

20.7.Creative Gateway

The Creative Gateway proposes a hub incorporating a reception café and informal study and meeting areas for students, staff, and visitors.

The reception acts as a resource base for the college with staff support for all, from IT to a range of needs. Positioned adjacent but outside of the main building the café will act as an informal meeting place, acting as both social and working environment.

The new Digital Learning Centre will create formal (quiet) and informal (social) study spaces for all students and staff across the broad curriculum areas, as a new base for non-timetabled learning and visibly placing study at heart of the campus. The DLC is part of the Forum a flexible, study, lecture, performance and exhibition space to show case the range of Oaklands Excellence.

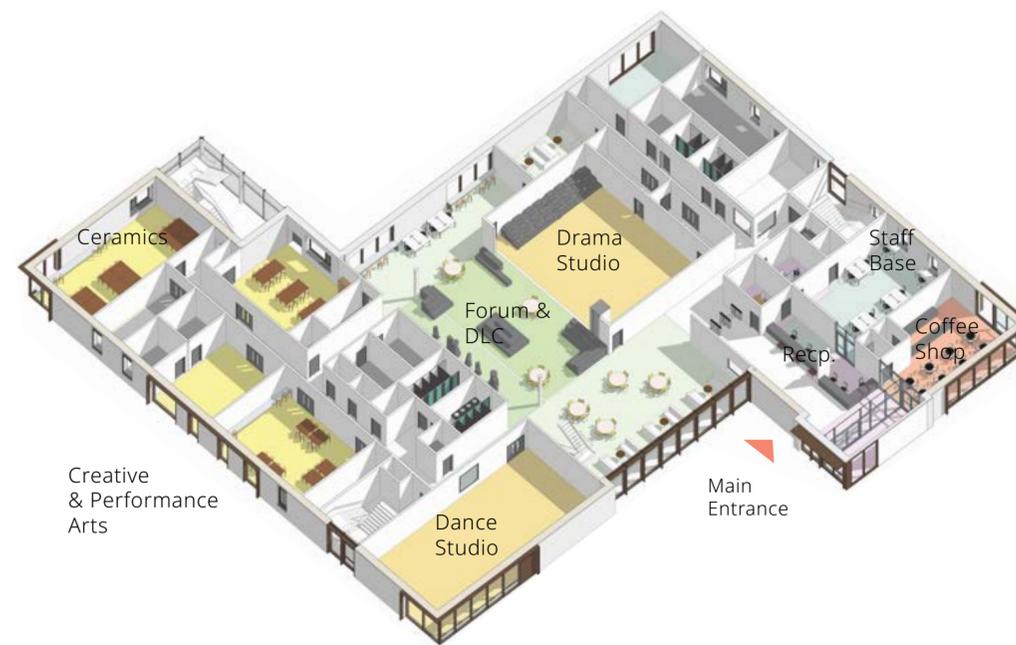
The newly formed creative base will be consolidating all creative subjects in one modern facility to encourage collaboration and resource sharing. The creative elements will bring together the Art based, Performance Based and the Film, TV and Media curriculum areas into a technical teaching environment that enhances the learning and allows for future expansion.

Additionally, the building will house the 'front of house' staff base, relocating administrative staff members to modern flexible workspaces close to the student hub where they can offer support, counselling and general help.

The Creative Gateway building will provide a first floor new consolidated base for the senior staff, alongside formal and informal meeting rooms. The second floor lantern is above a new conference room which can extend into an events space utilising the sculpture terrace.

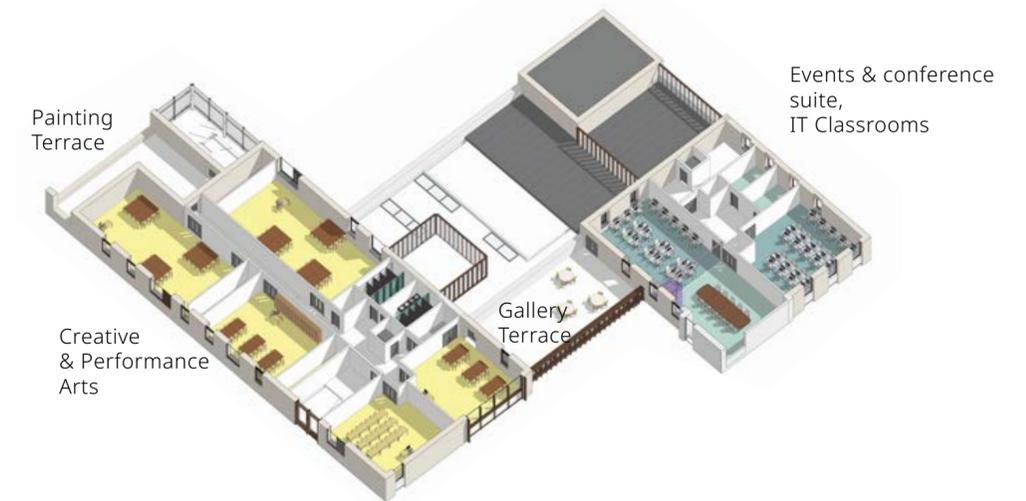
Each of the new elements will link to the local landscape and wider campus, with working terraces for 3d art, dance in college square, quiet study at the rear and social study at the front, a sculpture terrace and the lantern marker.

The building opens onto college square, as the active heart of the rejuvenated campus.

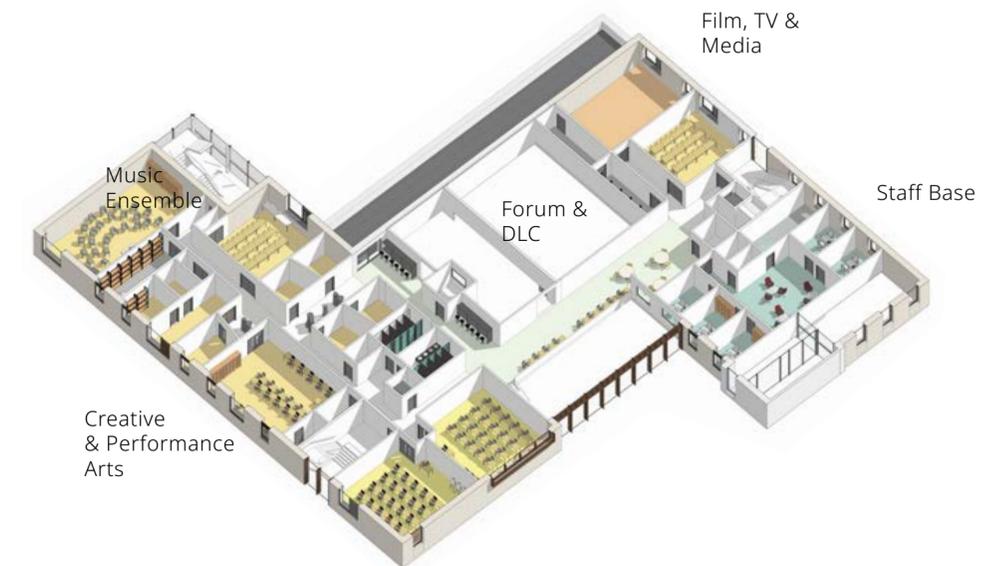


Ground Floor Plan

Axonometric view of building layout



Second Floor Plan



First Floor Plan

20.8. Creative Gateway



Rendered elevation facing south



Rendered elevation facing west

20.9. Creative Gateway



Rendered elevation facing north

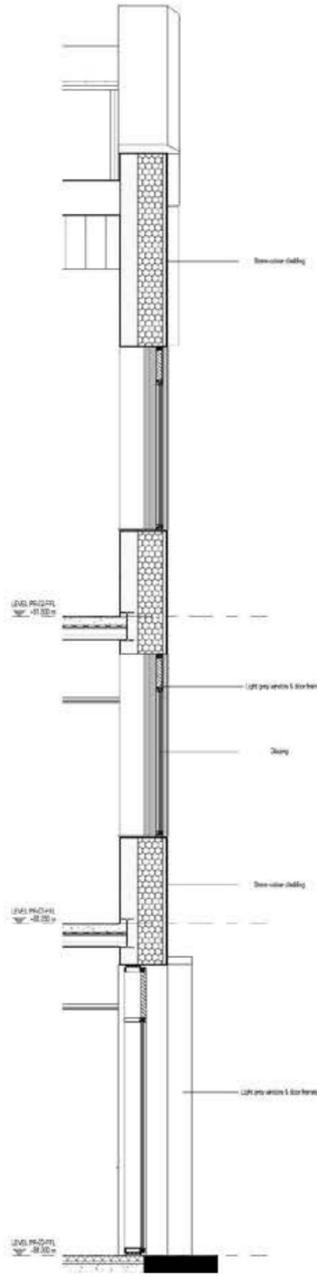


Rendered elevation facing east

20.10.Creative Gateway



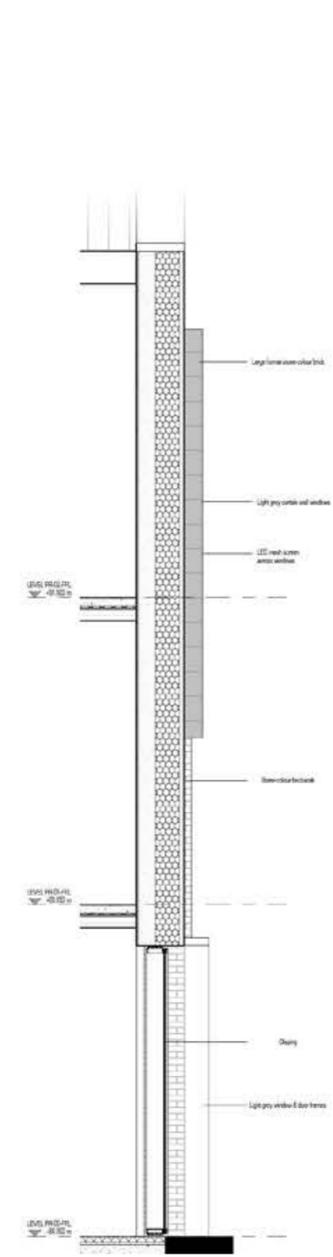
1 - Proposed - Bay Study Elevation
1:25



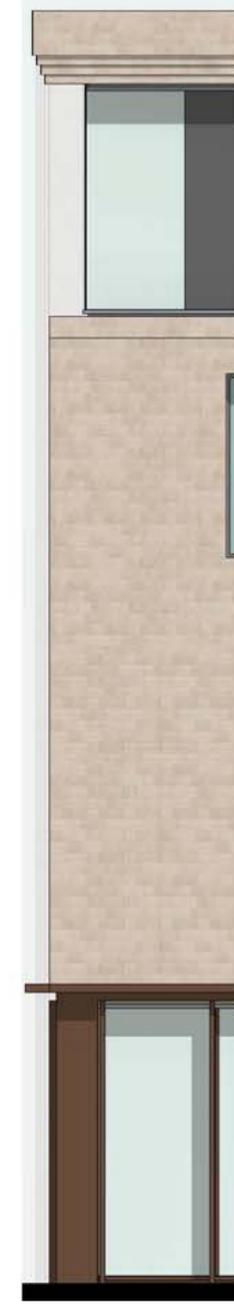
1 - Proposed Bay Study Section
1:25



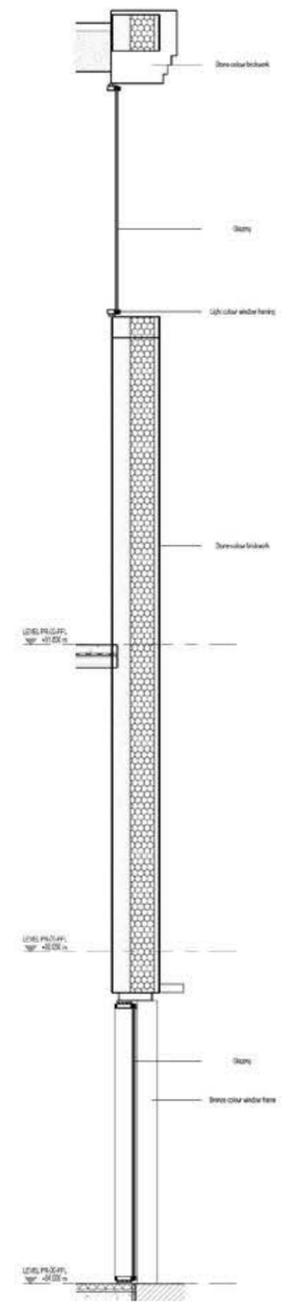
2 - Proposed Bay Study Elevation
1:25



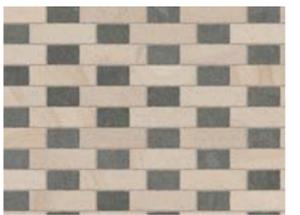
2 - Proposed Bay Study
1:25



Proposed - Bay 03 - South
1:25



3 - Proposed Bay Study Elevation
1:25



Stone/ Light Coloured
Linea cementious cladding

Stone coloured brick

Sage coloured windows and
bronze colour to entrance

20.11. Film Studio

The location on the north eastern side of the campus is located close to the creative gateway to provide links to the media curriculum base with its new editing, drama and TV studio.

