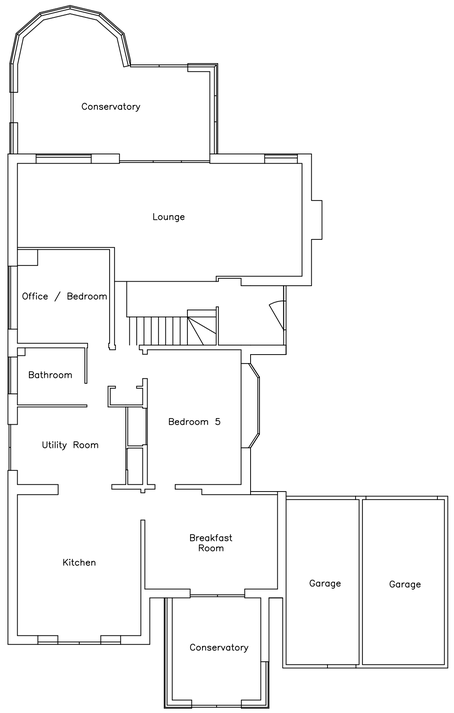
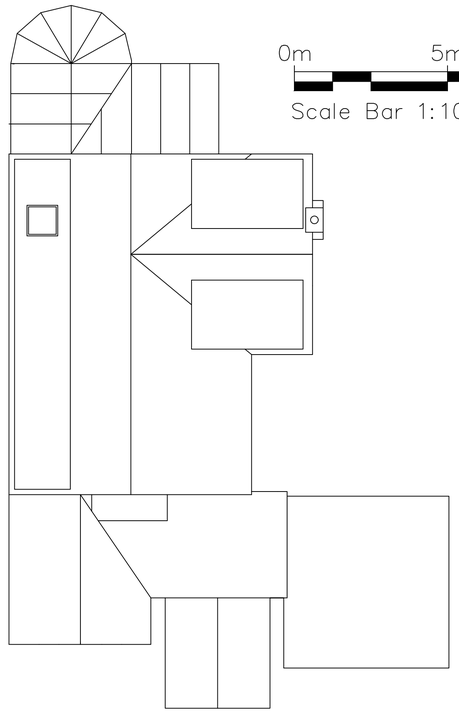
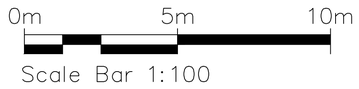


Ground Floor

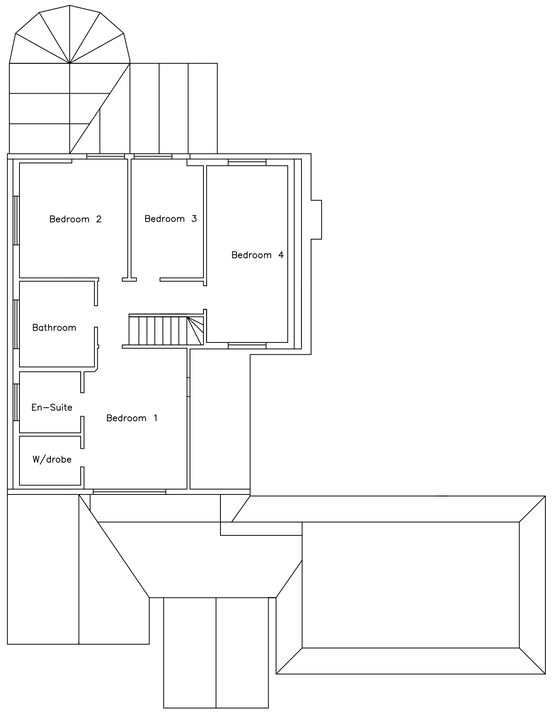
First Floor

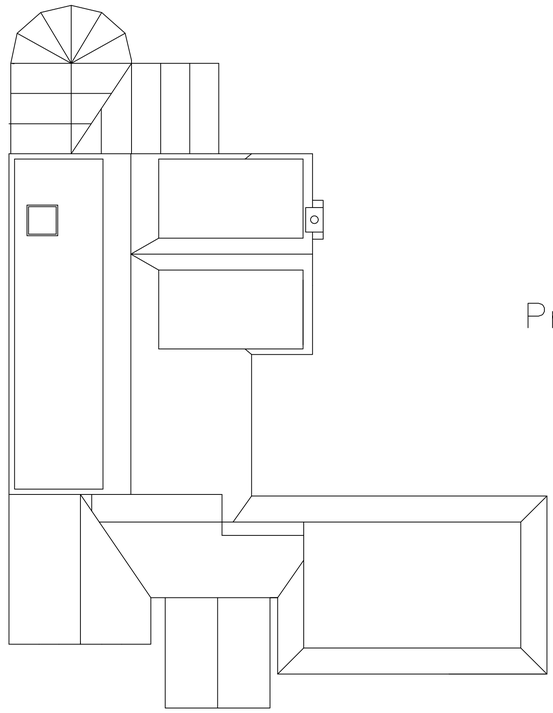


Roof



Existing





Proposed

General Notes

Datums and Dimensions:
- All ground levels are from damp proof course level
- All measurements in mm to nearest 10mm, unless otherwise stated

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

No.	Revision/Issue	Date
03	Post Pre-App Advice	13/8
02	Revised Scheme	30/6
01	For Issue	07/4

Drawing Title

Floor Plans
Existing and Proposed

Project Name and Address

40 Linkway
Crowthorne
Berkshire
RG45 6ES

Project: 40 Linkway

Date: 13/08/2026

Scale: 1:100 @ A1

Sheet: 1 of 1