

INTRODUCTION

Education First International Language Centre - Waterloo



EDUCATION FIRST

Tony Fretton Architects were commissioned by Education First in Autumn 2013 to investigate how the accommodation of their international language Centre at 74 Roupell Street might be improved.

EF have occupied the site since 1992, it is a successful and popular school with students from all over the world taking the opportunity to learn English, study for University preparation in the UK and get to know London.

In order to ensure the continued popularity of the school, EF need to invest in improving the existing facilities available to staff and students, whilst improving the school's relationship with the community by allowing students a more controlled relationship to the street and our neighbours.



SITE LOCATION

The International Language Centre is located in central London to the South of the River Thames between Waterloo Bridge and Blackfriars Bridge in the London Borough of Lambeth.

Immediately to the South-West lies Waterloo Station and to the South Waterloo-East Station.

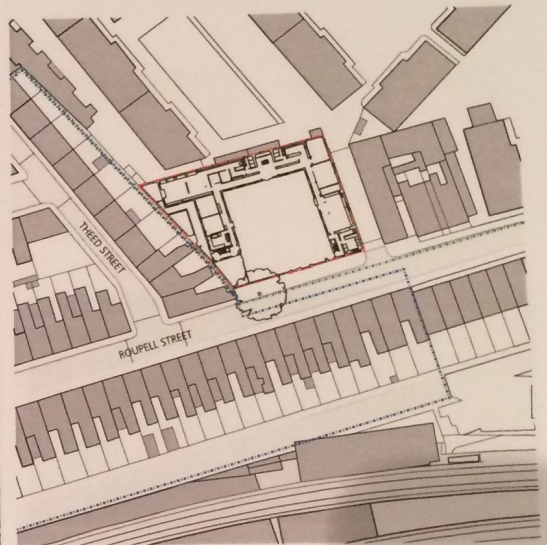
The South Bank Cultural Quarter lies to the West.

74 Roupell Street lies in the Waterloo Conservation Area, which is characterised by its mixture of architectural styles and land uses. The scale also varies markedly. Much of the surrounding neighbourhood is dominated by the Victorian scale of development of an expanding 19th Century city. This includes raised railway lines and large social housing projects.

The character of the Waterloo conservation area is noted as different and far more mixed than the homogeneity of the 'late Georgian', Roupell Street Conservation Area which it neighbours.



A. Waterloo Conservation Area
B. Roupell Street Conservation Area



EF International Language School - Roupell Street site
Roupell Street Conservation Area Boundary
Waterloo Conservation Area Boundary

TONY FRETTON ARCHITECTS

Tony Fretton Architects have a consistent track record in the adaptive reuse of historically significant buildings and in the design of contemporary architecture in historically sensitive locations.

In 2010 Tony Fretton Architects were asked to design a restaurant in one of the world's most historically significant locations. Commissioned by the charity Historic Royal Palaces, the site forms the intersection between the UNESCO world heritage site of the Tower of London, and Tower Bridge on the historic Tower Wharf to the Thames.

Recently English Heritage published this project as an exemplar in their biannual conservation report.

Also in 2010, Tony Fretton Architects completed a new mixed-use building in the historically significant Frederiksstad district of central Copenhagen, which completes the classical square of apartments around the Marble Church with architecture of the present time.

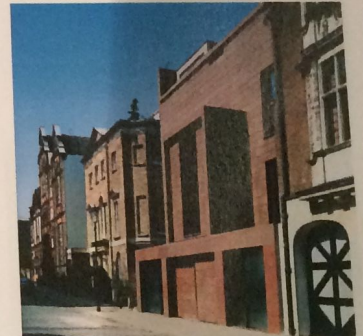
The Red House, completed in 2001, is located in an area of architectural and historical significance. Christopher Wren's Royal Hospital is at the rear and its grounds run up to the back garden of the House. The Chelsea Physic Garden is located opposite along Dilke Street.



