



MILLFIELD

PLANNING STATEMENT

Replacement External Doors and Windows Re-Roofing and Re-cladding

At

Art, Design and Technology Building

Millfield School

Butleigh Road

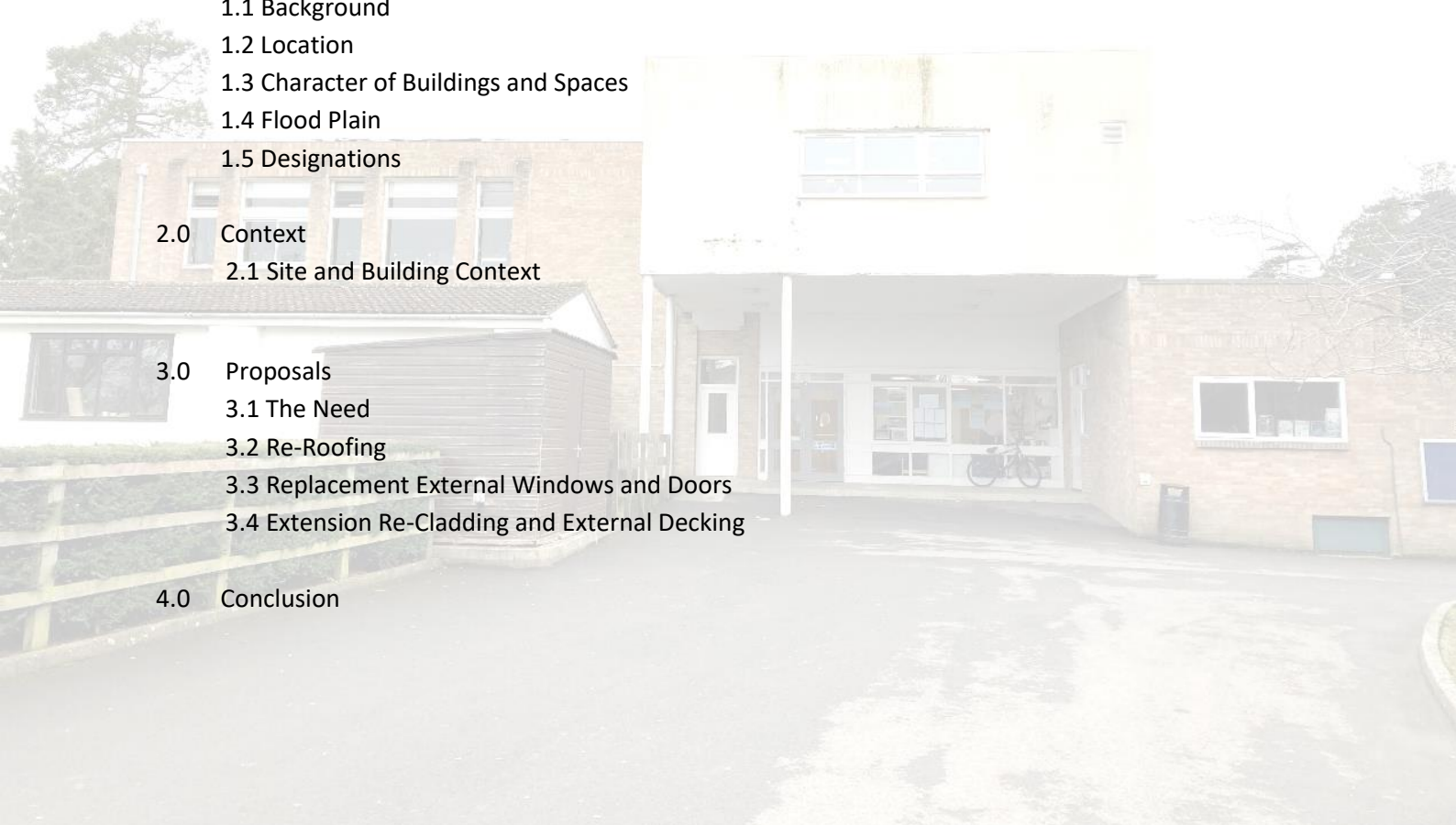
Street

Somerset

BA16 0YD

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Planning Statement

Millfield School

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Introduction

This Planning Statement is prepared in support of a Full Planning Application for improvement works at the Art, Design and Technology Building (ADT) as part of the refurbishment and improvement programme at Millfield School, Street, Somerset. The following works are proposed:

