

# 22.11. Proposed views



SITE KEY



SOUTH TO THE REFECTORY

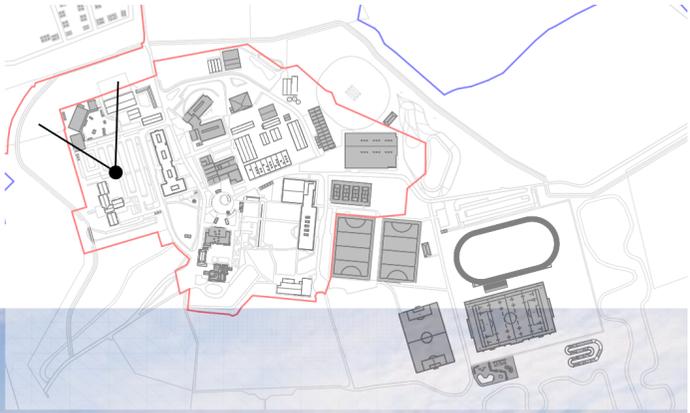
Creative Gateway  
Proposed

Existing  
House 19

Refectory  
Remodelled/  
Proposed

Stables Restaurant  
Existing

# 22.12. Proposed views



SITE KEY



Animal Management  
Proposed

Animal Enclosures & Landscape  
Proposed

NORTH TO ANIMAL MANAGEMENT

# 22.13. Proposed views



SITE KEY



Covered Cricket Lanes  
Proposed

Sports Hall  
Proposed

Cycle Store  
Proposed

Games Courts  
Proposed

EAST TO THE SPORTS HALL

# 22.14. Proposed views



SITE KEY



Covered Cricket Lanes  
Proposed

Cycle Store  
Proposed

Sports Hall  
Proposed

Games Courts  
Proposed

NORTH EAST TO THE SPORTS HALL

# 22.15. Sketch aerial view SW



SCAN FOR 360 PANORAMA



# 22.16. Sketch aerial view SE



SCAN FOR 360 PANORAMA



# 22.17. Sketch aerial view NE



SCAN FOR 360 PANORAMA



# 22.18. Sketch aerial view NW



SCAN FOR 360 PANORAMA



# 22.19. Sketch view of wider sports



SCAN FOR 360 PANORAMA



# 22.20.Creative Gateway



# 23. Energy and CO<sub>2</sub>

## 23.1.M&E and Energy

The Sustainability Statement responds to the relevant local, regional, and national planning policies, particularly those set out in the St Albans City and District Council Local Plan 2041, and outlines the strategies adopted to ensure an environmentally responsible, low-carbon, and future ready campus. The College Masterplan adopts a whole life sustainability approach, placing a strong emphasis on energy efficiency, carbon reduction, water conservation, sustainable drainage, and biodiversity. Environmental considerations have been integrated into all stages of the project, from design through construction and into long term operation.

A key feature of the proposed development is the introduction of a centralised Energy Centre. This facility will provide low carbon heating to both new buildings and refurbished facilities across the campus.

Buildings to be served by the Energy Centre include:

- New Builds: Animal Management, High Needs Centre, Creative Gateway, Film Studio, and the Sports Hall
- New Build Extensions: Refectory
- Refurbished Buildings: Mansion House

This centralised approach supports efficient plant operation, future decarbonisation potential, and improved carbon performance across the campus.

In terms of energy strategy, the development follows low energy design principles, focusing on:

- Passive design through effective building orientation and form
- Enhanced building fabric performance
- Efficient mechanical and electrical systems to reduce operational energy demand
- Viable renewable technologies include solar PVs and air source heat pumps. While options like wind turbines and biomass are deemed unsuitable due to site constraints, decentralised and centralised low-carbon systems are appropriately balanced

Water efficiency is addressed through the specification of low flow fixtures and fittings across all buildings, ensuring reduced potable water consumption and compliance with best practice targets.

A combination of sustainable drainage systems (SuDS) will be implemented, including green roofs, filter drains, permeable paving, and below ground attenuation tanks. These features will manage runoff sustainably, improve site resilience, and support biodiversity.

A dedicated waste management strategy has been prepared to address both construction and operational waste. This includes provision for appropriate waste segregation, storage, and recycling infrastructure.