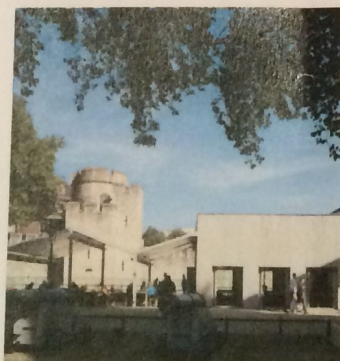
Tower Wharf Cafe viewed from Tower Bridge



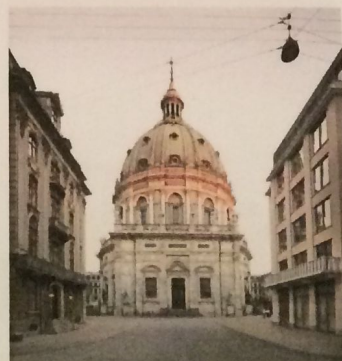
Tietgens Ærgelse viewed from the church square



Red House viewed from Chelsea Embankment



Tower Wharf Cafe viewed from Tower Wharf



Tietgens Ærgelse viewed from Store Kongensgade



Red House Partial Facade view

EXISTING SITE

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EXISTING LAYOUT

The existing building consists of three wings built around an existing courtyard. The North, East and West wings all have a common ridge height. The East and West wings run perpendicular to Roupell Street and their gable ends face the street.

The West wing is set back from the street line, whilst the Eastern wing gable is on the boundary with the pavement line.



EXISTING USE KEY

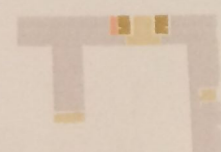
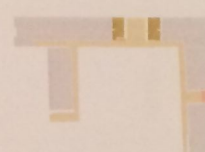
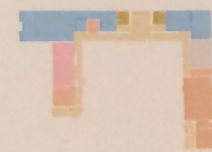
- Teaching
- Office / Administration
- Cafe / Kitchen
- Induction lounge
- Storage
- Circulation & Internal Walls
- Toilets

Ground Floor

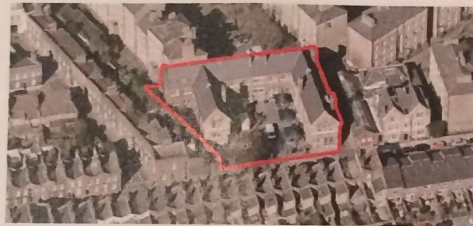
First Floor

Second Floor

Third Floor



EXISTING SITE EXTENTS



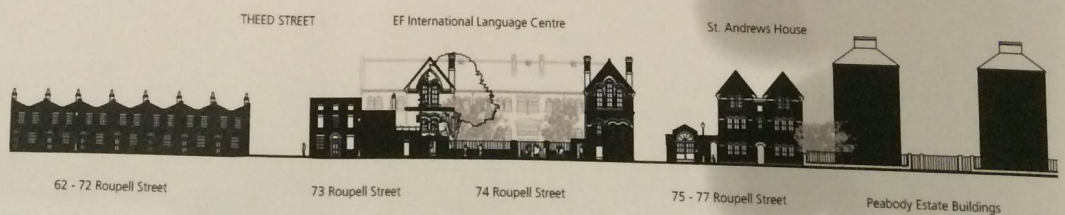
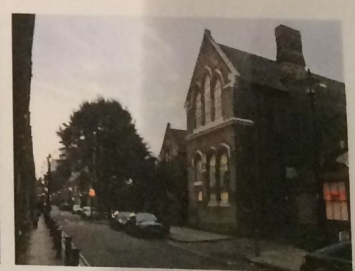
SITE PHOTOGRAPHS - INTERIOR



EXISTING STREETSCAPE

The contextual elevation below illustrates that the project site is adjacent to a change in streetscape. Properties from number 73 Roupell Street and lower are domestic two storey buildings abutting the pavement edge. Properties from 75 Roupell Street are larger and set behind boundary structures, such as cast iron railings and low walls on the pavement edge.

Number 74 is currently of the latter type, however, historically the infants hall acted to mediate between the two streetscapes, and a new structure may also do the same.



