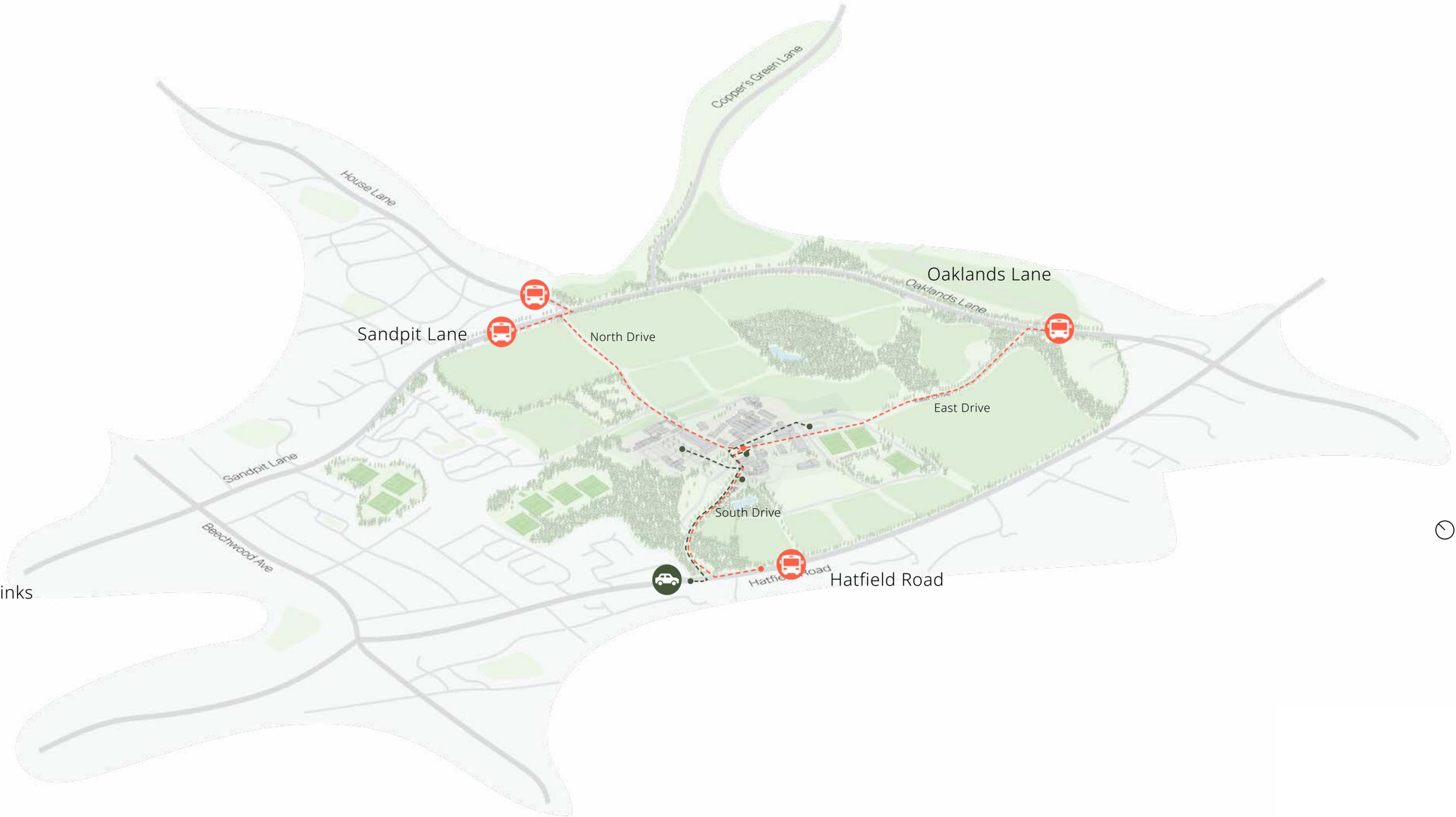


12.2.Existing Links & Vehicular Access

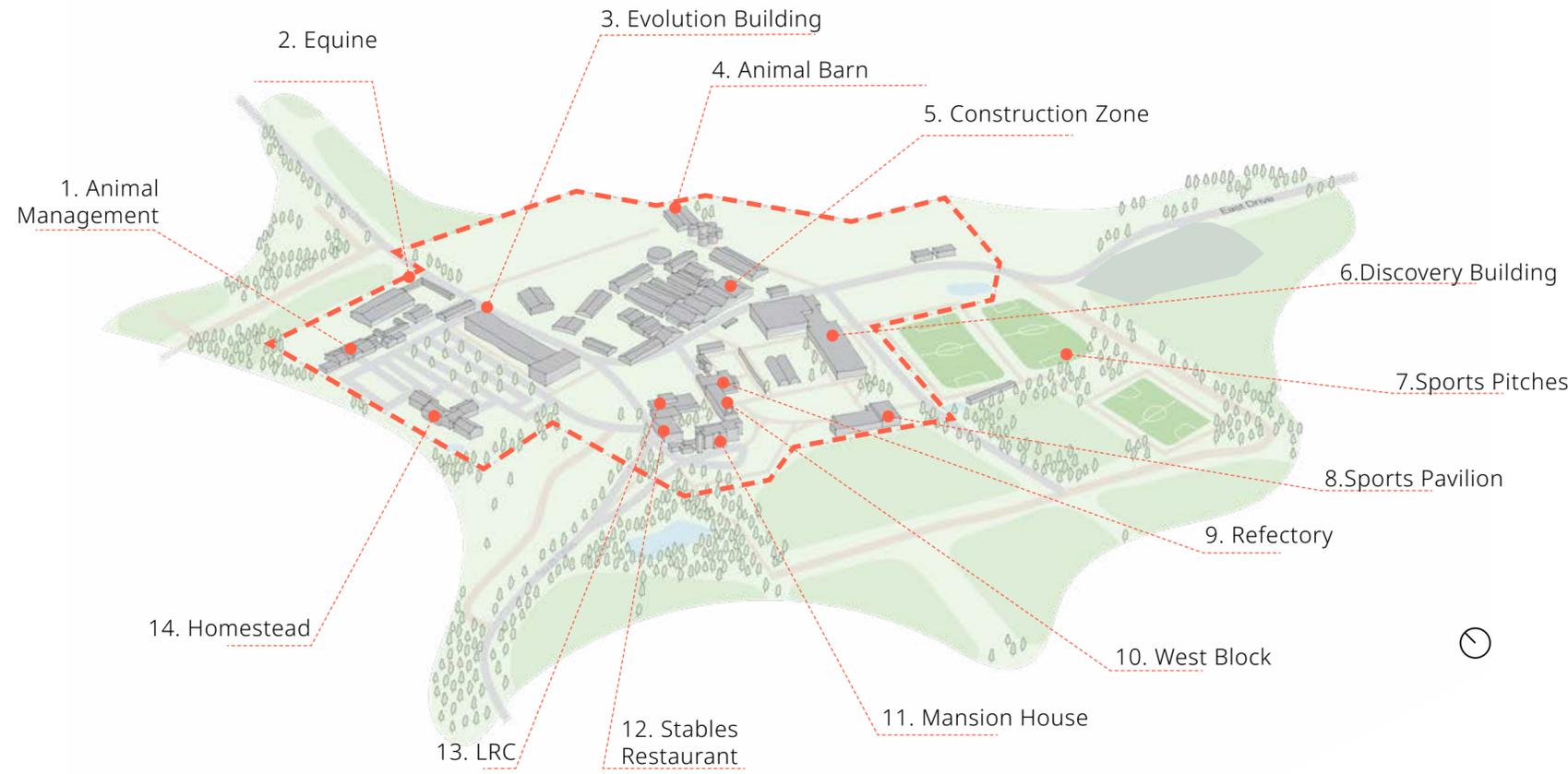


Key

- Existing Pedestrian & Transport Links
- Existing Vehicular Access

13. Campus Site Existing

13.1. Existing Campus Diagram



13.2.Historic Context

Oaklands College has been providing transformation education for 100 years and looks back with enormous pride at what has been achieved for and with our students, staff and the many employers, community members and stakeholders we serve. Famous faces throughout the years include Alan Titchmarsh, Alex Scott and Lewis Hamilton, growing our facilities will help cater to the future talent that attends the College and nurture them to similar success.

The Institute was opened in 1921 and Oaklands welcomed its first cohort of students including women and was set up to house men and women on site in separate dormitories from day one. The original 'vision' for the Institute was around 'teaching the sons of farmers' but Oaklands paved the way in terms of offering education to a wide range of students from mixed backgrounds.

