

CFBL WINDOW REPAIRS: DESIGN & ACCESS STATEMENT & HERITAGE IMPACT ASSESSMENT.

87 Holmes Road, Kentish Town, London NW5
3AX



LISTED BUILDING APPLICATION EXISTING WINDOW REPAIRS

Repairs to selected existing windows at CFBL & proposals for their repair in 2024.

Francis Birch

Architect Dipl.Arch. RIBA

CONTENTS

Design & Access Statement

1.0 Window Types & Location.....	Page 1 - 4
2.0 Schedule of windows for repairs.....	Page 5, 6
3.0 Outline Specifications for Repair.....	Page 7
4.0 Photographs Typical Repairs.....	Page 8, 9
5.0 Floor Plans.....	Page 10 -12
6.0 Detail Drawings.....	Page 13 -16

Heritage Impact Assessment

1.0 Details of listed building grading.....	Page 17
2.0 Detailed description of the proposed works.....	Page 18
3.0 Statement of applicant's interest in the listed building.....	Page 18

Design & Access Statement.

The proposed work to the existing windows at CFBL is an initial phase of repairs for 2024-25 to the existing windows on the south elevation of the Cathcart Street wing of the school building was agreed by CFBL.

1.0 Window Types & Condition Survey.

The existing windows to the South wing of the school were resurveyed on the 13th & 21st January 2024 & the initial group of windows were those most easily accessible being categorised into two principal groups Types 1 & 2, which vary in size depending on the use either as classrooms, or other accommodation.

Type 1 Windows

Bottom hung inward opening timber framed windows to the North on Holmes Road and East



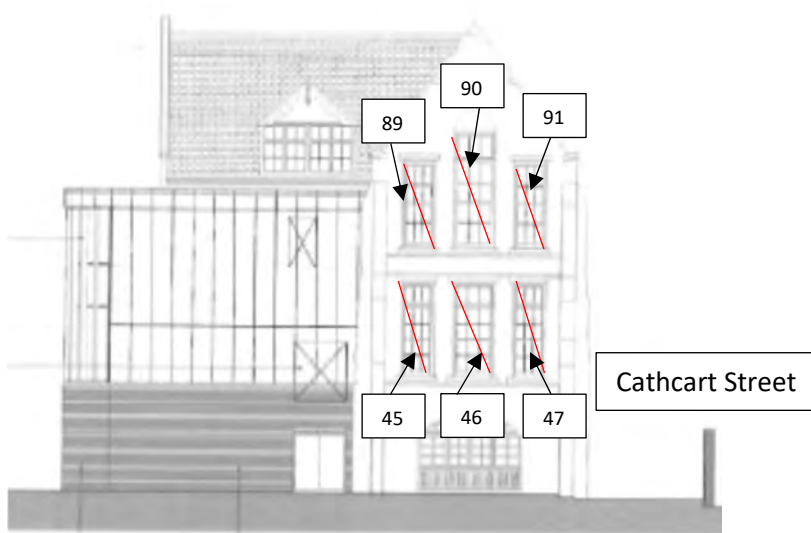
Inward opening
lights

Kitchen Windows West
Elevation Willes Road

See drawings SK01-01

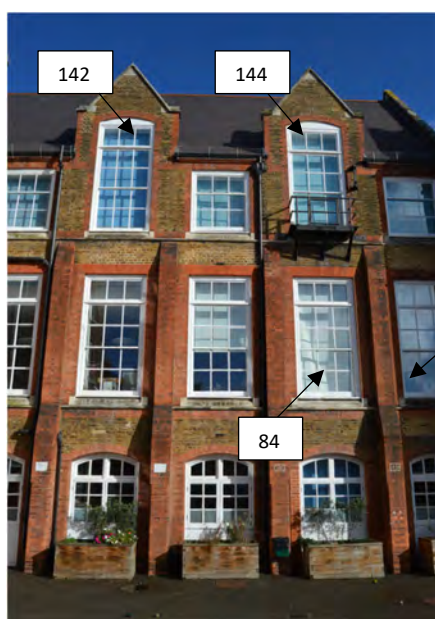
Type 2 Windows

Double hung vertical sash windows to the remaining eastern elevations to Cathcart Street & the South & South West the elevations overlooking the main school playground.



