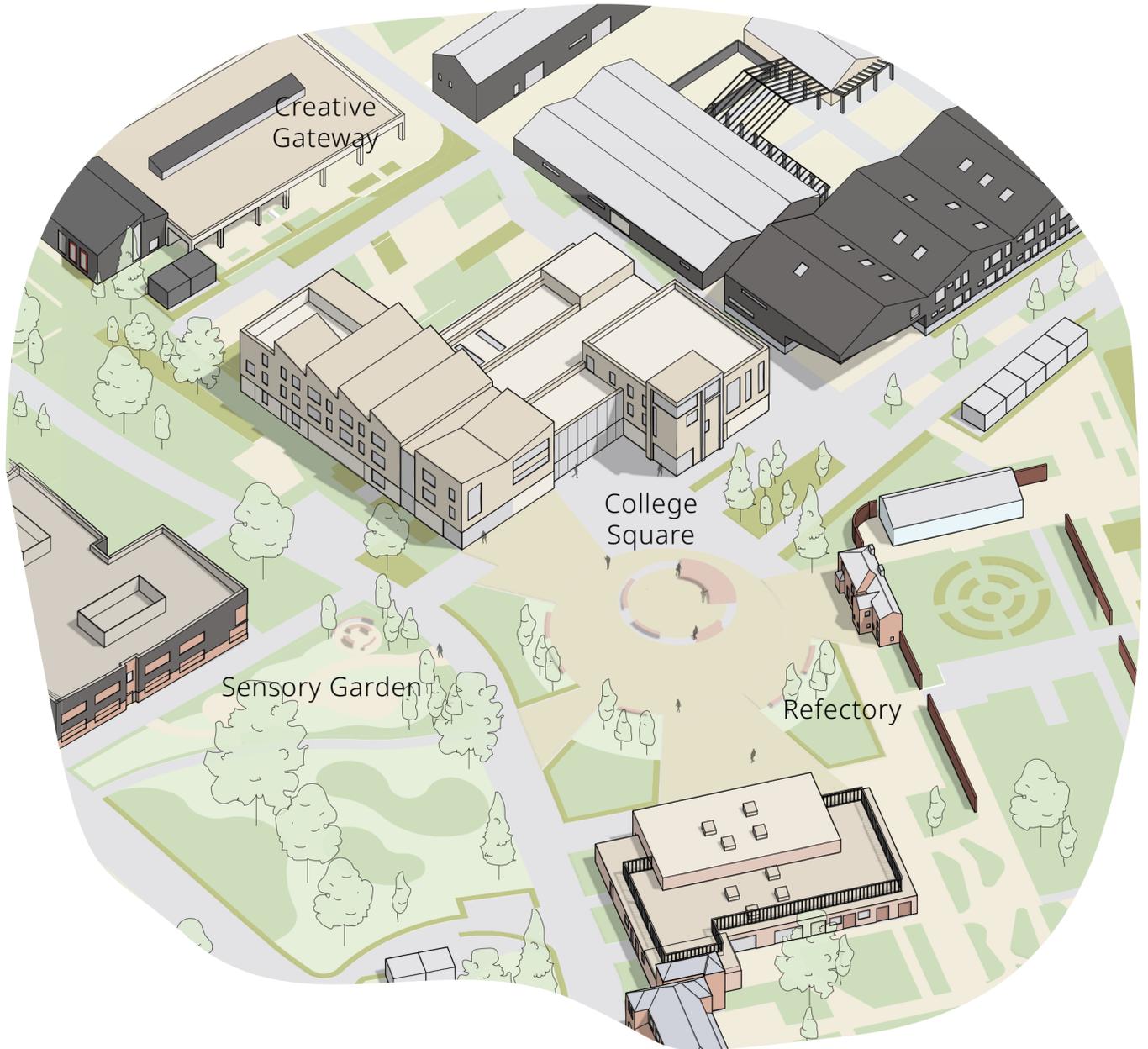
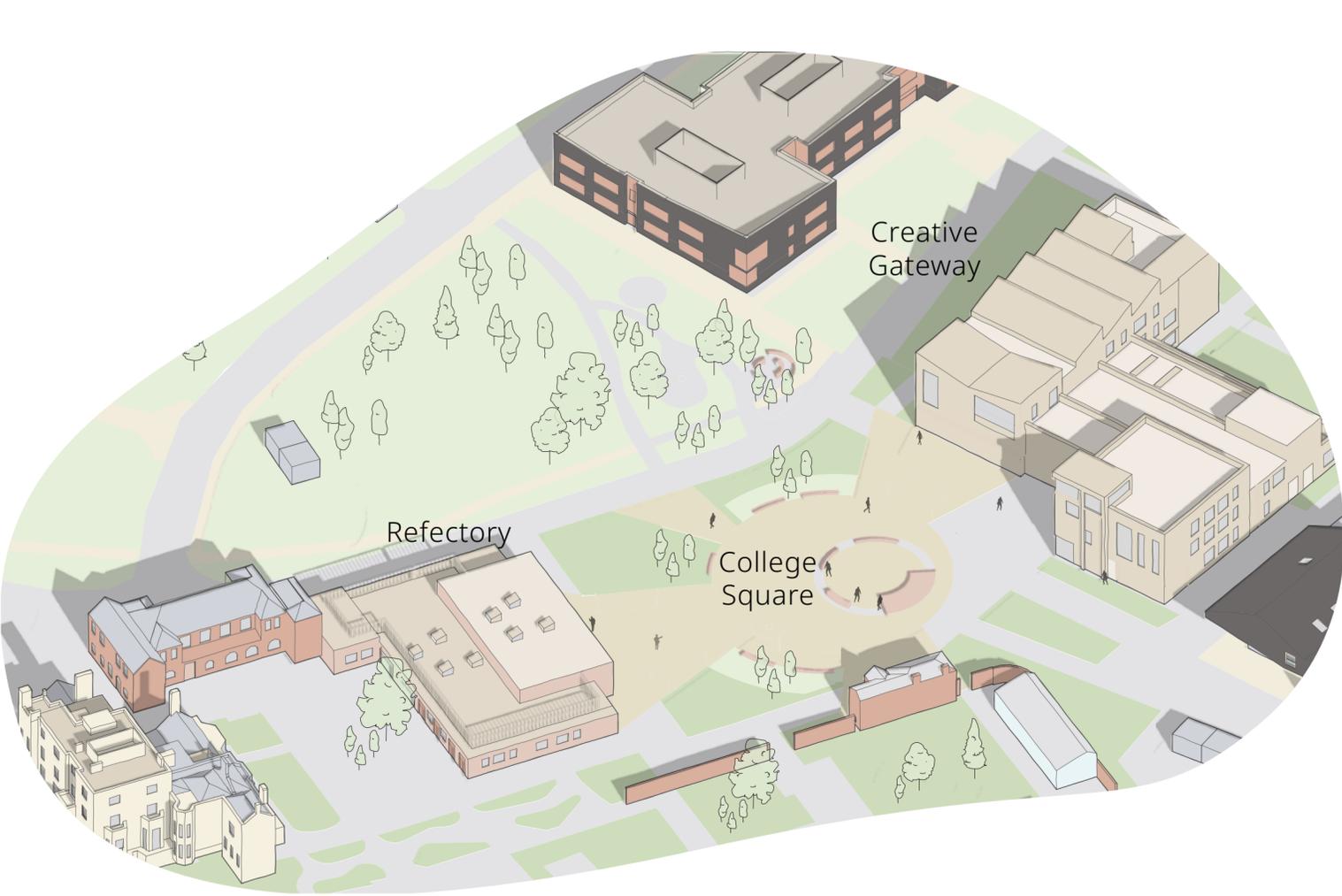


