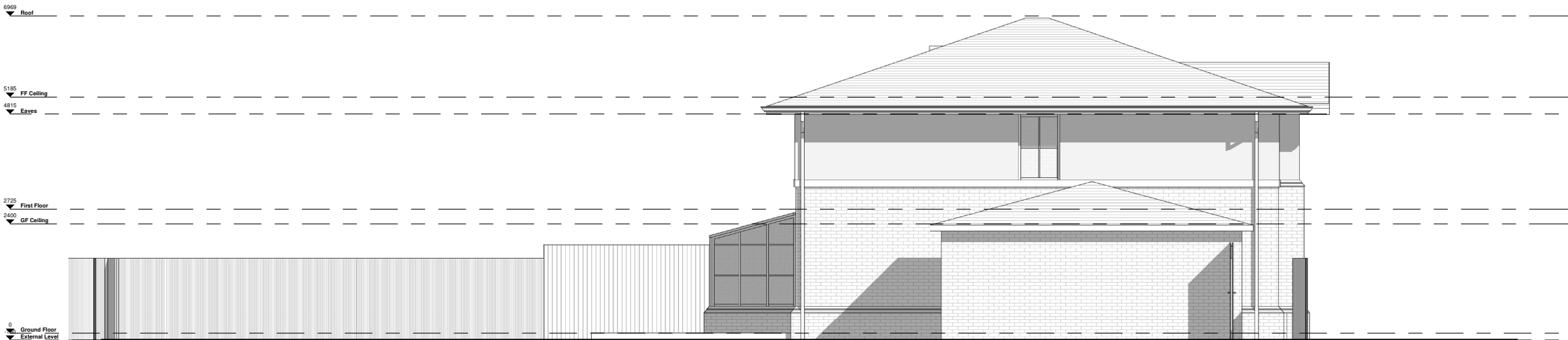
Site Context Images - Huyton Hall







1 Existing Side Elevation
Scale: 1 : 50



2 Existing Elevation Side 2
Scale: 1 : 50

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/conservation regulations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

This drawing and the building works depicted are the copyright of Studio16A and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants.

Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

All errors and discrepancies found by the client or contractor to be reported to Studio16Architecture.

All landscaping & tree locations indicative, refer to details by others. All external levels TBC

Survey is based on others, 16A not liable for the survey dimensions and all measurements to be confirmed on site prior to procurement, fabrication and construction.

No Topographical survey has been prepared - levels are indicative at this stage.

Roof pitch indicative - Loft space not accessible / surveyed

0m 1m 2m 3m 4m
VISUAL SCALE 1:50 @ A1



Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage design & planning/conservation negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

This drawing and the building works depicted are the copyright of Studio16A and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants.

Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

All errors and discrepancies found by the client or contractor to be reported to Studio16Architecture.

All landscaping & tree locations indicative, refer to details by others. All external levels TBC

Survey is based on others, 16A not liable for the survey dimensions and all measurements to be confirmed on site prior to procurement, fabrication and construction.

No Topographical survey has been prepared - levels are indicative at this stage.

Roof pitch indicative - Left space not accessible / surveyed

0m 1m 2m 3m 4m

VISUAL SCALE 1:50 @ A1



2 Existing Elevation Rear
Scale: 1 : 50



CODE SUITABILITY

PROJECT 4 Huyton Hall Crescent

TITLE Existing Elevations

CLIENT Paul and Karen

DRAWN BY JK CHECKED BY JK DATE 31/03/25

SCALE (@ A1) As indicated PROJECT NUMBER 2431





1 Axo Front
Scale:



NOTES

Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

This drawing and the building works depicted are the copyright of Studio16A and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

