

Proposed Extension to form upgraded MOT Test Bay

Farburn Motors

21A Farburn Terrace, Dyce

Design Supporting Statement

Farburn Motors is a long established business which provides an excellent garage service, repairs and MOT testing centre for the local community and has grown in size, within reason, over the years to adapt to the needs of a growing and established client base.

The proposed extension requirement has come about as a result of the increasing health and safety requirements and the requirements of VOSA guidelines required to maintain MOT testing facilities and not as a requirement for any increase to the existing workshop facilities.

Various options were looked at to assess the most cost effective, cause minimal disruptive to business and have a minimal impact on the surrounding properties. The surrounding premises which consist mainly of a commercial nature with a small number of residential premises adjacent to the site.

Options reviewed were as follows:

1. Raise the roof over the existing MOT test bay
2. Relocate the exiting MOT facilities to another part of existing workshop.
3. Relocate business to larger premises
4. Extend the existing premises towards Farburn Terrace to accommodate a new purpose built MOT testing facility.

Conclusions:

Option 1 was ruled out on cost and practicality due to the fact that the existing first office accommodation encroaches halfway across the existing facilities. The existing first floor office requiring extending at ground floor level.

Option 2 was ruled out on an operational base's as this would reduce the capacity of the existing workshop space. The premises would still require to be extended to accommodate this loss of workshop space so as to maintain the current level of service.

Option 3 was ruled out as Farburn Motors current workload comes mainly from the surrounding area and as there are currently no premises of a suitable size available within a reasonable distance from the current site and this may have a detrimental effect on the business.

Option 4 being the preferred option as this would be most cost effective, practical and having minimal impact to the existing operation. The existing MOT bay area would be used as additional storage facilities, used mainly for materials currently located outside the premises within the existing forecourt area. This provision would further improve the visual impact of the premises from the adjacent dwelling at 21 Farburn Terrace.