Early references to Oaklands suggest that there were originally three properties on the site which, by the Victorian age and from the 1861 census it is evident that there were three properties still on the site which may have been located on the site of the original 'Threhousfeld'.

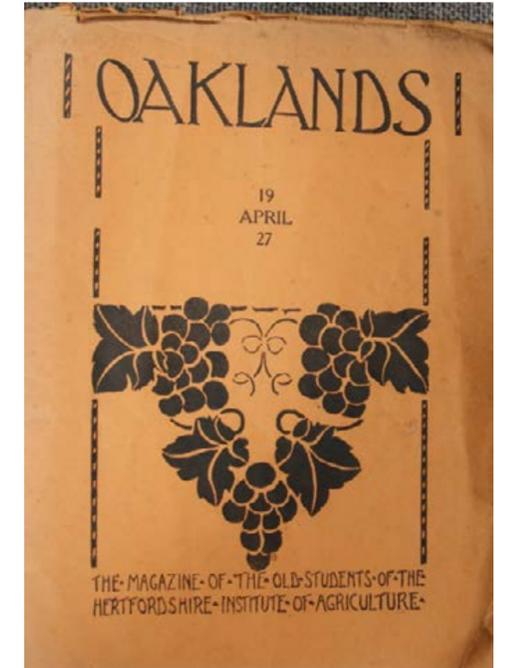
The manor of St Albans was, up until the industrial revolution, farmland providing ample arable farming opportunities making it a perfect location in 1921 to open an agricultural college on this site.