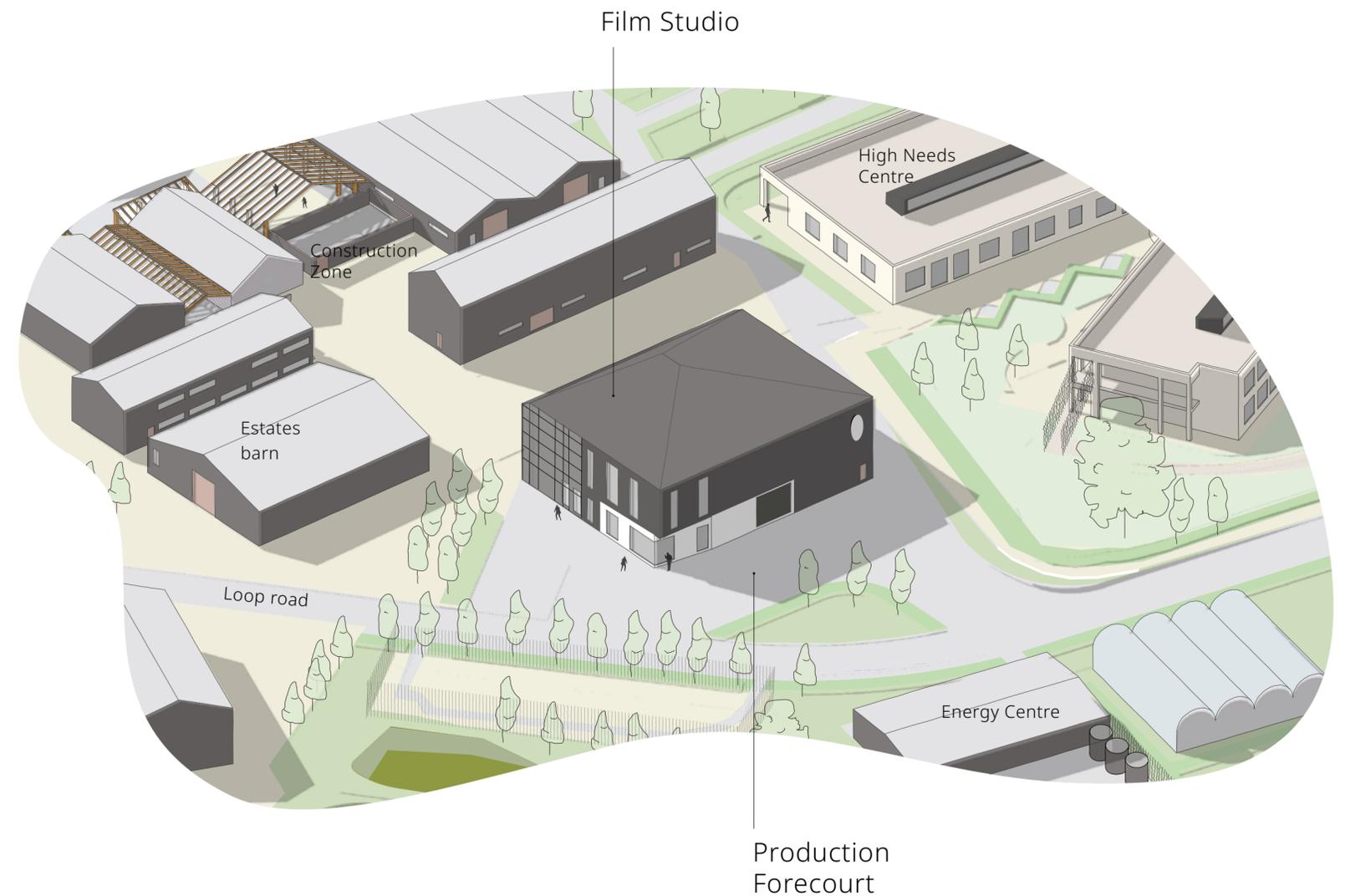
The new loop road will allow servicing of the studio outside of the main campus routes, where production crews and vehicles can access the film studio and production forecourt.

The studio is designed as a simple shed, using the contemporary contextual architectural language of the new construction centre and the older black barns of the construction and motor vehicle sheds.

The building is clad in black trapezoidal cladding, with a black mesh screen to the external areas. The low pitched roofs site within the adjacent barns and sheds.

The entrance and classroom are expressed with a contrasting white metal cladding framed with a feature yellow and white circle on the north facade, referencing the Oaklands 'O'.

The new film studio is in a high performing shed, providing the acoustically isolated and heated environment needed for media productions



20.12. Film Studio

The film studio will be a teaching and learning environment for Oaklands College students to immerse in real world productions.

A partnership between Oaklands College, Hertfordshire futures and industry will enable the film studio to provide a small scale and therefore affordable facility to produce film, TV and media content.

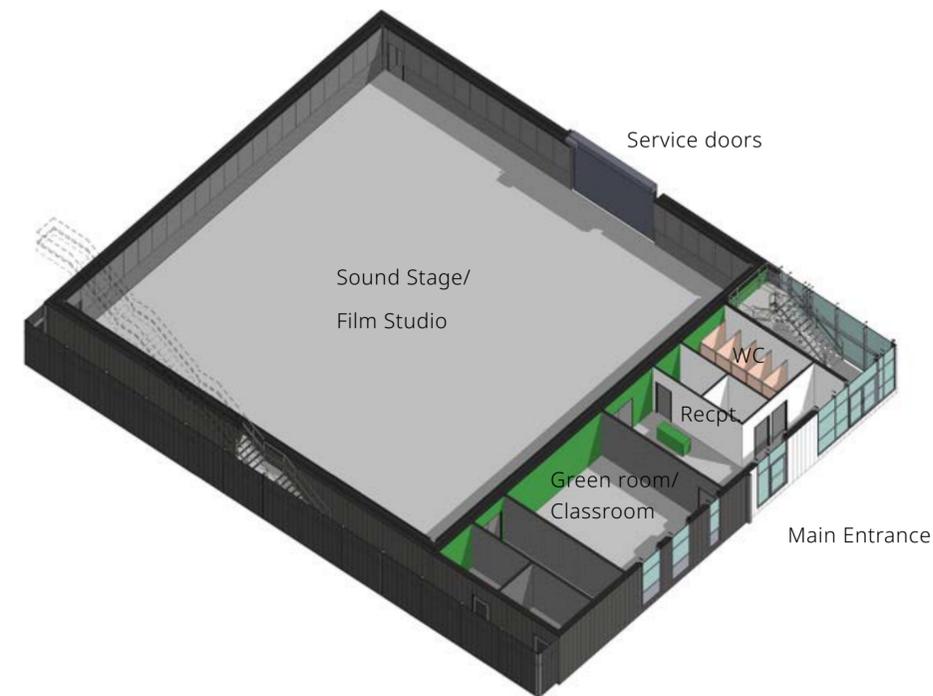
Production companies will involve students integrated with digital creative courses within the productions and importantly to link to other courses, such as; carpentry, electrical, catering and make up. Creating an amazing opportunity to learn from professionals and to provide the skills needed for the Hertfordshire film industry to thrive.

A 500m2 professional standard sound stage, within a thermal and acoustically isolated enclosure.

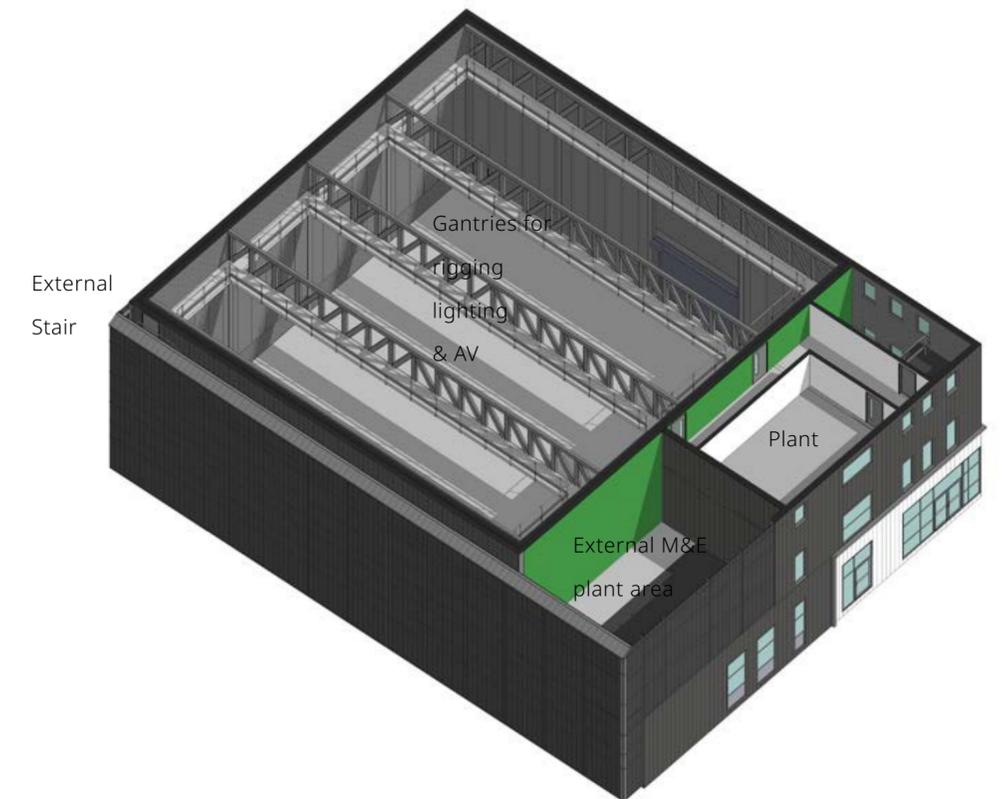
Small front of house with a reception, WC and a classroom that can be used as a green room, meeting room.

Fully serviced mechanical and electrical environment.

The forecourt will provide the base for productions, using trailers and gazebos to provide flexible set up bespoke to each production. This will create a vibrant and active part of the campus with its unique character, a small piece of Hollywood for the students to learn from.