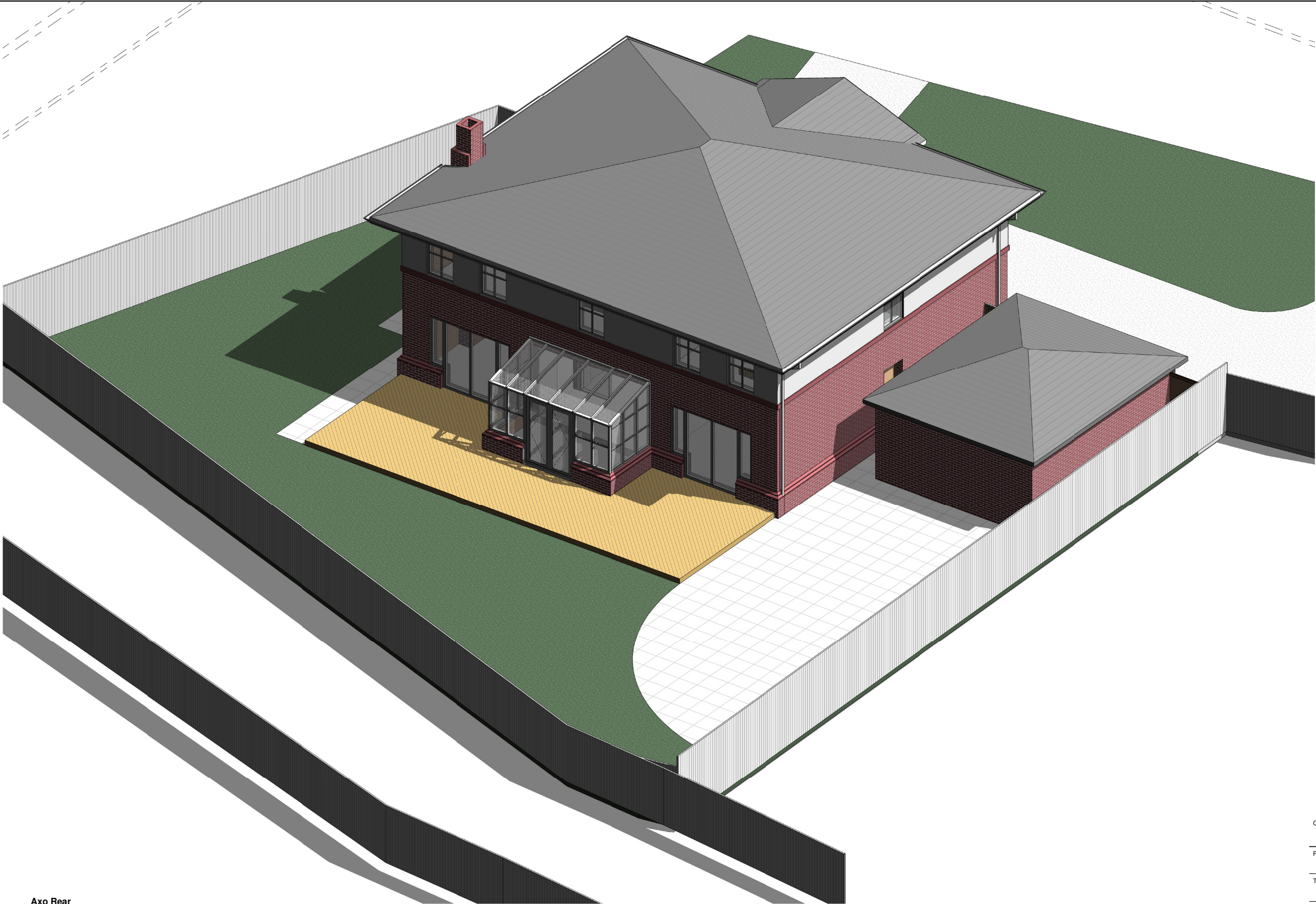
This drawing is not intended to show details of foundations, ground conditions or ground contaminants.

Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

All errors and discrepancies found by the client or contractor to be reported to Studio16A/Architecture.

All landscaping & tree locations indicative, refer to details by others. All external levels TBC

CODE	SUITABILITY	
PROJECT		
4 Huyton Hall Crescent		
TITLE		
Existing Axonometric Front		
CLIENT		
Paul and Karen		
DRAWN BY	CHECKED BY	DATE
JK	JK	05/05/21



Axo Rear

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/conservation negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

This drawing and the building works depicted are the copyright of Studio16A and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants.

Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

All errors and discrepancies found by the client or contractor to be reported to Studio16A/Architecture.