COLLEGE STUDENTS 1955



RUGBY TEAM 1936



COLLEGE MAGAZINE 1927



MANSION HOUSE PRIOR TO THE FIRE IN 1927



COLLEGE STUDENTS 1921



TEACHING 1955

13.3.Existing Campus Zones



13.5.Current Condition



Gas Installation Building



Animal Area



Amelia Earhart



Staff temporary offices



Timber Trades



Timber Trades



Amelia Earhart



Mansion House

13.6. Current Condition



West Block



Equine Barn



Storage sheds



General



West Block



Animal Management

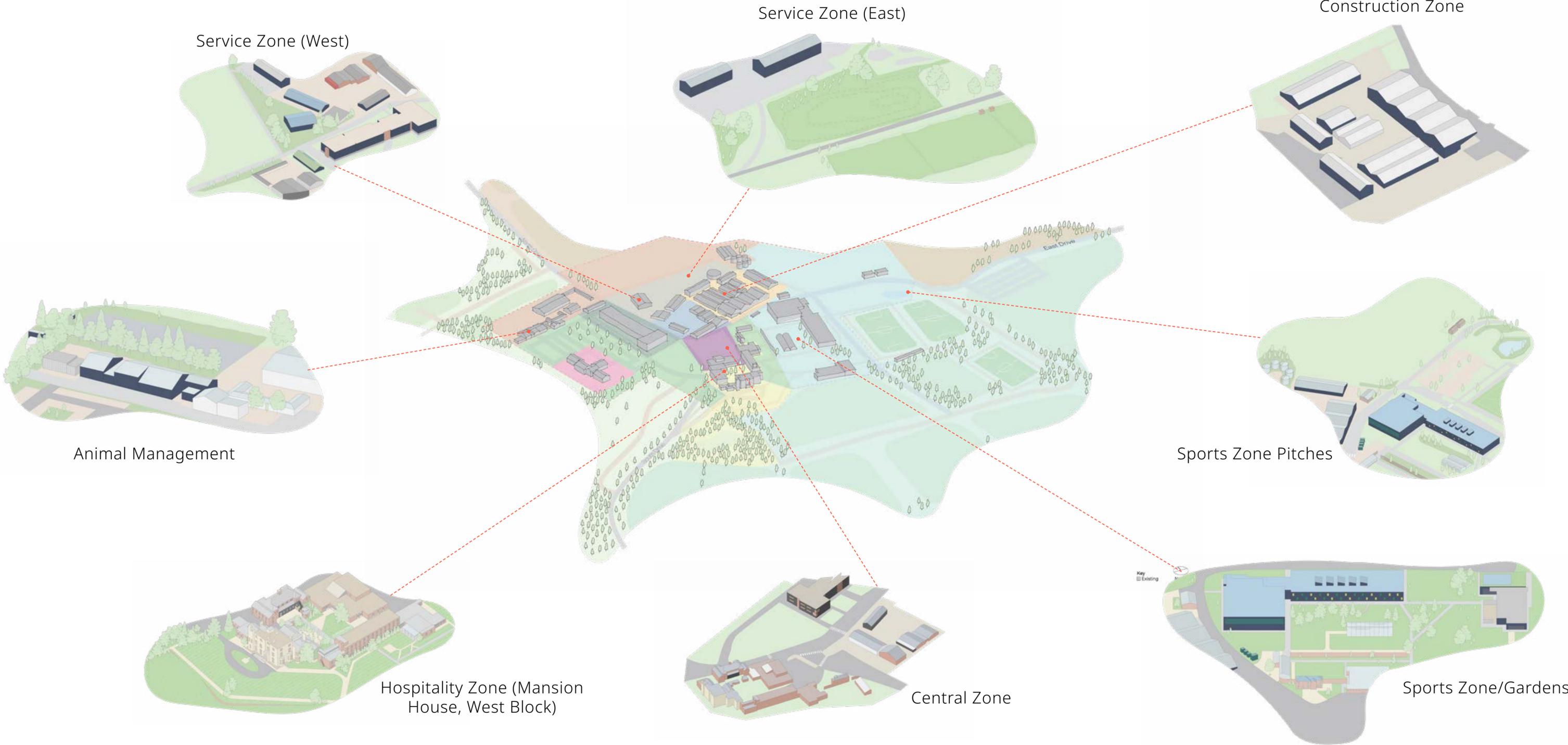


Storage sheds