- Replacement of existing external windows and doors
- Re-roofing works
- Partial Façade Re-cladding and external decking

Drawings to accompany this Planning Statement are:

IPL drawings 450/:

- 3001 Location Plan rev 01
- 3002 Block Plan rev 01
- 3003 Existing Ground Floor Plan rev 01
- 3004 Existing First Floor Plan rev 01
- 3005 Existing Roof Plan rev 01
- 3006 Existing Elevations rev 01
- 3007 Existing Sections rev 01
- 3008 Proposed Ground Floor Plan rev 01
- 3009 Proposed First Floor Plan rev 01
- 3010 Proposed Roof Plan rev 01
- 3011 Proposed Elevations rev 01
- 3012 Proposed Sections rev 01
- 3013 External Perspectives rev 01

December 2023

1.0 EXISTING SITE ASSESSMENT

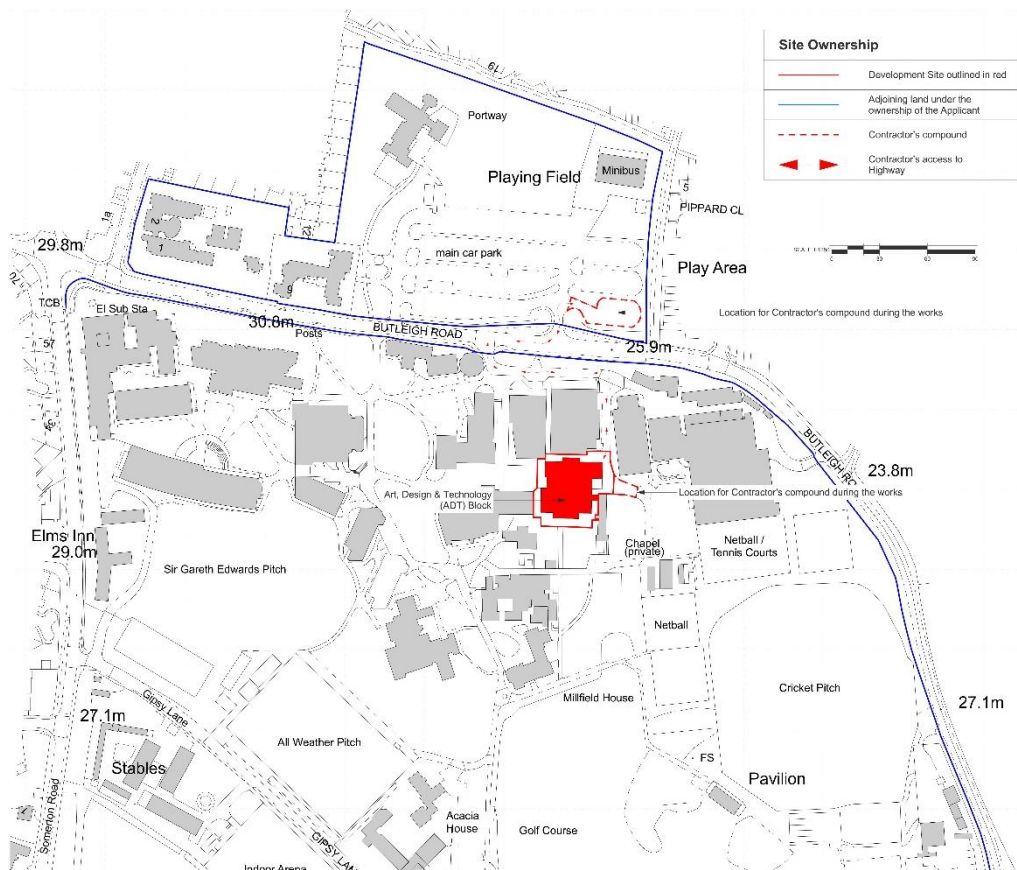
1.1 Background

