



CFBL WINDOW REPAIRS PHASE 2

87 Holmes Road, Kentish Town, London NW5 3AX

WINDOW REPAIRS PHASE 2 REPORT REV. 03
Report Existing windows at CFBL & proposals for their
repair in 2025.

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1.0 Scope of this Report.

The initial phase of the repairs to the existing windows at CFBL as described in the Windows Repairs Stage 1 Report rev 02 received Listed Building Consent on 19th June 2024 & the repairs were completed in August 2024.

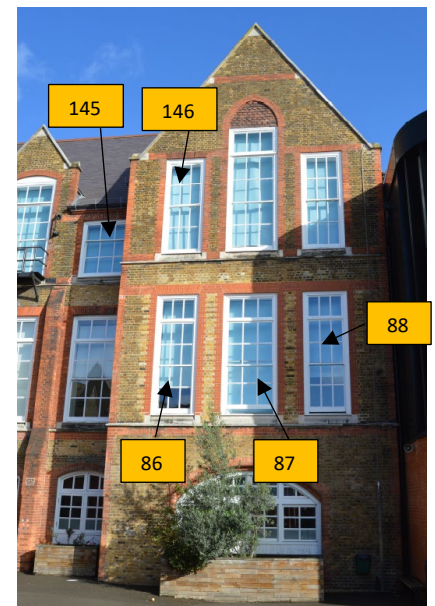
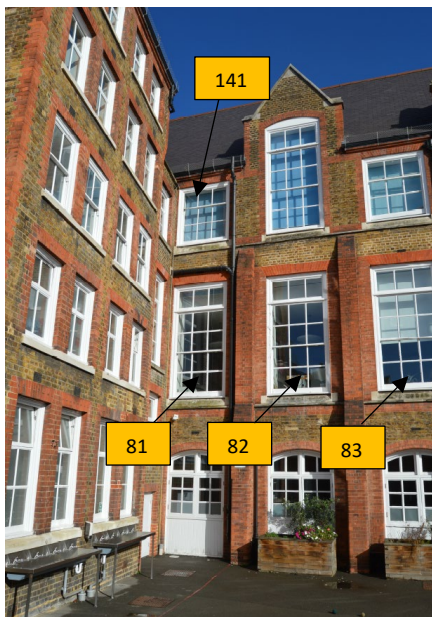
Phase 2 of the window repairs, as described in this report, is to be carried out in 2025 during the Spring (Easter) & Summer school holidays, & will complete the type 2 Sash Window repairs to the west elevation plus those in the North elevation to Holmes Road which are yet to be surveyed.

2.0 Window Types & Condition Survey.

The windows to the South wing of the school on the west elevation to the playground were resurveyed on the 13th February 2025 as a further 10no.type 2 sash windows selected for immediate repair as shown on the 1st & 2nd floor plans in section 6 of this report. Further repairs to be carried out in the summer holidays 2025 to the Holmes Road North Elevation windows will be added to this phase in due course, once they have been surveyed.