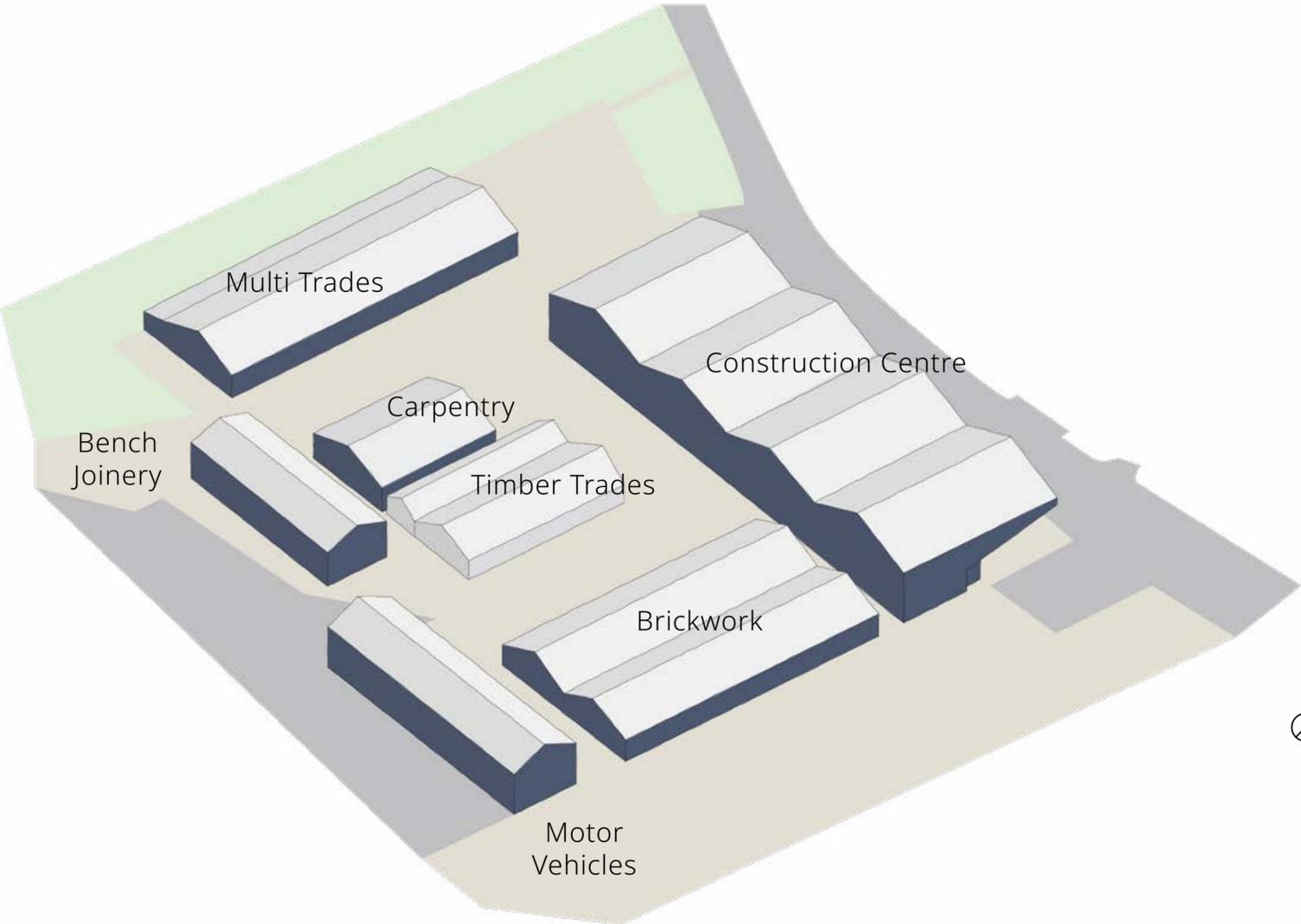


Existing Horticulture

13.7. Detail of Campus Zones



13.8. Construction Zone



Brickwork



Bench Joinery



Timber Trades

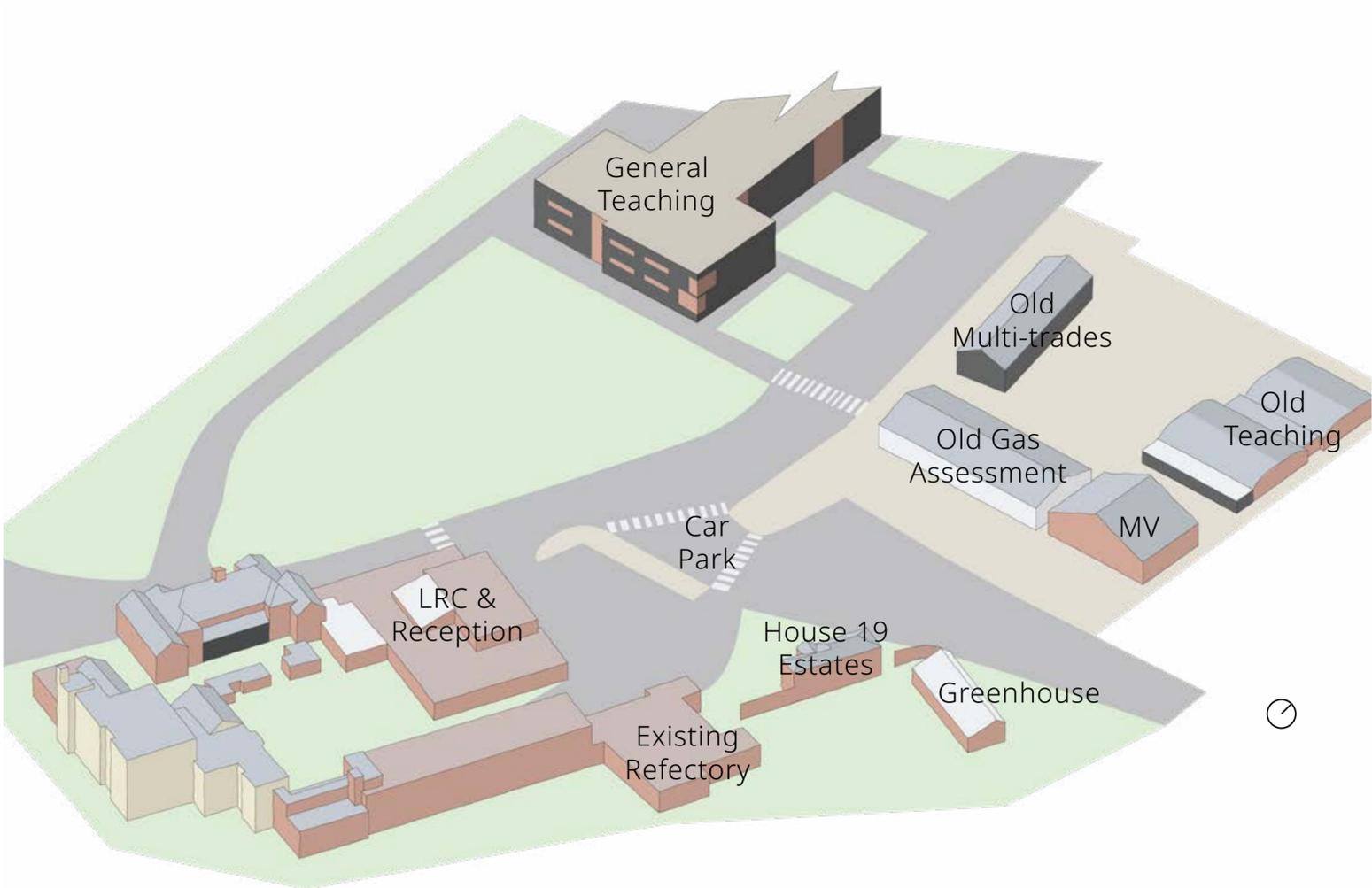


External Construction



Carpentry

13.9. Central Zone



Reception, LRC



West Block

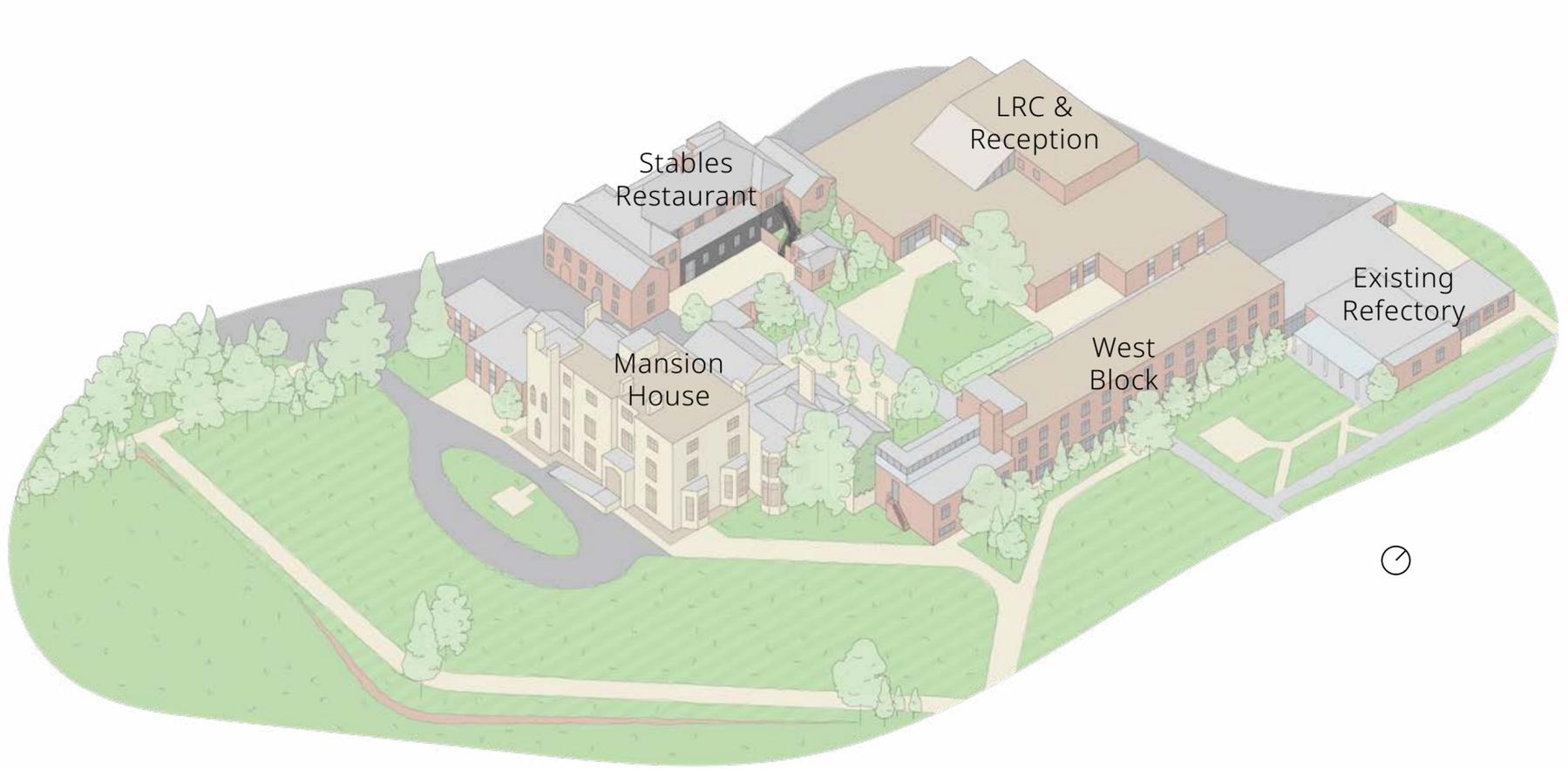


Former Motor Vehicles



Central

13.10. Mansion House



Stables



Mansion House

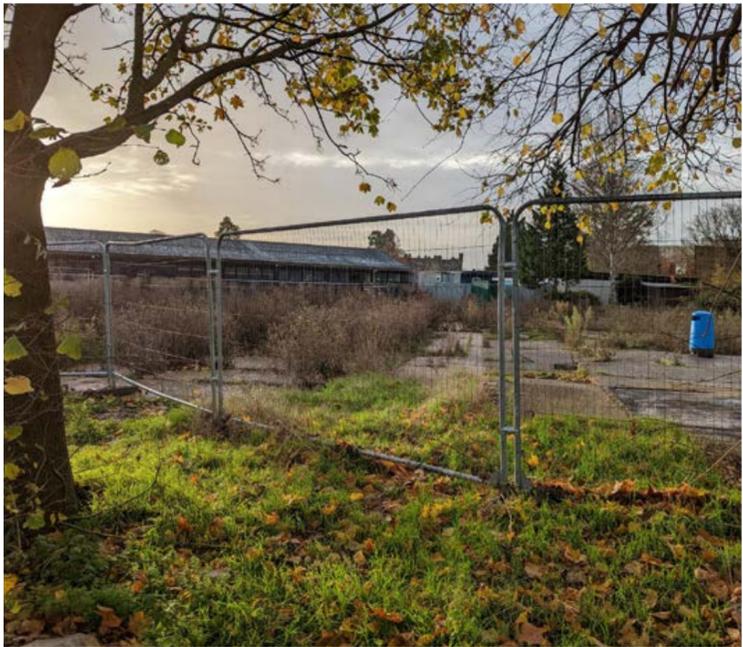
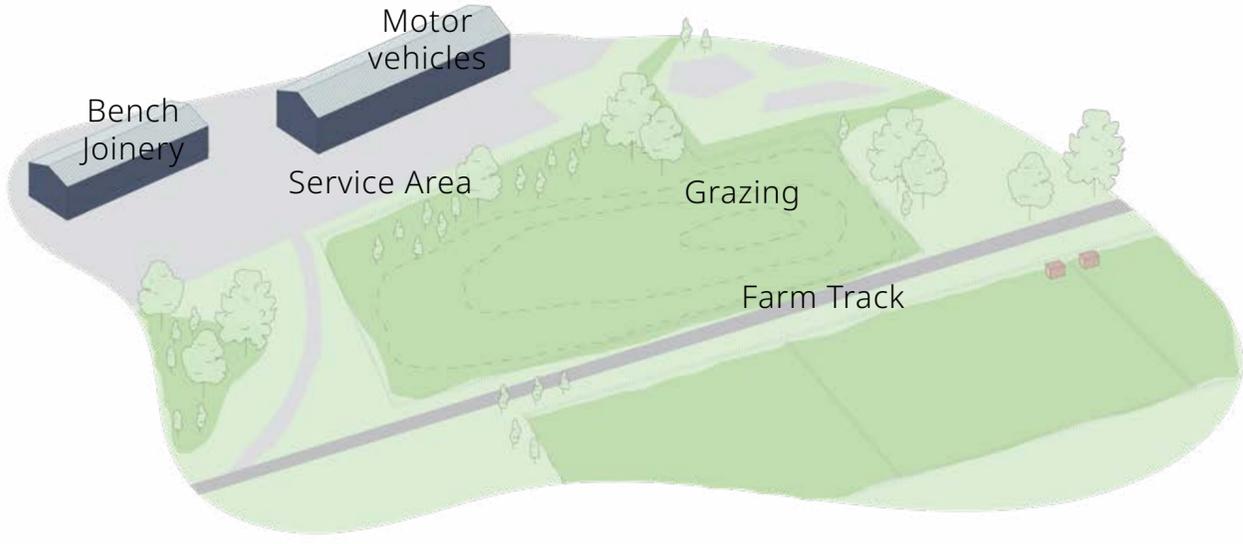
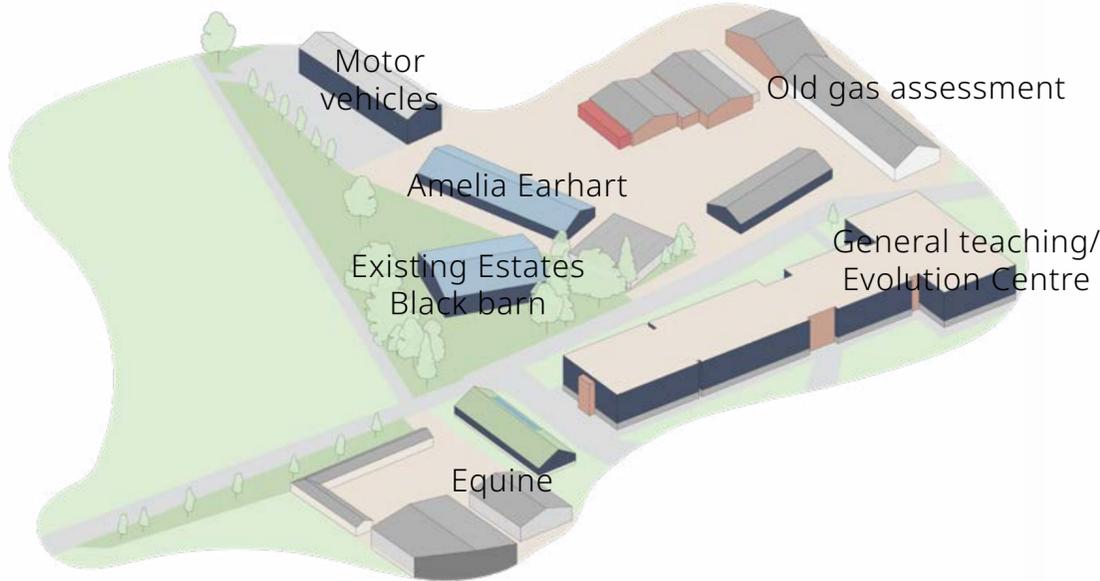