All landscaping & tree locations indicative, refer to details by others. All external levels TBC

Survey is based on others, 16A not liable for the survey dimensions and all measurements to be confirmed on site prior to procurement, fabrication and construction.

No Topographical survey has been prepared - levels are indicative at this stage.

Roof pitch indicative - Loft space not accessible / surveyed



CODE		SUITABILITY
PROJECT		
4 Huyton Hall Crescent		
TITLE		
Existing Axo Rear		
CLIENT		
Paul and Karen		
DRAWN BY	CHECKED BY	DATE
Author	Checker	11/25/22
SCALE (@ A1)		PROJECT NUMBER
1 : 20		2431



Design Approach

The proposed design for 16A Huyton Hall has been carefully developed with a deep understanding of its location within The Orchard Conservation Area and the broader legislative and policy context that governs development within heritage settings. The site, while not containing a listed building, is nonetheless within close proximity to one listed structure, and the development therefore engages Section 72(1) of the Planning (Conservation Areas and Listed Buildings) Act 1990. This legislation places a statutory duty on local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Furthermore, under Section 66(1) of the same Act, when development affects the setting of a listed building, decision-makers are legally obliged to have special regard to the desirability of preserving that setting. In accordance with national guidance—particularly paragraphs 207–214 of the 2024 National Planning Policy Framework (NPPF)—the design approach must also demonstrate a proportionate understanding of the significance of nearby heritage assets and ensure that the proposed intervention avoids or minimises harm to that significance.

Architectural Context and Existing Character

4 Huyton hall is a property of relatively recent origin (built in 1998), yet it is located within a conservation area defined by the historic character, scale, and proportions of earlier traditional buildings. Despite its more modern date of construction, the property already exhibits certain architectural characteristics that relate well to its context—namely, its vertical emphasis through traditionally proportioned sash-style windows and its defined horizontal base expressed through a robust plinth wrapping the lower third of the building.

Our approach to design at 16A retains and builds upon these positive attributes. A key principle of the proposal is the conservation of existing architectural proportions and rhythm—particularly in terms of window sizes, spacing, and vertical alignment. The existing sash-style windows, which contribute meaningfully to the visual harmony of the elevation, will be retained in form. Where necessary, they will be replaced on a like-for-like basis using modern, thermally efficient materials that replicate the historic aesthetic, thereby respecting both heritage and sustainability goals.

The existing plinth—an important grounding feature that visually anchors the building—will be preserved and subtly enhanced. This is not only in keeping with the material language of the conservation area, but it also offers an opportunity to integrate the proposed garages flanking the building. These garages will be sympathetically designed to reinforce the horizontal datum of the plinth, maintaining the building’s proportions and visual balance while providing functional modern amenities.

Proposed Interventions and the Heritage Rationale

The overall design seeks to strike a balance between respecting the existing architectural character and introducing contemporary interventions that are legible as new additions. This design philosophy aligns with Historic England’s guidance on conservation best practice, which supports thoughtful additions that are distinguishable yet harmonious in their context.

To this end, the front and side elevations of 4 Huyton hall will remain largely unaltered in form, scale, and detailing. The external plaster render will be moderately refreshed rather than fully replaced. The aim is to improve material performance and appearance while ensuring the finish continues to reflect the understated, traditional tones of the area. The render colour will be carefully selected to match existing finishes in the conservation area, avoiding any stark contrasts that might disrupt the cohesive street scene.

Internally, the approach is similarly conservative. The existing internal wall layout will be preserved, respecting the original design intent and spatial hierarchy of the building. Retaining these internal elements minimises physical alterations and maintains the building’s structural integrity. It also ensures that the house continues to function well as a single-family dwelling without the need for significant reconfiguration.

To the rear of the property, however, the proposal introduces a new element: a contemporary glazed living space. This new addition is designed deliberately as a modern intervention—lightweight in appearance and largely glazed to maximise transparency and light. It will contrast materially and stylistically with the main house, yet be subservient in scale and massing. Crucially, this rear extension is positioned to avoid any visual impact on the primary street scene or key public views within the conservation area. As such, it adheres to the principle of “reversibility” in conservation, and its modern design provides a clear visual distinction between old and new without compromising the heritage value of the original building.