Ground Floor Plan



Second Floor

20.13. Film Studio



Rendered elevation facing north

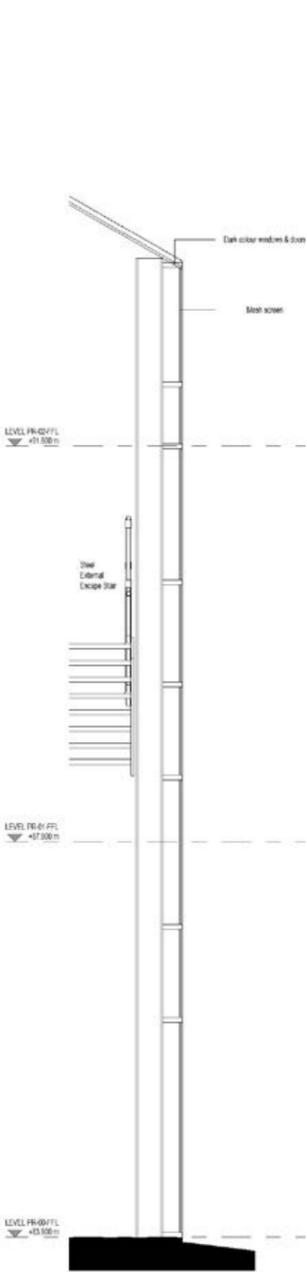


Rendered elevation facing east

20.14. Film Studio



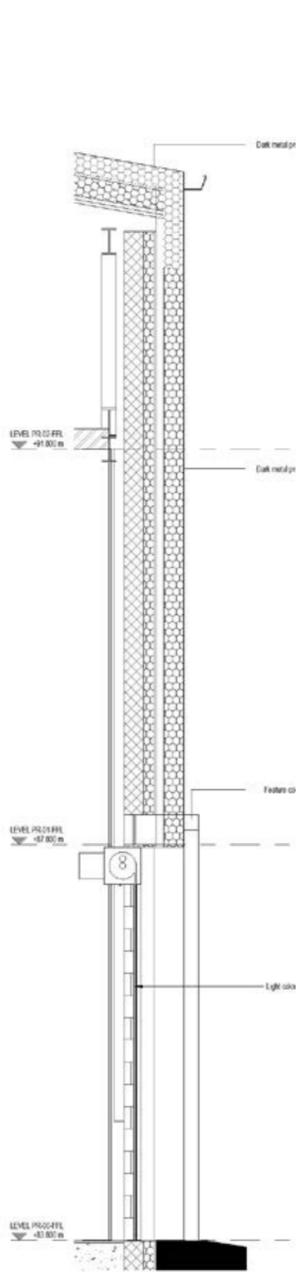
1 - Proposed Bay Study Elevation



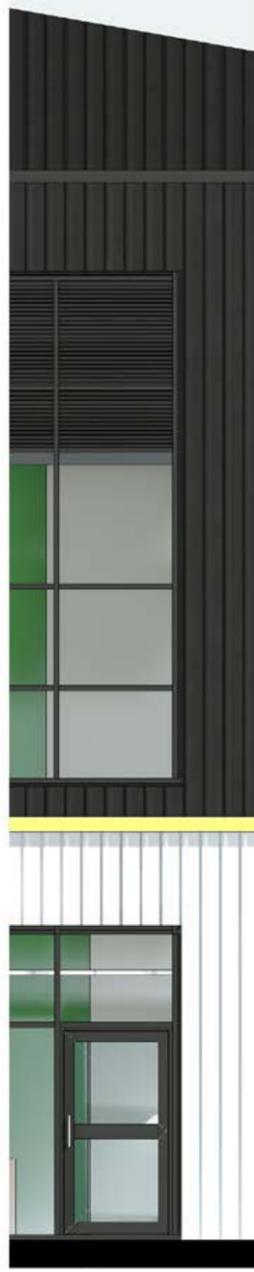
1 - Proposed Bay Study Section



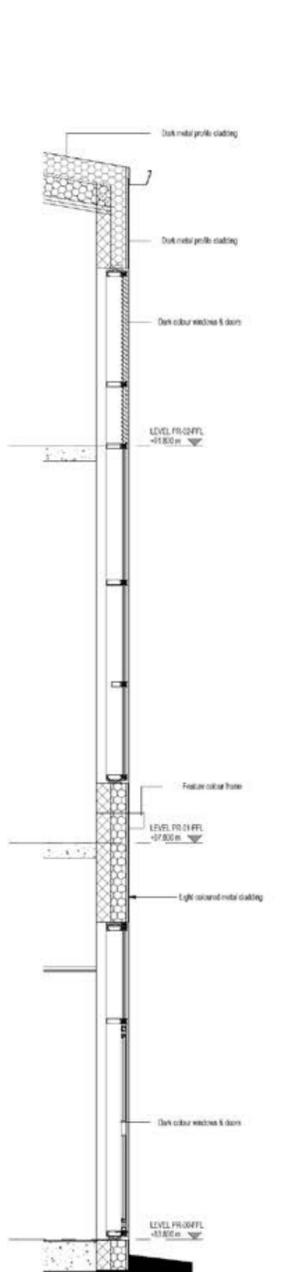
2 - Proposed - Bay Study Elevation



2 - Proposed - Bay Study Section



3 - Proposed - Bay Study Elevation



3 - Proposed - Bay Study Section



Trapezoidal metal cladding
Reference; Shenfield studios



Metal mesh screens
Reference; Construction Centre

20.15. High Needs Centre

The new High Needs Centre centre will be a specialist teaching facility for 16-19 year olds with complex needs.

Located on North drive to the northern end of the campus it will sit opposite the Evolution centre and adjacent to the Creative gateway within the central general teaching centre of the masterplan.

Architectural character sits alongside the contemporary contextual language used around the campus, expressed with crisp black standing seam metal wall and roof cladding which ties to the evolution centre general teaching building, which will share curriculum links.

The architecture of the building is designed to be legible, with robust brick construction for the teaching wings, a light stone coloured brick will echo the creative gateway and offer a light expression to the wings facing out towards the college boundaries.

This brick element is echoed in the cloistered main entrance, creating a civic frontage. Key specialist areas reflect the college's agricultural heritage, with barn-like structures, while the parents' room is inspired by traditional grain silos, rising above the main entrance to provide a circular group space leading to a rooftop garden. A bright orange on feature windows orientates visitors towards the entrance and to links to other recent buildings.

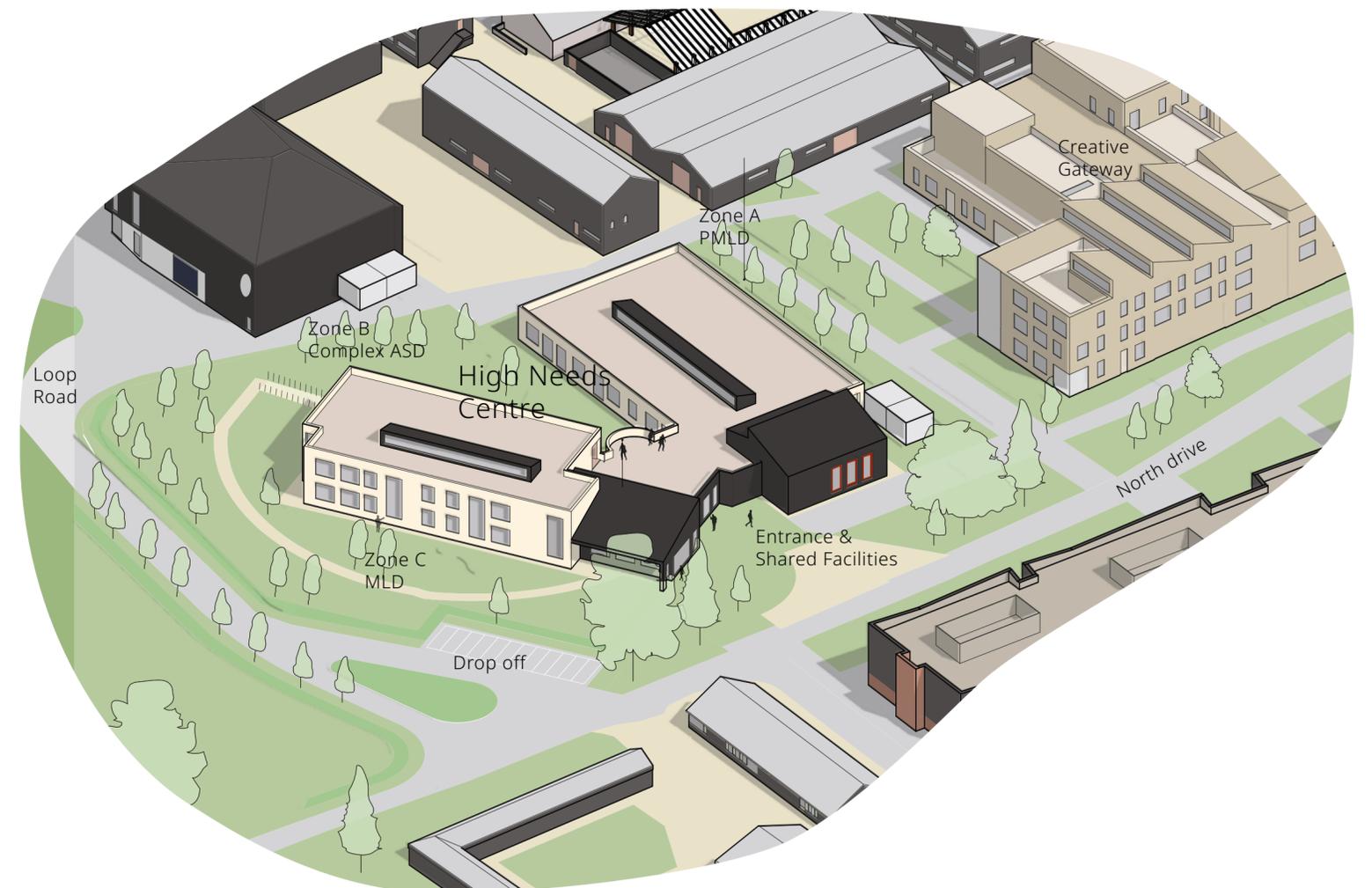
A purpose-built SEND facility tailored to provide high-quality learning environments for students with significant support needs. The current facilities within the Discovery building are undersized and lack the medical and other support spaces needed.

Groups are separated into three teaching wings, each with support facilities and direct access to external areas. These wings connect to a bright and welcoming entrance area that houses the reception, therapy and nurses' rooms, a main hall, and a dedicated parents' room, which will also serve as a staff meeting space. The large group room and lifeskills rooms offer resources for other students in the Life provision and across the college, these can be accessed directly if needed to avoid congestion.

The new building will be a light-filled, encouraging environment, complete with sensory spaces and specialist facilities for life skills development, music, and physical activities.

The external areas are designed to allow groups separation without the use of obvious barriers. These landscaped spaces will support educational outdoor learning, group activities, and reflection, as well as provide areas for students to grow fruit and vegetables within the landscape. Direct access to the outdoors from each learning space allows to independently flow from formal teaching to external recreation or quiet time, in the gardens or terraces. A sloped landscaped mound mediates between ground and first floor, with connection via bridge to the first floor walkway. The sloped offer a physical landscape for students to exercise and the terracing can be used for seating.