Mansion House



Pre-Fire Mansion House

13.11. Service Zone East + West



Yard



Slurry Tank

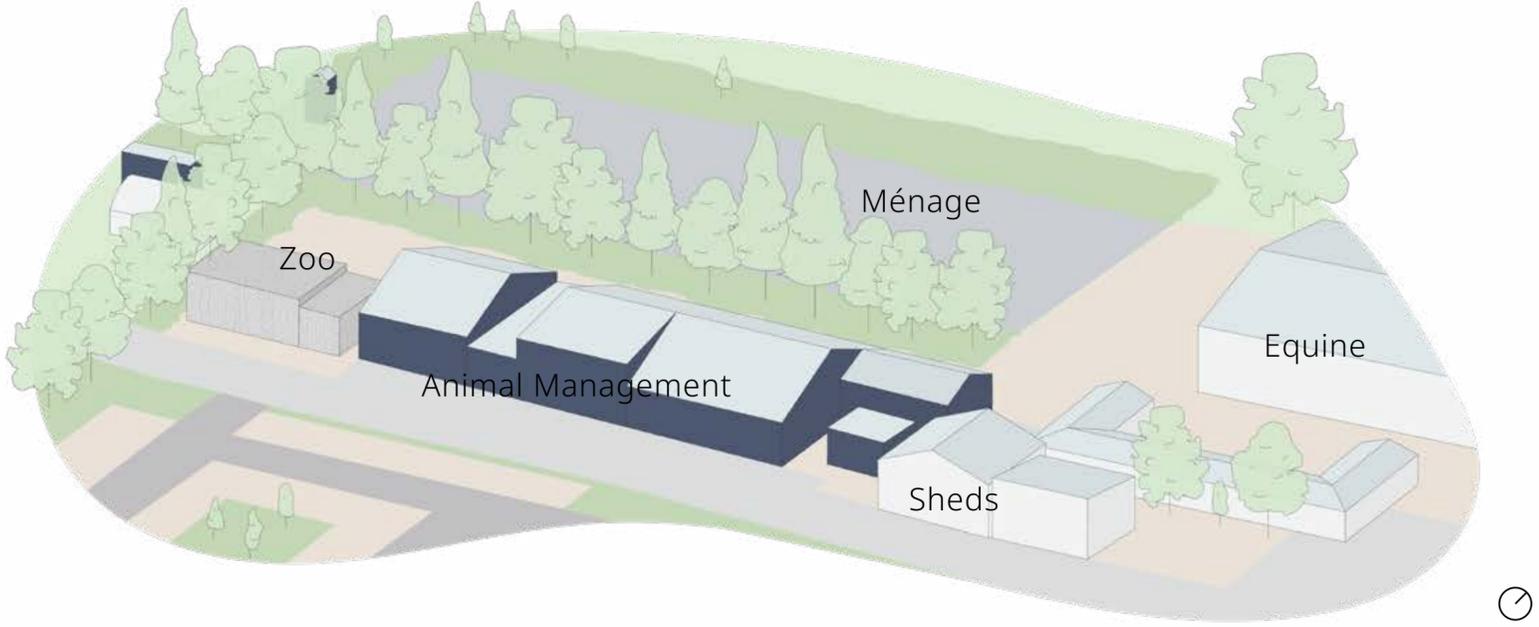


Looking North



Service Area

13.12. Animal Management



Existing Building Frontage



Existing Side View



Interior

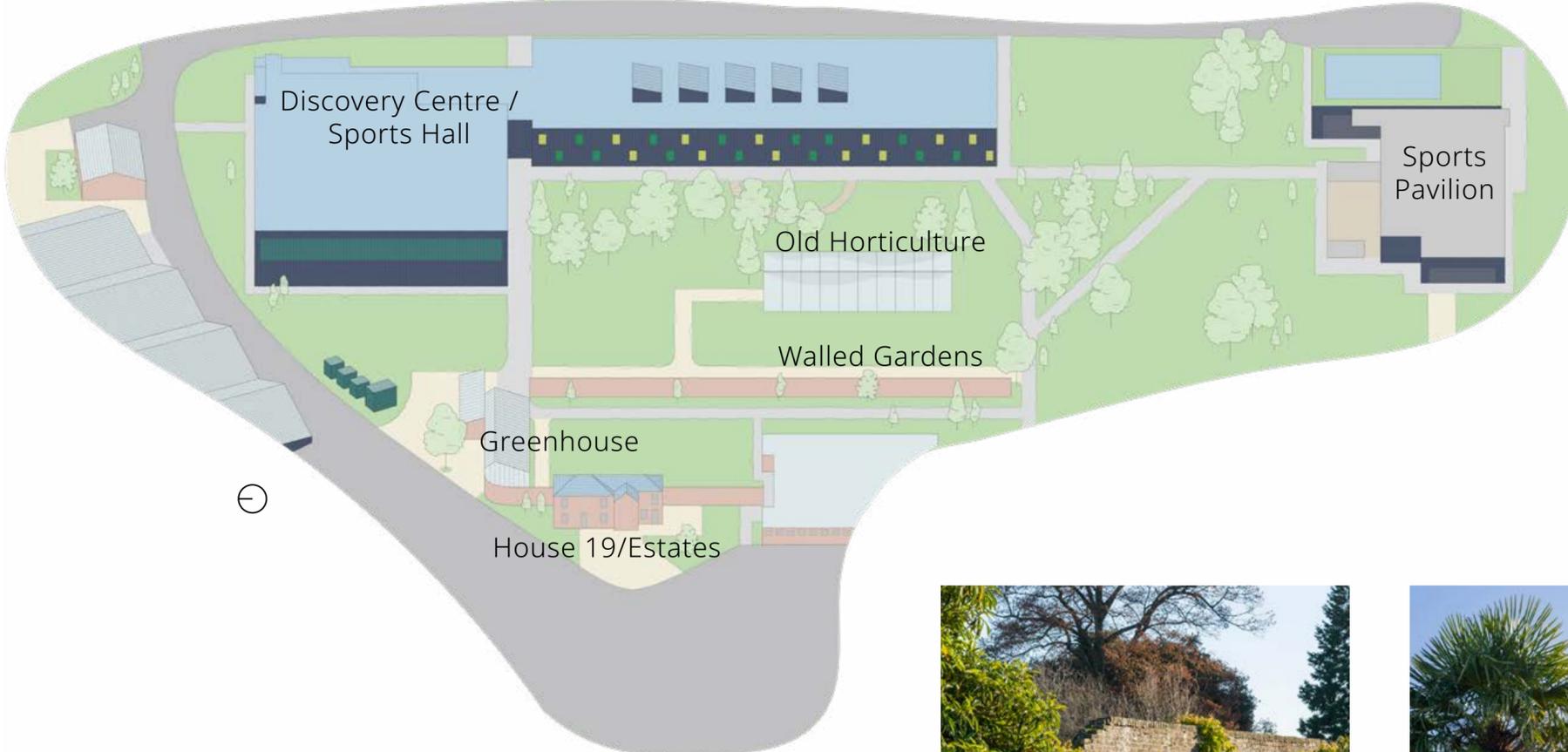


Enclosure



Rear/Service

13.13. Sports Zone / Gardens



Walled Garden and Greenhouse



Walled Garden



Walled Garden

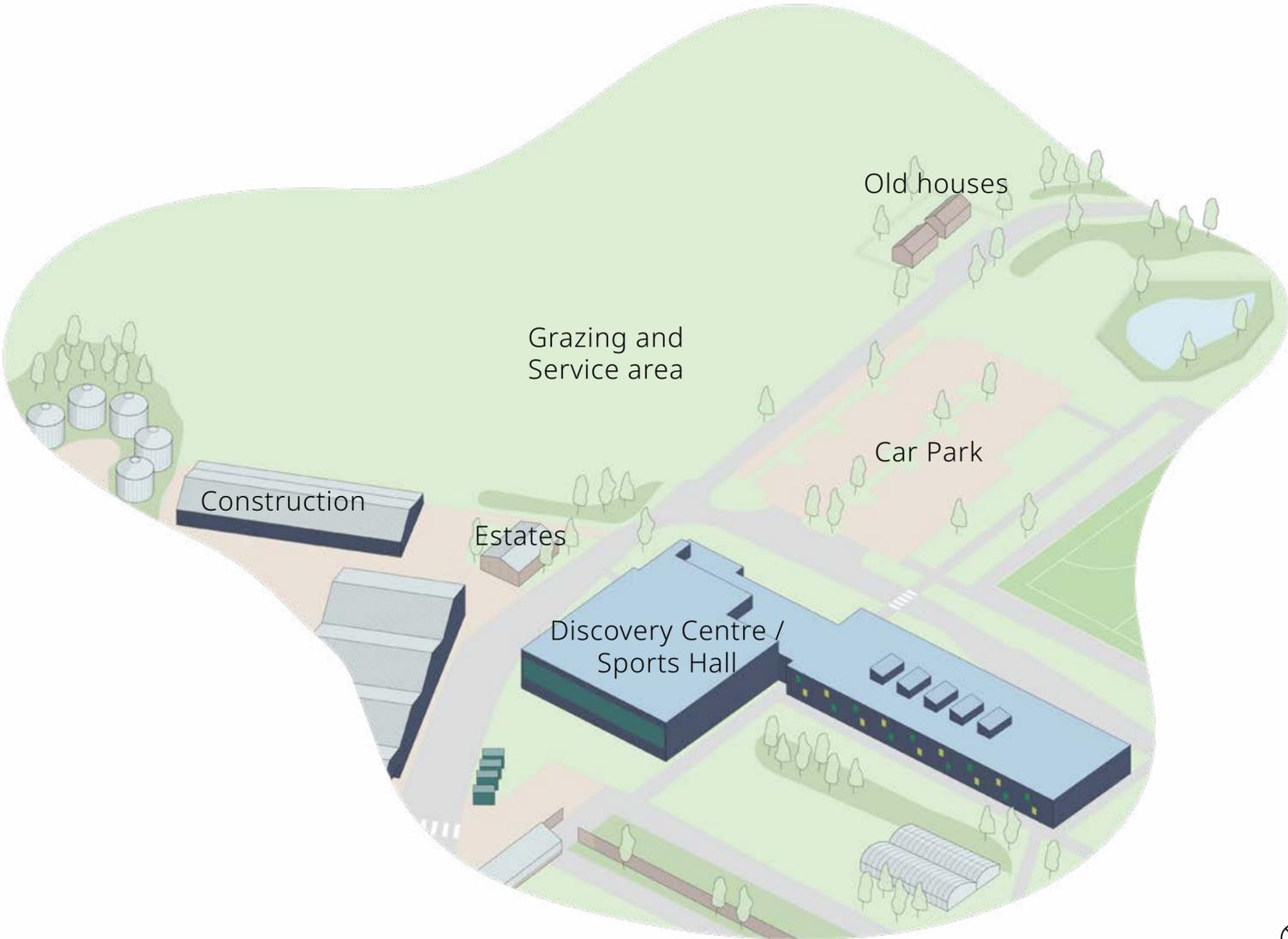


Walled Garden



Bike Store

13.14. Sports Zone Pitches



Playing Fields and All weather pitches



Playing Fields



All weather pitch in use



Existing Houses and Car park



13.15. Recent Developments

For the planning history of the site please refer to section 1 of the DAS

The college has started the journey to transform the outdated and poor condition through several phases of completed development

Until recently the campus was largely covered by the landscape and structures from the former agricultural college.

