

Our Ref: 2125

10 December 2013

DESIGN AND ACCESS STATEMENT

Creation of Test Bakery and Promotions Area

British Bakels, Bicester

1. Land use and community

British Bakels, part of the worldwide Bakels Group, manufacture a wide range of ingredients for use in the baking industry in the United Kingdom. Founded in 1947, their factory is now located in Granville Way, on an industrial estate approximately 1.5 miles to the south east of Bicester town centre.

The site is enclosed by railway lines along the south east and south west boundaries. It offers adequate parking for staff and visitors and a bus service runs close to the site from the town centre. Mobile food outlets serve the needs of the people working on the industrial estate reducing the need for people to travel from the estate during lunch breaks.

2. Amount

Part of the existing storage area of the original factory is to be turned into a test bakery and promotional area for their products. This facility is for visiting British and European clients.

Additional ground floor windows are to be cut into the existing cladding to light the new facilities.

3. Design

New double glazed aluminium windows and doors are to match the existing ones and powder coated the same colour blue. A new canopy will highlight the entrance in matching brown cladding with a Bakels logo. New cladding trims to the openings will match the brown cladding.

4. Scale

There is no change in the scale of the building.

5. Staff

Four new staff will use the test bakery and promotional area.

6. Access

One new access door is proposed to the test bakers. Another new access door will be provided for drivers facilities in the goods marshalling area.

7. Landscaping

No additional landscaping is required.



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