This rear addition is proposed as a means of delivering modern, open-plan living arrangements suited to contemporary family life. The architecture adopts high thermal standards and energy-efficient glazing, creating a warm, light-filled space that supports wellbeing while reducing energy consumption. These sustainability improvements are aligned with national and local policy aims, including those articulated in Knowsley’s Core Strategy Objective 5 and Policy CS20, which support the long-term enhancement and viable use of heritage assets and their settings.

Compliance with Heritage Legislation and Policy

In preparing this design response, due regard has been given to relevant planning legislation, including the Planning (Conservation Areas and Listed Buildings) Act 1990, the Town and Country Planning Act 1990 (as amended by the Levelling-up and Regeneration Act 2023), and the National

Planning Policy Framework (2024 edition).

The proposal engages with several key tenets of the NPPF, including:

Para. 207 & 208: A heritage impact assessment has been undertaken proportionate to the site’s context. There are no designated heritage assets within the site, but the design fully considers the setting of nearby listed buildings and the significance of the conservation area.

Para. 210: The proposal sustains the significance of the site and contributes positively to local character and distinctiveness.

Para. 212: Great weight has been given to conserving the character of the conservation area.

Para. 213 & 214: The development will result in no harm—substantial or otherwise—to any designated heritage asset, and clear justification is provided for any minor alterations proposed.

At a local level, Policy CS20 is addressed through the sensitive integration of new elements into the existing building, the enhancement of architectural detailing consistent with the character of the area, and the avoidance of any substantial harm to heritage assets. Furthermore, the design supports the policy goal of enabling the long-term viability of existing properties within conservation areas by providing modern, functional living space in a way that respects historic significance.

The proposed garages are modest in scale, subservient to the main dwelling, and designed to blend with the visual language of the building. Their siting ensures that the rhythm of the elevation is maintained and that the structure continues to sit comfortably within the street scene.

A Balanced Architectural Vision

The proposed development at 4 Huyton hall seeks to demonstrate a thoughtful, heritage-led design approach that adheres to both statutory duties and best practice guidance. It draws from the architectural vocabulary of the conservation area—through retained sash windows, reinforced plinth detailing, and appropriate materials—while allowing for a modest yet distinct modern rear intervention that is deliberately placed out of public view.

By retaining the core architectural form, massing, and interface distances, and by ensuring that any new work is both visually and physically subordinate to the original structure, the proposal avoids any adverse impact on the setting of nearby listed buildings and the character of the conservation area. It embraces the principles set out in Historic England’s Conservation Principles and Planning Advice Notes, reinforcing the view that well-designed, contemporary interventions can complement historic environments when sensitively conceived.

In summary, the design for 4 Huyton hall aims to preserve and enhance the character of The Orchard Conservation Area, make a positive contribution to local distinctiveness, and deliver a building that respects the past while accommodating the needs of modern living. The result will be a home that is both contextually grounded and architecturally forward-looking—demonstrating that heritage and contemporary design are not mutually exclusive, but mutually enriching.



Architectural Inspection for Safety:

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

This drawing and the building works depicted are the copyright of Studio16A and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants.

Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

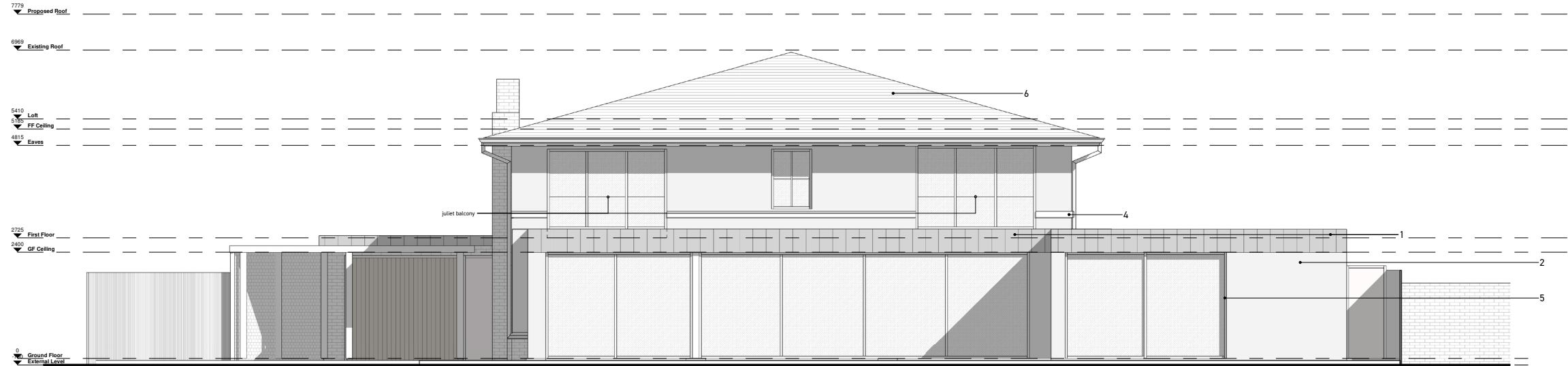
All errors and discrepancies found by the client or contractor to be reported to Studio16Architecture.