South Elevation to Cathcart Street wing –
 Type 2 sash windows selected for this phase.

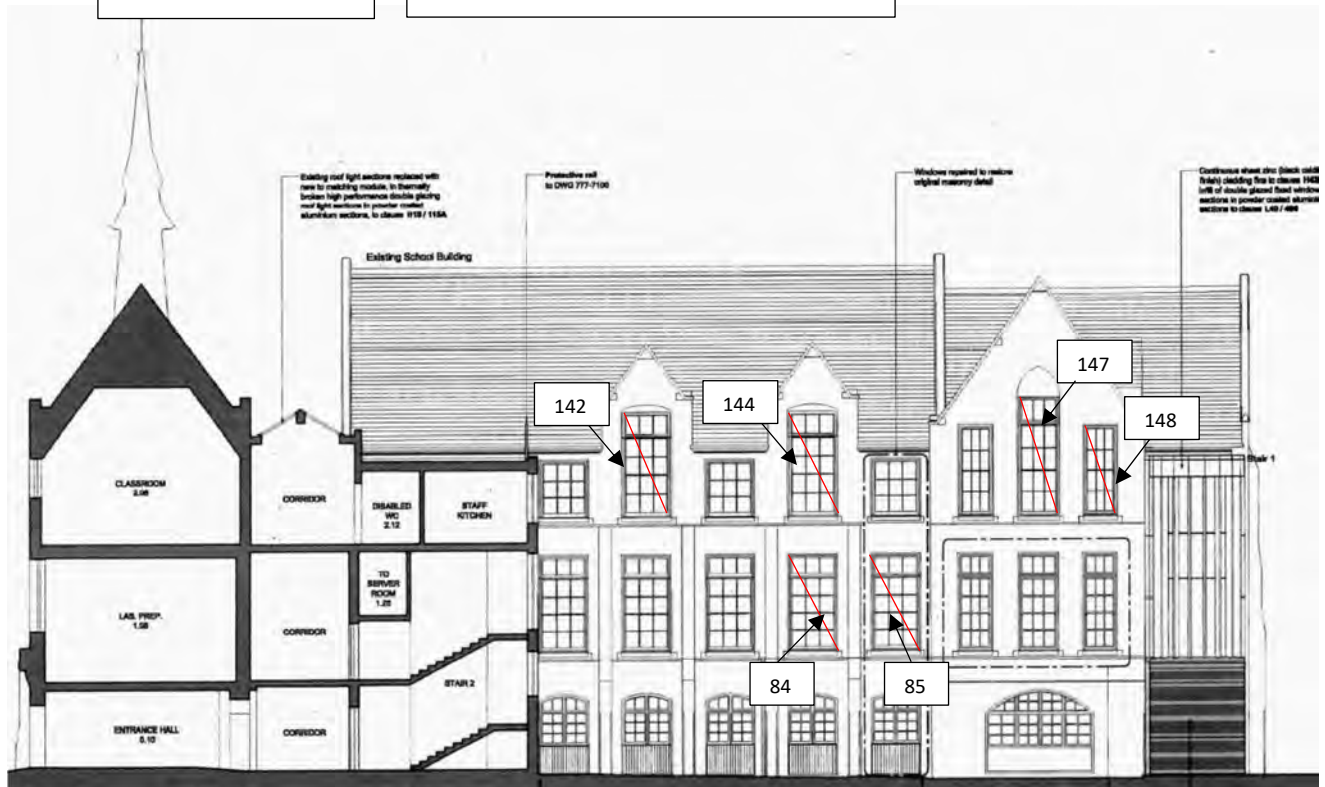
See drawings SK03-
 01 & 02



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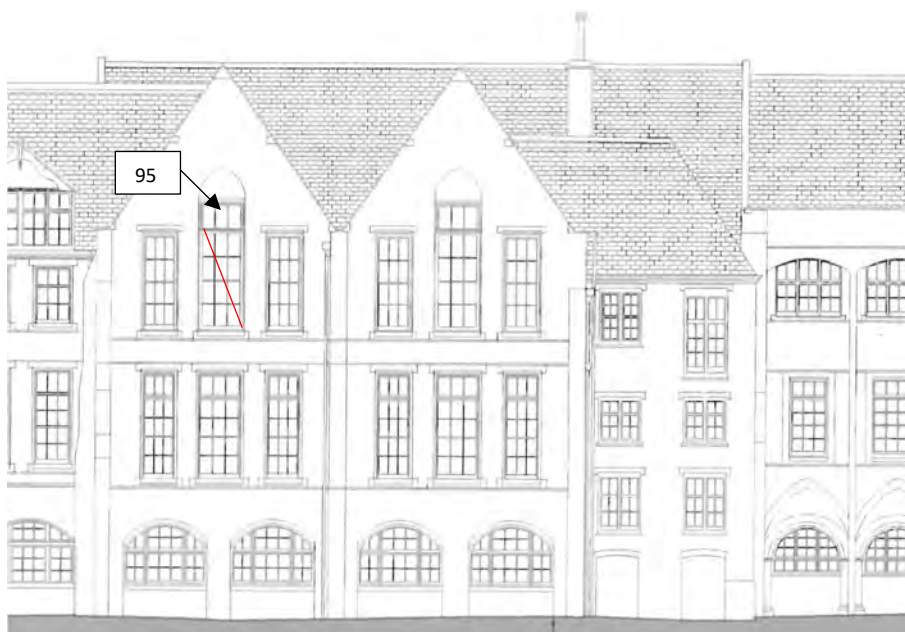
See drawings SK02-01, 02 & 03

Type 2 sash windows to SW Elevation requiring urgent repairs



South West Elevation to playground

Type 2 sash windows to SW Elevation requiring urgent repairs



East Elevation to Cathcart Street

2.0 Schedule of Windows for repair

Room	Location	Window Type	No.	Size	Notes & Repairs	Drawings
Corridor	1 st Floor	Type 2 Sash	45	3.37x1.24m 1.03m cill ht.	Replace rotten cill. Replace sash cords. Make Top sash operational with new weights & sash cords. Overhaul.	SK03-01
Turing	"	"	46	3.37x1.49m 1.03m cill ht.	Replace sash cords. Make Top sash operational with new weights & sash cords. Overhaul.	"
Turing	"	"	47	3.37x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Overhaul.	"
Da Vinci	"	"	84	3.37x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Replace rotten cill. Overhaul.	SK02-01
Da Vinci	"	"	85	3.37x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Replace rotten cill. Overhaul.	SK02-02
Corridor	2 nd Floor	Type 2 Sash	89	3.15x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Overhaul.	SK03-02
2.03	"	"	90	4.12x1.49m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Overhaul.	"
2.03	"	"	91	3.15x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Repair rotten sash box casing. Overhaul.	"
2.04	"	"	148	3.15x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Replace rotten cill. Replace 1no. failed DG unit. Overhaul.	SK02-03