SITE HISTORY

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THE INFANTS HALL

74 Roupell Street, formerly St Andrew's and St John's Church of England Primary School, included an infants hall which addressed Roupell Street.

The original infants hall which formed a lower South wing and closed the courtyard to form a Quadrangle was lost in the second world war.

The Ordnance Survey maps, archive drawings and photographs opposite illustrate the scale, configuration and architectural language of the former infants hall.



Ordnance Survey map - 1875-1876



Ordnance Survey map - 1916



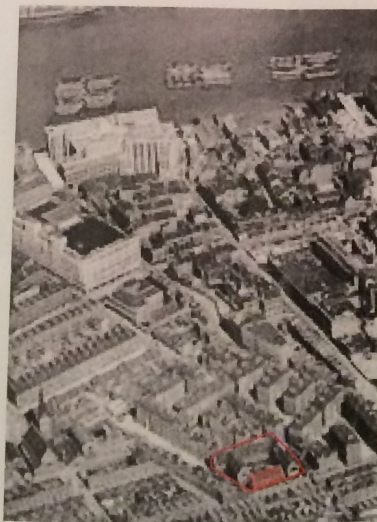
Aerial Photograph - Pre WWII



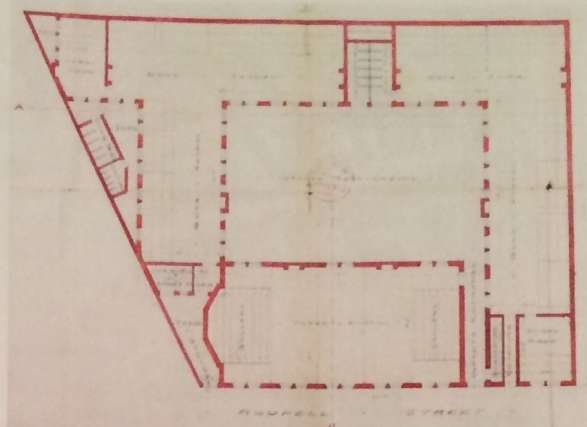
Archive Photograph - WWII



Aerial Photograph - Pre WWII



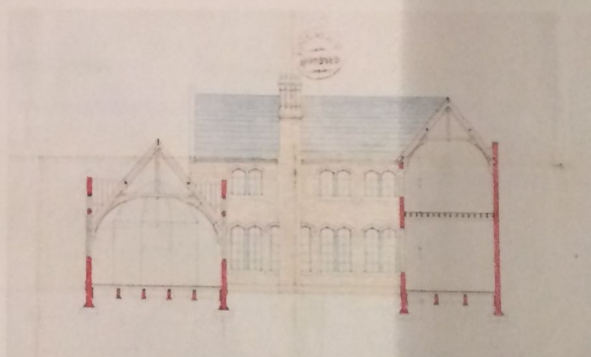
Aerial Photograph - Pre WWII



Ground Floor Plan



Roupell Street Elevation



Cross section



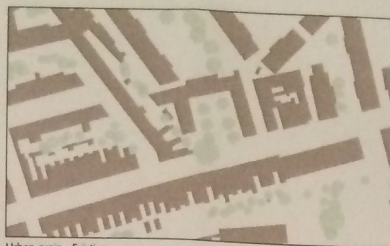
Aerial Photograph - Pre WWII

SITE STRATEGY

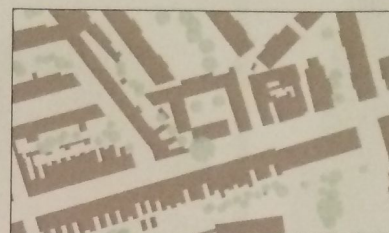
The figure-ground plans opposite illustrate the proposed re-creation of the fourth side of the School courtyard, that re-establishes the original quadrangle and the original form of Roupell St.

The diagrams below show how a new addition will consolidate circulation throughout the language centre around the central courtyard.