Type 2 Sash Windows

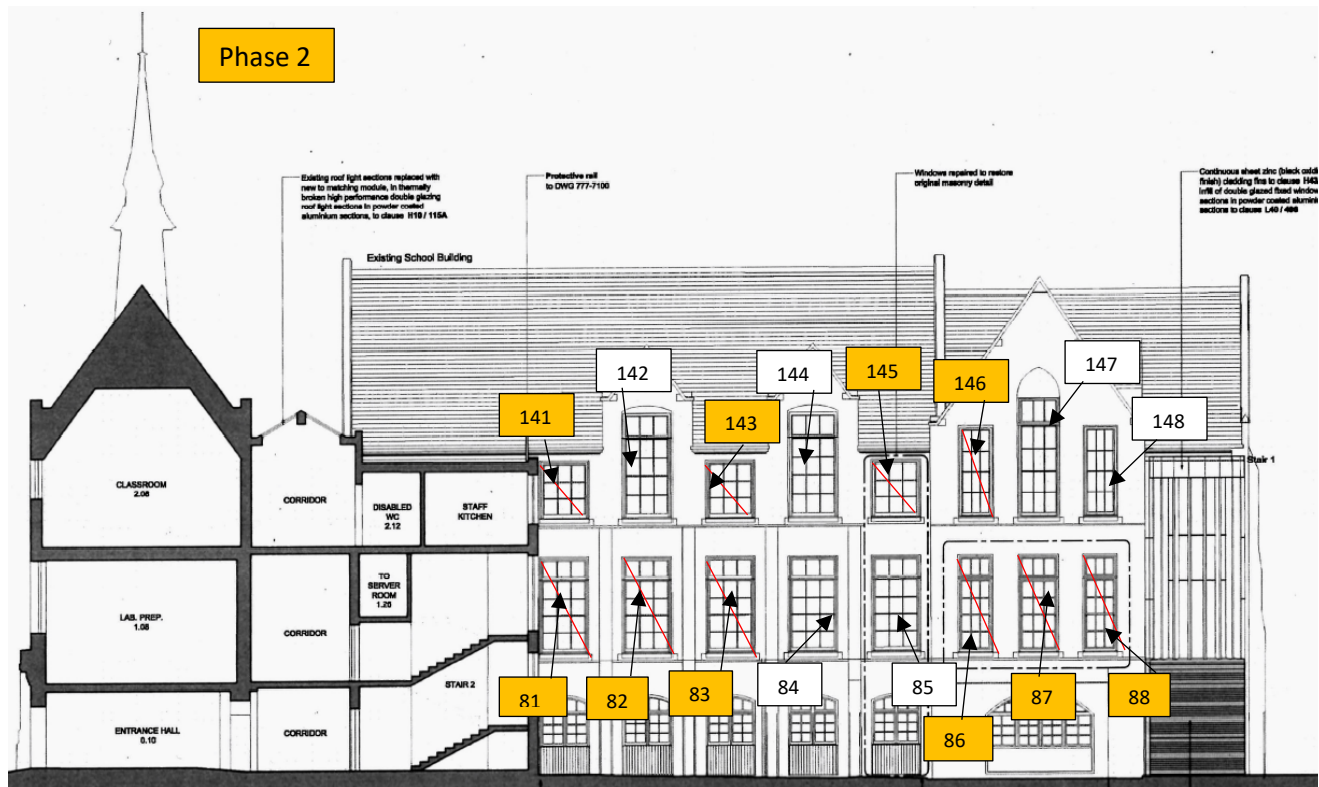
Double hung vertical sash windows to the remaining eastern elevations to the South West the elevations overlooking the main school playground.



See drawings SK02-01, 02 & 03

Type 2 sash windows to SW Elevation requiring urgent repairs

Phase 2



South West Elevation to playground

Type 2 sash windows to SW Elevation
requiring urgent repairs

3.0 Schedule of Windows for repair

Room	Location	Window Type	No.	Size	Notes & Repairs	Drawings
1.03	1 st Floor	Type 2 Sash	88	3.37x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Replace rotten cill. Overhaul.	SK02-03
1.03	"	"	87	3.37x1.49m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Overhaul.	"
1.03	"	"	86	3.37x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Overhaul.	"
Da Vinci	"	"	83	3.37x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Replace rotten cill. Overhaul.	SK02-01
Da Vinci	"	"	82	3.37x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Overhaul.	"

Room	Location	Window Type	No.	Size	Notes & Repairs	Drawings
Da Vinci	1 st Floor	Type 2 Sash	81	3.37x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Overhaul.	SK02-01
2.04	2 nd Floor	“	146	3.15x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Overhaul.	SK02-03
2.06	“	“	145	3.15x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Overhaul.	SK02-01
2.06	“	“	143	3.15x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Overhaul.	“
2.08	“	“	141	3.15x1.24m 1.03m cill ht.	Make Top sash operational with new weights & sash cords. Overhaul.	“

4.0 Outline repair specification

Redecoration - CFBL's 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.

4.1 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.

4.2 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.

4.3 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 or similar resin fillers where necessary.

4.4 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 & pullies 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.

5.0 Photographs -Typical window defects



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



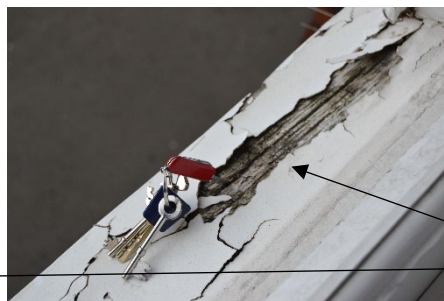
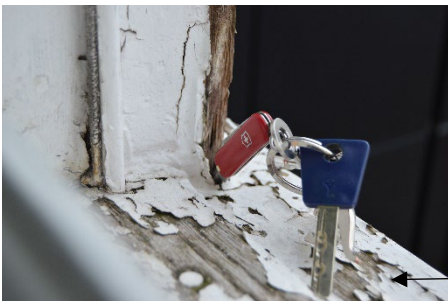
Detail of cill failure