In support of wider environmental goals, the scheme will:

- Use environmentally responsible and responsibly sourced materials
- Improve indoor environmental quality by maximising daylight, providing good ventilation, and ensuring thermal comfort
- Support biodiversity through varied, native and nectar rich planting to attract birds, pollinators, and bats
- Maintain good practice standards for external lighting and pollution mitigation

The proposed scheme aligns with multiple planning policies including SP1–SP3, CE1–CE2, and LG1–LG4, demonstrating excellence in design, sustainability, and community benefit. The redevelopment of Oaklands College reflects a clear commitment to long-term sustainability, low-carbon operation, and educational excellence. The proposed strategy not only ensures compliance with planning and regulatory frameworks but also promotes a resilient and resource efficient learning campus for future generations.

Please refer to CPW report for full details;

240541-CPW-XX-XX-RP-N-000001 - Sustainable Design and Construction Strategy



## 23.2. Energy - Fabric First

The college has set out its priorities through the 5 S's, these include sustainability as a key priority as vitally important to both improve the current campus and to transition to a net zero institution.

The newly enhanced campus will include exemplar buildings for sustainability by striving to reduce carbon at every stage of the process from constructing the building through to the long-term energy demands required to run it.

The design team are using a 'fabric first' approach where the performance of the building envelope is considered as the primary factor in the long-term reduction of CO2 from operating the building, as a result the team have targeted performance standards higher than current part L and based on the recommendations of CPW and similar to the LETI design guide for education, this sets ambitious U values for the building elements.

Overheating is also a consideration in new buildings and how the building will perform as our climate changes in the future, the fabric first approach will also help with this as will the mixed mode ventilation strategy. The building may need to be adapted in the future to help cope with higher temperatures and the need for increased ventilation to help maintain a pleasant

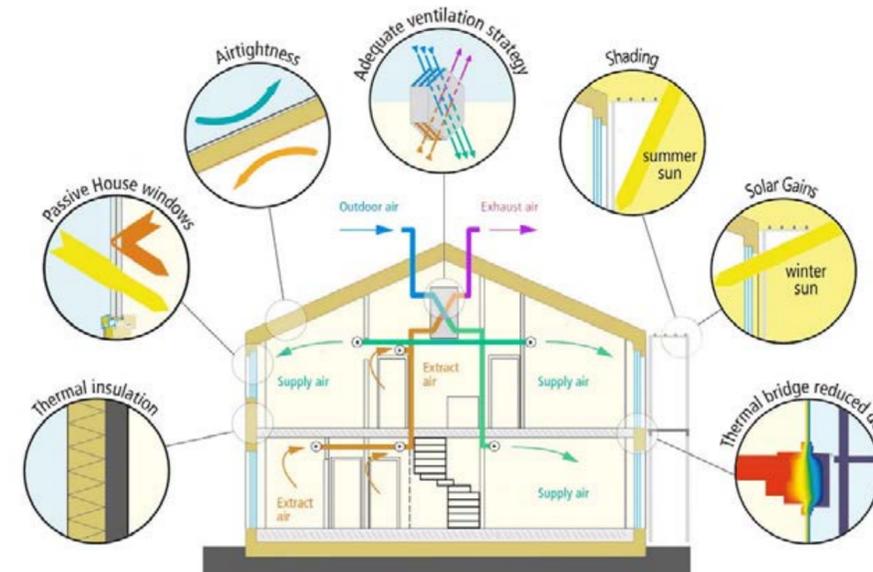
learning environment.

Design choices of materials included reviewed options on sustainability and embodied carbon which should remain as a key factor in decision making for the continued design development through detailed design into construction and completion of the building.

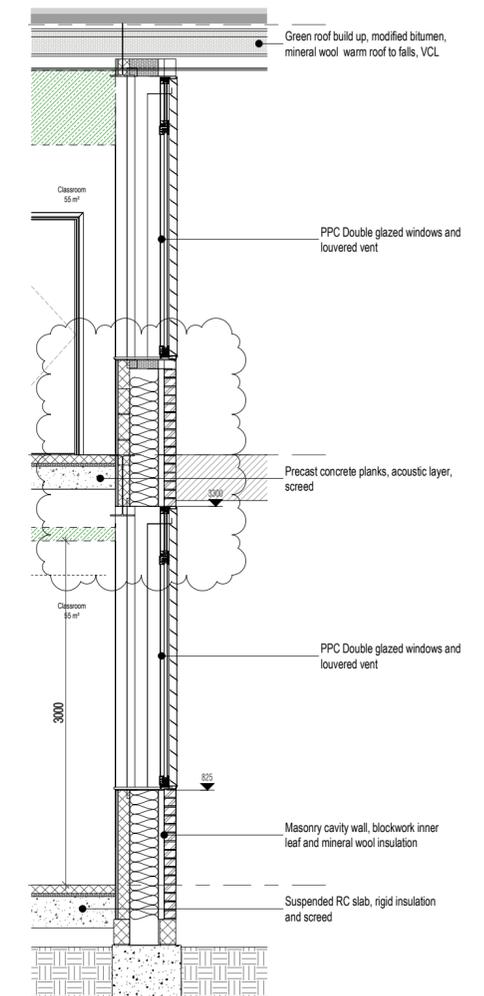
Water usage has been considered with the allowance for rainwater harvesting to be used for flushing toilets.