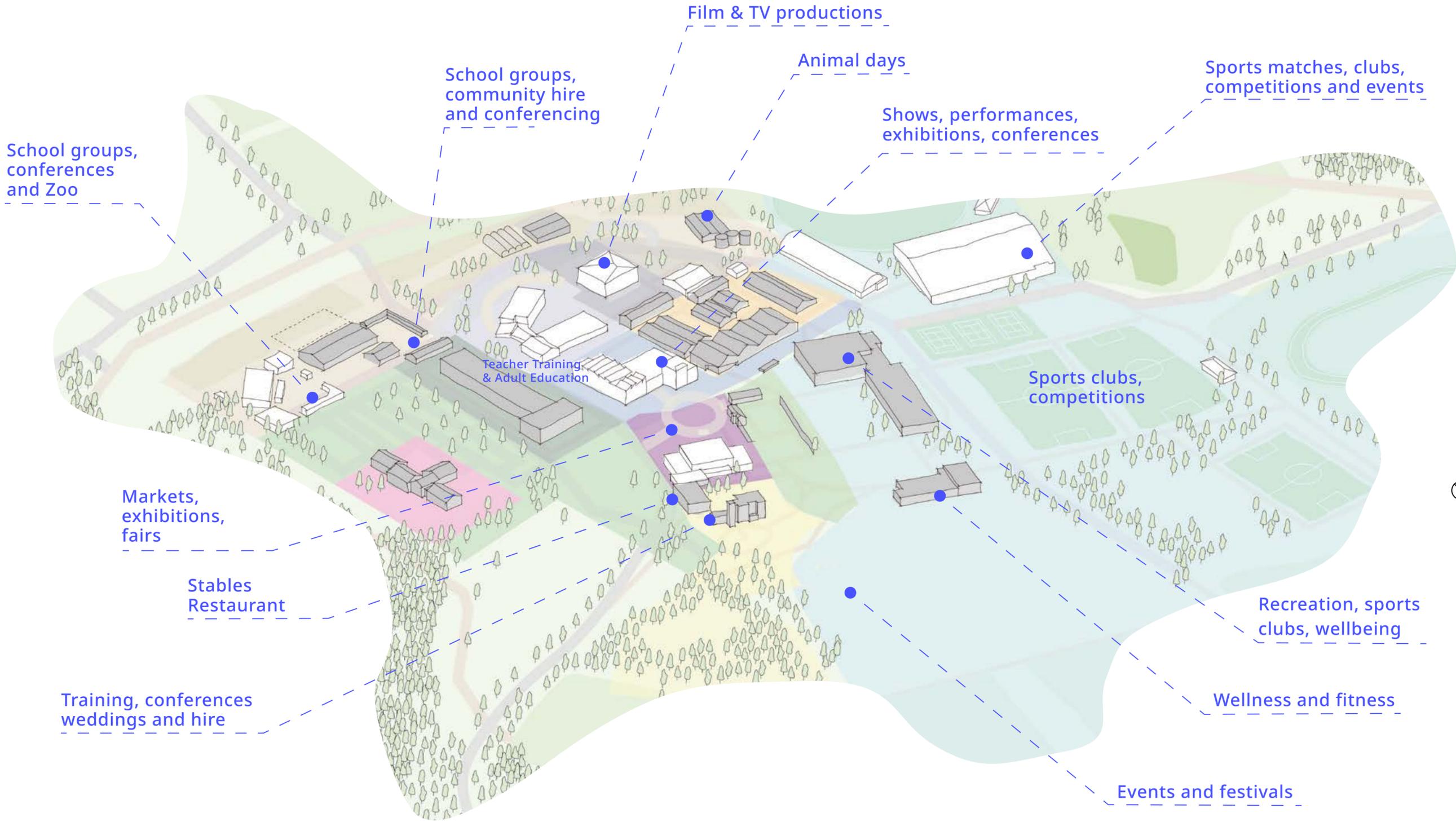
17.4. College Square



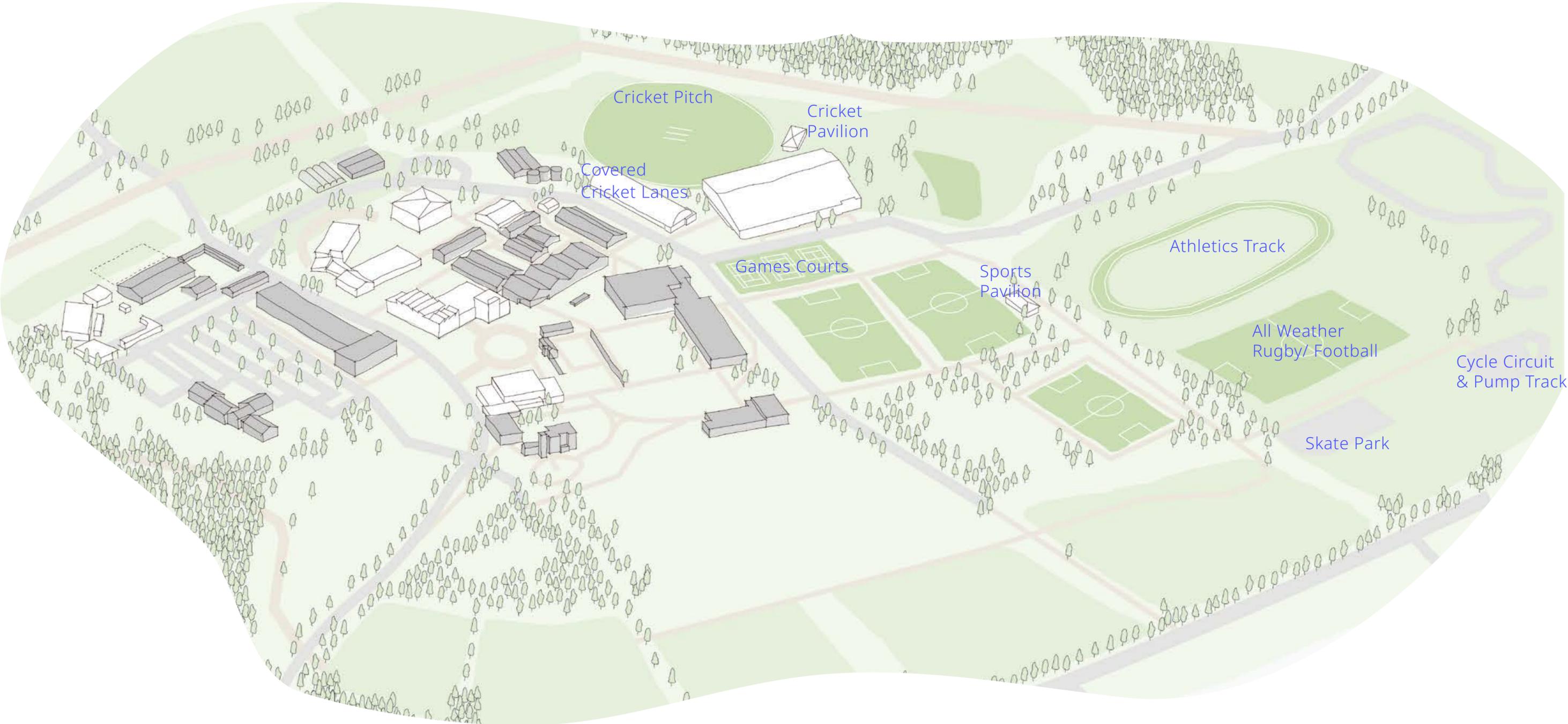
17.5. Community Access

The whole college is a community asset and the various parts are used throughout the year.

The diagram shows examples of some of the ways the parts of the rejuvenated campus will be used, alongside the more regular adult education and apprentice courses.



17.6. Wider Sports Interventions



17.7. Detailed and Outline Elements

The campus proposals include both detailed and outline elements, for buildings, landscaping, sports facilities and servicing

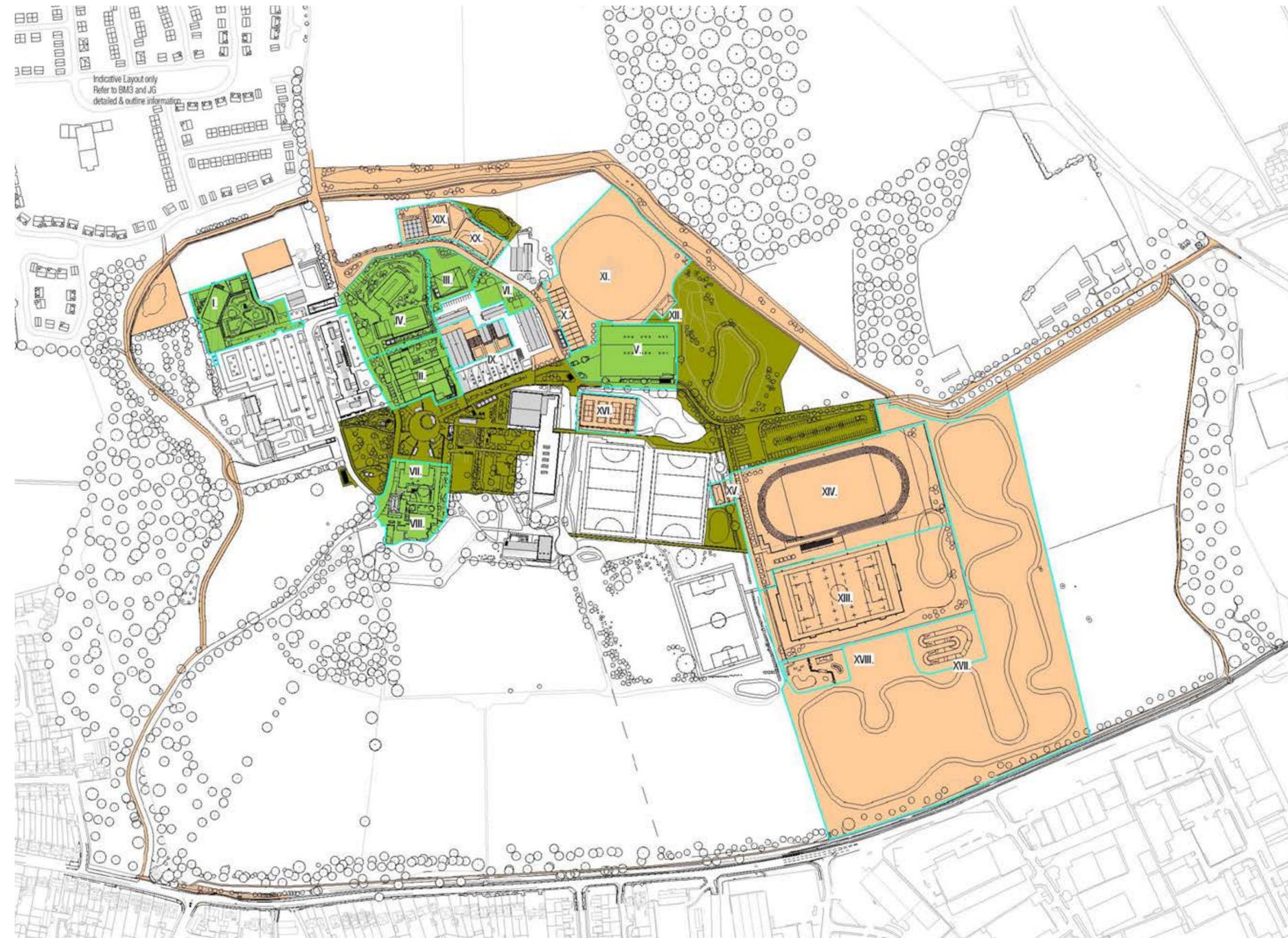
The outlined elements are detailed on the parameter plans and located on drawing 20103