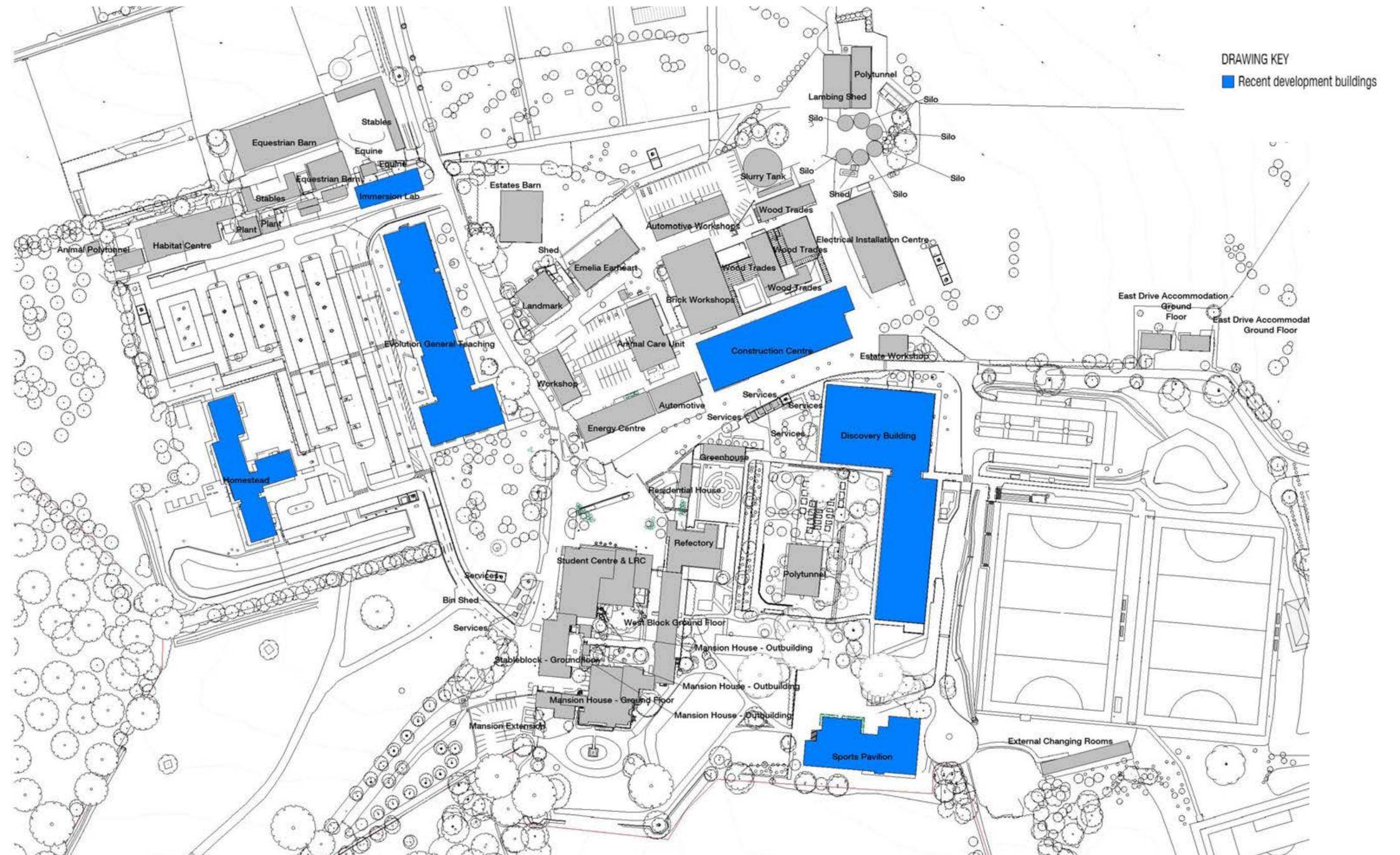
As the college diversified and moved away from land based curriculum the older structures became unused, for example a large area of greenhouses.

The Homestead has provided much needed student residential accommodation for those travelling to study at Oaklands College, often as part of the highly regarded sports academies.

The General Teaching Building (Evolution Centre) has provided state of the art classrooms for use by all curriculum areas with additional IT and science teaching, this was accompanied by the new car park and landscaping which transformed the Western side of the campus.

More recently the Construction Centre replaced the old black barn with high serviced workshops and classrooms in a new award winning building. The new sports High Performance Centre not only includes large changing rooms but provided a new gym and studio for use by students and the community.

These significant projects have replaced outdated buildings and offer excellent teaching and learning environments for the current and future generations at Oaklands College.



13.16. Recent Developments



Homestead



Evolution General Teaching



Construction Centre



High Performance | Sports Pavilion



Homestead



Evolution General Teaching



Construction Centre



Discovery Centre & High Performance | Sports Pavilion

14.1. Consultation

14.2. Project Board & Staff

The design team have undertaken an indepth schedule of client consultation workshops through 2024 and 2025.

Initial workshops focussed on developing the brief for each element of the masterplan, first the college undertook a review with staff and external stakeholders to establish where new skills and related courses are required in the region, then an indepth review of learner numbers and related teaching space needs.

The design team met with key staff in each curriculum area to develop the detailed spacial requirements for teaching and learning environments and the aspirations for the highest quality learning environments

Community uses and access was discussed at each stage

Design meetings with the college's Project board agreed the designs at key stages through the process, prior to governor agreement.

Campus Wide Masterplan and Landscape	Construction Zone & Building Allocation	Car parking & transport	Landscape & Parks	External Learning	Recreation & Leisure	Religion & Wellbeing	Coordination with Northern Site
Central Zone and Gateway	Creative Gateway	Refectory	Central of LSC				
Mansion House and West Block	Mansion House - Hospitality	West Block - Hospitality					
High Needs Centre	High Needs New Build						
Animal Management	New Animal Management building	External Animal Habitat and cages					
Sports Zone Centre	New Sports & Competition Hall	New Martial Arts & Table Tennis Hall	Covered Cricket Lawns				
Sports Zone Wider	New 40 Pitch	Field improvements & Cricket Pitch	Athletics Track	Cricket Pavilion			



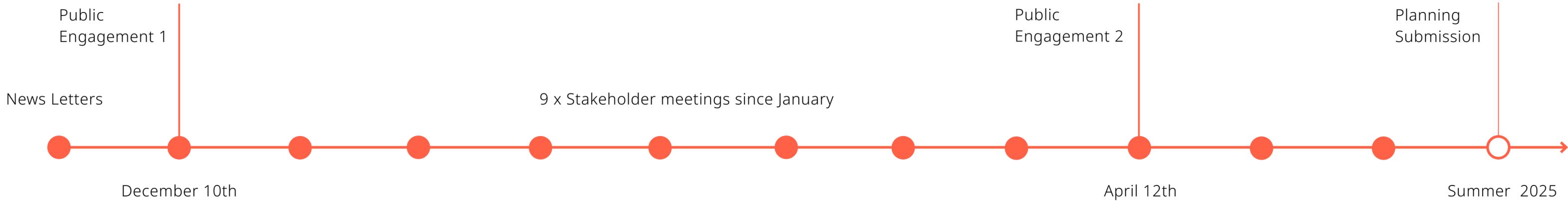
→ SLT/ Project Board meetings Organised into zones 2024 - 2025

→ Staff design workshop and visit to exemplar buildings including Merist Wood for Animal Management