On site renewables have been included with PV panels on the SW facing sloping roof pitches.

The M&E strategies have utilised low carbon strategies and are proposing to use air source heat pumps as part of the heating strategy. The client has requested that an energy display is used in the entrance area to help show students and staff the current demand as well as the electricity being generated by the PVs



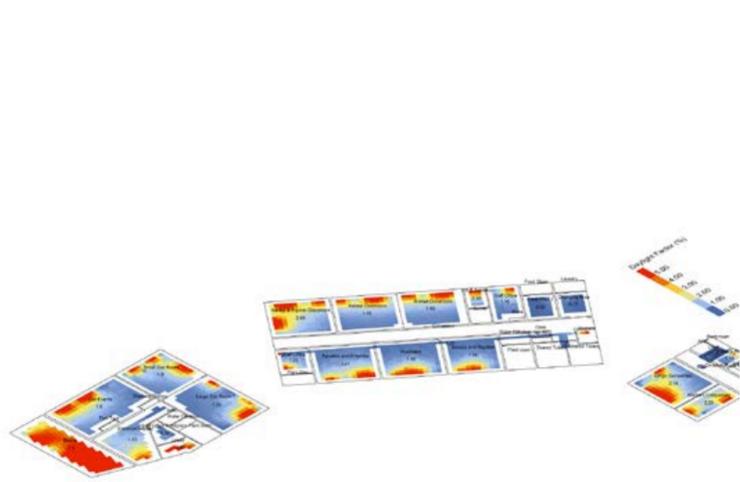
FABRIC FIRST APPROACH - HIGH LEVELS OF INSULATION AND AIR TIGHTNESS



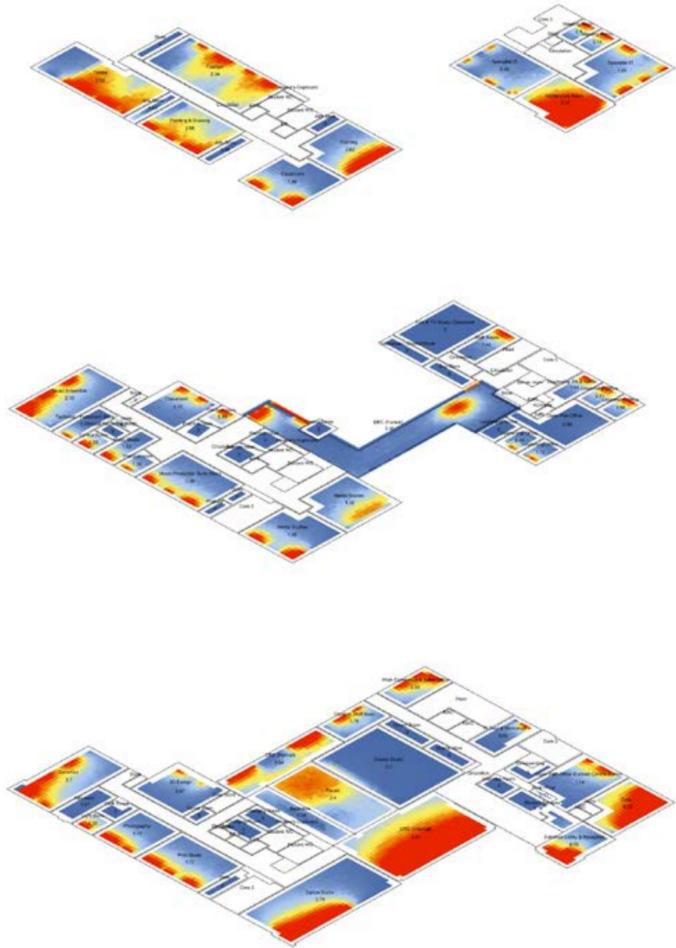
HIGH NEEDS CENTRE  
WALL AND ROOF BUILD UP