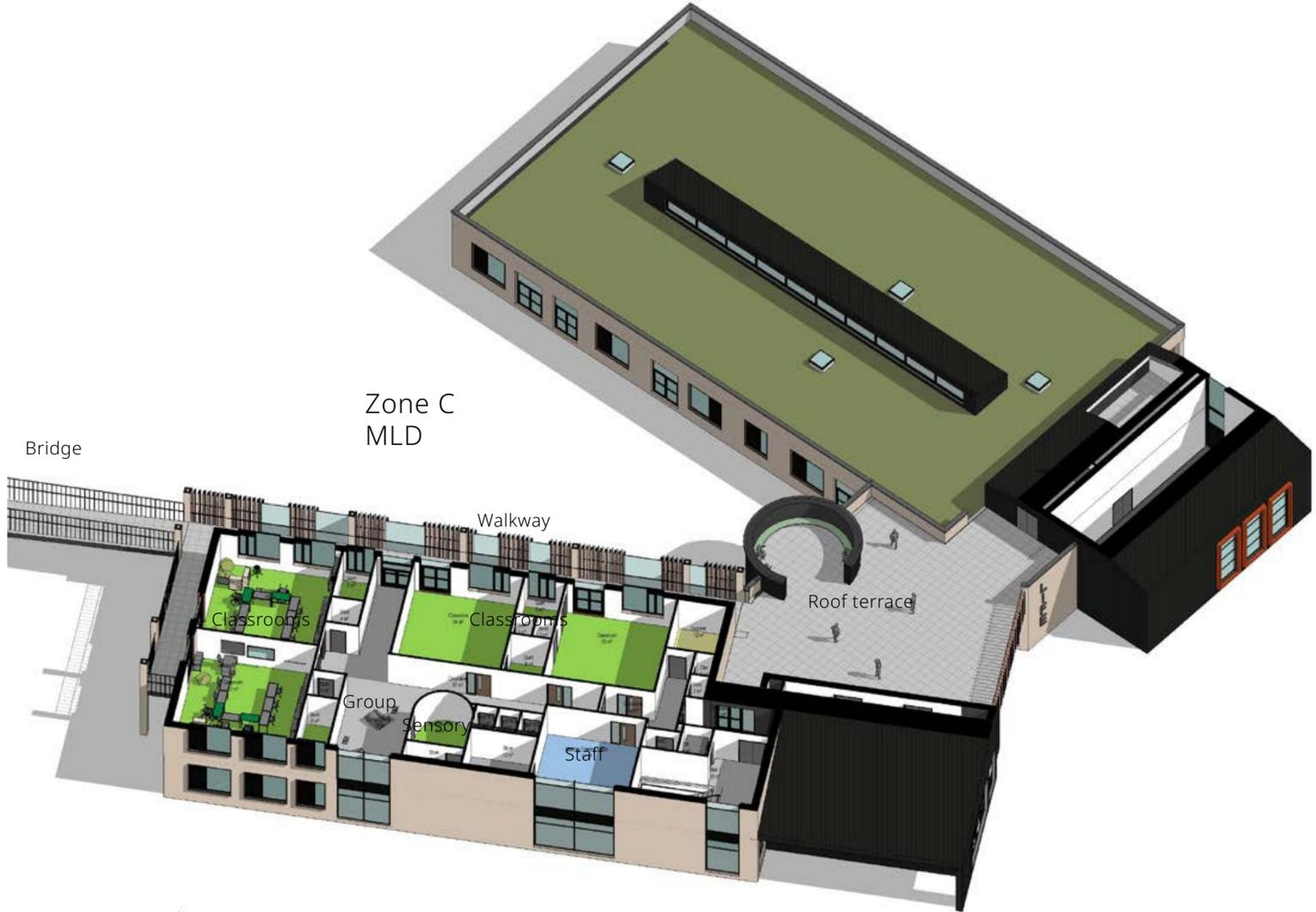
Many of the students require daily transport to and from the college, the close proximity to the loop road will allow access for mini buses via a dedicated drop off area close to the main entrance.



20.16. High Needs Centre



Ground Floor



First Floor

20.17. High Needs Centre



Rendered elevation facing west



Rendered elevation facing south

20.18. High Needs Centre



Rendered elevation facing east

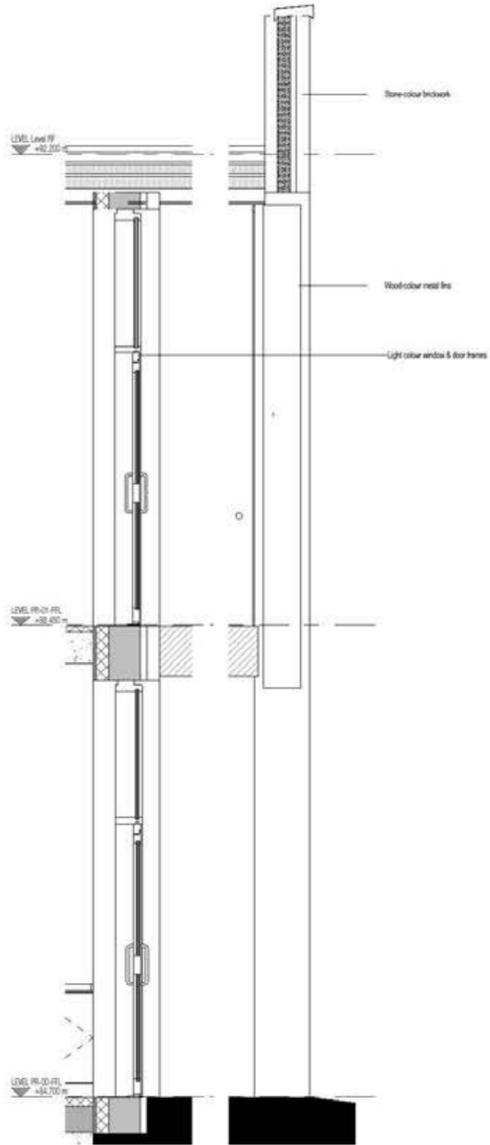


Rendered elevation facing north

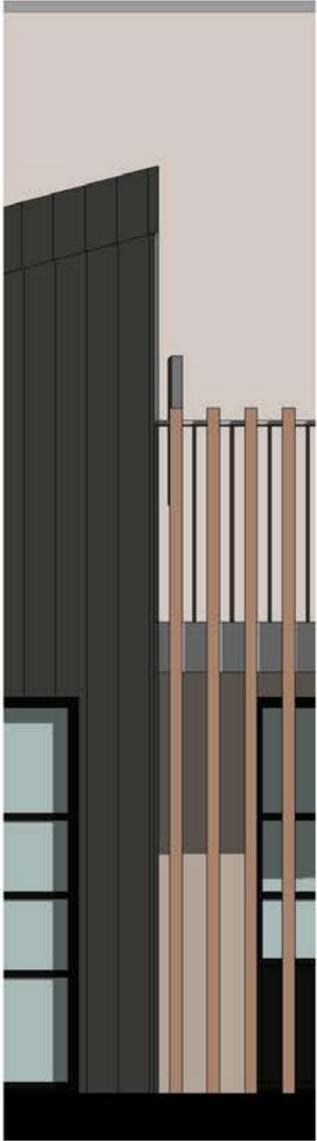
20.19. High Needs Centre



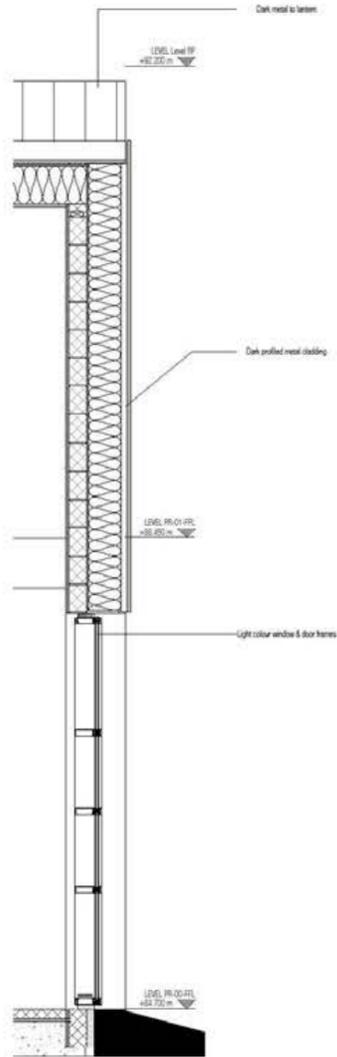
1 - Proposed Bay Study Elevation
1:20



1 - Proposed Bay Study Section
1:20



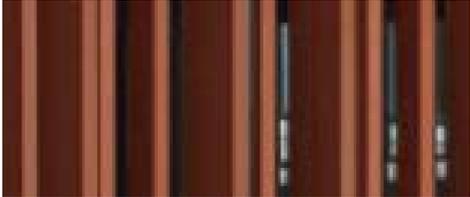
2 - Proposed - Bay Study Elevation
1:20



2 - Proposed - Bay Study Section



Black standing seam metal
Reference; Construction centre and Homestead



Wood colour fins



Light stone coloured brick
Reference; Havannah school

20.20. Sports Hall

The sports zone is the largest part of the St Albans campus with large playing fields and all weather pitches. The college academies have a national reputation and attract students from across the region and country. The application includes an ambitious plan to increase the sports facilities, including athletics, cycling and cricket. Please refer to the outline parameter plans.

The current hall is under capacity and does not have space for seating, meaning that Oaklands is limited in hosting home competitions or events. The new hall will provide a vital facility for Oaklands students as an enhanced teaching and learning facility, as a new community resource and host for games, competitions and events.

The new sports hall massing is based on the original black barn, with a simple pitches room creating the silhouette of an agricultural type shed when seen from a distance.

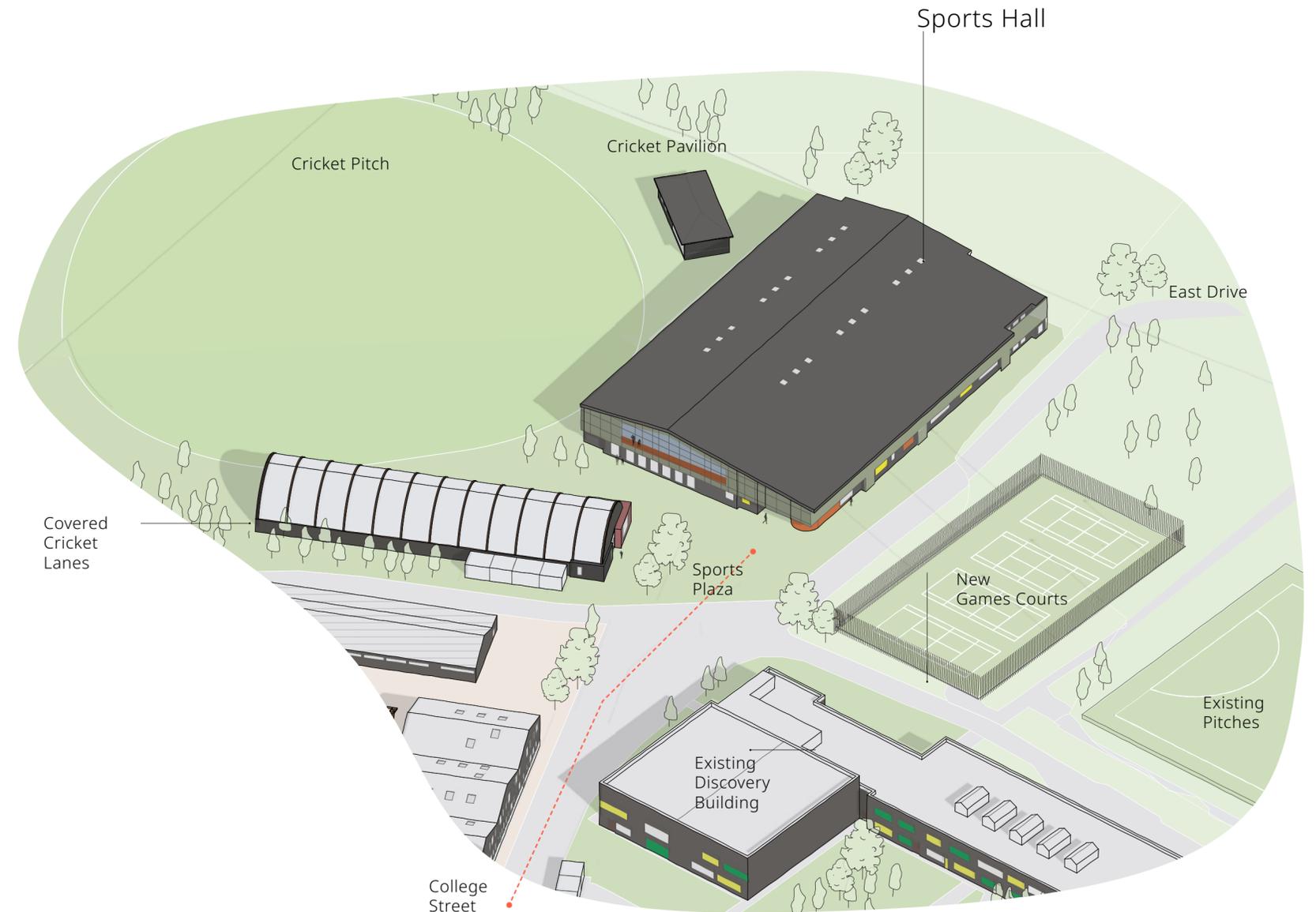
The architectural expression differs according to the orientation, the two outer facing north and east façades reference the black barns and sheds of the college through the contemporary contextual language. The two inner facing west and southern façades are articulated with windows and colours to sit with the adjacent discovery building, the upper floor is cloaked with a dark mesh, which both frames the 'black barn' and acts as solar control, this allows a layering to the facade which can glow in the evenings. The main entrance is on the south west corner, this sits between the staff / reception and the main stair. The stair is clad in a curved ceramic wall which emerges below the cloak and its vibrant colour clearing signals the entrance to visitors.

