

Colville Primary School Window Replacement Works



PROJECT DETAILS

CLIENT Royal Borough of
Kensington and Chelsea

LOCATION Notting Hill, London

END DATE April 2026

PROJECT Colville Primary School

START DATE August 2025

VALUE £1.64m

DURATION 35 weeks

PROJECT BACKGROUND

Colville Primary School is a late-Victorian era school in the Royal Borough of Kensington and Chelsea. Constructed in 1879, Colville Primary School is a Grade II-listed building, featuring distinct Victorian-era features such as a steeply pitched, tiled roof with gables and dormers, as well as yellow brick with red dressings.

The ageing building features large sash windows, which historically were important to maximise natural light in pre-electric classrooms. However, they now cause severely degraded thermal performance in both winter and summer, creating an uncomfortable learning environment and increased running costs.

PROJECT DELIVERY

McConnell was selected to replace all 180 windows with new, double-glazed sash windows with a reflective finish. We were also appointed to complete structural works to the façade in conjunction with the windows.

The school serves 480 children. With limited space requiring staggered breaks and lunchtimes, the outdoor areas were in constant use. The school also hosts multiple clubs over the holidays, meaning the building is almost always in use.

The works were programmed to start in the school holidays in order to minimise the disruption and the risks associated with working around children. Due to the length of the programme, the works carried on through term time. Therefore, to ensure the children understood the risks and what was expected of them to keep them safe, the team delivered safety talks at school assemblies.

AT A GLANCE

- ▶ Grade II listed building
- ▶ Removal and replacement of windows
- ▶ Removal and replacement of doors
- ▶ Brickwork and façade repairs
- ▶ Repairs to drainage and rainwater goods
- ▶ Comprehensive social value delivery

“I wanted to take a moment to express my gratitude for the professionalism and support shown by McConnell during the recent works. Throughout the process, they have been respectful of the school environment and highly responsive to any questions or concerns raised. Not only this, but they have gone out of their way to support environmental provision, providing resources and helping us to attach them safely.

Their organisation, communication, and willingness to accommodate the needs of staff and children have made what could have been a disruptive period run extremely smoothly. Their efforts have not gone unnoticed, and I felt it was important to formally acknowledge.

Raine Jarrett-Smith, Assistant Head, Colville Primary School



The team also held regular meetings with the school leadership team to plan work around school activities and close specific zones as necessary. This led to a great collaboration between McConnell and Coleville, leading to works being completed safely.

SOCIAL VALUE

The team maintained an excellent relationship with both the school and its students. Early on, we hosted a safety assembly warning of the dangers of construction sites with a spot-the-hazard competition and a site safety clothing demonstration. Additionally, the team set the children the task of designing safety posters, which were turned into signage and displayed on our site hoarding.



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Our team also worked with the teachers to turn our hard hats into fun hanging baskets by lining them with hessian to create suitable drainage and then planting them with soil and bedding plants. The baskets have been popular with students, teachers and parents, and McConnell donated them to the school once work is complete.

In the classroom, the team hosted our innovative "Raising Aspirations" programme for two classes of pupils. The initiative tasked children with forming their own construction company and taking on the various roles such as buyer, marketing, quantity surveyor, architect, safety manager and site manager to build the tallest tower out of marshmallows and spaghetti. The initiative is informative and teaches children about the different roles in the Built Environment, whilst being engaging and building on their team playing skills.

We also supplied and fitted new kitchen units for the school's daycare, providing nearly £2,000 worth of labour and materials.

FURTHER WORKS

Whilst completing the works, the team identified that some of the brickwork was failing and needed repairs. As scaffolding was already erected, we were able to complete this additional work without delaying the original programme and provide substantial cost savings for the client. Overall, the project was successfully delivered on-time and within budget.



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We are delighted with the work carried out by your team in replacing all of our windows. From start to finish, the professionalism, care, and attention to detail were outstanding.

Your team quickly became a valued part of the Colville family. Nothing we asked was ever too much trouble, and we especially appreciated how proactive you all were in suggesting ways to help and improve things along the way.

The quality of the work is excellent, and the positive attitude of everyone involved made the whole experience smooth and enjoyable. Your communication with us and ability to listen to what we needed too, meant that we could all exist in harmony as the work was completed. That has not been our past experience with other companies.

Because we all communicated well from the start, and then kept in touch each week, this worked.

You flexed when needed, and supported us in being able to still have access to needed space for the children. The team's ability to install class windows in a day and then leave a room as though you were never there, was truly extraordinary.

Thank you for delivering such a fantastic job. We wouldn't hesitate to recommend you all and know that you are going to be missed (even though we are super happy to have the scaffolding down).

Thank you again from the Colville teaching team.

Laurie Grandy. Head of School

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