# 23.3. Daylighting

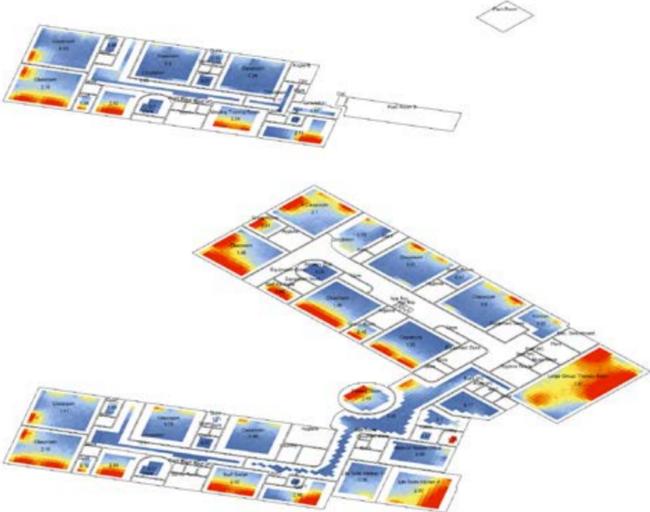
DLA have developed the layouts, depth of rooms, ceiling heights and window sizes to ensure good levels of natural daylight in teaching spaces



Animal Management



Creative Gateway



High Needs Centre

## 23.4. Embodied Carbon

The design team have reviewed tackling embodied carbon from the early design stages and the structural engineer has helped track this at the stage 2 design stage.

Reducing the amount of material and weight of the structure can consequently reduce the foundation sizes. Both of which will have a cost and CO2 saving.

The primary structural frame or load bearing walls have been developed by the Structural engineering team to offer options that deliver lighter and low carbon building systems.

High carbon content materials such as concrete for foundations and steel for structural framing are required in all the proposed buildings, the volume will be minimised through good design, the specification and detail of elements such as cement replacement and steel supply will be vital to reduce the overall embodied carbon.

Cladding and sub-structure material choices will balance robustness, economy and CO2 to help find the materials that meet the clients aspirations and help reduce embodied carbon, this will continue to the next design stages, where specifications will be defined.



Clay Blocks, alternative to Concrete Block or SFS



Metal wall and roof cladding sourced from low carbon steel



Sustainable non-flammable Insulation



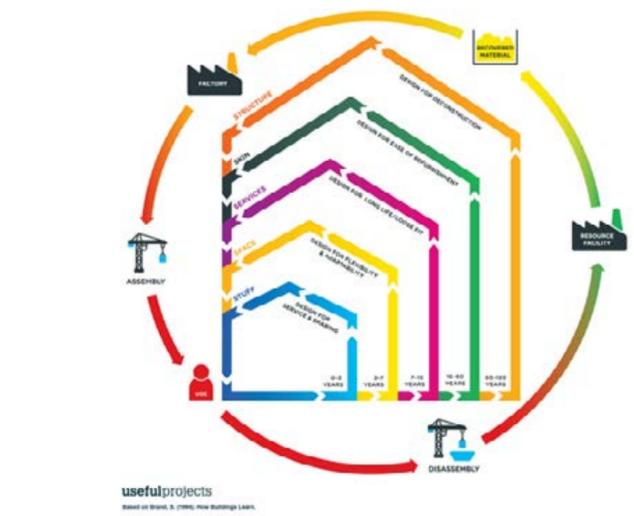
Bricks from recycled content



Figure 7.1 - LETI Embodied Carbon Reduction Targets towards Whole Life Net Zero

# 23.5. Circularity & Adaptability

A Circular Economy is defined in London Plan Policy SI7 'Reducing waste and supporting the Circular Economy' as one where materials are retained in use at their highest value for as long as possible and are then reused or recycled, leaving a minimum of residual waste. The end goal is to retain the value of materials and resources indefinitely, with no residual waste at all. This is possible, requiring transformational change in the way that buildings are designed, built, operated and de-constructed. A circular economy stands in contrast to our current linear system, where materials are mined, manufactured, used and thrown away. The 'Take, Make, Dispose' model, or 'linear' economy, has fuelled rapid growth but is inherently unsustainable in the long term where resources are finite. Widespread adoption of circular economy principles would dramatically reduce the quantity of new material imported and the amount of waste needing to be managed, including that which is exported. Alongside this reduction in imported material and exported waste, smart technologies, infrastructure and logistics can contribute significantly to reduced vehicle movements, air pollution, noise and greenhouse gas emissions. Developers can also benefit from cost savings, for example by purchasing fewer materials and managing less waste.



