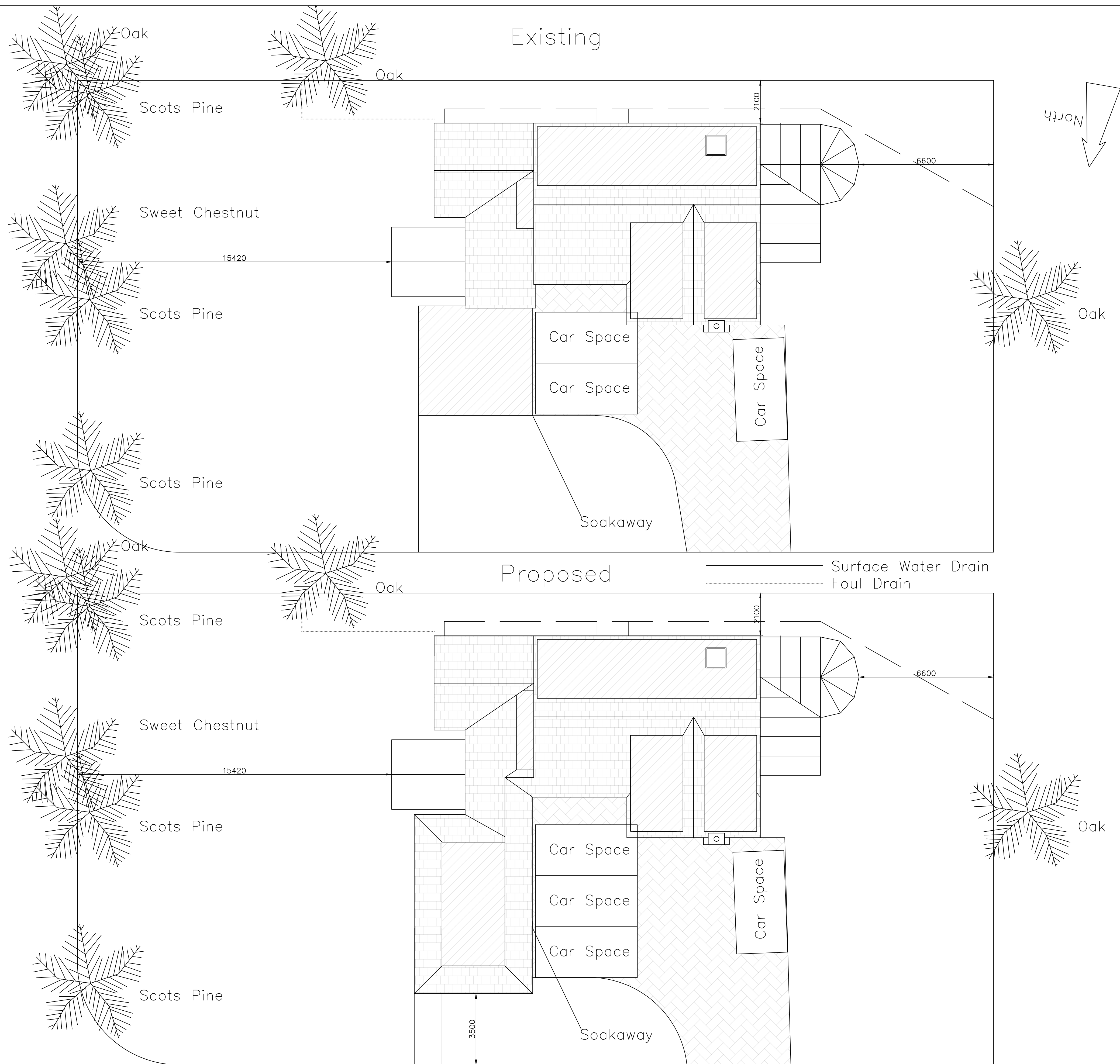




General Notes

Datums and Dimensions:

- All ground levels are from damp proof course level
- All measurements in mm to nearest 10mm

Garage Roof:

- Pitch to match existing house roof
- Height of garage roof to match existing Kitchen roof
- Tiles to match existing
- Flat roof to be EPDM rubber
- Facias and Gutters to match existing

Parking:

- Increase in off street parking
- Parking spaces – 2.4 x 4.8m

Amenity Space:

- Reduction of amenity space limited to front garden only.
- No reduction in either rear garden
- No proposed plans to affect any trees / bio diversity

Increase in property floor area:

- Total existing internal floor area = 219m² (incl garage)
- Total proposed internal floor area = 239m² (incl garage)

Drainage

- No impact to drainage. All surface water from garage extension to feed into soakway (2 years old) as shown on plan. Oversized at time of installation

01	For Issue	07/4
No.	Revision/Issue	Date

Drawing Title

Site Layout – incl. Parking and Tree locations.
Existing and Proposed

Project Name and Address

40 Linkway
Crowthorne
Berkshire
RG45 6ES

Project	Sheet
40 Linkway	1 of 1
Date	07/04/2026
Scale	1:100 @ A1