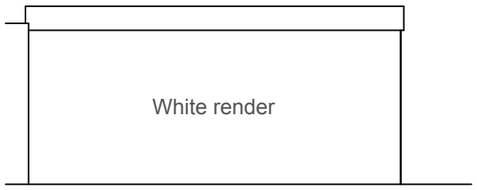
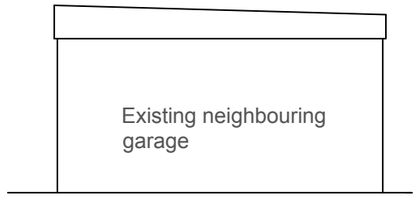


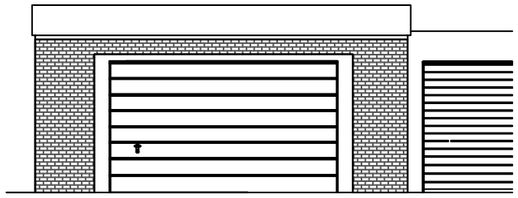
Existing South Elevation
SCALE 1:100



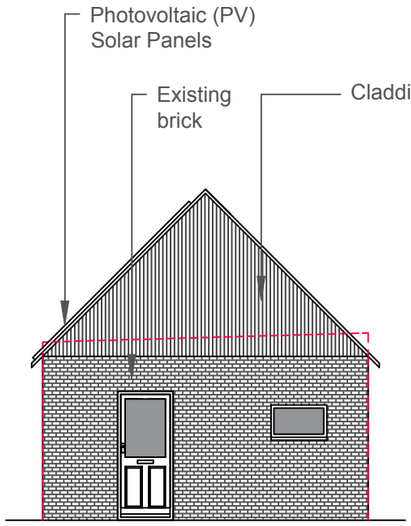
Existing West Elevation
SCALE 1:100



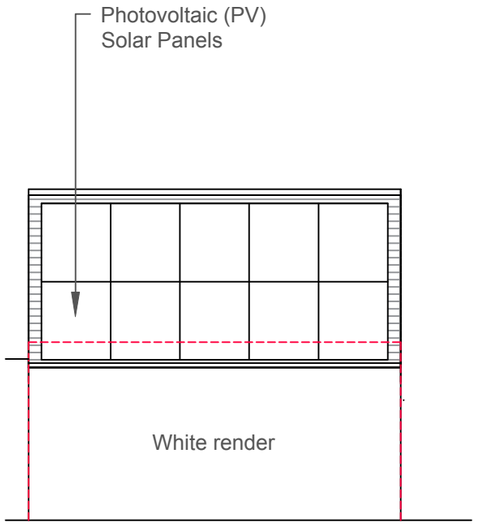
Existing North Elevation
SCALE 1:100



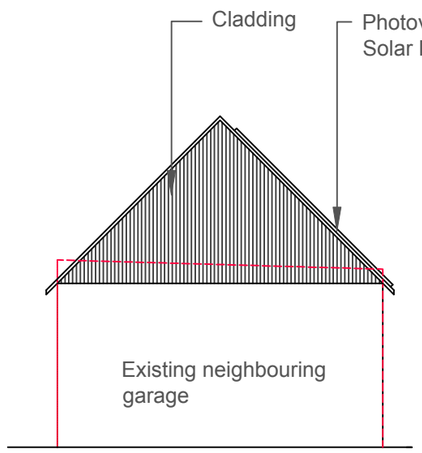
Existing East Elevation
SCALE 1:100



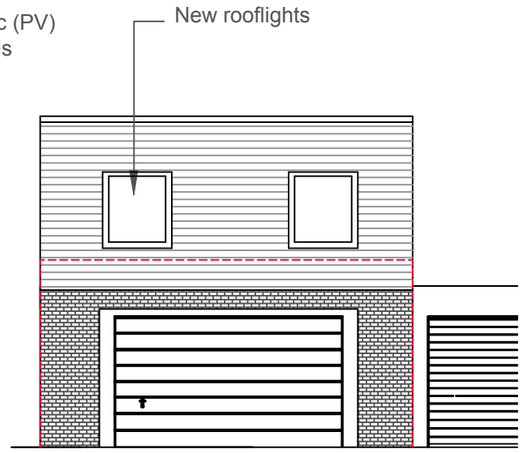
Proposed South Elevation
SCALE 1:100



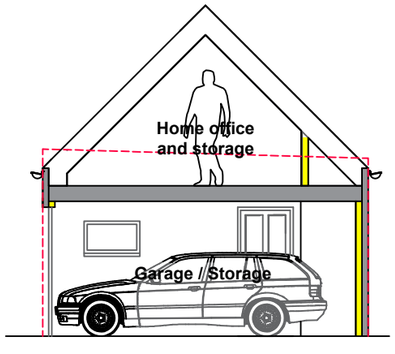
Proposed West Elevation
SCALE 1:100



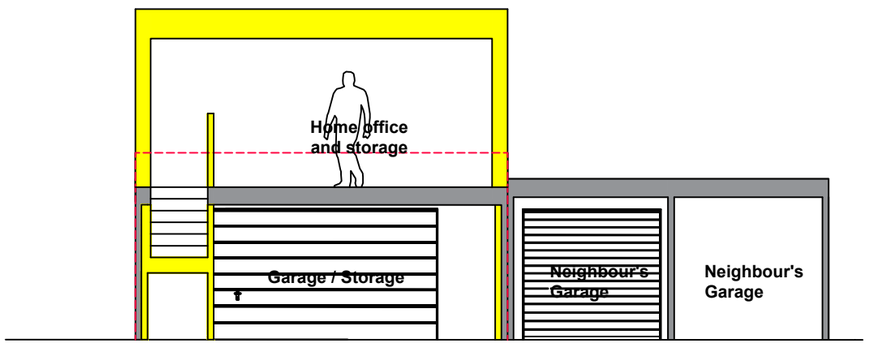
Proposed North Elevation
SCALE 1:100



Proposed East Elevation
SCALE 1:100



Proposed Section A:A
SCALE 1:100



Proposed Section B:B
SCALE 1:100

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.

Copyright

All rights to the drawings and designs are held by Patrick Osborne Architect. Reproducing, sharing, or storing any part of this content, either in 2D or 3D format, by any method – including digital, photocopying, or other mechanical processes – without written consent from the copyright holder is strictly prohibited.

The content cannot be saved in any digital storage system without the copyright holder's written agreement. The rights and identification of the original creator for these designs are reserved.

The drawings and designs were produced by the copyright holder under an exclusive agreement for a specific client. Use of this content is restricted to this client based on the license's terms. Any permissions granted by the copyright holder under this license cease once the license ends or if the licensee faces insolvency issues.

Patrick Osborne Architect disclaims any liability for unauthorised or unlicensed use of the designs and for any actions based on them. Construction based on these designs is not allowed unless there's explicit written approval from the copyright holder.

Scale & Orientation

0 m 1 m 2 m 3 m 4 m 5 m 6 m

Patrick Osborne Architect

Project. 35 Offington Gardens			
Drawing No. A104_200			Workstage.1
Note. Elevations and Sections			Revision. P3
Paper. A3	Drawn. PO	Checked. PO	Scale. 1:100
Client. David Cracknell			Date. 14.06.2026