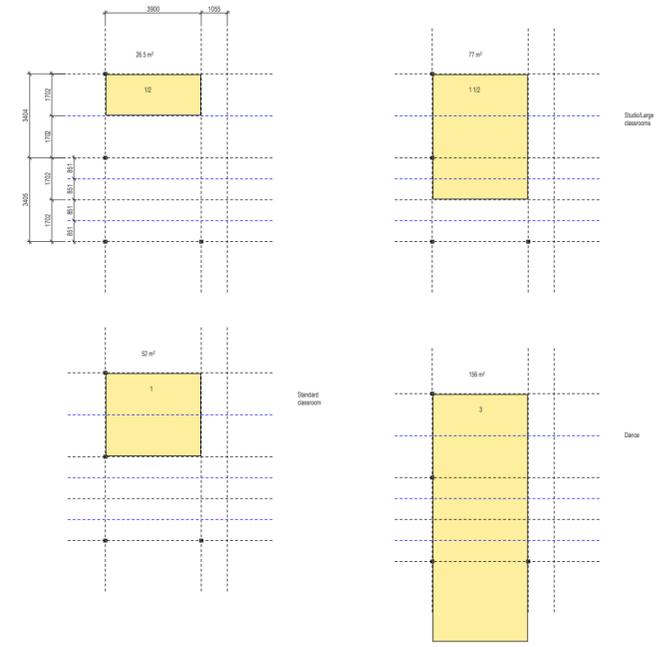
BUILDING LAYERS  
COURTESY OF USEFUL PROJECTS

The energy and CO2 of a building is measured over the life span (whole life) of the building in use, therefore the longer the better. The longevity of each building will depend on the ability for it to adapt to the changing needs of the college, as courses curriculum and teaching styles change in the future.

Framed buildings allow for major changes. The teaching buildings are designed with a grid size that fits with different classroom configurations, allowing the internal separating partitions to be reconfigured without any structural work. The smaller buildings are proposed as traditional Lead bearing structures, these have been designed that the corridor walls are structural, while the lightweight separating walls can be reconfigured.

Internal layouts and partitions. While plasterboard and stud walls can be removed and replaced, this is a wasteful process. The use of demountable or adaptable partition systems allow for future adaptability with reduced waste.

FF&E and finishes. The most regularly replaced items should be targeted as low carbon, as these elements will be replaced on a regular cycle. Finishes such as carpet tiles can be replaced individually or



BUILDING GRID DESIGNED TO ALLOW FUTURE ADAPTATION OF ROOM SIZE AND USES



EXAMPLE OF FLEXIBLE INTERNAL PARTITIONS  
COURTESY OF PROJECT JACK, USED IN GOOGLE OFFICES



# 24.1. Access Statement

## PUBLIC REALM

The improvements to the college campus are based around landscape and the experience of the site for students, staff and visitors.

The new rejuvenated campus is designed to prioritise the student, staff and visitor pedestrian experience and minimise the dominance of vehicles.

The scheme has been designed to also create a sequence of attractive spaces for leisure time and as learning environments. The new buildings will have active frontage wherever possible which in many places can open from internal to external learning environments, for example external brickwork, sculpture or dance.

The landscape will be designed to create external teaching and learning spaces, growing areas, sensory garden, outdoor classrooms, sports facilities and an outdoor gyms. These are linked by improved routes; formal routes radiate out from college square via North and East Drive (college street) and informal routes linked the various landscaped areas.

Improvements to the existing landscape will include the historic walled gardens, paths across the green playing and animal fields. New active travel routes will enhance visitors experience of the wider Oaklands site.

## VEHICLE ACCESS

The site will have two vehicle access points, as per the existing.

One from Hatfield Road up South Drive

One from Oaklands Land along East Drive

## ACCESS VIA PUBLIC TRANSPORT

The majority of the student community that travel to the site by public transport use buses on Hatfield road

Improvements are outlined in the Transport report by Evoke.

## CYCLE AND PEDESTRIAN ACCESS

There are three pedestrian and cycle access points to the college campus, from North, South and East drive. These routes will access new central cycle storage in purpose built enclosures, refer to the Landscape report for full details.

The active travel routes include paved paths for cyclists and will allow improved access for local and wider community to enjoy the Oaklands college landscape site.

