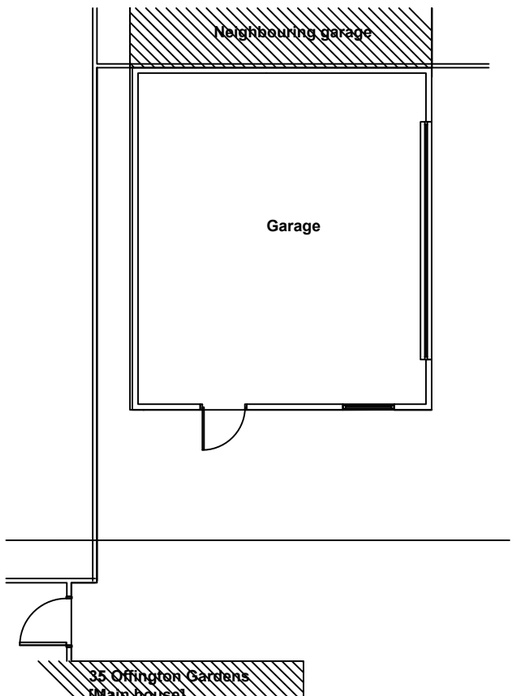
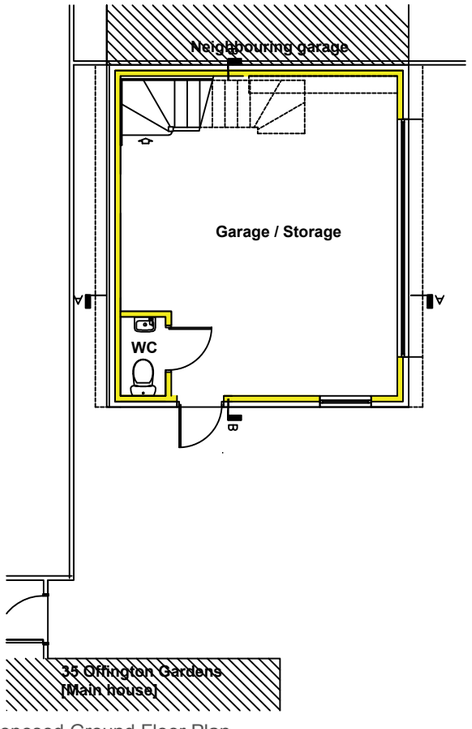


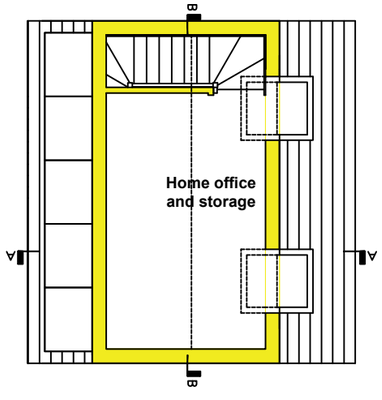
Existing Ground Floor Plan

1:100@A3



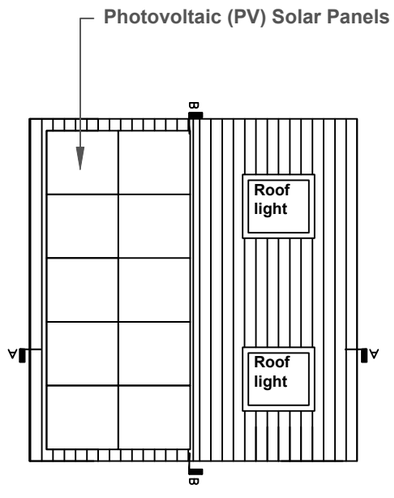
Proposed Ground Floor Plan

1:100@A3



Proposed First Floor Plan

1:100@A3



Proposed Roof Plan

1:100@A3

Note

Flood Mitigation Measures

In accordance with “Improving the Flood Performance of New Buildings (CLG, 2007)” and Environment Agency Standing Advice, the design will incorporate proportionate flood-resilient construction measures at the ground-floor level. These include the use of moisture-tolerant materials, and raised electrical outlets, sealed service penetrations. Together, these measures ensure that any surface-water ingress can be dried and repaired quickly, minimising damage and disruption.

These are specifically addressed in the design as follows:

- Habitable space at first floor (home office)
- Sockets and outlets at higher level in ground level WC
- Water resistant finishes to ground level WC

To be read in conjunction with completed FRA V2 2023 and "Improving the flood performance of new buildings" CLG 2007.

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Scale & Orientation

0 1 2 3 4 5 6 m

N

Patrick Osborne Architect

Project. 35 Offington Gardens			
Drawing No. A104_010			Workstage.1
Note. Floor Plans			Revision. P3
Paper. A3	Drawn. PO	Checked. PO	Scale. 1:100
Client. David Cracknell			Date. 14.06.2026