2.04	"	"	147	4.12x1.49m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Replace 1no. failed DG unit. Overhaul.	"

Design & Access Statement & Heritage Impact Assessment
CFBL Window Repairs, 87 Holmes Road, London NW5 3AX

Room	Location	Window Type	No.	Size	Notes & Repairs	Drawings
2.05	2 nd Floor	Type 2 Sash	95	4.12x1.49m 1.03m cill ht.	Top sash is operational but doesn't close. New weights & replace cords. Overhaul.	SK03-02
2.06	"	"	144	3.15x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Replace 1no. failed DG unit. Overhaul.	SK02-04
2.08	"	"	142	3.15x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Replace 1no. failed DG unit. Overhaul.	"
Kitchen	Ground	Type 1 inward opening bottom hung lights	167	2.57x1.25m 1.03m cill ht.	Replace failed DG units to both opening lights. Replace existing ironmongery. Overhaul.	SK01-01
Kitchen	Ground	"	168	"	"	"

3.0 Outline repair specification

Redecoration - Painting Contractor will carry out all the external & internal redecoration of the windows after the repairs are completed i.e removing all peeling paint & cracking putties. Filling all cracks with suitable external filler. Apply 1 coat external wood primer, plus 3 coats Dulux Weathershield or similar breathable external paint to all parts of the window.

The Sash Window Repair contractor is to carry out the following;

3.1 General Maintenance – Overhaul.

1. Check all sash cords & re-cord where necessary. Replace damaged pulleys & ensure all opening sashes run smoothly & can be operated easily.
2. Replace any damaged or missing parting beads & stop beads.
3. Check & replace all damaged or missing draught seals.
4. Replace any damaged ironmongery with new fittings to match the existing.