The hall and martial arts area is naturally lit with large areas of polycarbonate clerestory and roof lights, the teaching spaces are glazed with opening vents.

The proposal is for a new sports plaza at the eastern end of college street which will be the focal point of the sports zone with informal games, rest areas and the potential for pop up events.

The outline proposals include removing the existing car park to allow for new games courts ; tennis, netball, paddle, basketball etc. Where students can play informal games at break times, matches and for use by the community.

The new hall has active façades to the college and active terracing at first floor, the northern terrace will overlook the cricket pitch for teams and spectators.



20.21. Sports Hall

The new sports hall has undertaken a vigorous design process to ensure that it meets the College's brief for the range of sports and to ensure the hall, changing and ancillary spaces meet Sport England and other sports standards.

The main hall size is based around three parallel basket ball courts with the central court designed for competitions., the hall can accommodate a range of sports to suite both current and future academy and community needs.

The hall is designed to allow for the future introduction of bleacher seating, for students and visitors to observe and learn from players and to host competitions. For example the Wolves women's basketball team achieved success wining the SLBW championship and trophy finals, the new hall would allow similar games to be played at home.

Oaklands has recently launched it martial arts academy, which needs a home, proposals include a combat zone large enough for training and practicing, for example karate, taikwando, fencing and other sports.

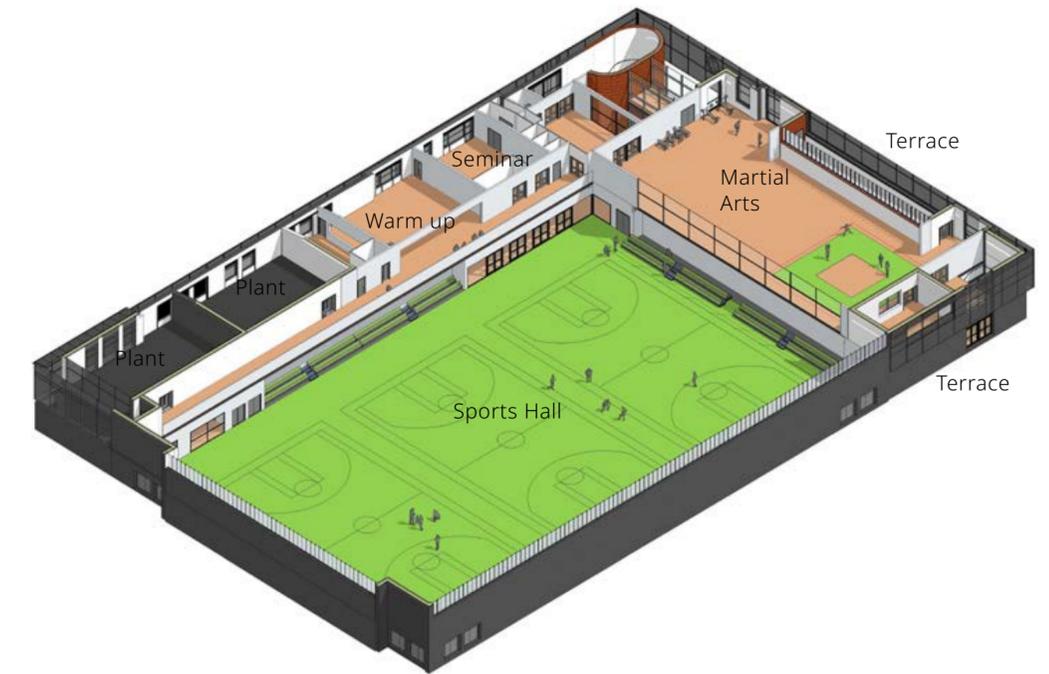
The open visible entrance leads to a double height space with the potential for rest areas and hospitality, the hall is flanked on the western and southern side with the WCs changing rooms, stores, training and support areas needed, including space for fitness and strength work using machines and weights.

A first floor viewing gallery allows students to watch and learn from others.

The new hall will help Oaklands further its considerable reputation of excellence in sport, to develop new academies and to provide a new community facility for St Albans and the wider Hertfordshire region.



Ground Floor



First Floor

20.22.Sports Hall



Rendered elevation facing south west



Rendered elevation facing north east

20.23. Sports Hall

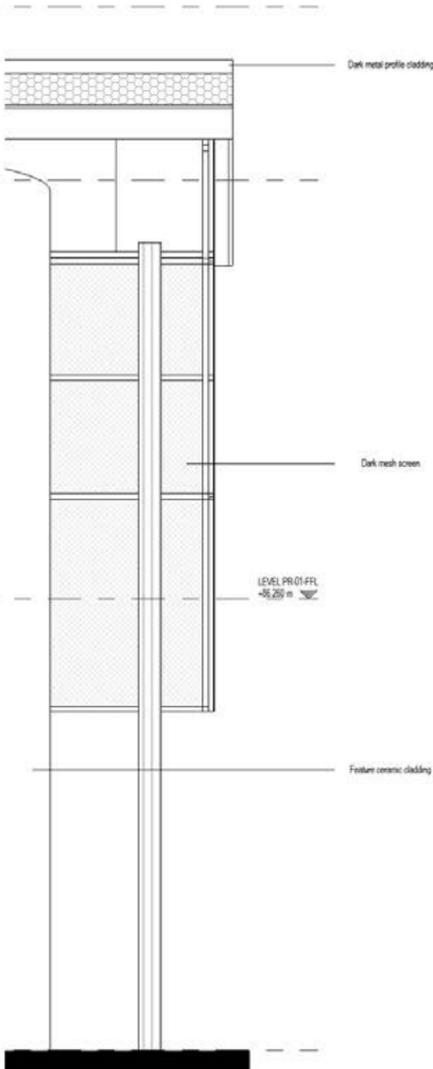
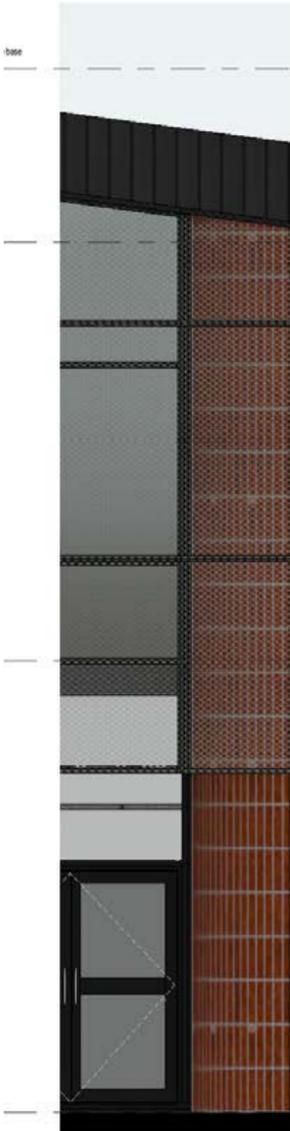


Rendered elevation facing north west



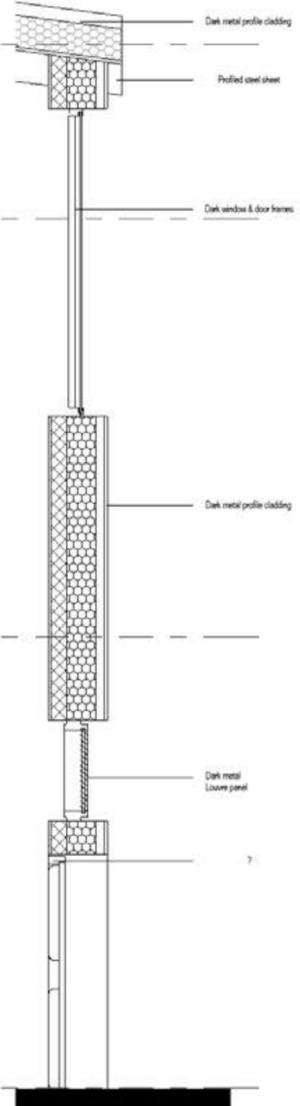
Rendered elevation facing south east

20.24. Sports Hall



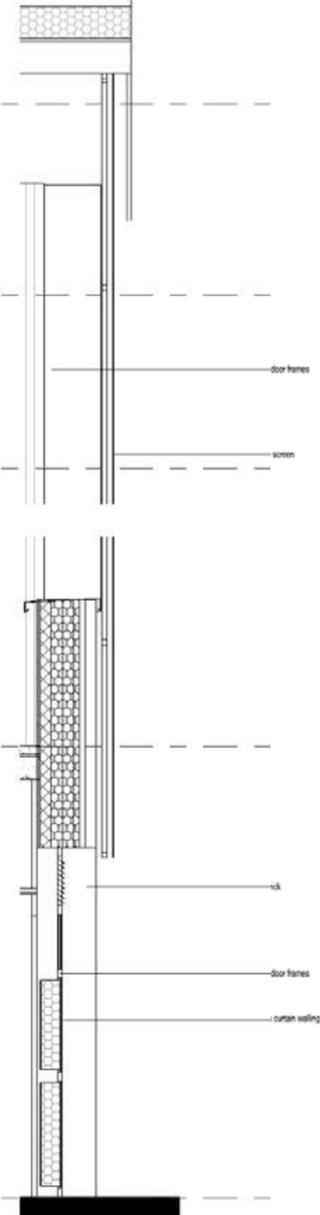
1 - Proposed Bay Study Elevation
1:25

Bay Section
1:25



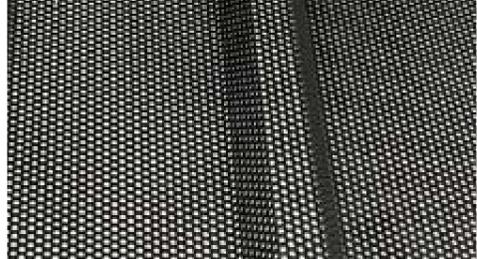
d Bay Study Elevation

Bay Section
1:25



osed Bay Study Elevation

Bay Section
1:25



Black trapezoidal perforated solar screen
Reference; Haven Gymnasium



Trapezoidal metal cladding/ roofing
Reference; Haven Gymnasium



Feature ceramic tiles or similar to stair



Light stone coloured brick
Reference; Construction centre

20.25. Estates and Deliveries

The existing new black barn is in the location for the new High Needs Centre and will have to be repositioned as part of the masterplan works. The new location adjacent to the new loop road will help improve access to the campus and wider site. The Estates department will have a consolidated base for tractors and equipment.