All landscaping & tree locations indicative, refer to details by others. All external levels TBC.

Survey is based on others, 16A not liable for the survey dimensions and all measurements to be confirmed on site prior to procurement, fabrication and construction.

No Topographical survey has been prepared - levels are indicative at this stage.

0m 1m 2m 3m 4m
VISUAL SCALE 1:50 @ A1



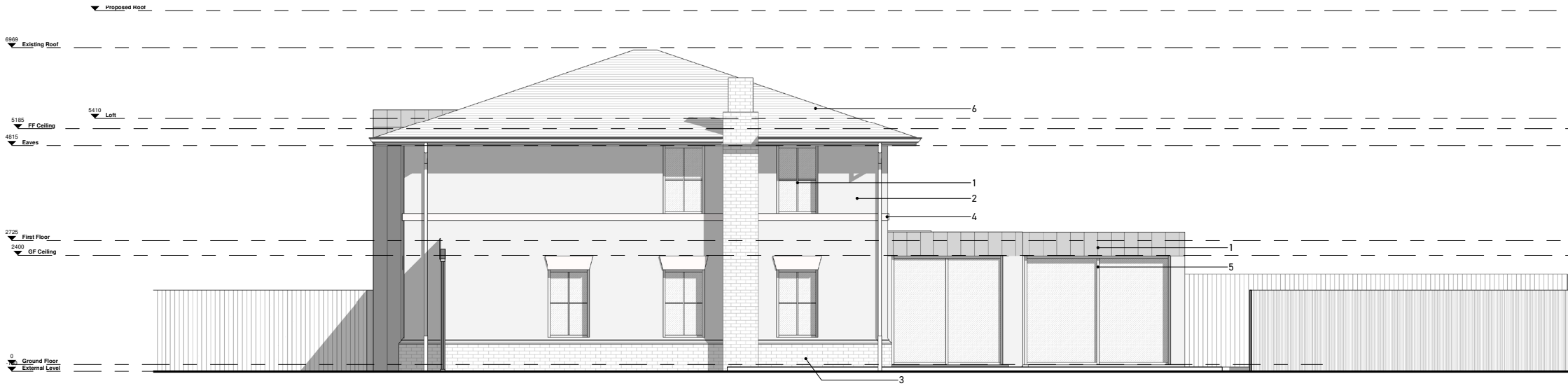
- Material Key -
- 1 Aluminium - Standing Seam profile
 - 2 Render - to match existing
 - 3 Existing Red Facing Brick
 - 4 Existing Facing Brick Corbel
 - 5 PPC Aluminium Door Frame - Black
 - 6 Roof Covering to match existing
 - 7 Roller Shutter - Aluminium