3.2 Failed double glazing

1. Replace any failed double-glazed units as scheduled above to match the sizes & specification of the present glazing units currently assumed* installed are;

*4mm float glass outer sheet / 4mm krypton gas / 4mm toughened float glass inner sheet – 12mm overall thickness. Weight 17kg/m². *(size subject to verification once existing double glazed unit is removed)*
2. New glazing units to be fitted into existing timber frames using 'Dry Flex' type or similar mastic putty.

3.3 Replace rotten or damaged window cills

1. Remove existing damaged or rotten base window cill & replace it with new hardwood (oak) to match existing cill profile. It is assumed that the work will be carried out from within the building with the new cill to be fitted in situ without external scaffolding & primed & painted prior to the whole window being reinstated.
2. Repair/ scarf in any damaged or rotten sash boxes, rotten sash frames all to match the existing profiles.
3. Use 'Repair Care' CT1 www.repair-care.co.uk, resin fillers where necessary.

3.4 Make existing fixed upper sashes operational to improve classroom ventilation

1. Remove existing fixed upper sashes & scarf in new 'sash horns' where damaged due to fixing to the sash box casings.
2. Fit new sash cords & pulleys for the upper sash & add new weights to allow the upper sash to be operational.
3. Check the existing weights for the lower sash will allow the new upper sash weights to fit within the existing sash boxes. Replace with smaller weights as necessary.
4. Replace parting beads & install new draught seals to the operational upper sash.
5. Install brass eye brackets to both the upper & lower sashes onto the top rail of the sash frames & provide longer operating poles.

4.0 Photographs -Typical window defects



Cill failure to window when scarf repair has failed in South West Elevation



Detail of cill failure



Peeling paint & damaged putties Window on South Gable Elevation

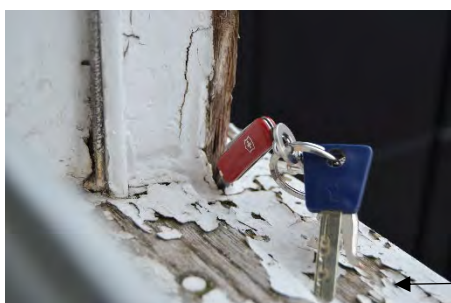
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Draught seals to sashes to be replaced – all windows