Detailed Planning Elements

- I. Animal Management
- II. Creative Gateway
- III. Film Studio
- IV. High Needs
- V. Sports Hall
- VI. Estates and Delivery Shed
- VII. Refectory
- VIII. Mansion House

Outline Planning Elements

- IX. Construction Zone
- X. Covered Cricket Lanes
- XI. Cricket Pitch
- XII. Cricket Pavilion
- XIII. All Weather multi use pitch
- XIV. Athletics Track
- XV. Hockey/ Sports Pavilion
- XVI. Games Courts
- XVII. Cycle track and pump track
- XVIII. Skate Park
- XIX. Energy Centre
- XX. Refuse and Recycling

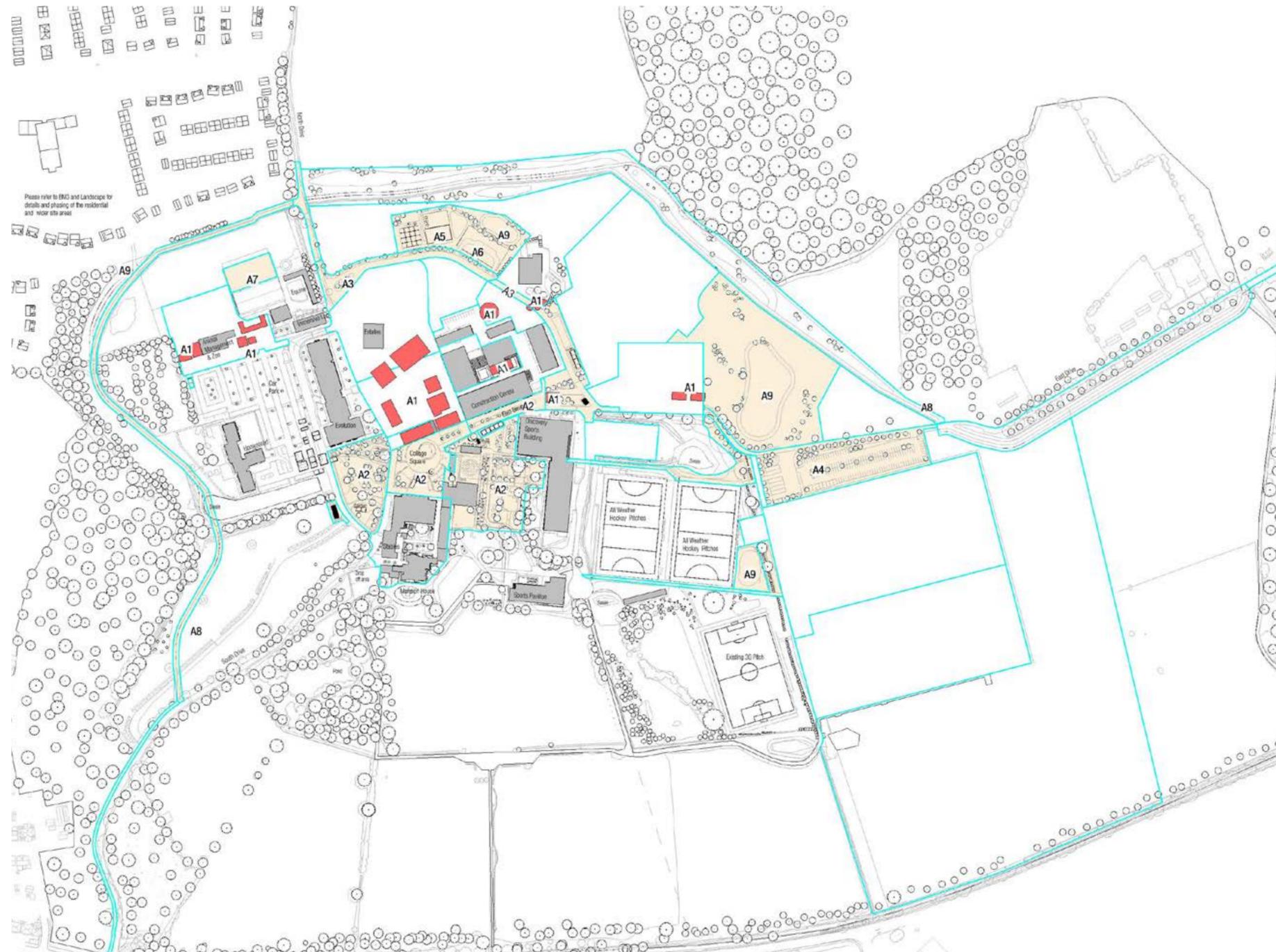


VSC Masterplan Details & Outline Planning

- Detail Planning**
 - I. Animal Management
 - II. Creative Gateway
 - III. Film Studio
 - IV. High Needs
 - V. Sports Hall
 - VI. Estates and Delivery Shed
 - VII. Refectory
 - VIII. Mansion House
- Detail Landscape**
Refer to Oube landscape information
- Outline Planning**
 - IX. Construction Zone
 - X. Covered Cricket Lanes
 - XI. Cricket Pitch
 - XII. Cricket Pavilion
 - XIII. All Weather multi use pitch
 - XIV. Athletics Track
 - XV. Hockey/ Sports Pavilion
 - XVI. Games Courts
 - XVII. Cycle track and pump track
 - XVIII. Skate Park
 - XIX. Energy Centre
 - XX. Refuse and Recycling
- Phasing Development Zones**

18. Phasing

18.1. Phasing Strategy A



The design team working with the college has developed a phasing strategy that will run in parallel with the residential development to deliver the rejuvenated college campus in the shortest time possible. Starting with the key elements of infrastructure and landscaping, the construction and refurbishment phases will focus on the key teaching areas and the replacement of poor condition facilities.

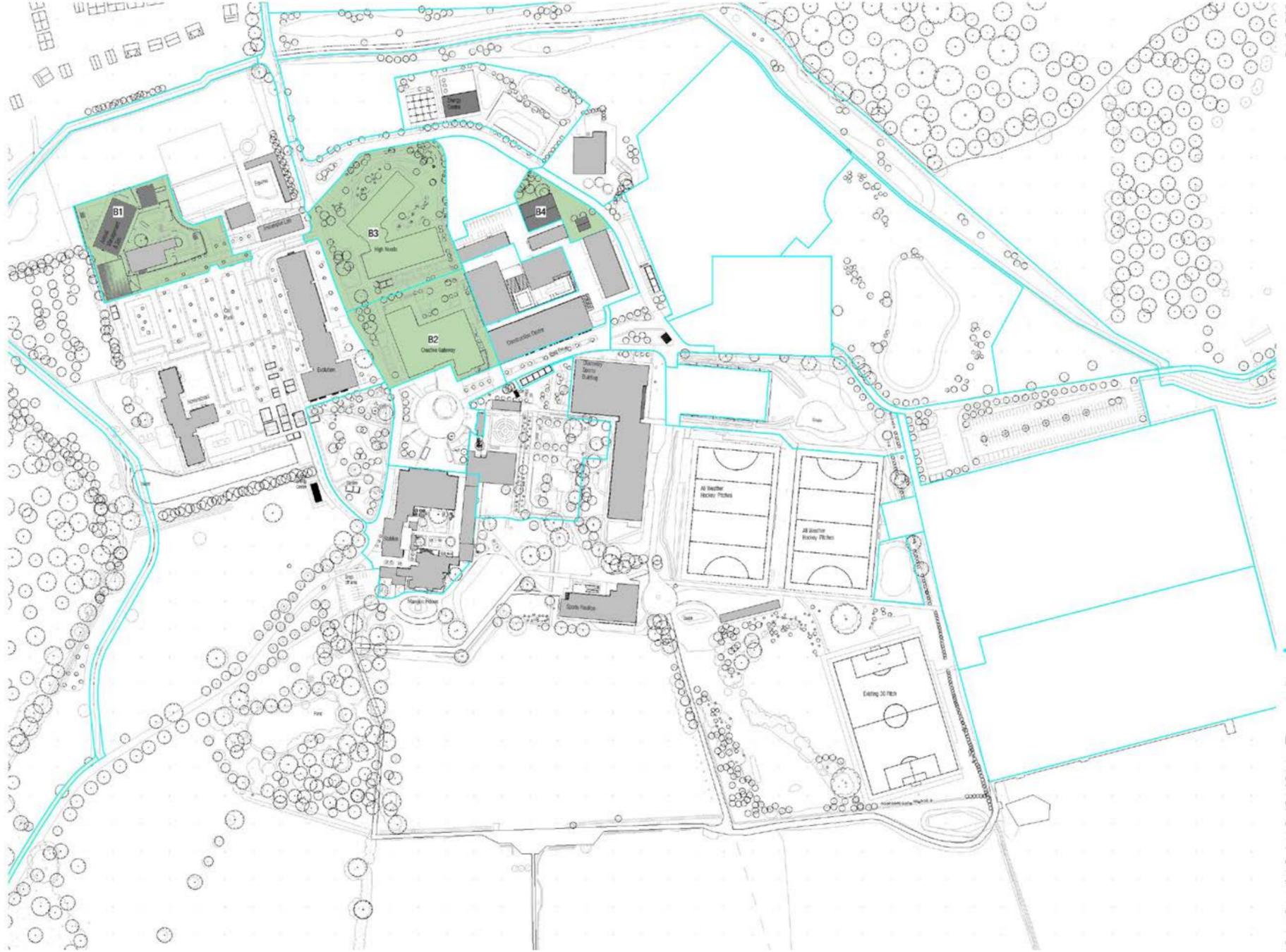
The detail of each phase will be further enhanced at the next design stage, to ensure a safe method of working within an active site for students and the community, to minimise disruption to the working college and the local residents.