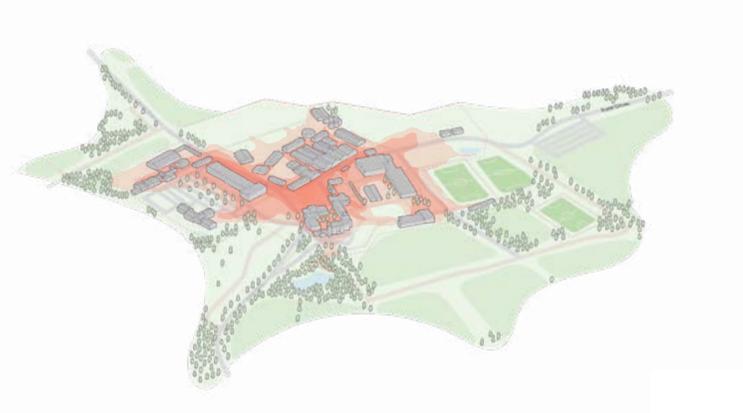
→ Staff workshops and visits to exemplar buildings including Kingston Townhouse for the Creative Gateway



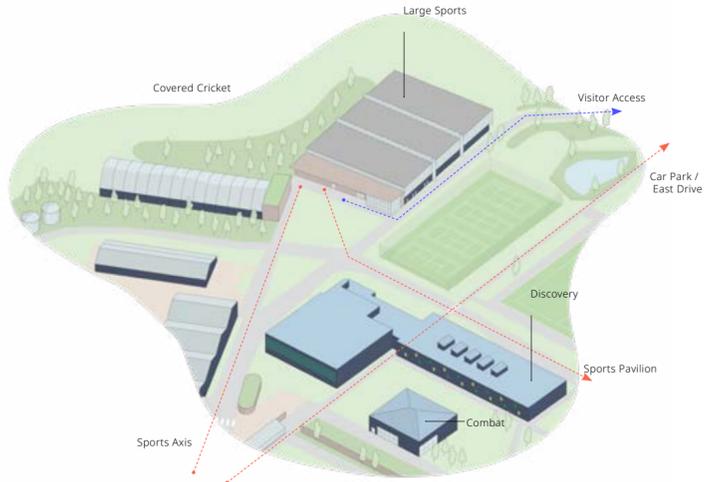
14.3. Community Consultation



14.4.Pre-Application Consultation



DM1 - College heat map



DM2 - Design Development

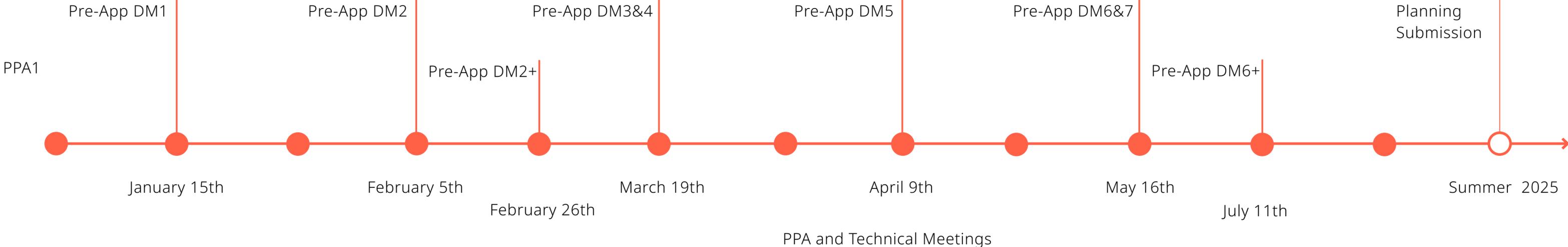


DM4 - Sketch view



DM5 - Materials Design Development

Full details of the consultation process can be found in the Statement of Community Involvement (SCI)



15.1. Proposed Whole Site Plan



Key
— Application Site

WHOLE SITE PLAN >

15.2. Working within the Green Belt

The Oaklands College site was originally a private country house (The Mansion House) surrounded by landscaped gardens and farmed fields. These fields became the basis of the college's agricultural and sports teaching areas and provide today's setting. The college campus sits within the greenbelt, with open fields and woodland.

The recent college developments have been respectful of the greenbelt setting, through height massing and use of materials. The new proposals continue the approach with a similar refined architectural language.

The heights of the proposals respect the existing, remaining lower than the high point of the Mansion tower. The new Gateway lantern is the highest new part of the proposed development and is the heart of the campus and is a signpost to the main entrance. Generally the heights of all the other new proposed buildings decrease towards the perimeter of the campus. Planting mounds and trees are used to soften the campus edges

The planning consultation PPA process has included the review of the built proposals and assessed the position height and massing within the setting. The landscape proposals include a range of improvements to the campus and wider site, new active travel routes will increase access to the wooded and open parts of the site, ensuring that college, locals and wider community get to use and enjoy the benefits of the Oaklands college landscape.



16. Whole Site Proposed

16.1. Proposed Site



Key

- Site Ownership boundary
- College Campus
- Residential
Please refer to chapter 3

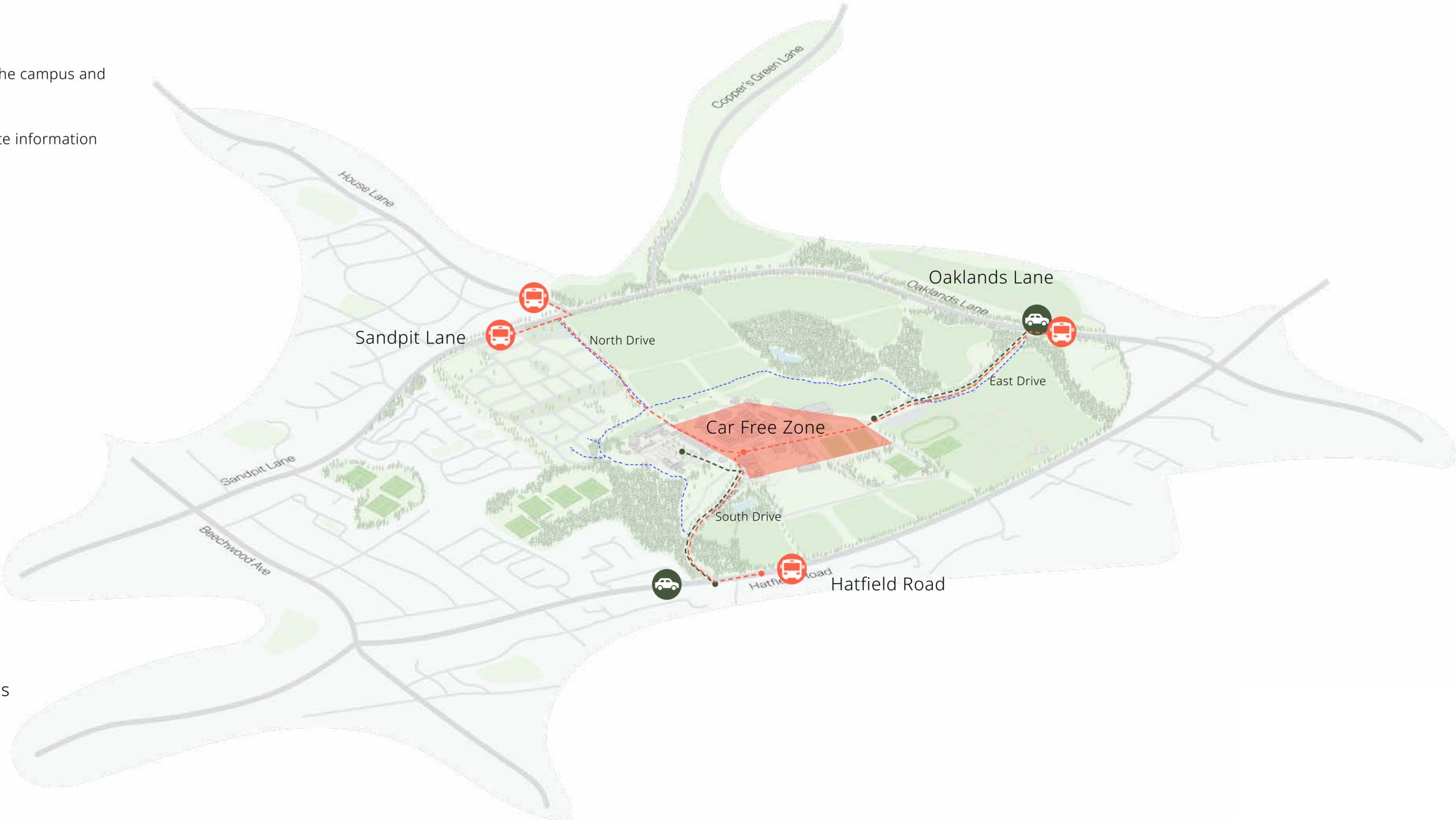
WIDER SITE CONTEXT DIAGRAM >

16.2.College Movement

The proposals include improvements to the campus and wider site

Please refer to chapter 1 for the whole site information

- Existing Pedestrian Links
- Proposed Vehicular Access
- Proposed Active Travel Routes