Peeling paint & damaged putties Window on South West Elevation



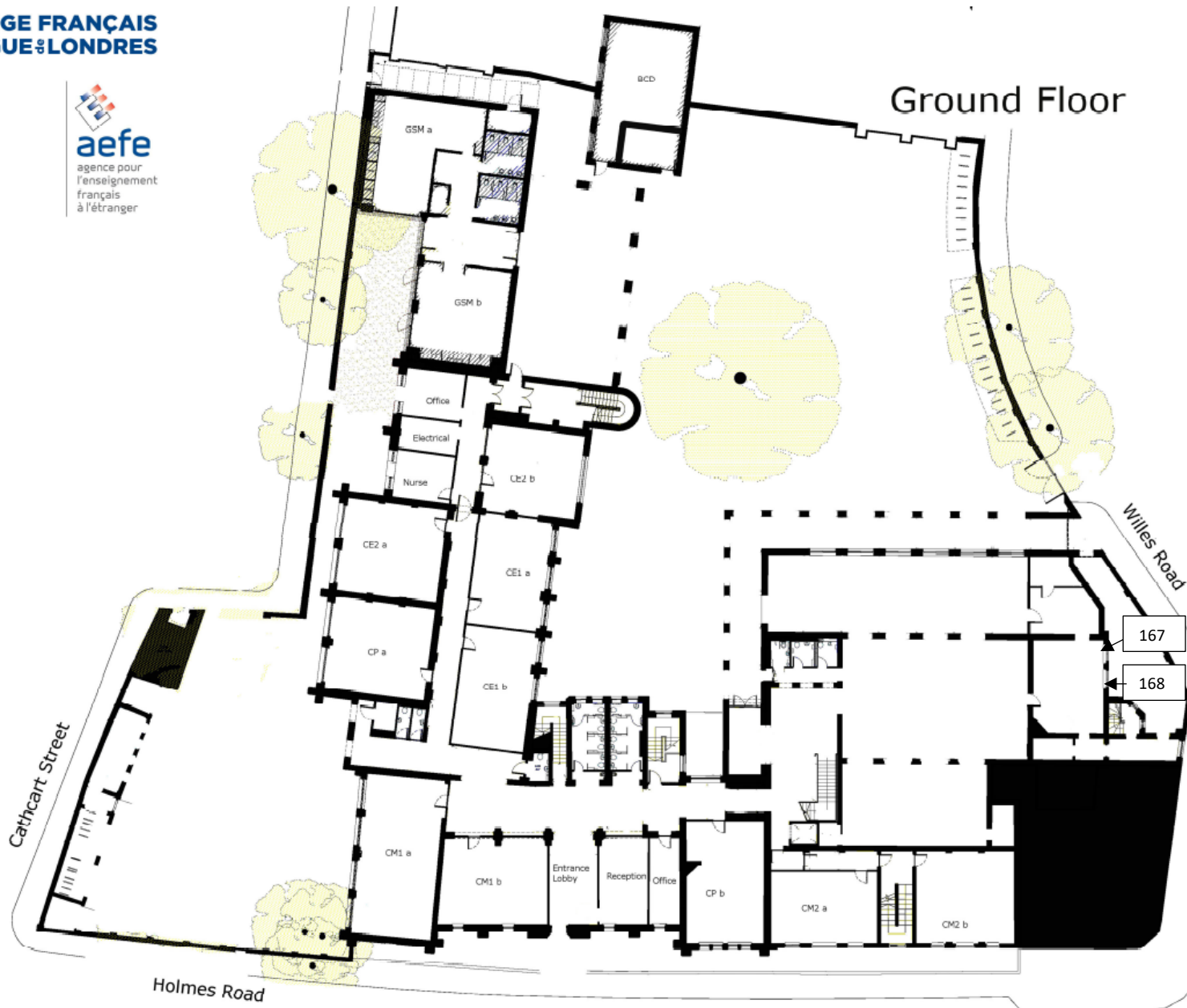
Draught seals to sashes to be replaced – all windows