The phasing numbers refer to indicative delivery sequence only. The development may come forward in a different order, subject to agreement with the local planning authority

Phase A – Enabling works

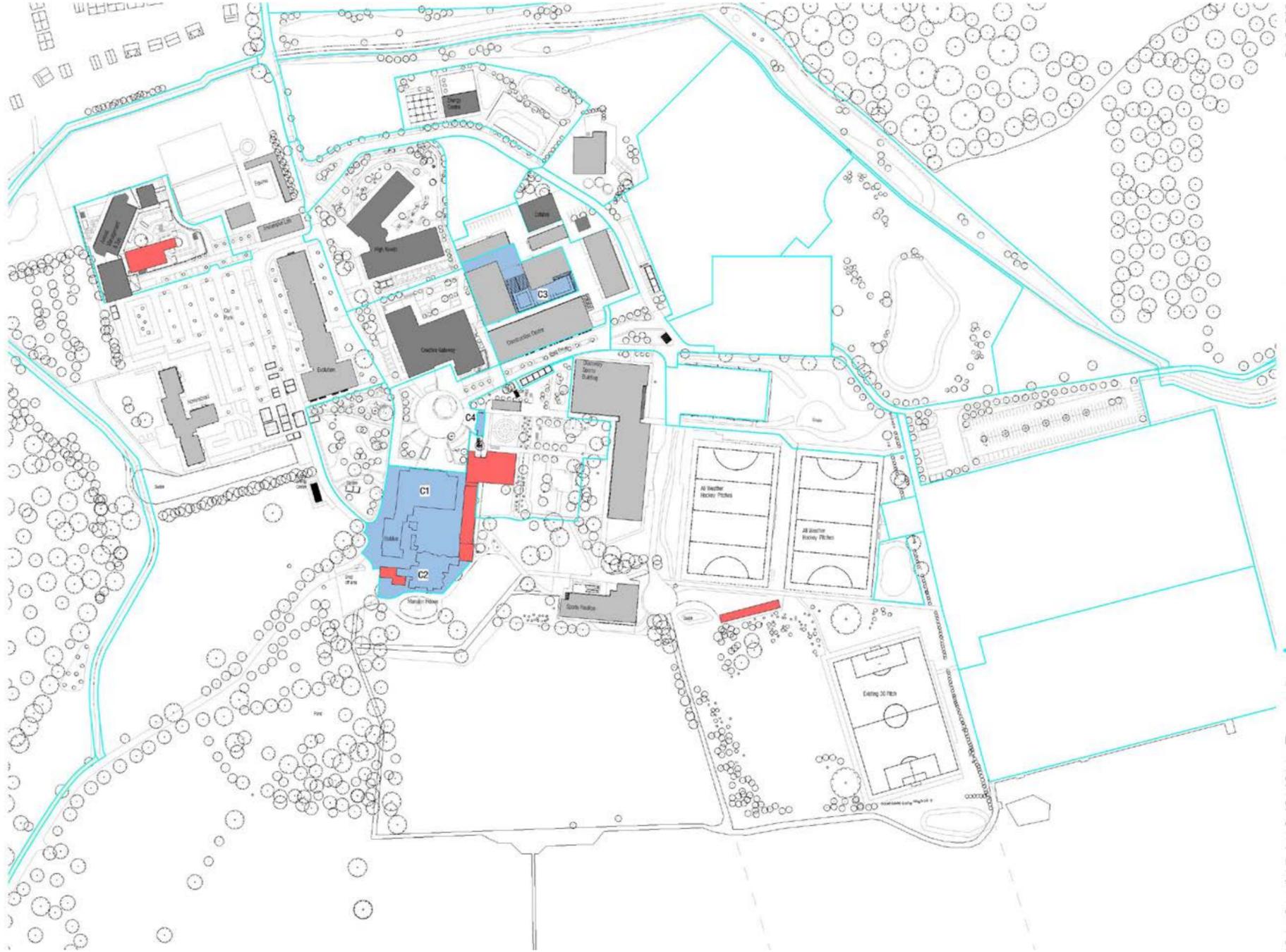
- A1. Demolition
- A2. Landscaping and College Square
- A3. Loop Road
- A4. Car Park
- A5. Energy centre & site servicing
- A6. Refuse and Recycling centre
- A7. Equine exercise corral
- A8. Active travel routes
- A9. Drainage and attenuation ponds
- A10. Site wide lighting

18.2. Phasing Strategy B



- Phase B – Construction phases**
- B1. Animal Management
 - B2. Creative Gateway
 - B3. High Needs Centre
 - B4. Estates and Delivery Shed

18.3. Phasing Strategy C



Phase C – Remodelling phases

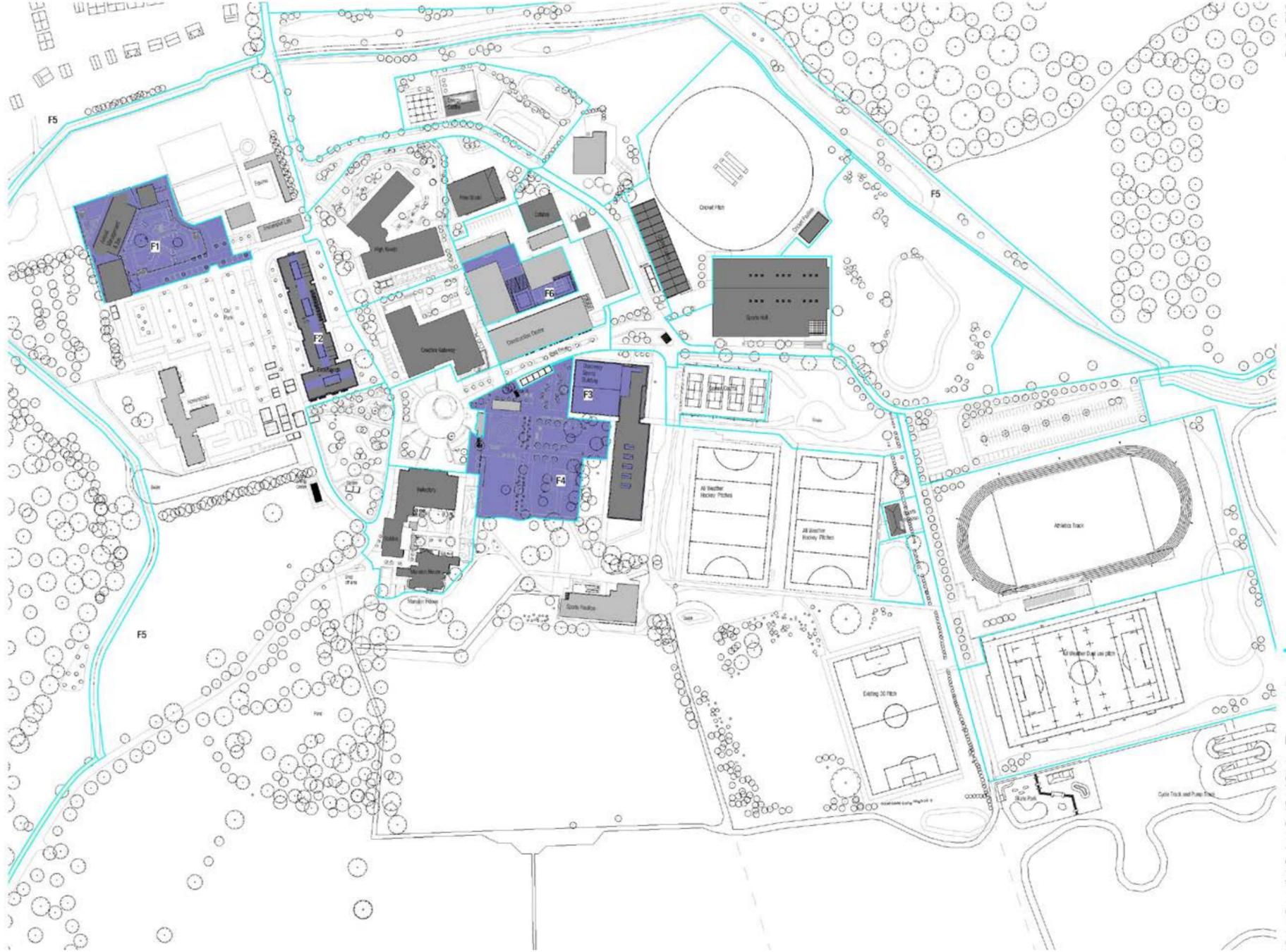
- C1. Refectory
- C2. Mansion House
- C3. Construction Zone
- C4. House 19
- C5. Remaining Demolition