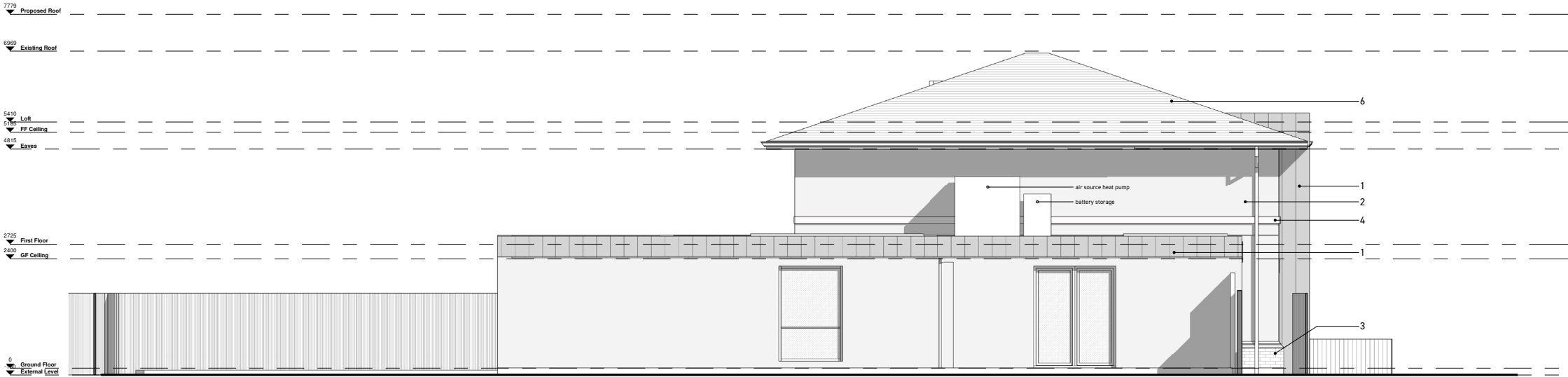
CODE		SUITABILITY
PROJECT		
4 Huyton Hall Crescent		
TITLE		
Proposed Elevations		
CLIENT		
Paul and Karen		
DRAWN BY	CHECKED BY	DATE
JK	JK	15/04/25



Stage 0 Report



1 Proposed Side Elevation
Scale: 1 : 50



2 Proposed Elevation Side 2
Scale: 1 : 50

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density regulations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

This drawing and the building works depicted are the copyright of Studio16a and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants.

Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

All errors and discrepancies found by the client or contractor to be reported to Studio16aArchitecture.

All landscaping & tree locations indicative, refer to details by others. All external levels TBC

Survey is based on others, 16a not liable for the survey dimensions and all measurements to be confirmed on site prior to procurement, fabrication and construction.

No Topographical survey has been prepared - levels are indicative at this stage.

0m 1m 2m 3m 4m

VISUAL SCALE 1:50 @ A1

Material Key -

- 1 Aluminium - Standing Seam profile
- 2 Render - to match existing
- 3 Existing Red Facing Brick
- 4 Existing Facing Brick Corbel
- 5 PPC Aluminium Door Frame - Black
- 6 Roof Covering to match existing
- 7 Roller Shutter - Aluminium



CODE SUITABILITY

PROJECT 4 Huyton Hall Crescent

TITLE Proposed Elevations 2

CLIENT Paul and Karen

DRAWN BY JK	CHECKED BY JK	DATE 15/04/25
SCALE (@ A1) As indicated	PROJECT NUMBER 2431	



2025

16a.uk





1 Axo Front
Scale:



NOTES

Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety.

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

This drawing and the building works depicted are the copyright of Studio16A and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants.

Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminates on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

All errors and discrepancies found by the client or contractor to be reported to Studio16Architecture.



CODE	SUITABILITY	
PROJECT		
4 Huyton Hall Crescent		
TITLE		
Proposed Axonometric Front		
CLIENT		
Paul and Karen		
DRAWN BY	CHECKED BY	DATE
JK	JK	15/04/25

Stage 0 Report

Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/consent negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey. Sketch proposals have not been considered in respect of CDM Regulations.

This drawing and the building works depicted are the copyright of Studio16A and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing is not intended to show details of foundations, ground conditions or ground contaminants.