Millfield is one of the leading UK independent schools for boys and girls aged 2-18 years. It was established in 1935 and has become one of the largest co-educational boarding and day schools in the UK with 1300 students. The site consists of teaching, performance and ancillary buildings, boarding houses, day houses and extensive indoor and outdoor sporting facilities. The school maintains an ongoing maintenance and refurbishment programme.

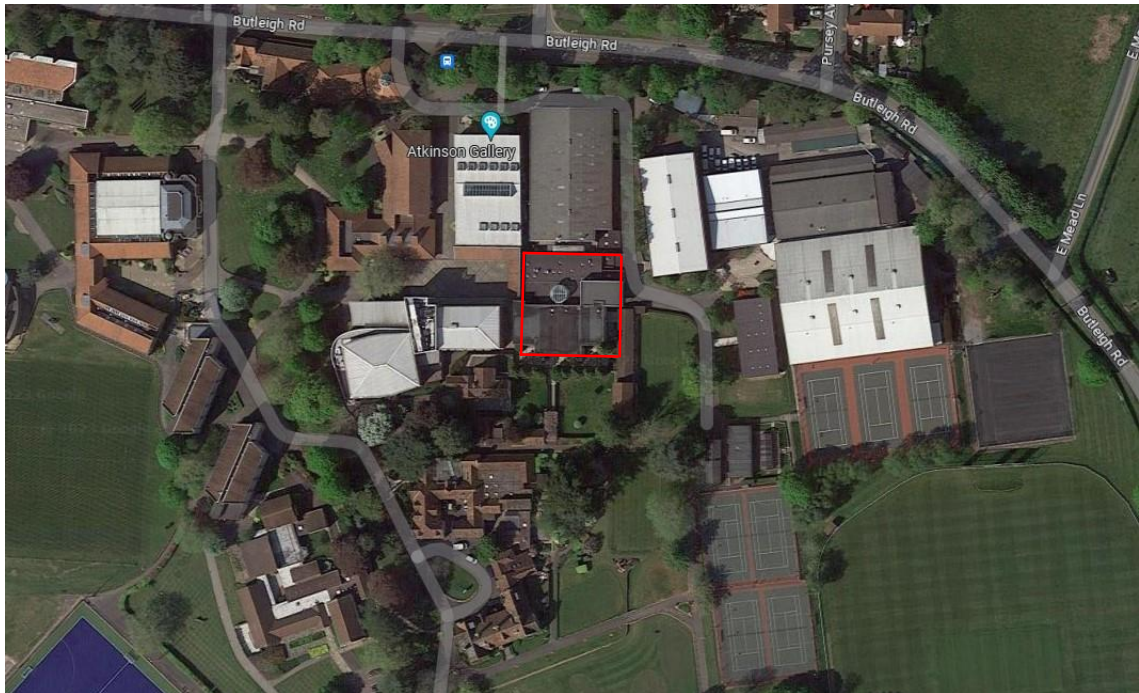
This planning application is for replacement external windows and doors, re-roofing, partial façade re-cladding and external decking at the Art, Design and Technology (ADT) Building.

1.2 Location

The proposed Application site is the ADT Block, which is a teaching building located within the grounds of Millfield School. The Application site is 0.2 hectares.