18.4. Phasing Strategy D



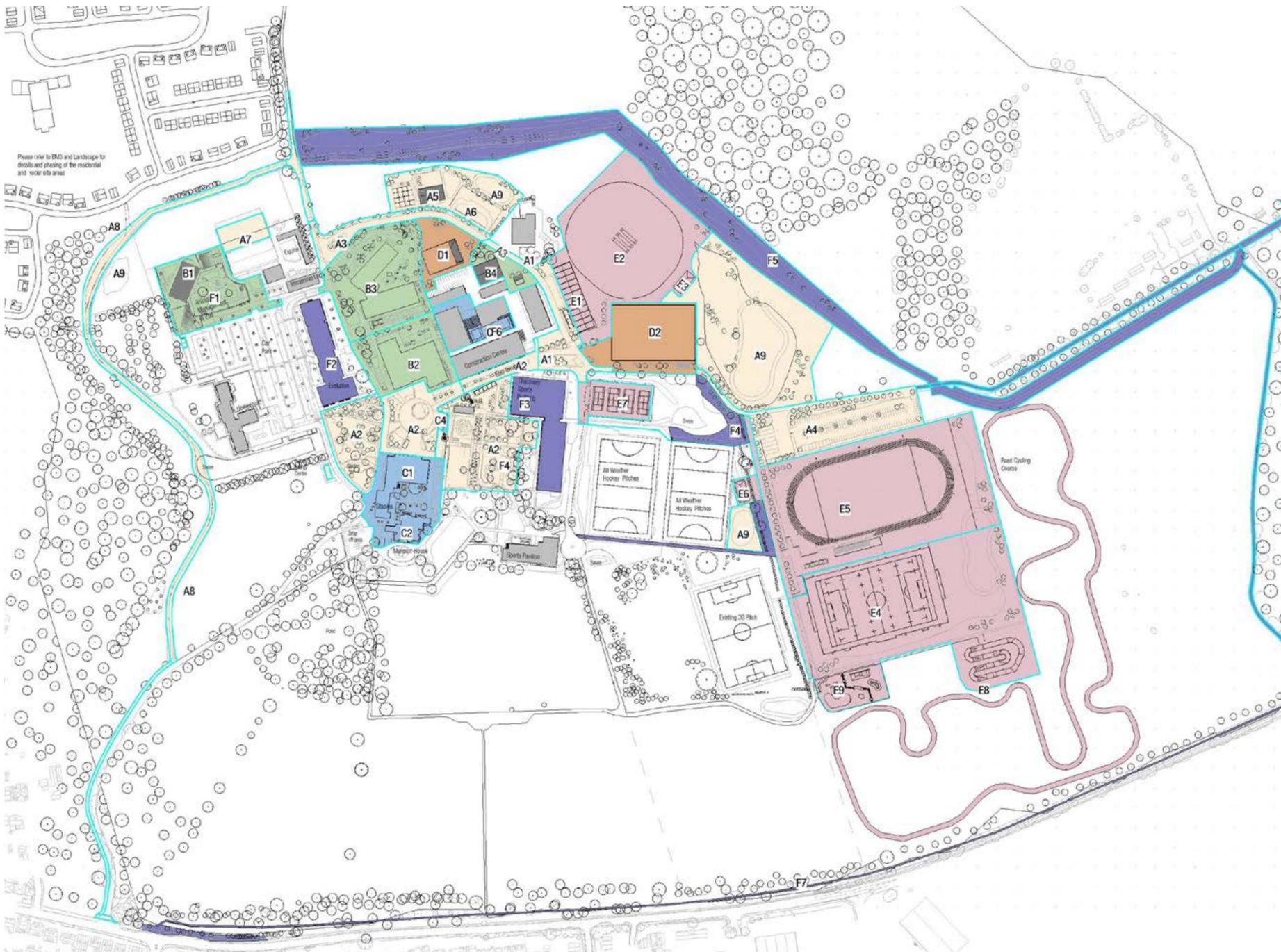
Phase D - Construction Phases 2
D1. Film Studio
D2. Sports Hall

18.6. Phasing Strategy F



- Phase F - Completion**
- E1. Animal Management Demo and Enclosures
 - E2. Light refurbish to Evolution
 - E3. Light refurbish to Discovery
 - E4. Landscape and Refectory
 - E5. Active travel routes
 - E6. Construction courtyards

18.7. Phasing Strategy



Phases - Complete

19.1. Initial Design Development

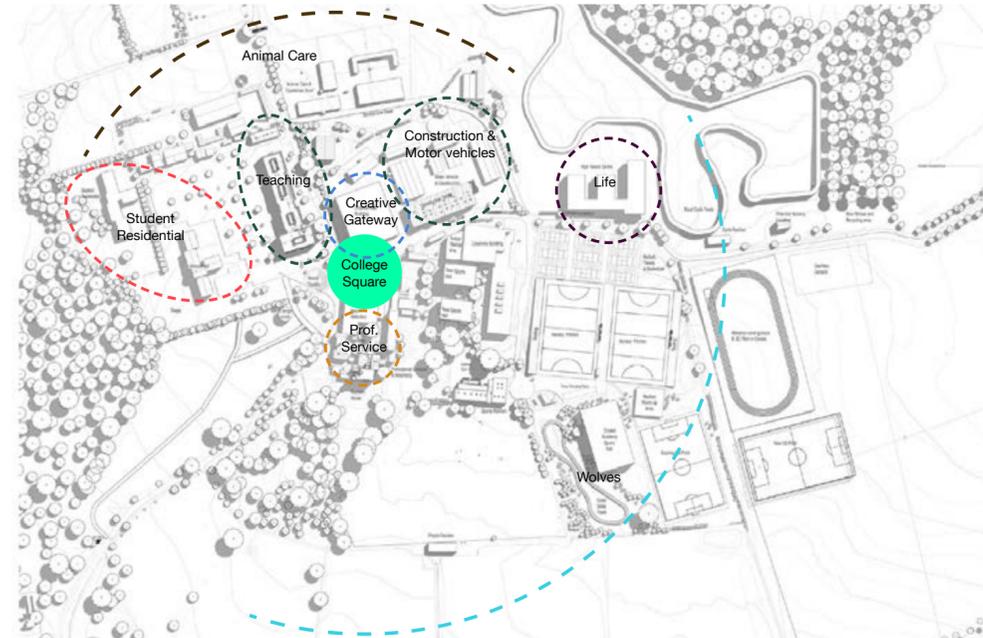
The Oaklands College Masterplan and the design for each element and building within the masterplan was developed through an extensive period of client consultant with during 2024 and 2025.

The College's curriculum staff and senior leadership teams engaged in detailed analysis of the existing teaching environments to identify where improvements and addition space is required to deliver the courses. The college's aspirations for excellence, supported by improved teaching environments, these included building visits to exemplar education buildings and use of references from a wide range of exemplary education projects.

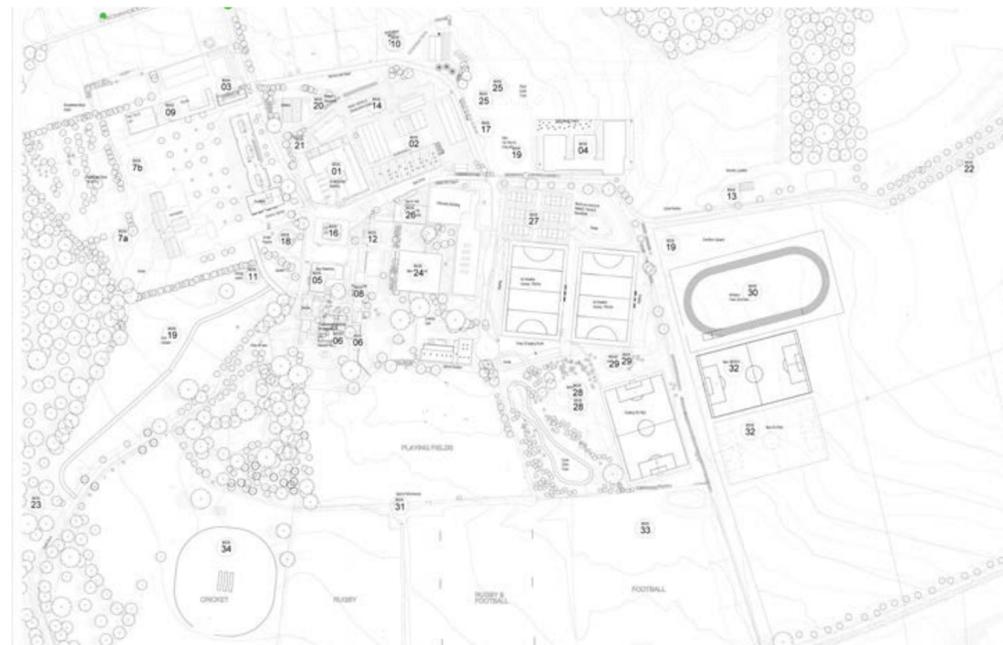
The design development was presented through evolving presentations, to help capture the design teams understanding of the college needs, presentation of option and to track the decision making process

In parallel with the design process the college undertook a review of every aspect of their curriculum to identify where the needs were greatest, where industry and local organisations identified skills gaps in order to define the College's brief.