The extension seeks to create an appropriate threshold between the residential area and academic environment of the school, thereby reducing the impact of students on neighbours during the day-time operations of the school.

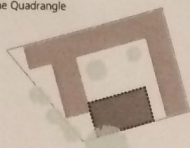


Urban grain - Existing

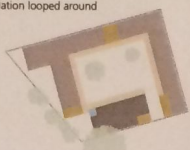


Urban grain - Proposed

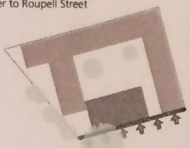
Reinstating the Quadrangle



Primary Circulation looped around the Quad



Acoustic buffer to Roupell Street



Original Condition



Existing Condition



Proposed Condition



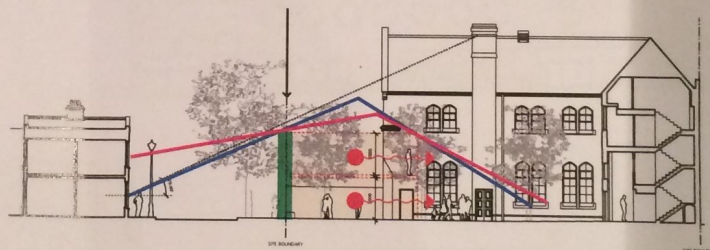
ACOUSTIC STRATEGY

The proposed building will provide an acoustic buffer separating the existing residential dwellings located on Roupell Street from the noise within the courtyard. Noise predictions using standard barrier calculations at ground and 1st floor levels at nearest residential dwellings confirms an expected 15dB reduction in noise compared with the existing situation.

This is a significant reduction in noise and takes account of the gaps that provide access to the development.

ACOUSTIC BUFFER

EF International Language School



MATERIALS

The images opposite show Gothic and Gothic Revival detailing and the use of diamond patterning and diaper brickwork. Our proposals are a contemporary reinterpretation of these forms and materiality.

Traditional yellow stock bricks are used in the elevation facing Roupell Street. New brickwork technology allows them to be laid as diamond pattern tracery that contains windows and extends as dormers with pointed roofs.



EF International Language Centre



Examples of the work of SS Teulon



Keble College, Oxford



Diaper work



SOCIAL FUNCTION

In mornings and evenings Roupell Street is filled with people on their way to and from work. At other times it is a quiet neighbourhood of local people.

The proposed addition to the School has an important function for both these groups. For those on their way to work it would provide a moment of animation in the uniform Street.

For local people it would significantly reduce the impact of the School on the street and nearby houses, by containing the social activities of the school within itself and the former playground.

It is important to note that these activities take place only in the day, and therefore have no effect on nearby houses in the evening.

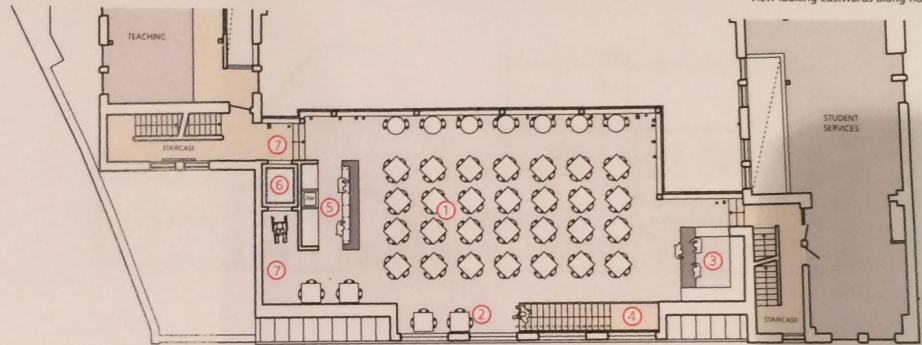
The facade gives a degree of enclosure and privacy to the interior and playground while allowing them to remain an active part of the street scene.