The black barn existing structure will be re-located with a forecourt for estates vehicles.

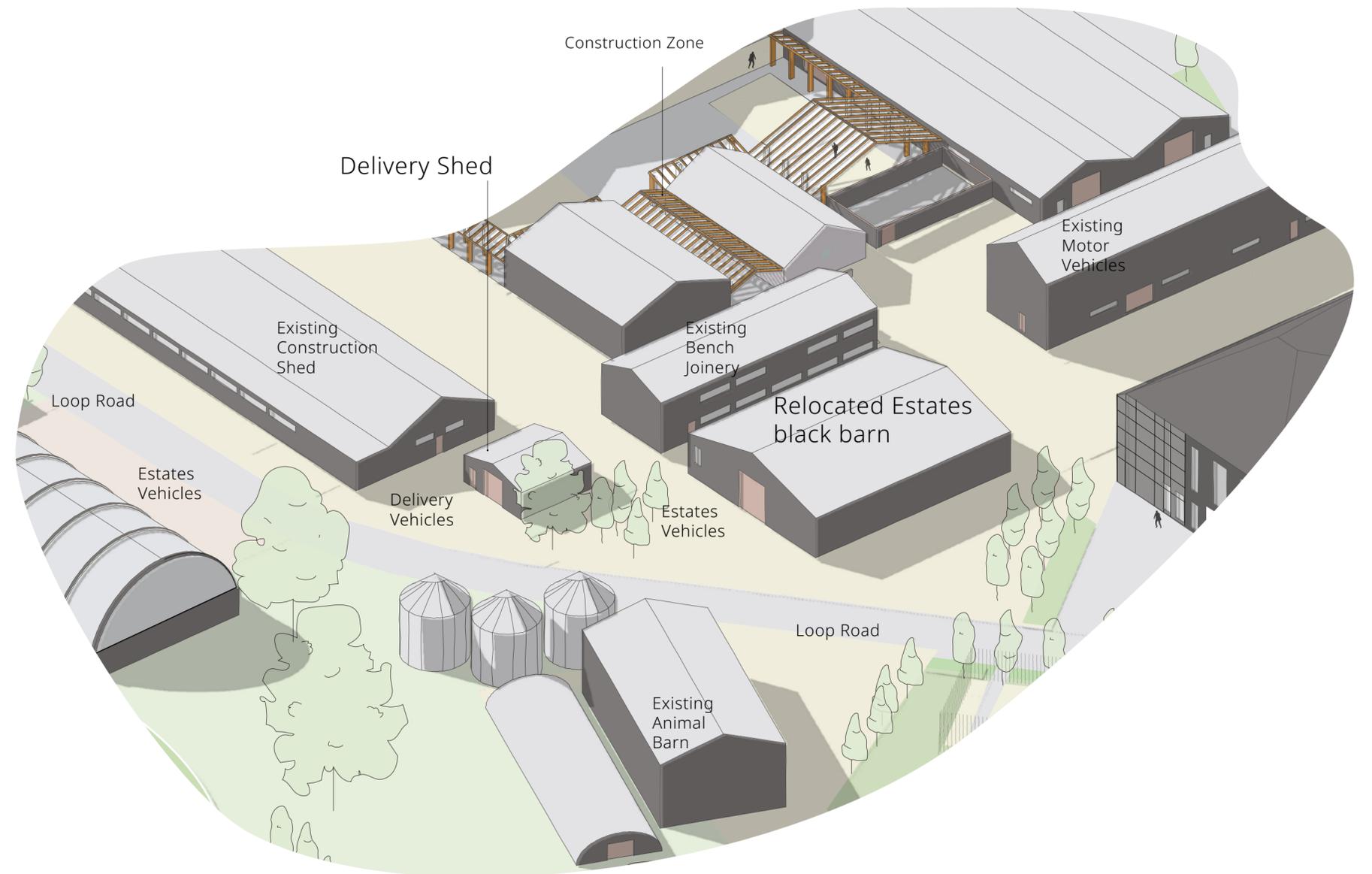
The college strategy to keep vehicles out of the centre requires a review of all vehicle movement, including the many deliveries needed for a large organisation like Oaklands College.

Currently the deliveries are frequent and have no identifiable drop off point, a dedicated deliveries point will help with management of vehicles and management of the packages, materials and other items. The new shed will allow these to be stored and collected by staff or distributed by the estates team.

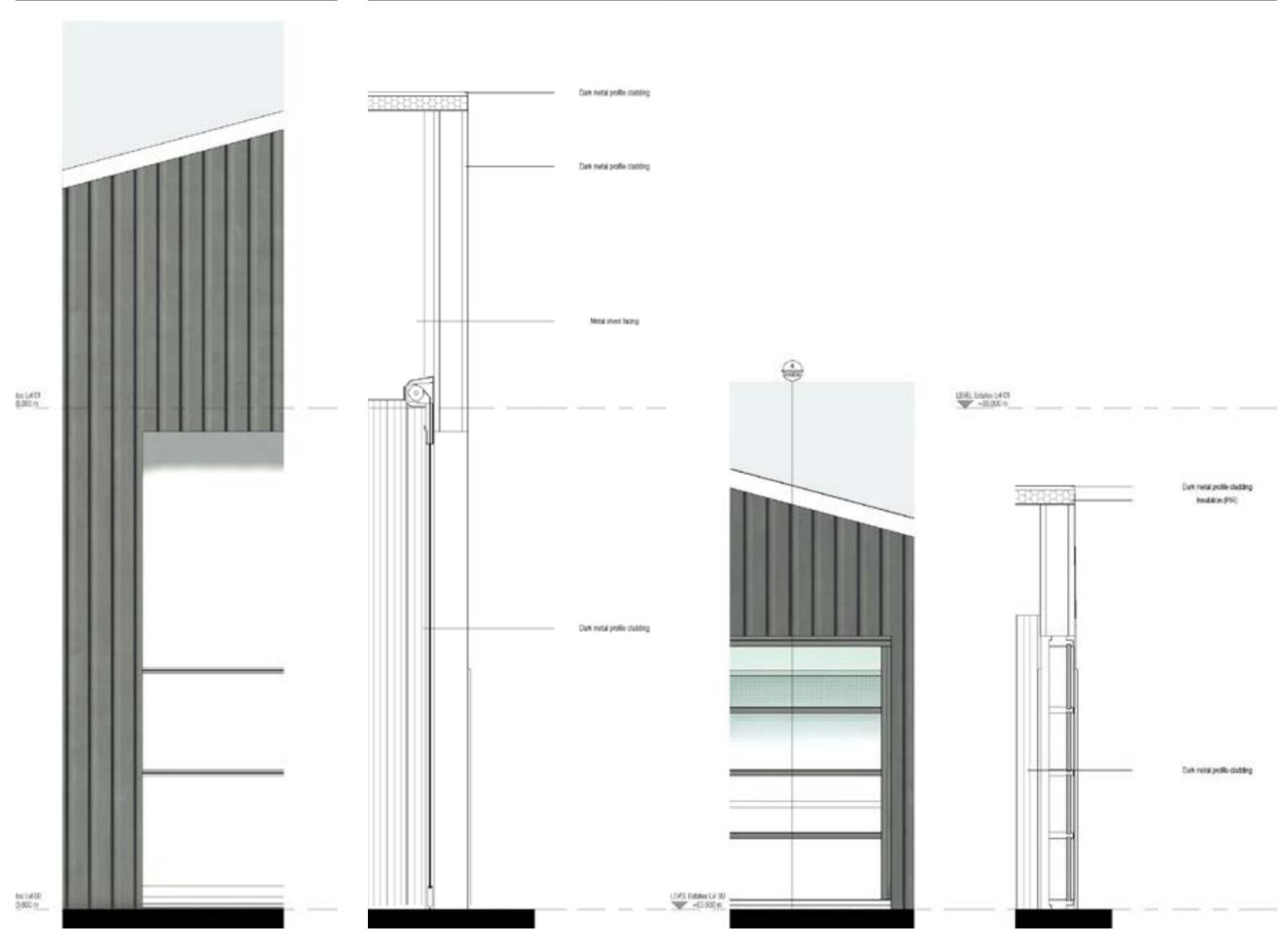
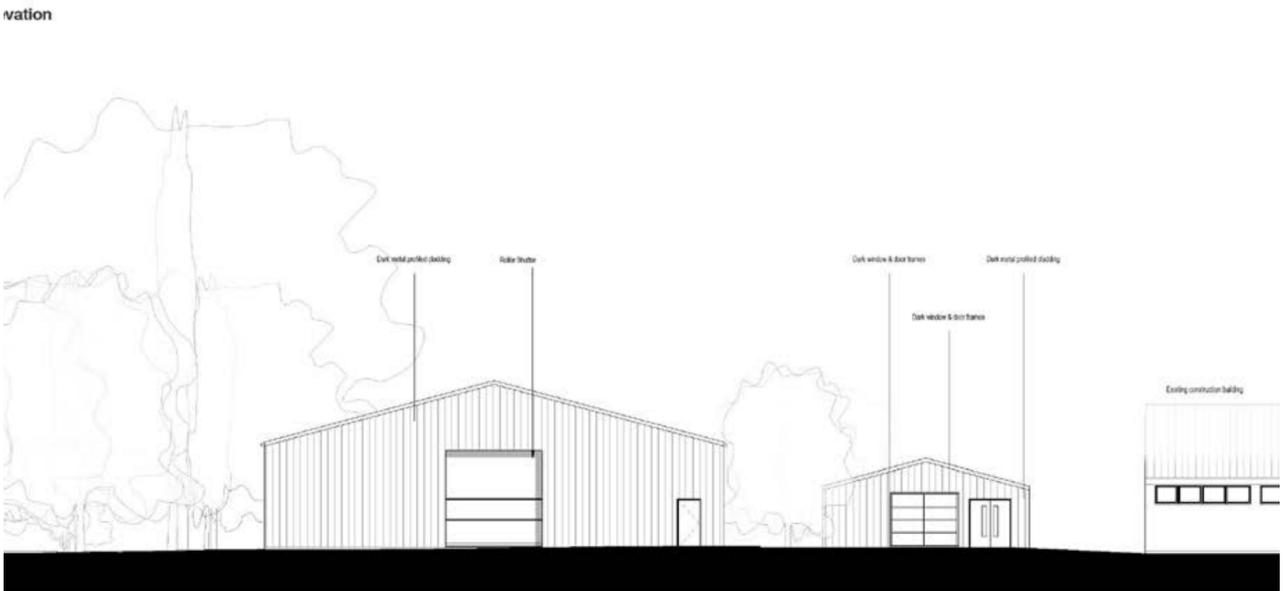
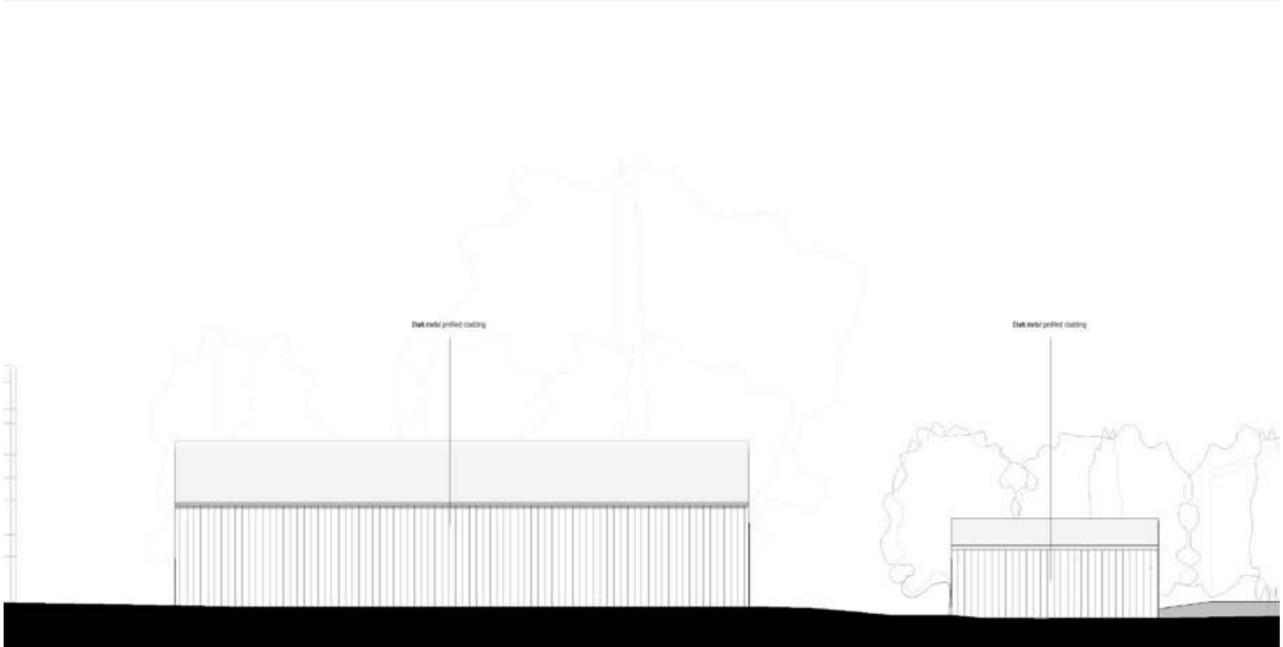
The deliveries layout has a open delivery bay, a store and a staff bases with counter to act as a campus post office.