## ACCESS TO THE COLLEGE

The main point of access to the college will be the new Creative Gateway building, this has been designed to have a clear civic character to help way finding to easily locate and access the main reception

All principal entrances to the new buildings will be clearly visible and accessible from the landscaped public space.

As the college is upgraded security measures are being introduced to help the safety of the students and staff, these will include cards to access using speed gates or fob access doors with maglocks. These will be designed to meet the requirements of approved document Part M, volume .

The landscaping has been developed to reduce significant

level changes across pedestrian routes, to provide safe and accessible routes to all parts of the college campus.

Paths are designed to be firm and slip-resistant, where there are different materials along access routes, these will have level and even surfaces, and with similar slip resistance for safe transition. Paths will have gentle slopes (shallower than 1:20). Please refer to the Landscape report for detail.

## COMMUNITY ACCESS

The site will be used in a wide and varied way throughout the year by the community, from adult education courses to community groups and events. All parts of the college available to the community will have step-free access from the landscape realm.

There will be some restricted access to older buildings, however the college management will ensure that all parts of the curriculum and community resource are available in accessible parts of the site. Some of the historic buildings are more than 100 years old and while every effort will be made to allow accessible there are restrictions to some areas such as the split levels on the Mansion house or mezzanine levels of older construction buildings.

Entrances are clearly visible and incorporate suitably sized door leaves to allow for wheelchair access.

## CAR PARKING

The new rejuvenated campus will keep car parking to the perimeter with two main car parks; the existing Evolution building car park to the West of the campus and the new Sports car park to the East of the campus.

Vehicle access for those with motility restrictions will be

made to designated accessible parking spaces from South and East drive.

The parking bays are sized in accordance to Building Regulation Approved Document M and local standards.

## STUDENT HIGH NEEDS DROP OFFS

The students community includes those that require assisted transport, from across the county or further. The college are developing a transport management strategy for the new building where mini bus transport access is from East drive, around the new loop road to designated drop off area close to the new High needs centre.

## SERVICE ACCESS

The college include a site estates team, that will be based in the relocated estates barn adjacent to the new loop road. Service vehicles will access all parts of the site and landscape from the new base.

### General deliveries

The proposals include a new deliveries point where supplies, resources and parcels can be delivered, sorted and distributed around the campus by the site team. The new deliveries shed is close to the estates shed and accessed via the new loop road from east drive. Avoiding the centre of the campus and reducing the impact on pedestrians and cyclists within the campus centre.

### Refectory/ Catering deliveries

The remodelled refectory catering kitchen will require regular deliveries of fresh produce and supplies. Deliveries will be directly to the Kitchen via south drive, with a pull in area and turning route main accessible only to the deliverers vehicles.

## 24.2. Access Statement

### EXTERNAL APPROACHES

The external approaches to each of the new and remodelled entrances lobbies and all circulation areas are designed to meet Approved Document Part M, Volume 2

This also includes all the communal areas accessible by students, visitors and management staff.

Entrances have been designed to be easily navigable with good lighting, way finding and passive surveillance to create a safe environment.

### CIRCULATION

Circulation areas will meet the guidance of the Approved Document M Volume 2.

