

Jessop and Cook Architects

for British Bakels

Design and Access Statement. for



Proposed Office Extension
at
British Bakels LTD
Granville Way,
Bicester,
Oxon.
OX26 4JT

Rev A

30 January 2008

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1.0 THE PROCESS

1.1 Assessment and Justification.

The British Bakel Factory and offices are situated on Granville Way just off Launton Road part of a large industrial estate in Bicester. The current building houses several different areas including wet and dry factory zones, stores and offices.



Birds eye view of British Bakels.

British Bakels is part of the Bakels Group, which remains a private company and a global one with manufacturing sites on all five Continents. Also their products are available in more than 120 countries.

British Bakels

Founded in 1947 and now based in Bicester since 1988. British Bakels has gradually developed the site in several phases. This latest addition is to house the regional headquarters of the Bakel group, which will accommodate new offices, meeting rooms and breakout spaces.

The new offices will house 2no. additional staff (the regional manager & secretary)



Front elevation: Proposed area to have a first floor extension.



Front elevation: Proposed area to have a first floor extension.

1.2 Involvement.

A meeting was held with Bob Duxbury planning officer of the Cherwell District Council on 8th January 2008

1.3 Evaluation.

The proposed works will include the removal of existing steels on the ground floor area. This is to allow a new structure to be built to take the weight of the proposed first floor. The ground floor will stay the same but with an additional fire escape stairwell. Works to the existing first floor will be kept to a minimal with only a new entrance to the proposed offices to be made. The works are planned to start spring time of this year and to finish around October.



Existing Ground floor area.

2.0 USE

The proposed use of the new first area will be for the Bakels Group Ltd regional manager and secretary plus much needed storage rooms and break out spaces for the current office area.

3.0 AMOUNT

The amount of works will be confined to the area indicated on drawings BBB 105-108. The floor area of the proposed extension will be 312msq.

4.0 SCALE

The size of the proposed extension has been designed to be in keeping with the proportions of the existing building. When entering the site the new addition will be seen on the lefthand side and will appear subservient to the main block.

5.0 ACCESS

Access to the new area will primarily be from an existing spiral staircase and lift at the front of the building with level access from the existing to the proposed spaces. There will also be a new proposed fire escape stair within the development. Also within the existing first floor reception area there is an existing disabled WC facility that will serve the proposed extension.

6.0 APPEARANCE

All new works will be built to match in with the existing. The proposed power coated metal cladding will match the existing profile and colour. The windows will also be made to be in keeping with the existing.