The architectural language of the Estates black barn and the smaller deliveries shed is a simple shed with pitched roof, to be clad and roofed in black trapezoidal metal cladding.

These barns will be located adjacent to the existing construction zone complementing the zone and the contemporary contextual architecture , reflecting the agricultural heritage of the college buildings in the landscape.



20.26. Estates & Deliveries



1 - Proposed - Bay Study Elevation
1:20

Proposed - Bay Study Section
1:20

2 - Proposed - Bay Study Elevation
1:20

2 - Proposed - Bay Study Section
1:20



Metal Cladding

20.27. Refectory

The existing facility is in poor condition and too small for the current and growing student numbers, lacking a modern, inviting dining environment.

The servery and Catering Kitchen are designed for older style of dining and are due for an overhaul, to help create an attractive and healthy eating experience.

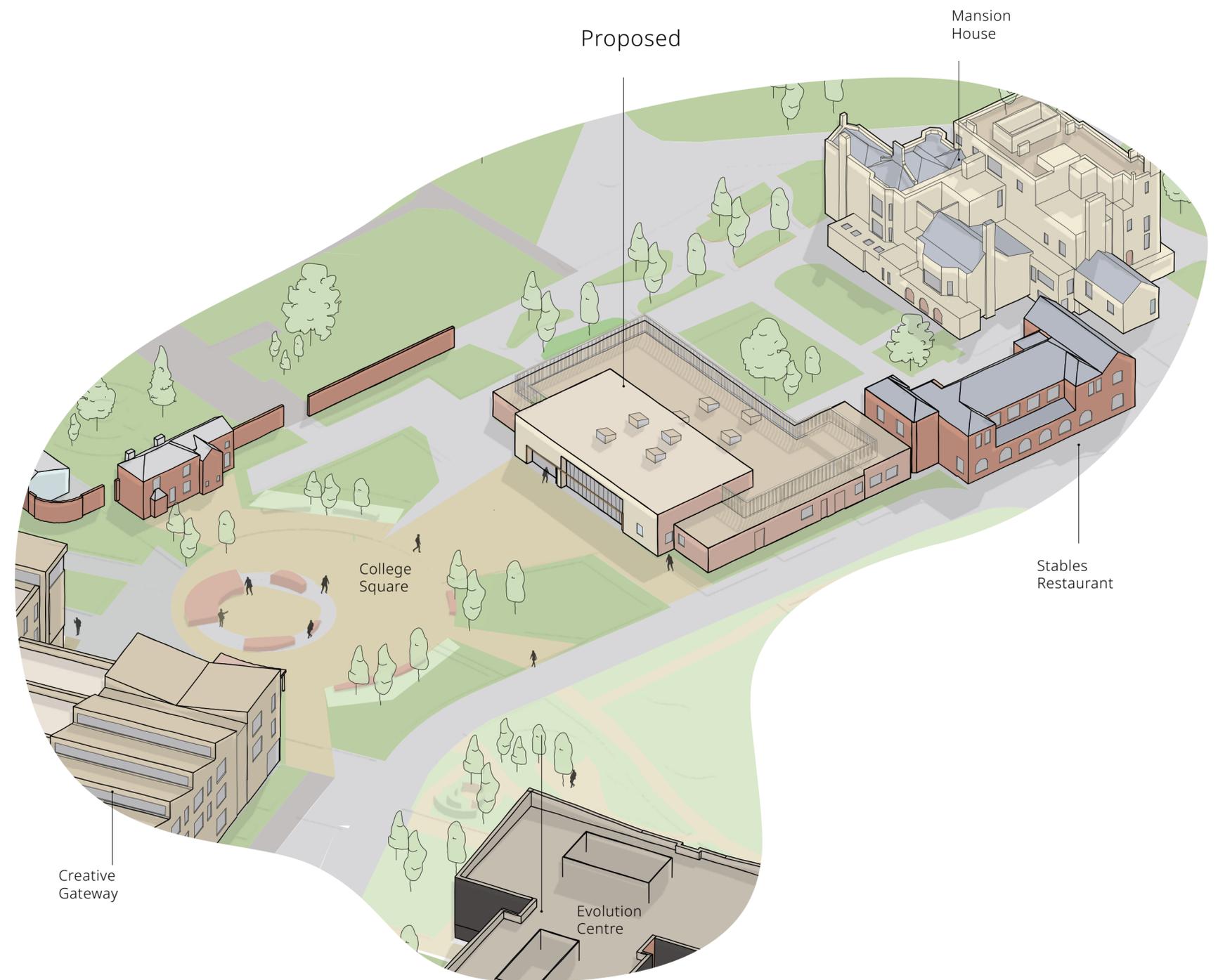
The creative gateway will house the new entrance, reception, 'front of house' staff base and digital learning centre. The move allows for the existing building to be overhauled and redesigned to create a modern refectory dining hall that better suites the needs and spirit of the college.

The existing single storey building is in a dark multi brick that fits with the adjacent Stables, the proposals are to retain and remodel the existing brick structure to help reduce CO₂.

The front of the new refectory will face college square opposite the creative gateway, which this represents the study and educational heart of the college, the complementary facing refectory will represent the social, refreshment and relaxation side of the college, needed to support the teachers and learners.

A small new extension will use matching materials to the gateway to flank a cohesive college square, with a light stone coloured brick, glazing and frames to mark the entrance.

Where possible materials and brick will be reclaimed and re-used as part of the remodelling.



20.28. Refectory

The refurbishment and remodelling of the LRC to form the new refectory offers the opportunity for the college to have a large facility that can attract the college staff and students to enjoy a healthy and affordable

The layout is based on a central dining hall enjoying the high ceiling of the LRC with top lighting, the stepped section has a lower ceiling towards the rear, which is laid out to offer variety of dining zones; café, refectory, casual seating which can fit the different needs of students and staff, to choose the setting that responds to individuals or groups, with dedicated quiet areas for students sensitive to noisy environments. The dining hall has a buffer to college square, a conservatory type space that can have plants and an alternative style of dining, this can also open up to college square in good weather or for events use. The rear of the dining area has glazed doors to the courtyard for south facing external dining.

Adjacent and with the option to open onto the main dining hall the student lounge is a leisure and recreation space for students between or after formal teaching, this has lounge seating, a games area and a quiet zone. The student lounge can open into the courtyard to the south for external games or seating.

The Catering kitchen is located on the western side of the dining hall to allow direct access for deliveries from south drive, the kitchen layout has been advised by a specialist catering consultant.

There is a small 'pop up' servery that can be used by a franchise or college students to offer a range of food.

The stables is the base for the hospitality curriculum with a training and student kitchen, there is a direct link to the new refectory and the opportunity to create a new student kitchen to be fitted out to suite new courses such as patisserie and a media kitchen area.

The link to the new refectory allows for students studying catering to cook and server to the college and to use the new facility for events.