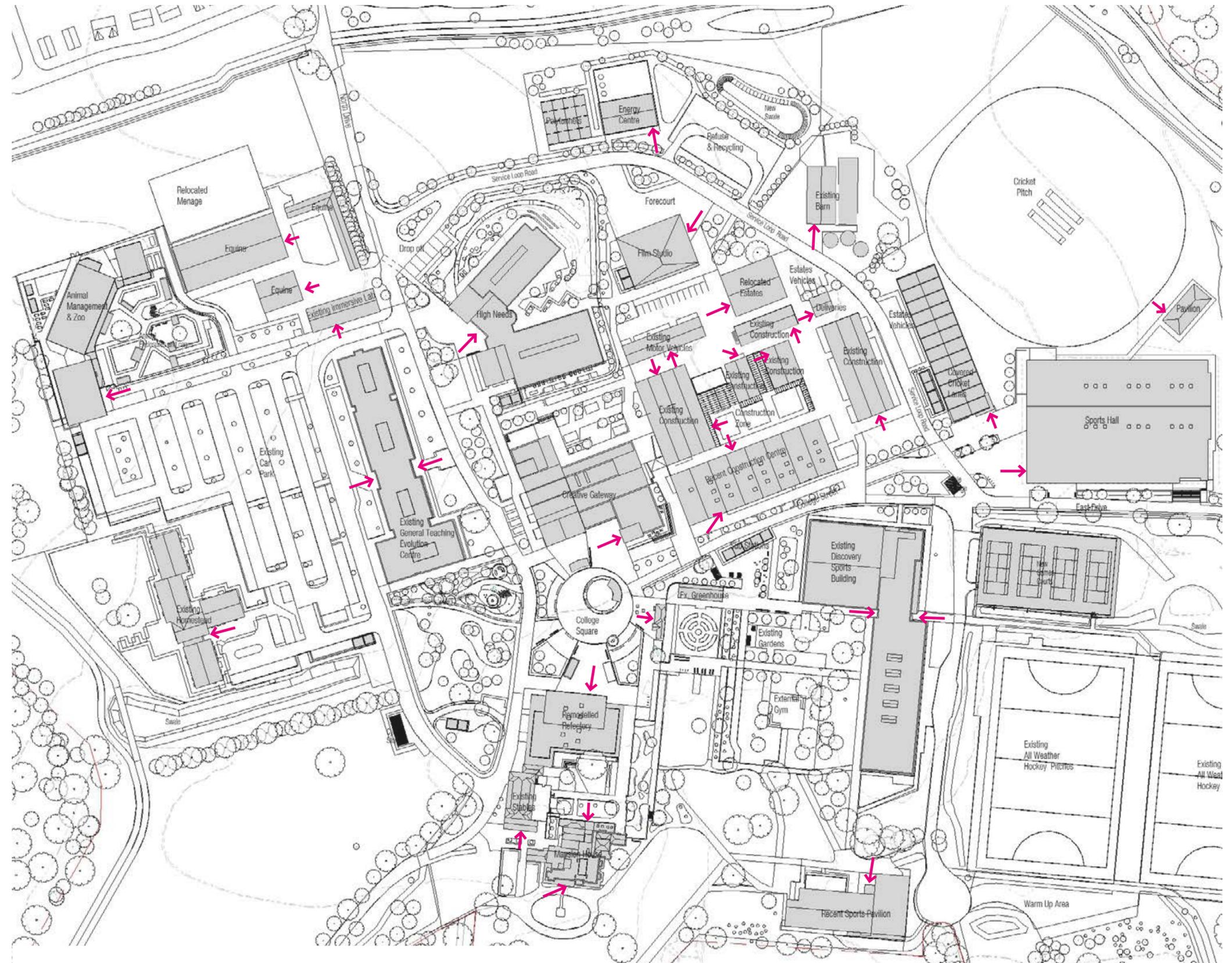
Communal stairs are designed to meet the guidance of Approved Document K for a education access stair, noting that the college is for 16 to 19 year olds and adults (not smaller children). This includes risers and landing dimensions, and handrails. Lighting, tonal contrast and handrails are to be detailed to meet Parts M and K of the Building Regulations at the appropriate design stage.

Lifts to BS EN 81-70:2021+A1:2022 with lift cars of minimum of 1100mm wide and 1400 deep.

Generally circulation corridors are a width of 2100mm to ensure good passing space. For staff or less used areas a minimum of 1500mm wide, both exceeding Part M requirements.

Doors throughout the communal zones will be provided with vision panels, unless technical requirements, such as AV require full black out.

All communal doors have a minimum 850mm clear width or greater as required by the Fire strategy. Please refer to the Fire Strategy report by Beverage Associates