Location



Application Site – ADT Building

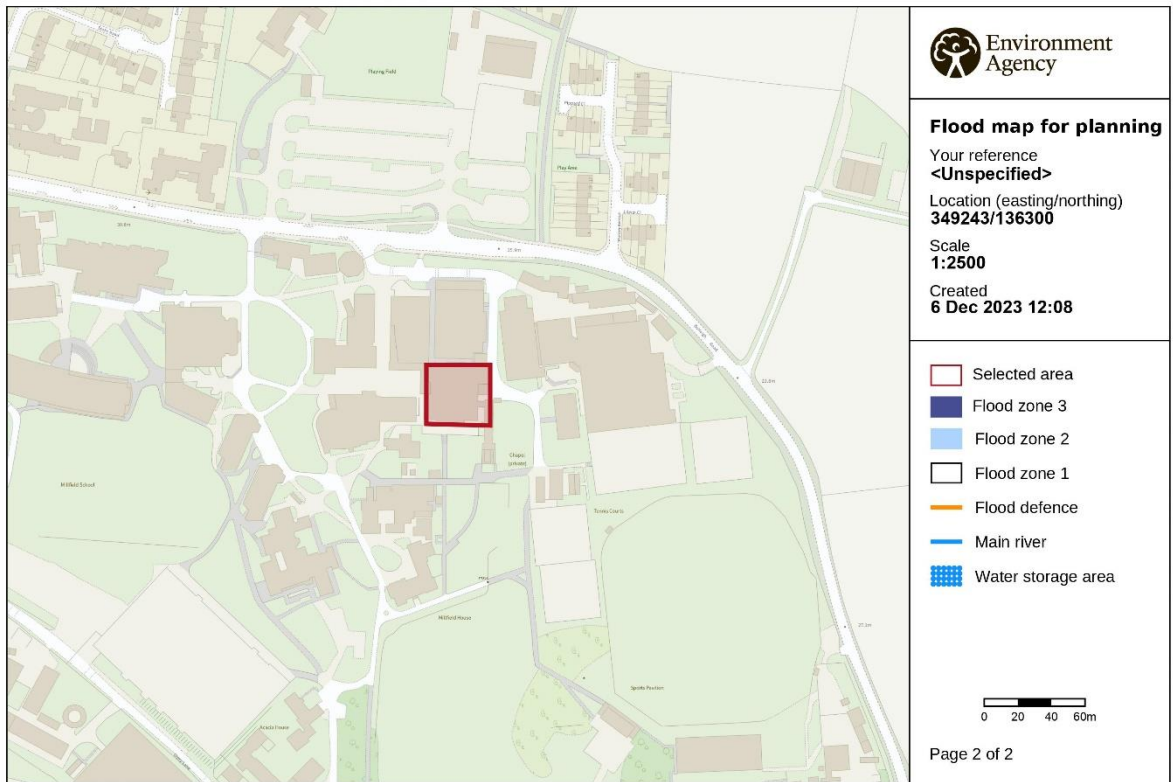
1.3 Character of Buildings and Spaces

The ADT Building is a part two-storey, part single storey teaching building consisting of buff brick elevations with some areas of render and a series of flat roofs with rooflights and a glazed stair well.

The ADT Building sits within the school campus, is not easily visible from the highway and is within close proximity to and surrounded by other educational buildings. The ADT is due to undergo refurbishment works as part of the school's ongoing refurbishment and maintenance programme.

1.4 Flood Plain

The site is located within Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). There is no requirement for a flood risk assessment to be carried out for this Application Site.



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Flood Map

1.5 Designations

The school site lies outside of the Street Conservation Area.

The buildings are not protected by listing.

There are no Tree Preservation Orders (TPO's) on or adjoining the Application Site.

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2.0 Context

2.1 Site and Building Context



East Elevation
Rendered section of first floor to be re-clad



Existing Flat roofs



Main Entrance – no works proposed

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Typical facing brick façade and Windows



