



Architectural Design and Project Management
5, Church Street, Whittington, Oswestry, Shropshire, SY11 4DT
Tel :- 01691 679542 Mob :- 07773 321024
E-mail :- paul.jonespj2@gmail.com

PROPOSED MoT TESTING FACILITY
'1 BRICKFIELDS',
Huyton, Knowsley, L36 6HY

SUPPORTING STATEMENT



THE APPLICATION SITE

The site was developed in 1980 in the form of small light industrial units. Currently, the building of approximately 300m² is being used by various businesses with a B8 designation, however, this application relates to an area of approximately 160 m² intended to be used for motor vehicle repairs & maintenance servicing with the operators wishing to offer MoT Testing.

As advised by Knowsley Metropolitan Borough Council, letter dated 3 May 2024, Change of Use from B8 to B2 is required which will also satisfy Ministry of Transport guidelines for the use of as MoT Testing station.

ACCESS

The site is accessed from Brickfields which has good visibility in both directions and with an open viewpoint as approached by traffic & pedestrians.

Access for emergency services, should the need arise, is presently very good which the proposals will not alter.

PARKING

Based on standard parking bays of 2400 x 4800mm there is room for a total of 7 parking spaces allowing for adequate manoeuvrability though most of the vehicles movements will be controlled by the business users. This arrangement lies within the Ministry of Transport guidelines for testing facilities.

Brickfields currently offers large opportunities for unrestricted roadside parking.

EXTERNAL APPEARANCE

No structural alterations to the external appearance of the building are proposed.

Two existing first floor windows can be seen on the South East elevation that relate to an earlier mezzanine floor that no longer exists.

INTERNALLY

The proposal includes the installation of an MOT Testing Bay, a typical example of which is shown below. As can be seen, a recess 100mm deep is required within the floor to accommodate the equipment and in the event that the equipment is ever removed, the floor can easily be levelled.

By installing lightweight partitions, an Office and Customer Waiting Room will be created in addition to the existing Kitchen and WC.

Storage is used by Gilhammon in association with the owner whilst DBD is separately accessed, usually once per day on average as their work is carried out off site.



NEIGHBOURHOOD

The business is one of several operating in this location offering a selection of services such as construction & material suppliers, recycling and automotive services on both sides of Brickfields which is an established industrial estate within an area of the town where there are several developments of this type.

There are residential areas that lie approximately 180m away but there are no direct views to this unit.

20 May 2024