Failed Double Glazed sash to be replaced to South West Elevation



Rotten cills to be replaced in South West Elevation



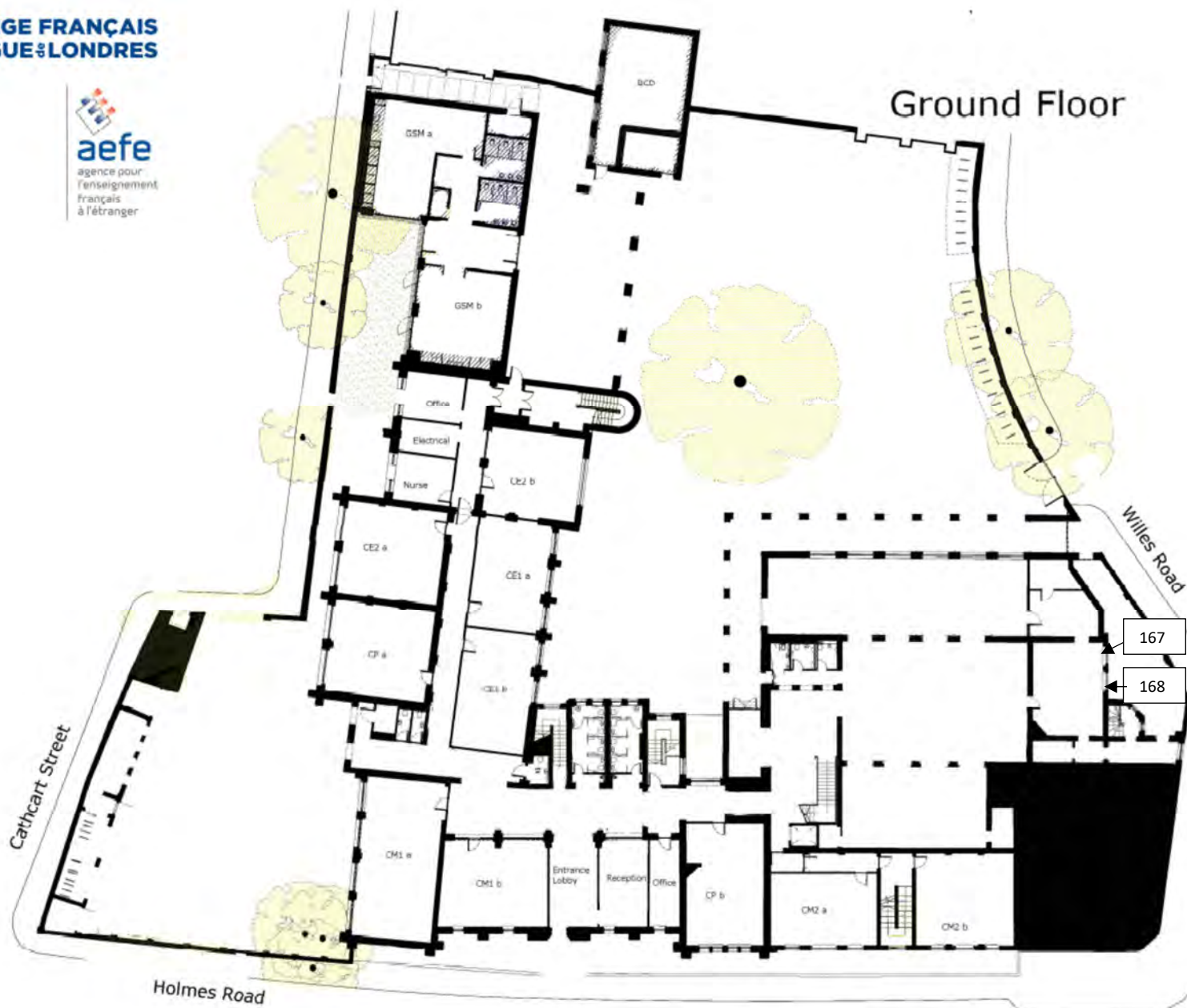
Base cill failure to window in South Gable Elevation