The team developed building proposals to respond to the specific of the location and the needs of each area.



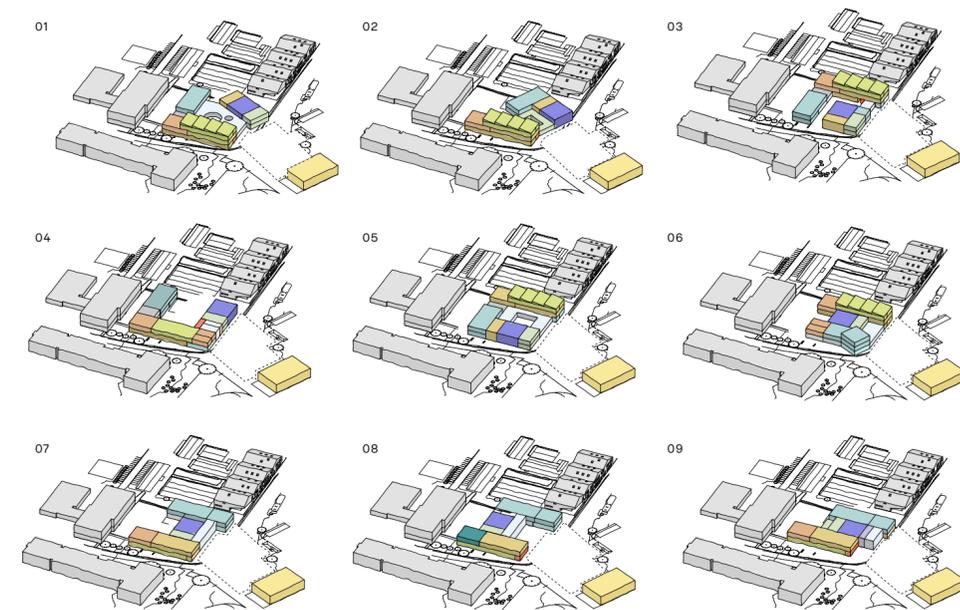
MASTERPLAN ZONING DEVELOPMENT



MASTERPLAN DEVELOPMENT OPTIONS



REVIEW OF COLLEGE CURRICULUM NEEDS



CREATIVE GATEWAY DEVELOPMENT OPTIONS

19.2.Design Approach

The Oaklands College masterplan proposals have resulted in a series of new and remodelled buildings that will transform the campus into a modern teaching and learning campus, to accommodate the social and educational needs of the students now and into the future.

The design strategies developed are varied in order to respond to the curriculum needs and to develop a cohesive college campus across the wide ranging courses offered at the St Albans campus. The designs ensure capacity for community use of the campus for clubs, events, visits and learning.

DLA have developed a response to the location and existing grain that broadly divides into two main types of architecture

Contemporary contextual language, that respects the more robust agricultural heritage that is on the site in the form of black clad buildings, sheds and barns. The recent development of the Construction Centre builds on this architectural language with subtle enhancements through feature colours, areas of glazing and special interest.

A civic architectural language that looks to the Mansion house for reference, for the new Creative Gateway building which will become the new centre point of the campus and the main entrance for visitors. The material response references the sand stone and brick of the mansion while elevating the calm architectural language to deliver a building of stature and significance, both marking the heart of the rejuvenated campus and signifying the high aspirations of the college student, staff and community body.

The new High Needs Centre sits between these two



Civic architecture Creative Gateway



Civic blend remodelled Refectory



Contemporary Contextual Animal Management.



Contemporary Contextual for the Sports Hall



Civic/ Soft High Needs



Contemporary Contextual Sports Pavilions

19.3. Structural Approach

Each building has been designed in response to its specific functional needs, site constraints, and the client's sustainability goals. Embodied carbon assessments, conducted using our Carbon Tool, have informed structural choices to reduce environmental impact while ensuring design flexibility and efficiency. Opportunities on smaller plots have enabled us to explore various innovative materials in the design option stage, such as earth bricks, supporting regenerative design principles.

Lightweight materials have also been incorporated to minimise foundation loads, while addressing the acoustic, thermal, and vibration requirements of educational spaces. Piled foundations are proposed due to potential site contamination from historical use.

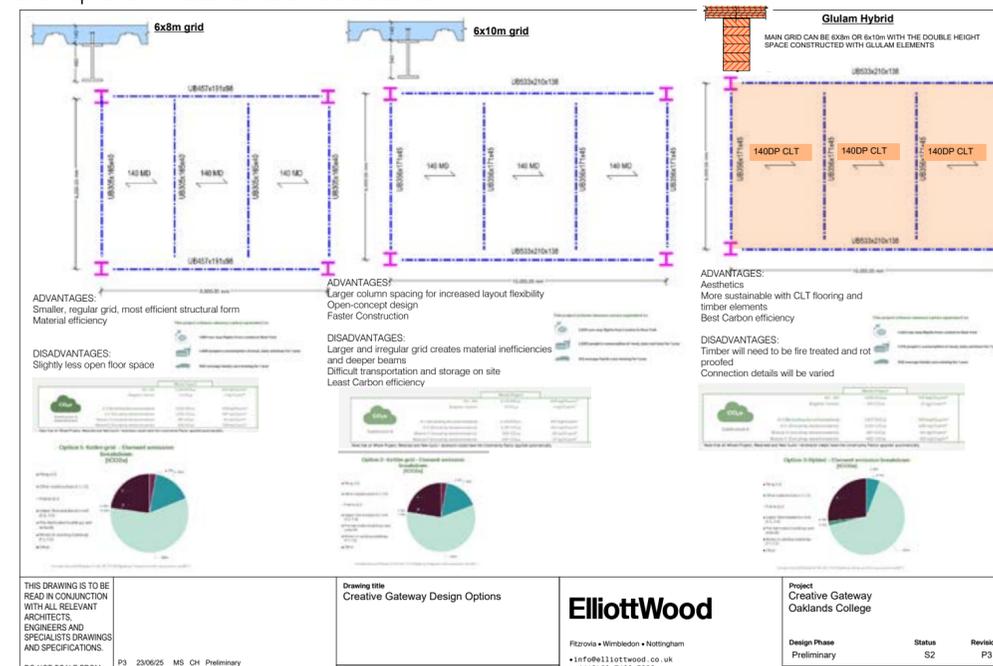
Further site investigations are recommended to confirm ground conditions and explore more efficient alternatives, such as raft or pad foundations, where feasible.



Example of mass timber structure



Example of steel frame with CLT deck



Creative Gateway options



Example of Steel frame

20. Proposed Buildings

20.2. Animal Management

The proposed buildings are in three parts, responding to the brief and requirements of the zoo licence

The building sits in the North west corner of the site and borders the orchard to the west and the animal grazing fields to the north and links to equine to the east. The position is to the corner of the evolution car park and in proximity to the Homestead student residential building.