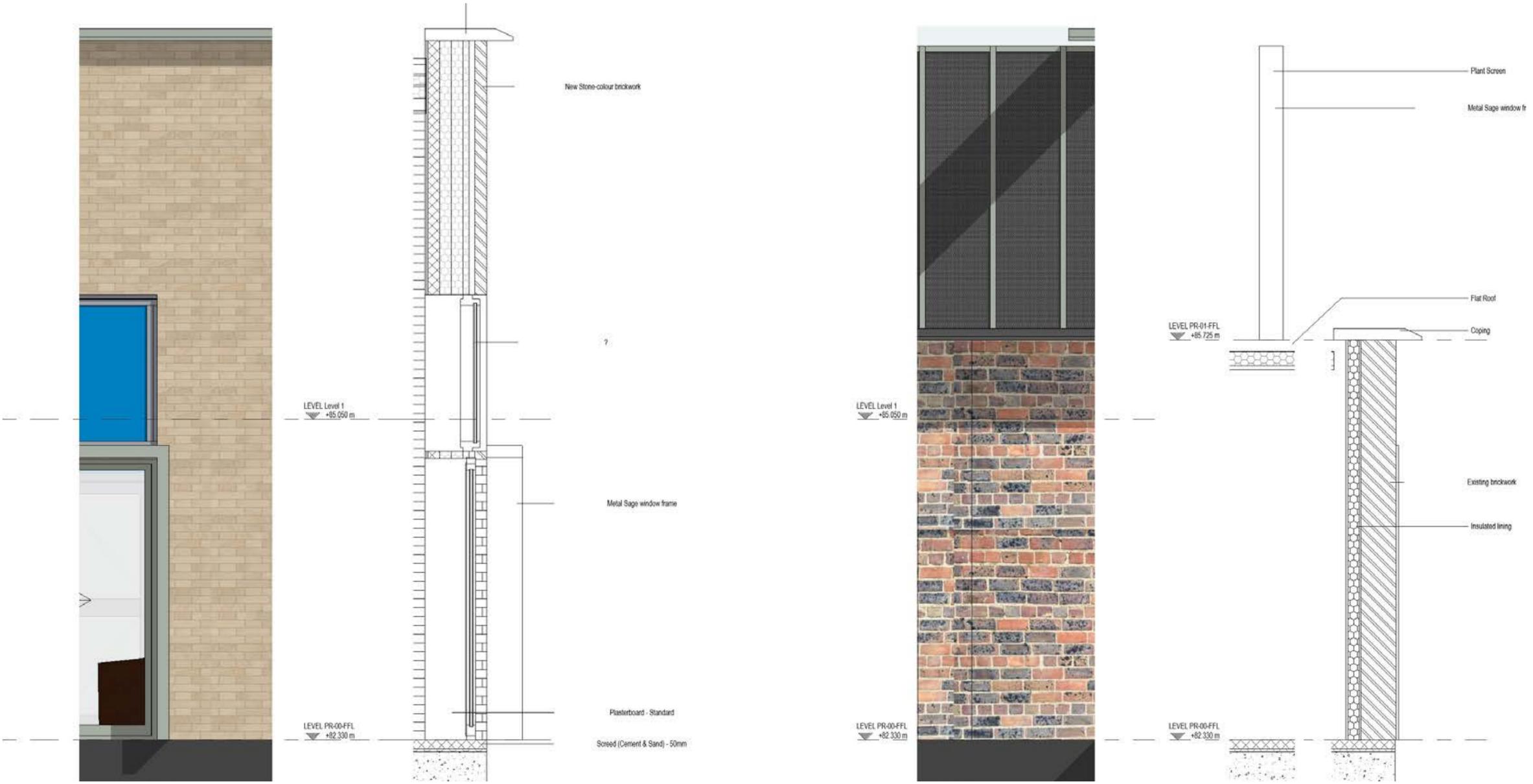


Ground Floor

20.29. Refectory



20.30. Refectory



1 - Proposed Bay Study Elevation
1 : 20

1 - Proposed Bay Study Section
1 : 20

2 - Proposed Bay Study Elevation
1 : 20

2 - Proposed Bay Study Section
1 : 20



Reuse of existing brickwork (where feasible)



Stone/ Light Coloured Brick



Bronze metal flashing

20.31. Mansion House

The Mansion house is the originating legacy of the Oaklands college, where the college started. The historic asset has a pleasant setting facing south over the fields and woodland to the north and across the courtyard and college to the north.

The Mansion house has great potential, however presents challenges for modern use. The Mansion House is a historic building, not designed to modern building regulations and therefore has access problems to split and upper levels. There are currently small existing rooms with limited flexibility. Due to budgetary constraints the mansion is in poor condition in many parts and requires a full refurbishment to ensure its long lasting contribution to the campus and wider area.

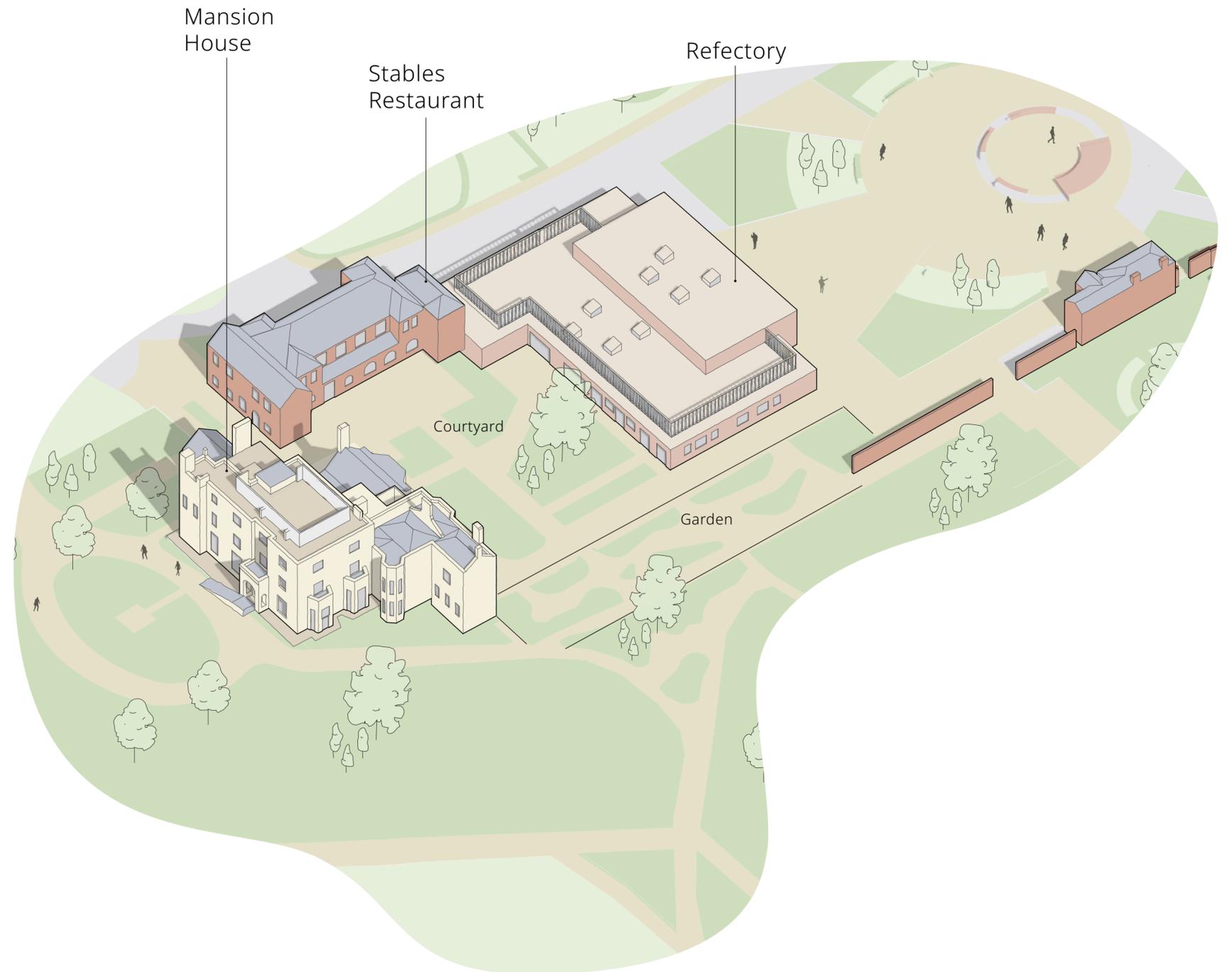
Changes after the 1920s fire have compromised the historic asset (listing potential) and the services and heating out of date and thermal efficiency is poor. The structure has asbestos issues and lack of accessible WCs.

The proposals are for modest internal alterations to improve the layout and create larger more flexible and useful rooms. Removal of later additions to return the main house to a closer upgraded version of the original

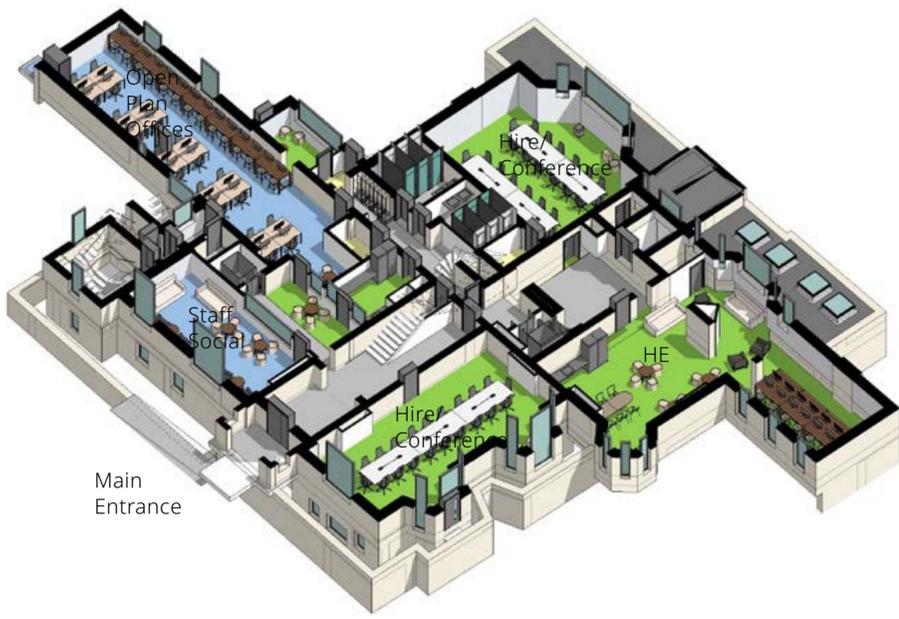
The introduction of a new lift and small platform will create better access to the first and second floors.

Fabric and services upgrades will help reduce the running costs and create a better internal environment, as well as providing new accessible WCs, new support such as a staff kitchen. The proposals include an M&E strategy using modern technologies housed on available flat roofs, shielded by bronze coloured plant screens. A small lift over-run would be clad in black standing seam metal.

The masterplan offers the opportunity to refurbish and remodel the mansion to provide a modern staff base, with potential for its large attractive rooms on the ground floor to be used for external events such as conferences or wedding hire



20.32. Mansion House



Ground Floor Plan



First Floor Plan



Second Floor Plan

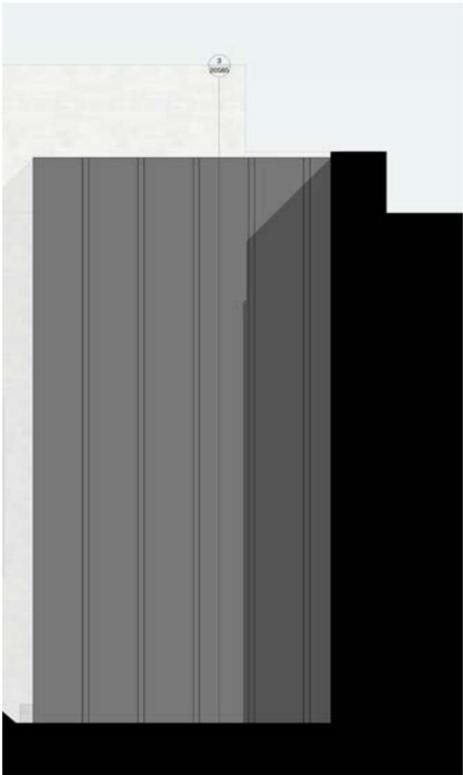
20.33. Mansion House



South Elevation



West Elevation



BAY ELEVATION

Standing seam metal
to new lift overrun

21. Outline Element Building Codes

21.1. Sports & Support Facilities

The outline element of proposals will be the subject of future reserved matters applications. They will be considered against the parameter plans (fixing the general position, extent and maximum height) and the codes set out in this document. The drawings set out in this section are for indicative purposes only

The colleges sports academies, clubs and community clubs use the grass playing fields and 3 all weather pitches. The current facilities are over capacity and do not allow for the current or future range of sports. The proposals are for a range of facilities, the detail of each element will be finalised through further consultations with local regional and national sports bodies.

The current challenges are; Existing all weather pitches and sports fields are insufficient too small for current and projected student numbers. These important community resources for clubs and competitions requires better facilities

The proposals include:

- A new 4G all weather sports pitch sized for Rugby
- New cricket pitch
- New covered cricket lanes for student and club use
- New cricket pavilion for student and club
- A new athletics track and field pitch with seating area
- New pavilion located for use by hockey, athletics, cycle & skaters
- Road cycling circuit
- Cycling skills and pump track
- New skate park
- Improvements to the playing fields

A vital part of the improvements to the college campus and wider site is to provide suitable infrastructure for the efficient running of the college and support the transition to a low energy net zero campus.

The proposals are for a new energy centre which will provide a low temperature heat network connected to the new buildings with capacity to supply the existing, please refer to the details in the CPW report.

A new centralised refuse and recycling centre which will help with traffic flow and support a waste management and reduction strategy.