Typical condition of Existing Windows



External link canopy to be removed



Typical Flat Roofs

3.0 Proposals

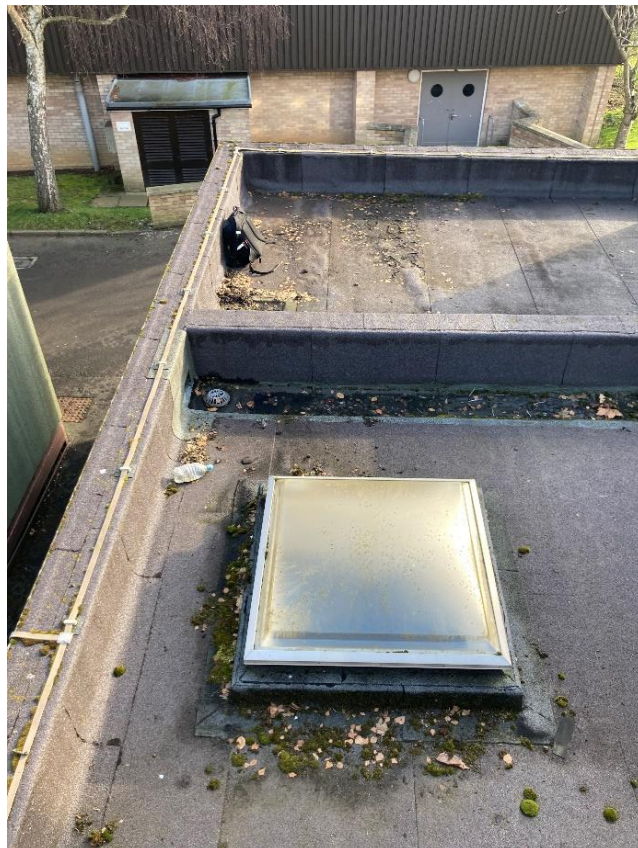
3.1 The Need

As part of the maintenance and refurbishment programme at the school, there is a need to replace the existing external windows and doors of the ADT Building with more thermally efficient windows for teaching spaces.

The flat roofs are in poor condition and require replacement, which presents the opportunity to thermally upgrade roofs. Areas of facing brick require re-pointing and the rendered façade at first floor level is in poor condition and requires replacement, which also presents the opportunity for thermal upgrade to improve the thermal comfort of affected classrooms.

3.2 Re-Roofing

The roofs are typically mineral felt finish and the first-floor extension, built approximately 15 years ago, has a fully adhered single ply system. The school intend to replace all flat roofs with a single ply roofing system, colour grey, with replacement domed rooflights.



Typical Mineral Felt Flat roof

3.3 Replacement External Windows and Doors

Replacement external windows and doors will consist of polyester powder coated aluminium frames; colour RAL 7012 matt. The proposal is to use Technal 75SI thermally broken window system with double glazed toughened units; similar to the newer windows and doors at the main entrance to ADT and elsewhere around the school. Replacement windows will follow similar fenestration patterns to the existing with hinged opening casements to replace sliding casements. Glass louvres will be replaced with double glazed units, several redundant doors will be replaced with windows and solid panels will be provided for existing services penetrations.



Typical existing windows and doors to be replaced

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RAL 7012
Basalt Grey

Existing window west elevation -
Replacement windows for the remainder of the building are to match existing