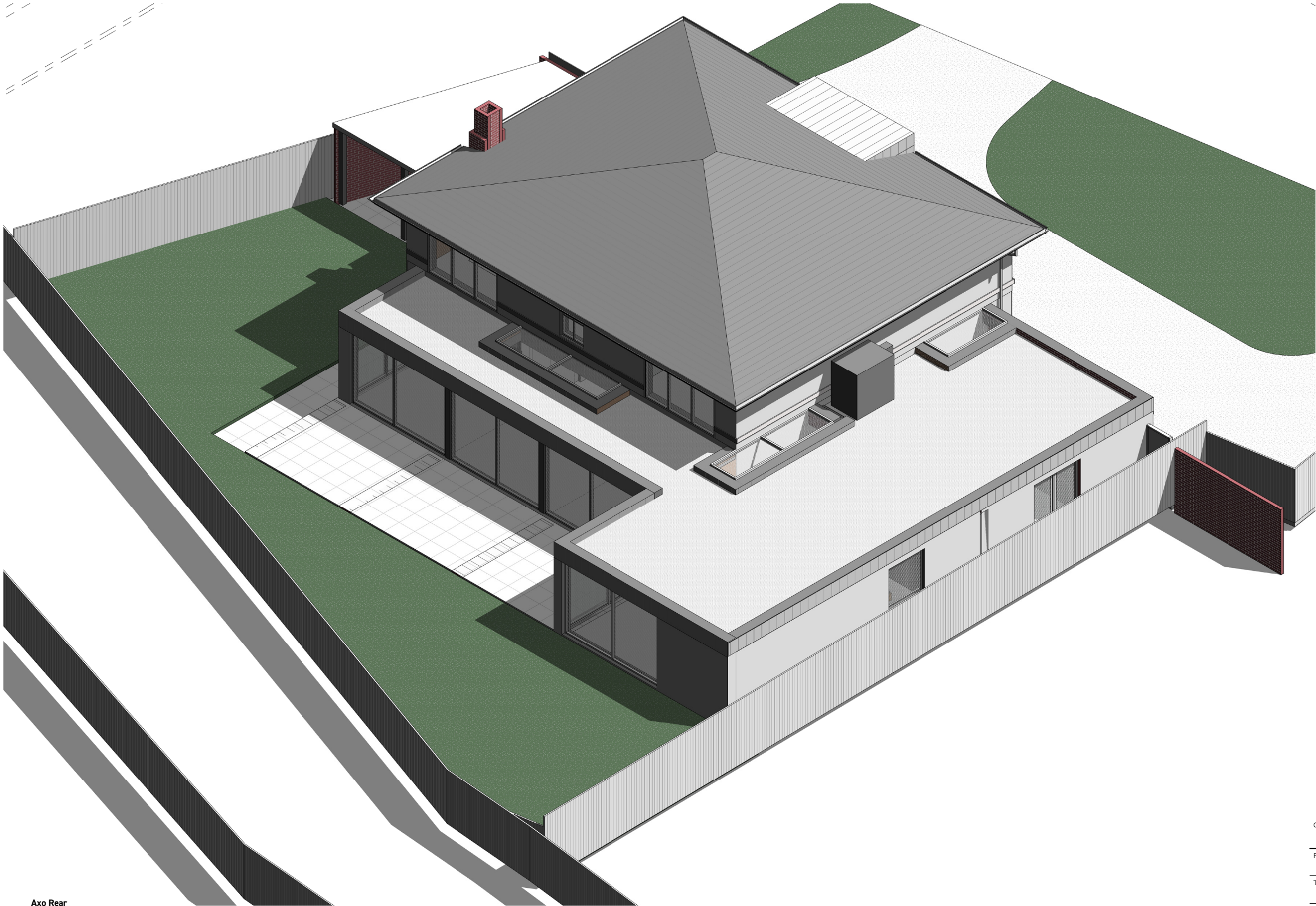
Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

All errors and discrepancies found by the client or contractor to be reported to Studio16A/Architecture.

All landscaping & tree locations indicative, refer to details by others. All external levels TBC

Survey is based on others, 16A not liable for the survey dimensions and all measurements to be confirmed on site prior to procurement, fabrication and construction.

No Topographical survey has been prepared - levels are indicative at this stage.



Axo Rear



CODE		SUITABILITY
PROJECT		
4 Huyton Hall Crescent		
TITLE		
Proposed Axo Rear		
CLIENT		
Paul and Karen		
DRAWN BY	CHECKED BY	DATE
JK	JK	15/04/25
SCALE (@ A1)	PROJECT NUMBER	
1 : 20	2431	