Rotten base of external sash box- scarf in new section. South Gable Elevation

5.0 FLOOR PLANS Window Ref. Nos.

COLLEGE FRANÇAIS
BILINGUE LONDRES

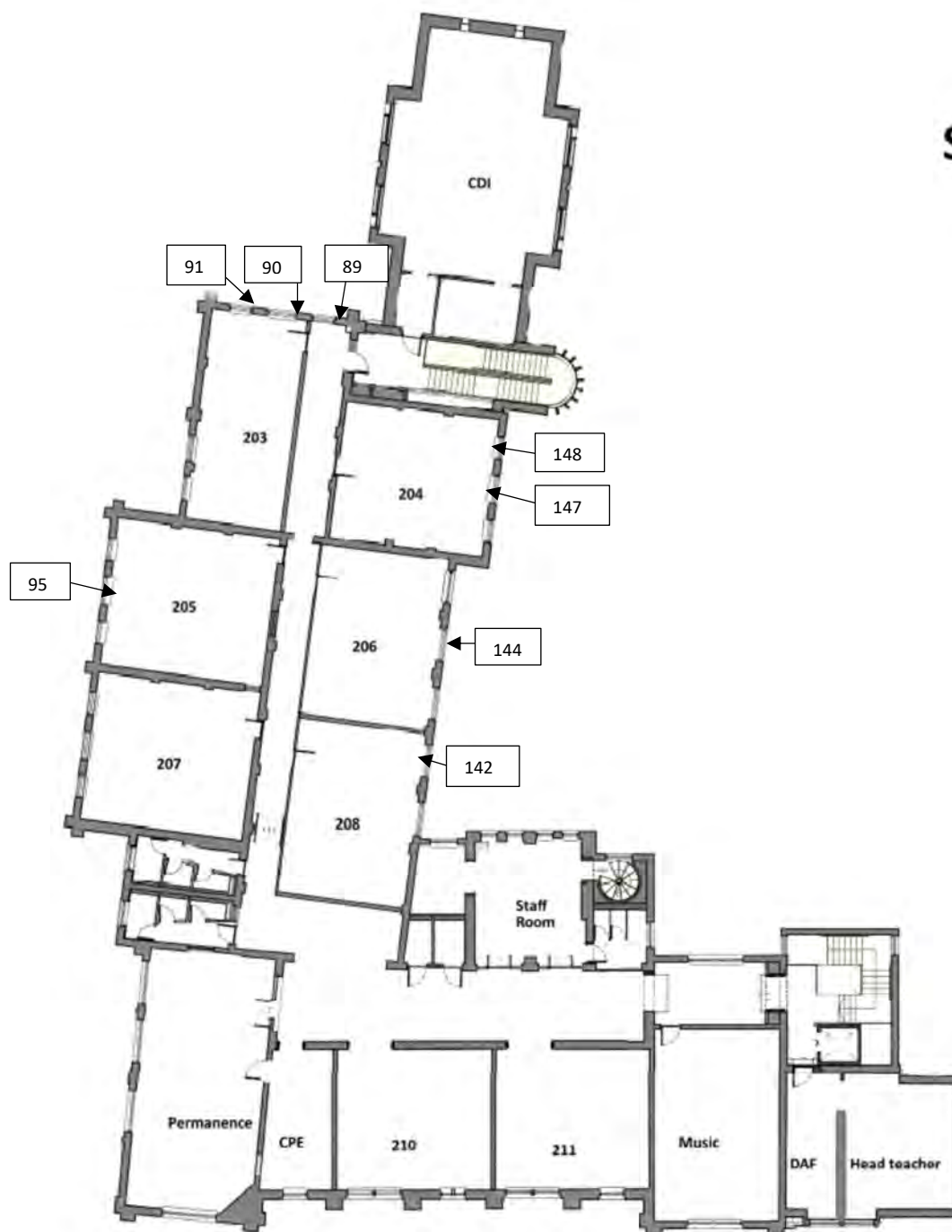


5.0 FIRST FLOOR PLAN – Window Ref. Nos.

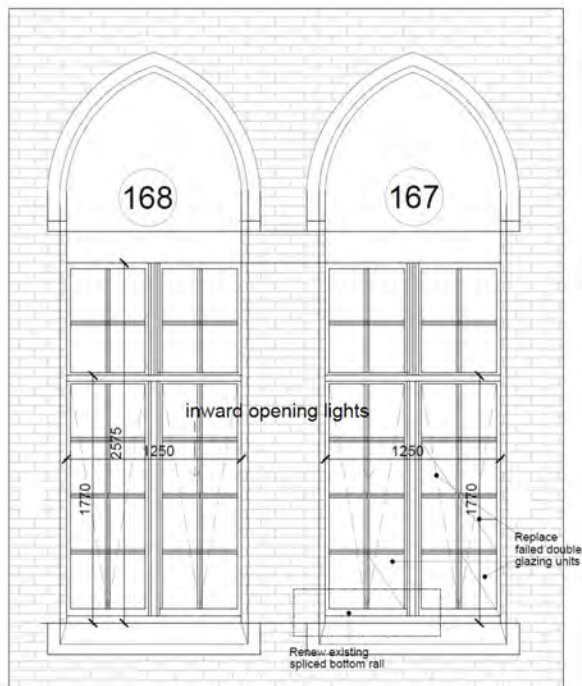


5.0 SECOND FLOOR PLAN – Window Ref. Nos.

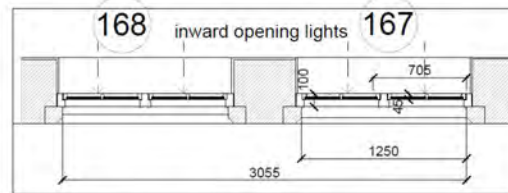
Second Floor



6.0 DETAIL DRAWINGS

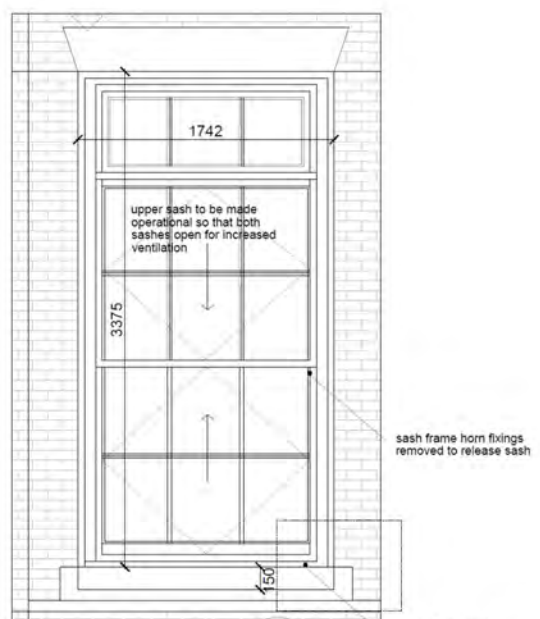


ELEVATION TYPE 1 PIVOT WINDOW

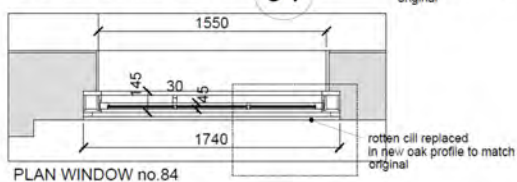


PLAN TYPE 1 PIVOT WINDOW TO KITCHEN