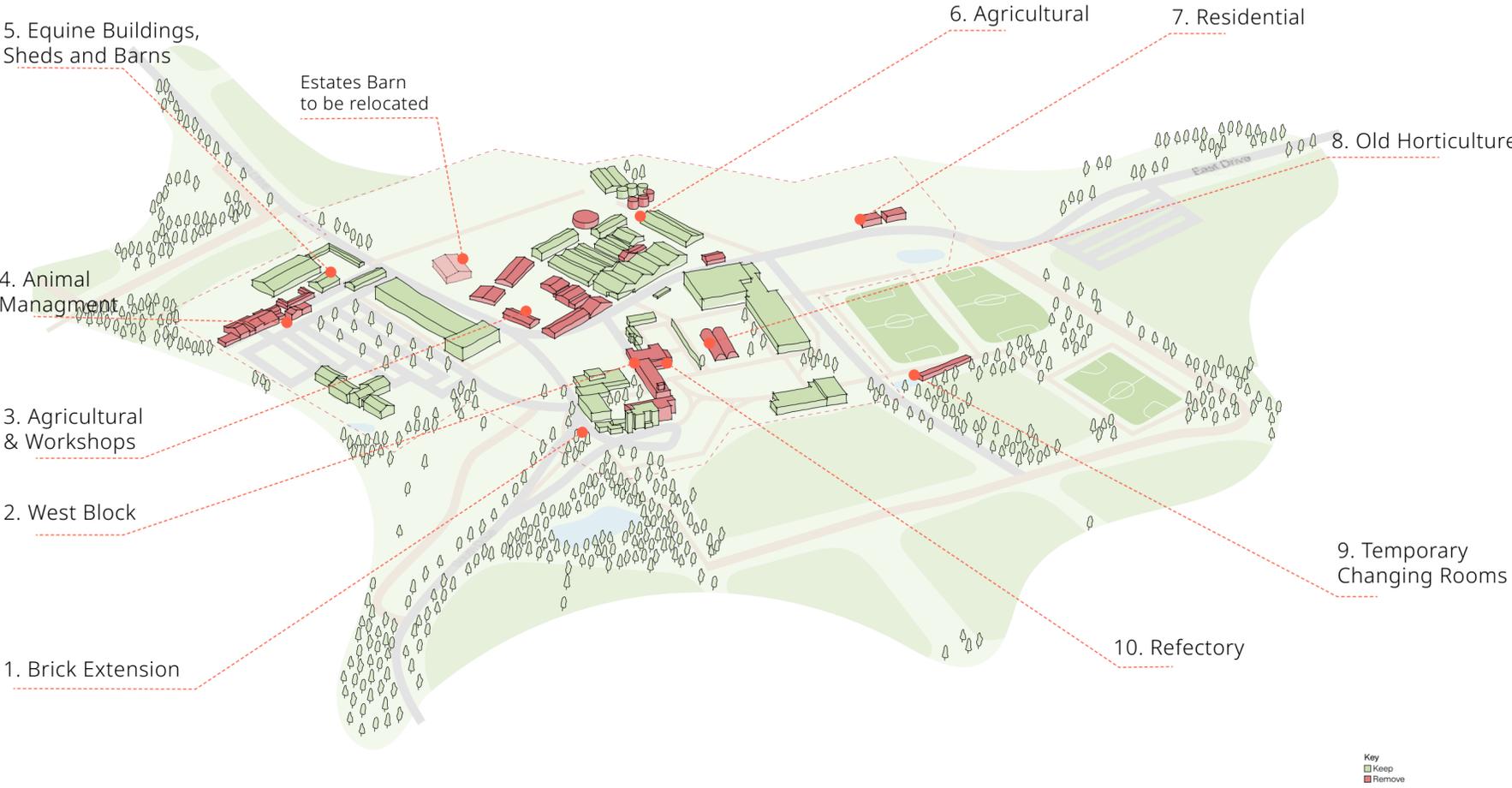


16.3. Whole Masterplan View



17. Campus Site Proposed

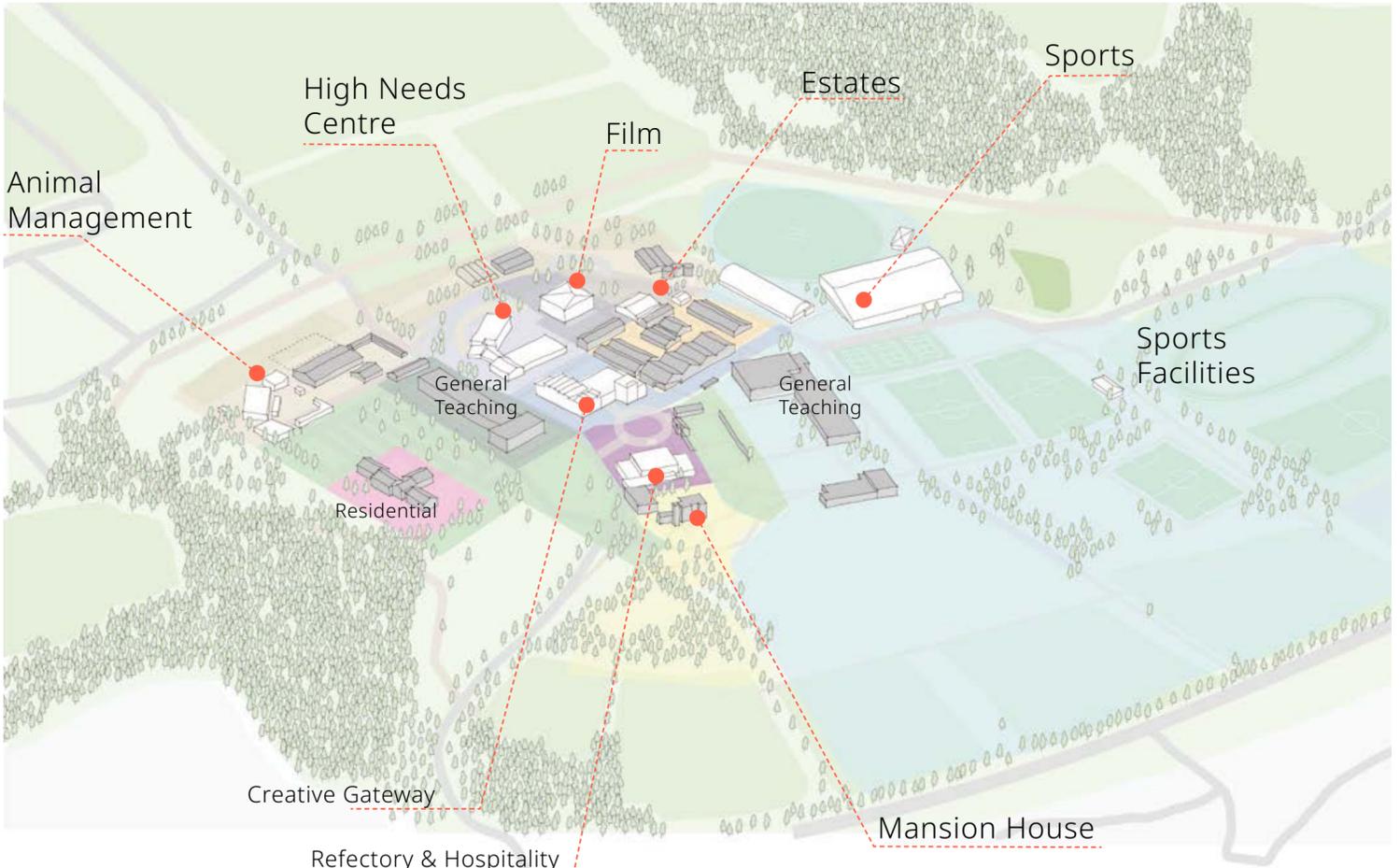
17.1. Proposed Demolition



Key
■ Keep
■ Remove



17.2. Proposed Zones & Campus Plan



17.3. Campus Activation & Sense of Place

A key theme of the masterplan is the activation of the campus

The proposals build on the historic character of the college to create a coherent place for teaching, learning and community.

The new buildings will celebrate college life. For example the dance studio facing college square will display the students in motion, this can also open out onto the square for outdoor teaching. The construction courtyards will have brick laying and carpentry training.

The landscape will include a range of external learning environments, for example a new sensory garden for the students to grow food, to relax in and for external lessons.

College Square and the Sports Plaza are new defined external spaces that are designed for regular college life as well as events and special occasions, for example end of year exhibitions and performances.

The campus landscape is based around a series of character spaces for leisure time, for learning, for sport and for events.