3.4 Extension Re-Cladding and External Decking

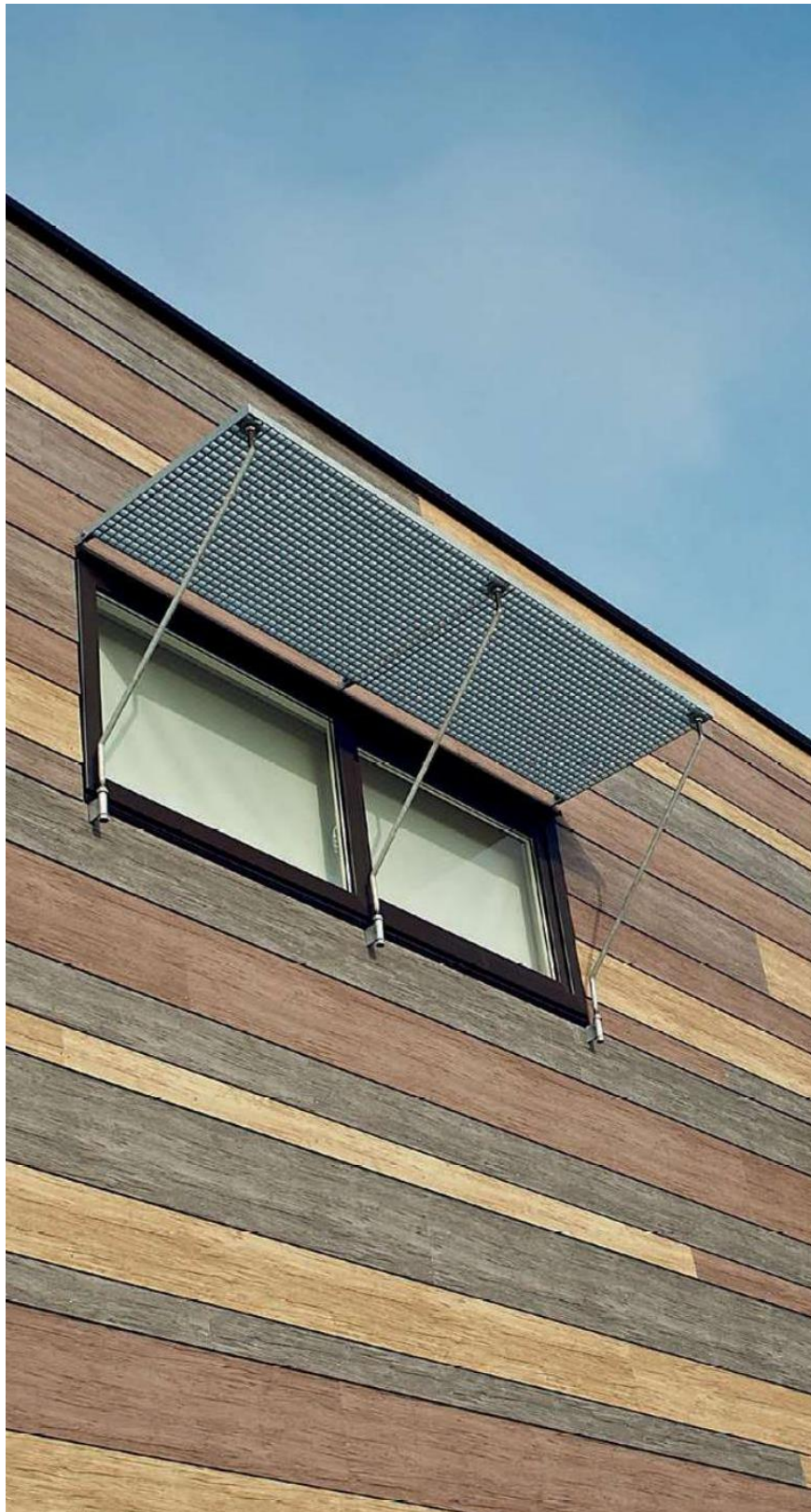
The first-floor extension, built approximately 15 years ago, has rendered external walls, which are not weathering well. The proposal is to improve the appearance by re-cladding the extension with Rockwool Ltd's 'Rockpanel Woods' (a compressed natural basalt) to give a natural wood look and at the same time the durability, stability and fire protection of stone. Galvanised sun shading is also proposed above the window within the east façade of the existing extension. An external composite deck and balustrade with concrete ramp will improve the area below and provide safer access.



Existing Extension to be re clad
new composite deck and balustrade below



Existing Extension viewed from north east



Example of proposed Rockpanel Woods Cladding
and galvanised steel sunshading to windows



Example of Proposed Composite deck and balustrading below existing extension

4.0 CONCLUSION

The proposed external window and door replacement, re-roofing and re-cladding are necessary work as part of the school's ongoing refurbishment and maintenance programme to update the thermal efficiency of their buildings and improve the quality of the indoor and external environment for their pupils.

It is considered that the development will not adversely impact upon the setting and character of the surrounding area, will not affect the amenity of neighbouring properties and therefore meets the requirements of current relevant planning policy.