

**SITE LOCATION PLAN
 AREA 2 HA
 SCALE 1:1250**

CENTRE COORDINATES: 434938, 406340



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 09/04/2012 19:40

Design & Access Statement

The proposed dwelling on the site adjacent to 12, Bala Street, has been designed in style & external materials to complement and blend with existing adjacent properties on Bala Street.

Vehicular and pedestrian access to the proposed property will be directly from Bala Street, in a similar manner to existing adjacent properties.

This will require the provision of a new dropped kerb to provide vehicle access to the driveway of the proposed property.

Impact on the street life on Bala Street will be virtually unaffected.

Drawing No. M&S 12.03-02

Drawing Size : A4