Rotten cills to be replaced in South West Elevation

6.0 FLOOR PLANS Window Ref. Nos.

**COLLEGE FRANÇAIS
BILINGUE LONDRES**

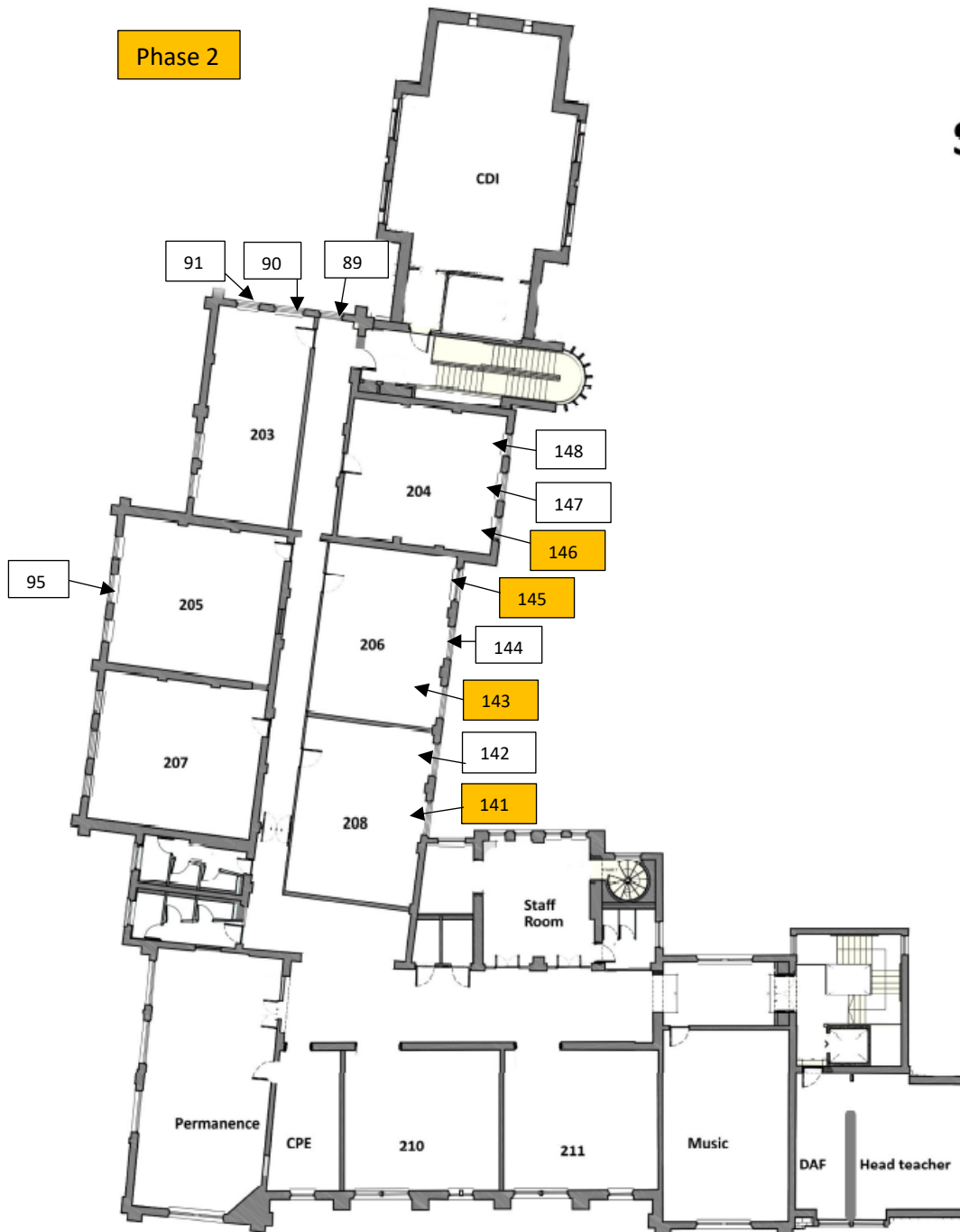


6.0 FIRST FLOOR PLAN – Window Ref. Nos.

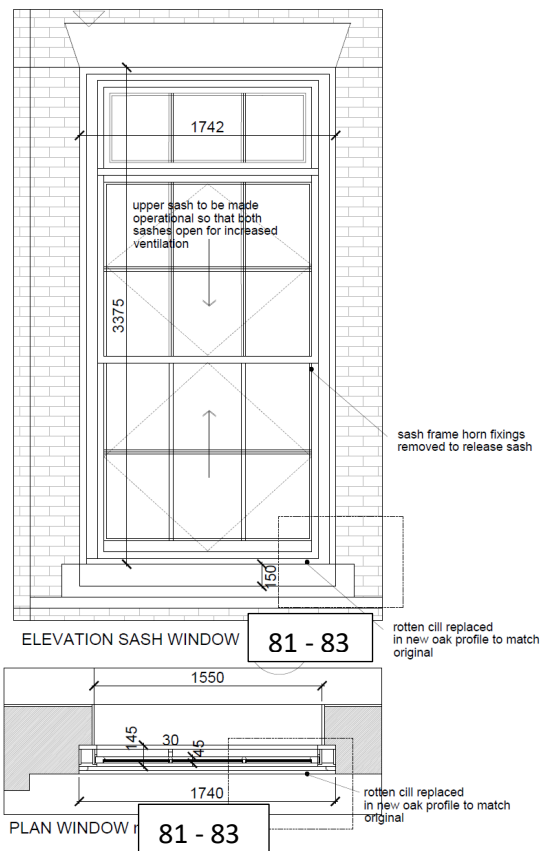


6.0 SECOND FLOOR PLAN – Window Ref. Nos.

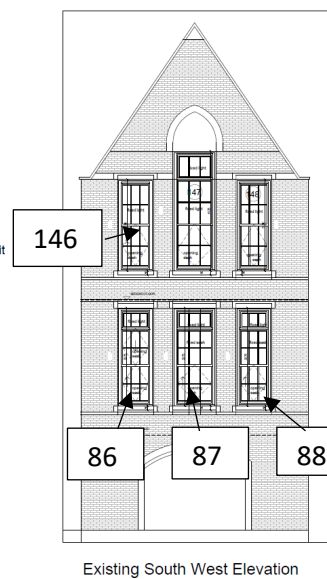
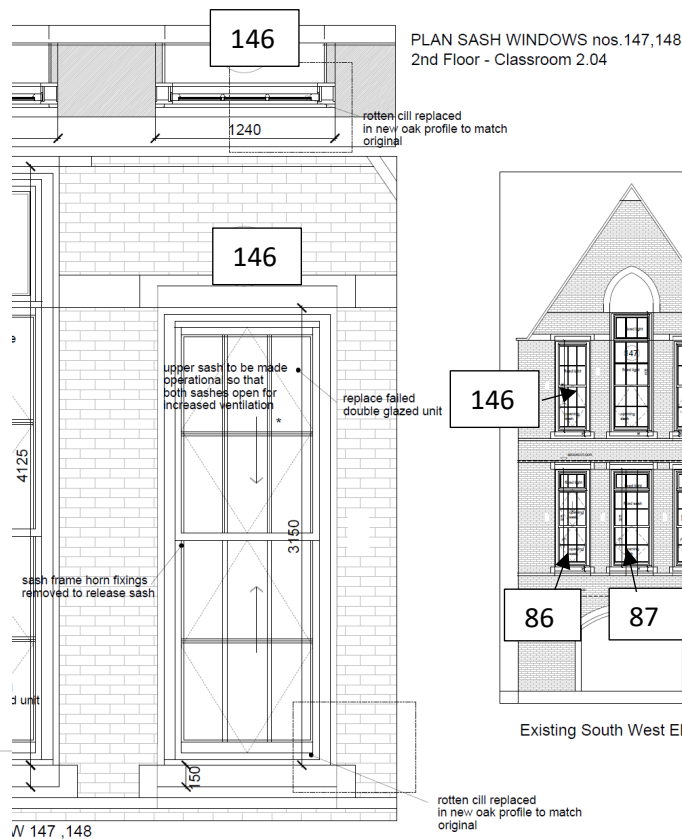
Second Floor



7.0 DETAIL DRAWINGS



Project Information	
Client	CFBL French School
Location	Holmes Road, London NW5 3AX
Window Refurbishment	
Window Type	Type 2 Sash Window Repairs
Window Location	1st Floor window no.84 Da Vinci Classroom
Project No.	FS2023 SK02-1 P1
Revision	1.2024A3 Feb 2024 FB
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Project Information	
Client	CFBL French School
Location	Holmes Road, London NW5 3AX
Window Refurbishment	
Window Type	Type 2 Sash Window Repairs
Window Location	2nd Floor windows no. 147,148 Classroom 2.04
Project No.	FS2023 SK02-3 P2
Revision	1.2024A3 May 2023 FB
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