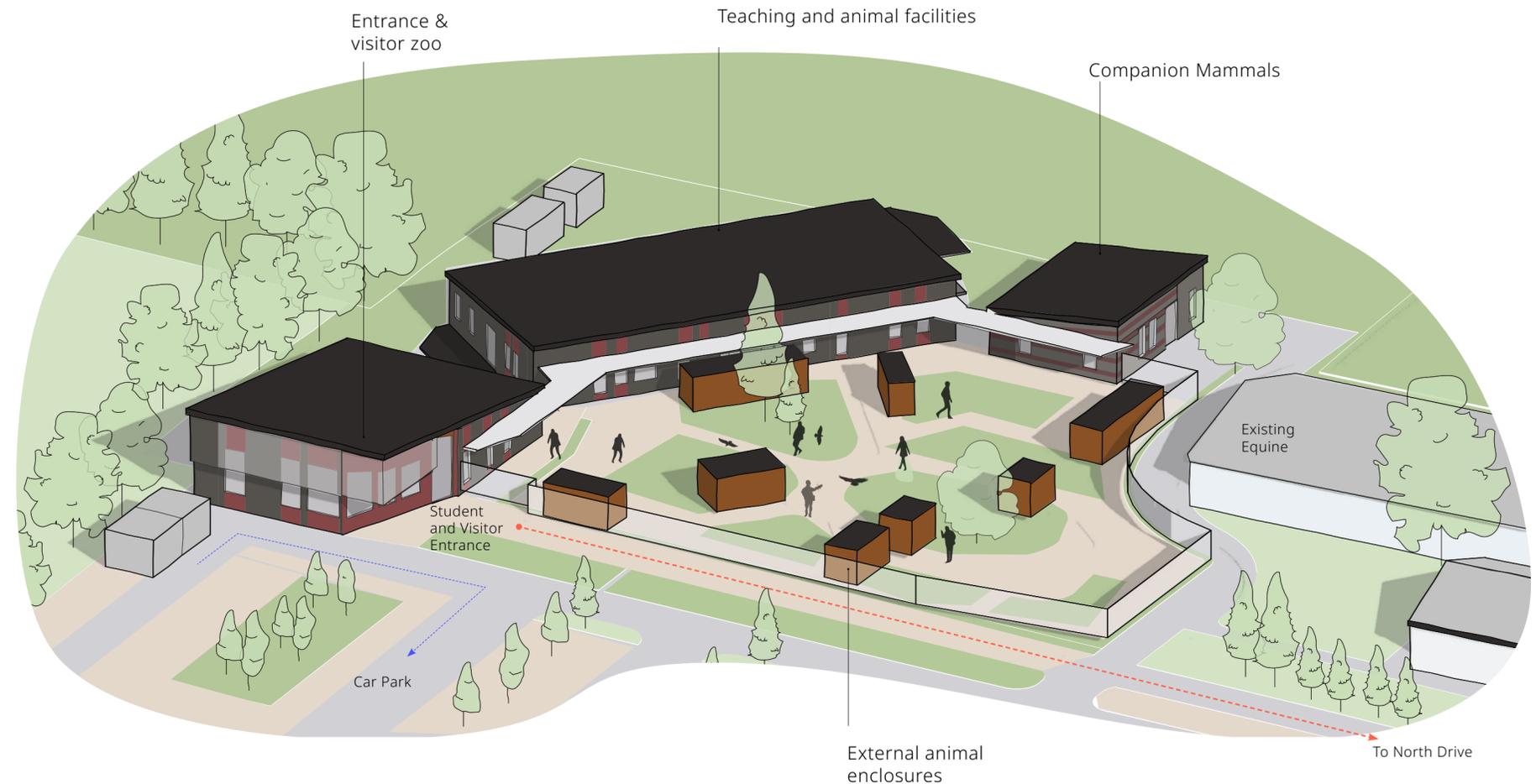
The main entrance is for students, staff and visitors, positioned to align with the east west pedestrian route, linking to north drive., there is a secondary college entrance to block B, adjacent to equine. A canopy shelters an external route around the zoo edge. The rear area is a service area where food can be grown for the animals.

The new buildings are grouped in an arc around the new landscaped zoo with the external animal enclosures and cages, this allows easy flow from each building to the areas where students work outside, and allows for visitors to enjoy the landscaped zoo with views into the animal rooms.

The buildings are simple single storey construction with pitched roofs and brick cladding. The architectural language is based on the contemporary contextual palette with a dark brick and roof wrapping each block. The public side to each building has feature colours reflecting the character of the zoo life and its animals. The proposal is for a coloured stripe inspired by insects or reptiles similar to those found in the zoo.

The entrance block as a steeper pitched roof lifting up to announce both the main entrance and the biome, the biome will have climatically controlled environment for exotic plants and animals , as an important learning tool for students and an exiting addition to the college , with large windows where the coloured birds and plants can be seen. A mesh screen helps moderate the southern aspect while creating the frame for clear signage. A coloured framed marks the main entrance to help orientate visitors new to the st Albans campus.

The external enclosures will offer interest and excitement with views into the new avery and enclosures such as the lemurs or meerkats.



Diagrammatic view of new buildings and landscape

20.3. Animal Management

The Animal Management is a popular course with projections to expand in the coming years. The facility combines a teaching and learning environment with a community resource. The classrooms for students to learn the theory and practice of tending to range of animals, with a publicly accessible resource for visitors such as school and youth groups and is open public visitors at weekends and holidays.

The teaching is in Animal rooms which include habitat environments for the animals and in theory rooms, with ancillary support spaces.

The existing facilities are formed by joining several old agricultural structures and is in such a poor condition that refurbishment is not viable.

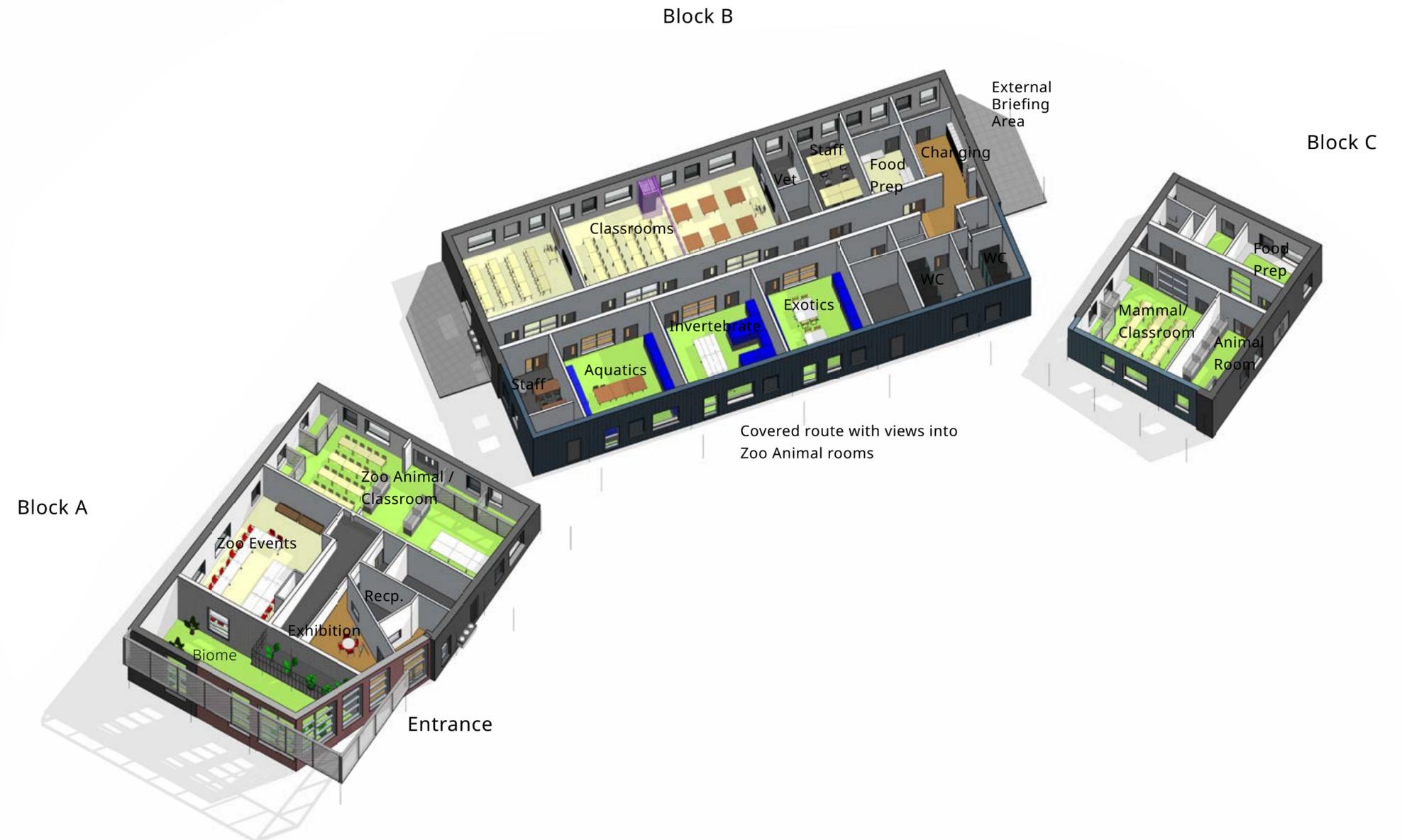
The proposals are to provide modern environment for students, staff, visitors and for the animals.

Block A. Front-facing building for students, staff, and visitors. It includes a reception, exhibition area showcasing courses and animals, a multipurpose event space, and a large teaching classroom. A climatically controlled Biome will provide a new teaching environment and showcase the work of the department. a large animal room will be a key teaching space and can also be opened as part of the visitor experience. A small exhibition area opens into the zoo events room with a large fishtank.

Block B. Is the main teaching facility, planned simply with a central corridor with large internal windows to view the with classrooms on one side and the animal teaching rooms on the other. The ancillary spaces, include a vet room, changing areas for PPE.

Block C. Dedicated classrooms and animal rooms for small mammals, ensuring appropriate separation of species from the zoo

The animal management will form a new base for student working across the college campus tending to grazing animals in the fields, such as the alpaca and a new exciting zoo environment for animals such as a red panda.