View looking eastwards along Roupell Street

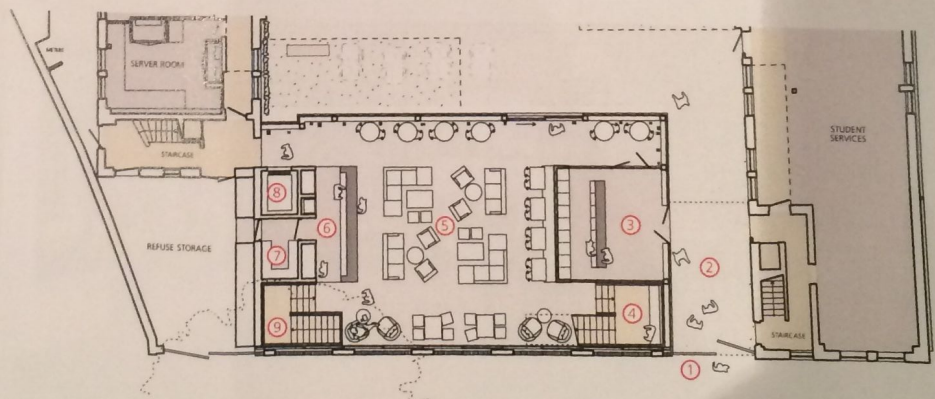
FIRST FLOOR PLAN

- ① Dining seating area
- ② Dormer seating area
- ③ Activities desk
- ④ Staircase to Ground Floor
- ⑤ Servery
- ⑥ Lift
- ⑦ Lift landing area



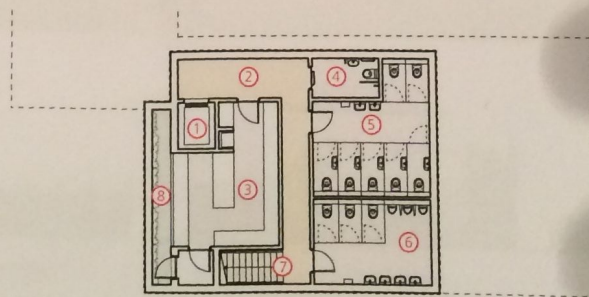
GROUND FLOOR PLAN

- ① External entrance
- ② Entrance to new building
- ③ Reception
- ④ Staircase to First Floor
- ⑤ Cafe seating area
- ⑥ Servery
- ⑦ Store
- ⑧ Lift
- ⑨ Staircase to Basement



BASEMENT FLOOR PLAN

- ① Lift
- ② Lift lobby
- ③ Kitchen
- ④ Accessible W.C.
- ⑤ Female W.C.
- ⑥ Male W.C.
- ⑦ Staircase to Ground Floor
- ⑧ Lightwell



PROPOSALS

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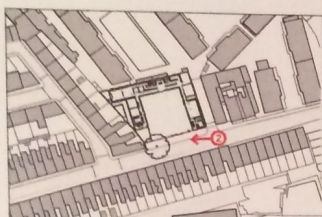


SCALE AND CONFIGURATION

The proposed addition would stand on the location once occupied by the former infants hall, which was lost during WWII, it follows the configuration of the previous building by having a sloping roof and dormer windows.

If the new building were to be built to the same height as the previous hall it would be overbearing on the neighbourhood and houses opposite. For that reason it is significantly lower.

The image here shows the similarity of form that the dormers would have to the gables of the surrounding houses and school.



View looking westwards along Roupell Street

SITE SECTION

The section drawing opposite illustrates the proposed massing of the extension in relation to the former infants hall which occupied the site.

Red dashed line denotes the profile of the former infants hall

Green dashed line denotes the profile of the proposed addition



MANAGING THE CONSTRUCTION

During the construction phase of the project careful consideration will be given to minimise disruption to local residents.

To achieve this EF will be working with contractors who are members of the 'Considerate Constructors Scheme'. This ensures that the works will be undertaken by contractors under a 'Code of Considerate Practice'. This focuses on ensuring that the site is professional and well managed and the utmost consideration is given to the impact on neighbours and the public.



View looking from the new cafe onto the courtyard