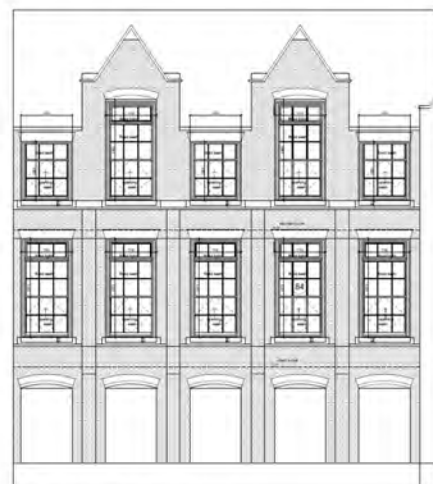
Project Name	CFBL French School
Location	London NW5 3AX
Client	CFBL French School
Window Refurbishment	
Window Type	Type 1 Pivot Window Repair
Window Size	1250 x 1770
Window Material	UPVC
Window Color	White
Window Glazing	Double Glazing
Window Hardware	UPVC
Window Installation	UPVC
Window Maintenance	UPVC
Window Warranty	UPVC
Window Price	UPVC
Window Lead Time	UPVC
Window Delivery	UPVC
Window Installation	UPVC
Window Maintenance	UPVC
Window Warranty	UPVC
Window Price	UPVC
Window Lead Time	UPVC
Window Delivery	UPVC