Axonometric view of building layout

20.4. Animal Management

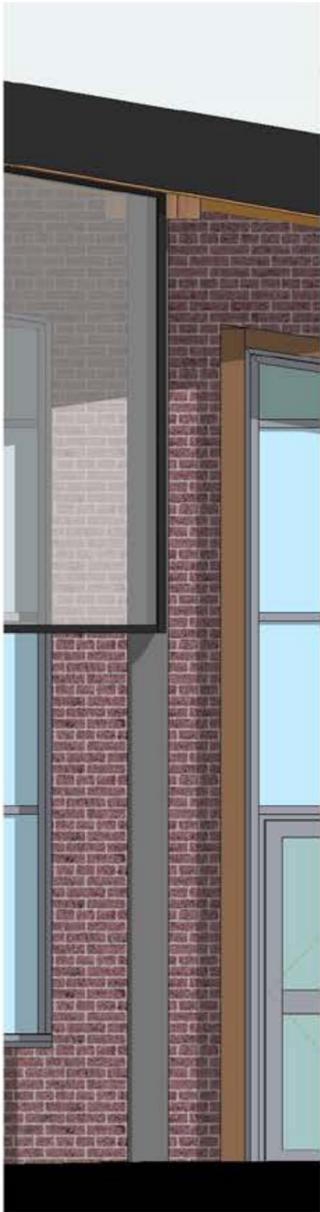


Rendered elevation facing east

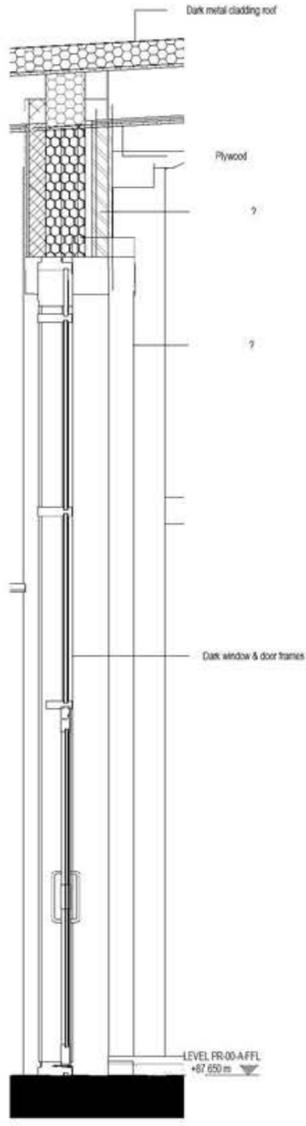


Rendered elevation facing south

20.5. Animal Management



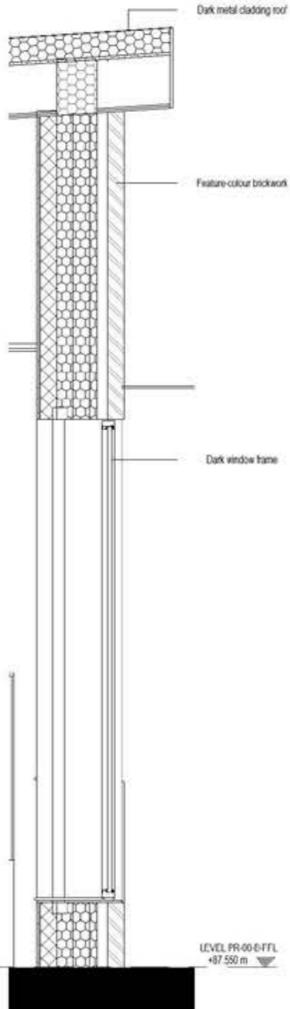
1 - Block A Bay Study
1:20



1 - Block A Bay Section
1:20



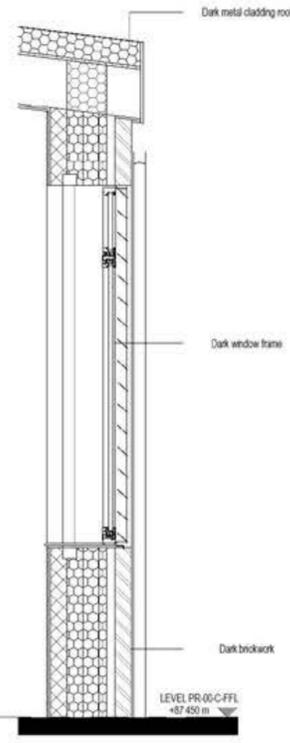
2 Block B Bay Study Elevation
1:20



2 - Block B Bay Study Section
1:20



3 - Block C Bay Elevation
1:20



3 - Block C Bay Section
1:20



Dark Brick and metal roofing
Reference; Construction Centre



Feature Brick
reference Magenta recycled brick

20.6. Creative Gateway

The proposed creative gateway building offers the opportunity for a new active focal point at the heart of the St Albans campus masterplan. Providing a new clear main entrance with a reception to greet visitors, new and current students and staff. The gateway will be the new outward face of the college, helping to encapsulate the high aspirations of the college and the students.

The creative gateway brings together the range of creative teaching and learning into a single dedicated facility.

Study is at the centre of student life and the new DLC (digital learning centre) will provide formal and informal study areas with a range of resources.

The building is designed around a new type of flexible space called the forum, at the centre of the building, this is a study area on a day to day basis adjacent to the drama studio. When the studio is opened up the forum can be an exhibition, fair or performance space, with movable furniture the forum can be shaped and adapted for the college to use in many ways. This links directly to new college square which new landscape also offers the opportunity for many activities, social and informal performance as well as community farmers markets, gigs or college award presentations.

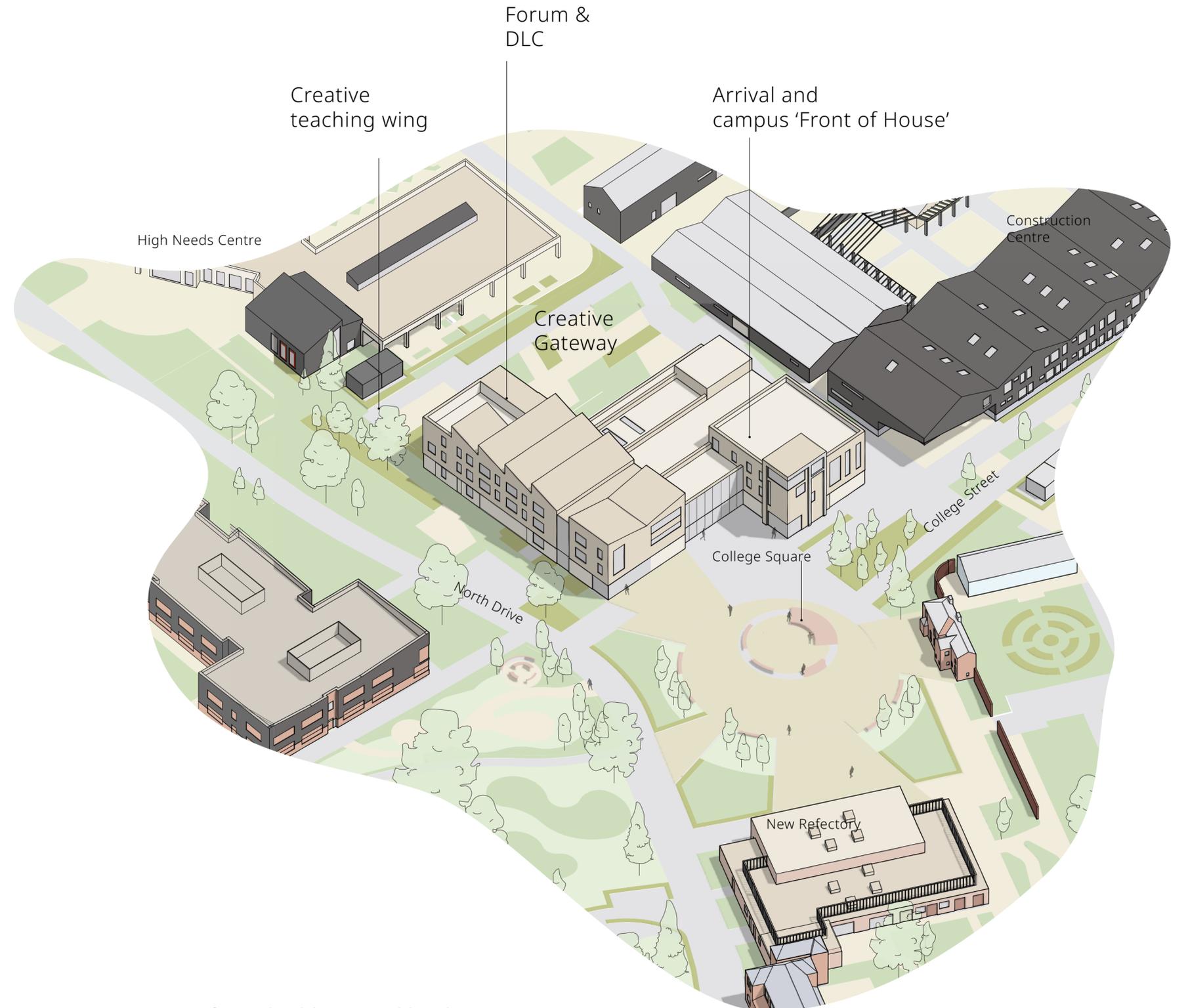
The gateway flanks the new college square to the north while the reconfigured refectory flanks the southern side with a shared architectural facade.

The architectural language responds to the Mansion house with a contemporary civic character expressed through materials, massing and the glazed lantern marking the entrance and college centre..

A layered approach uses a simple palette of stone coloured brick and stone coloured cladding. The north light 'saw tooth' roof offers north light to the paint studio and expresses the creative factory uses of the building.

The TV studio relates to the new film studio through its black cladding, use of mesh to the rear stairs further enforces the links to neighbouring buildings.

The creative gateway flanks north drive and the link to the new high needs, its rear landscape includes work and social spaces.



Diagrammatic view of new buildings and landscape