ELEVATION SASH WINDOW 84



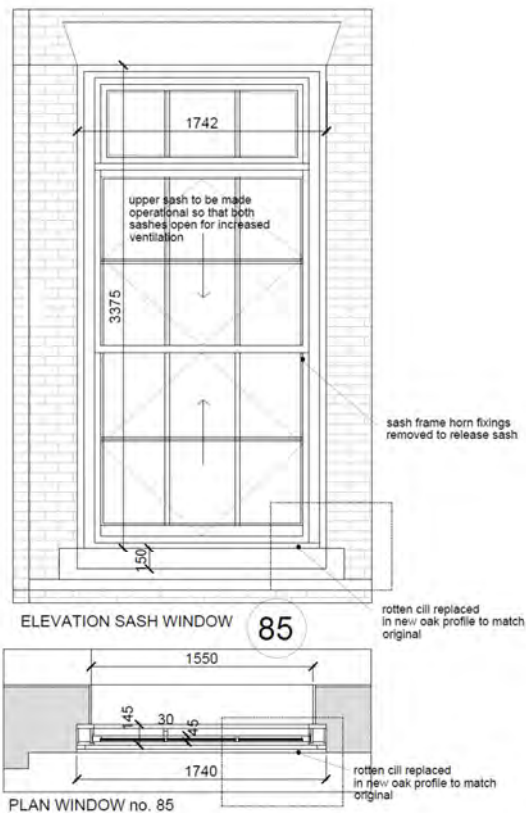
PLAN WINDOW no.84



Existing South West Elevation

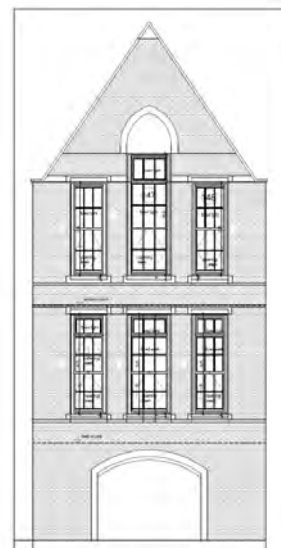
Project Name	CFBL French School
Location	London NW5 3AX
Client	CFBL French School
Window Refurbishment	
Window Type	Type 2 Sash Window Repair
Window Size	1740 x 1550
Window Material	UPVC
Window Color	White
Window Glazing	Double Glazing
Window Hardware	UPVC
Window Installation	UPVC
Window Maintenance	UPVC
Window Warranty	UPVC
Window Price	UPVC
Window Lead Time	UPVC
Window Delivery	UPVC

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Existing South West Elevation

Project Information	
Project Name	CFBL, French School
Location	87 Holmes Road, London NW5 3AX
Client	CFBL, French School
Architect	Francis Birch Architect
Window Refurbishment	
Window Type	2. Sash Window Repairs
Window Size	1.5m x 2.0m
Window Material	Timber
Window Condition	Good
Window Refurbishment	Repairs to sash frame and glazing
Window Refurbishment Date	May 2023
Window Refurbishment By	Francis Birch Architect



Existing South West Elevation

Project Information	
Project Name	CFBL, French School
Location	87 Holmes Road, London NW5 3AX
Client	CFBL, French School
Architect	Francis Birch Architect
Window Refurbishment	
Window Type	2. Sash Window Repairs
Window Size	1.5m x 2.0m
Window Material	Timber
Window Condition	Good
Window Refurbishment	Repairs to sash frame and glazing
Window Refurbishment Date	May 2023
Window Refurbishment By	Francis Birch Architect

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CFBL Window Repairs, 87 Holmes Road, London NW5 3AX



Heritage Impact Assessment

1.0 Details of listed building grading



Official List Entry –

Grade II

List entry Number – **1379136**

Date first listed 06-May1996.

List Entry Names – Kentish Town Centre, Kingsland College & attached walls.

Statutory address 1 - Kentish Town Centre, Kingsland College & attached walls, 87 Holmes Road.

Statutory address 2 - Kentish Town Centre, Kingsland College & attached walls, Cathcart Street.

Statutory address 3 - Kentish Town Centre, Kingsland College & attached walls, Willes Road.

2.0 Detailed description of the proposed works

As part of the planned maintenance of the listed building, the existing windows require to be repaired & overhauled in-situ, as stated in the schedule of repairs in the Design & Access Statement section of this report & on the attached detail drawings SK01 – 03 inclusive.

The existing windows are Type 1: Timber bottom hung casement windows & Type 2 traditional timber double hung sashes with sash boxes for the counterweights, set within brick/stonework openings. The windows were previously refurbished as part of the approved listed building consent for the major works to the school building carried out in 2011, which included the installation of thin double glazing within the existing frames to all windows.

After over 10 years of use, the windows now require full redecoration & overhaul. Whilst most windows were found to be in reasonable sound condition, a limited number of the 15no. windows now selected for repair in 2024, do require new hardwood bottom cills to replace those now found to be rotten.

Since that 2011, certain operational issues with the type 2 sash windows became apparent, as, due to the size of the windows, the top sashes were fixed in many cases as the size of the counterweights required due to extra weight of double glazing only allowed the lower sashes to be raised. This has meant that proper ventilation of the classrooms particularly on south & south west facing elevations has been insufficient during warm weather. Specialist sash window repair contractors have inspected the windows & believe it would be possible to rebalance the sash windows using alternative lead weights so that both sashes can be opened.

3.0 Statement of applicant's interest in the listed building

The applicant & the owners of the listed building, who operate CFBL (College Francais Bilingue de Londres) for the French community in London providing primary & secondary education for French bi-lingual children from year 7 to year 10, are the following;

KT EDUCATIONAL CHARITABLE TRUST,

French Embassy Cultural Department,

23 Cromwell Road, London, SW7 2EL.