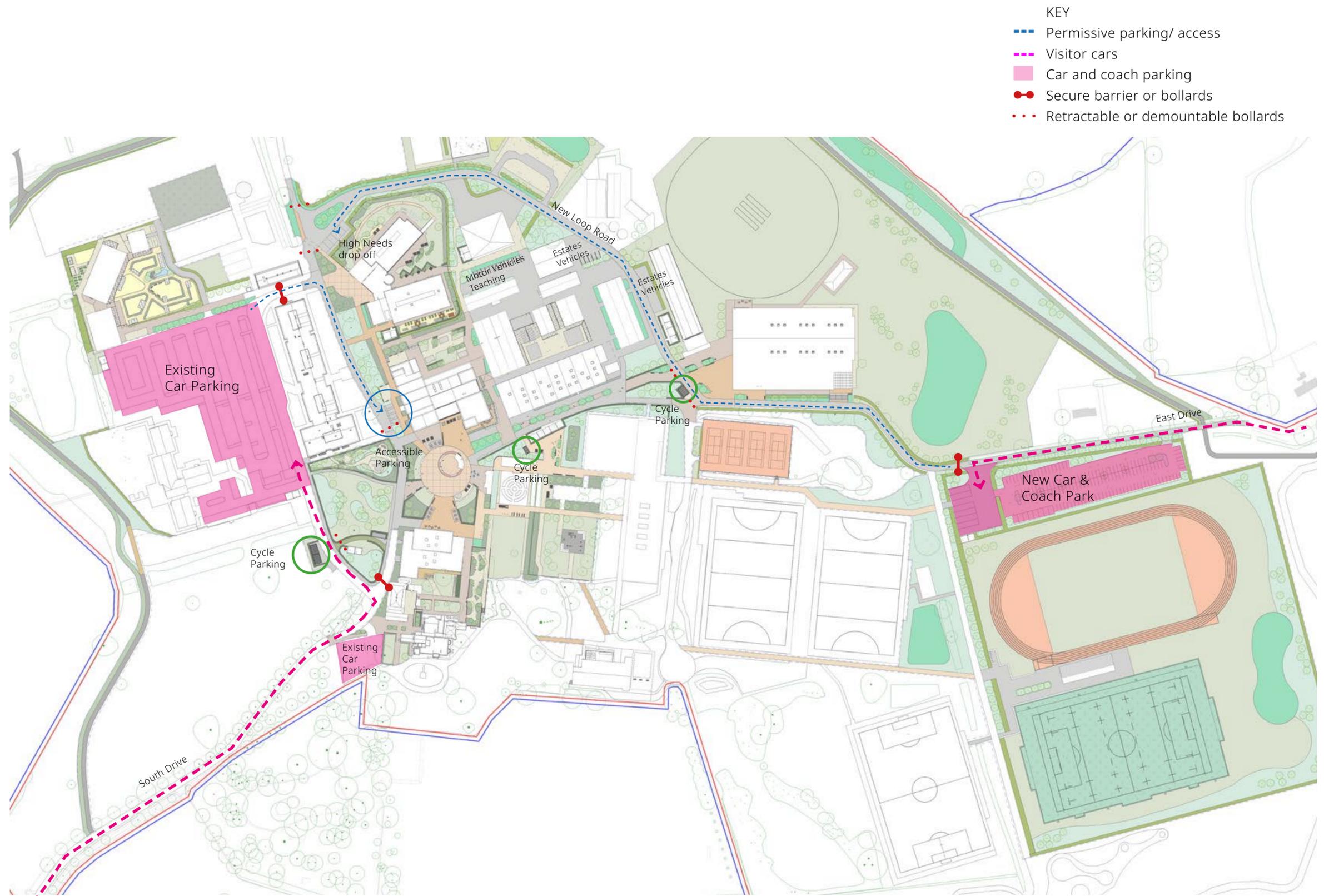


## 24.3. Parking

The Transport Consultant and client team have been working closely with Hertfordshire CC planning team to establish the improvements to the current facilities and to accommodate the increase in student and staff numbers. The campus strategy is to create a pedestrian friendly campus, creating learning and leisure areas within the varied landscape. With ease of access for all users of the site. To encourage sustainable transport the proposals include improved cycle storage with three locations for covered cycle stores. Proposed cycle spaces = 115. The college campus include changing rooms and showers within the sports zone, that can be accessed by staff or students cycling.

The proposals include relocating the existing East Drive car park further east, which will provide 155 car parking spaces, including 8 accessible spaces. The level of parking across the campus will remain consistent with the existing provision. The new car park includes 6 coach parking spaces, for college uses, community groups and visiting sports teams and or clubs. The campus landscape proposals include accessible parking bays for those with restricted motility, ensuring ease of access to all facilities. In some cases this may include local assisted transport provided by the college. The High Needs Centre caters for students with a range of mobility, including students with assisted transport to and from the college. The new High Needs centre is located within the heart of the campus and includes a dedicated transport drop off area, accessed via the new loop road or if required from the existing West car park.

For more details please refer to;  
Evoke's Transport Assessment (including Parking Strategy)  
and Framework College Travel Plan



## 24.4. Service & Refuse

The Proposals for the new campus include improvements to the servicing of the site.

The proposals are for the majority of the sites servicing to be accessed via east drive, Swept path analysis of servicing movements is included within the Evoke Transport Assessment.

The proposals include a new loop road, to allow the site to be serviced without vehicles using the main pedestrian routes and landscaped areas, reducing the impact on pedestrians and cyclists within the campus centre.

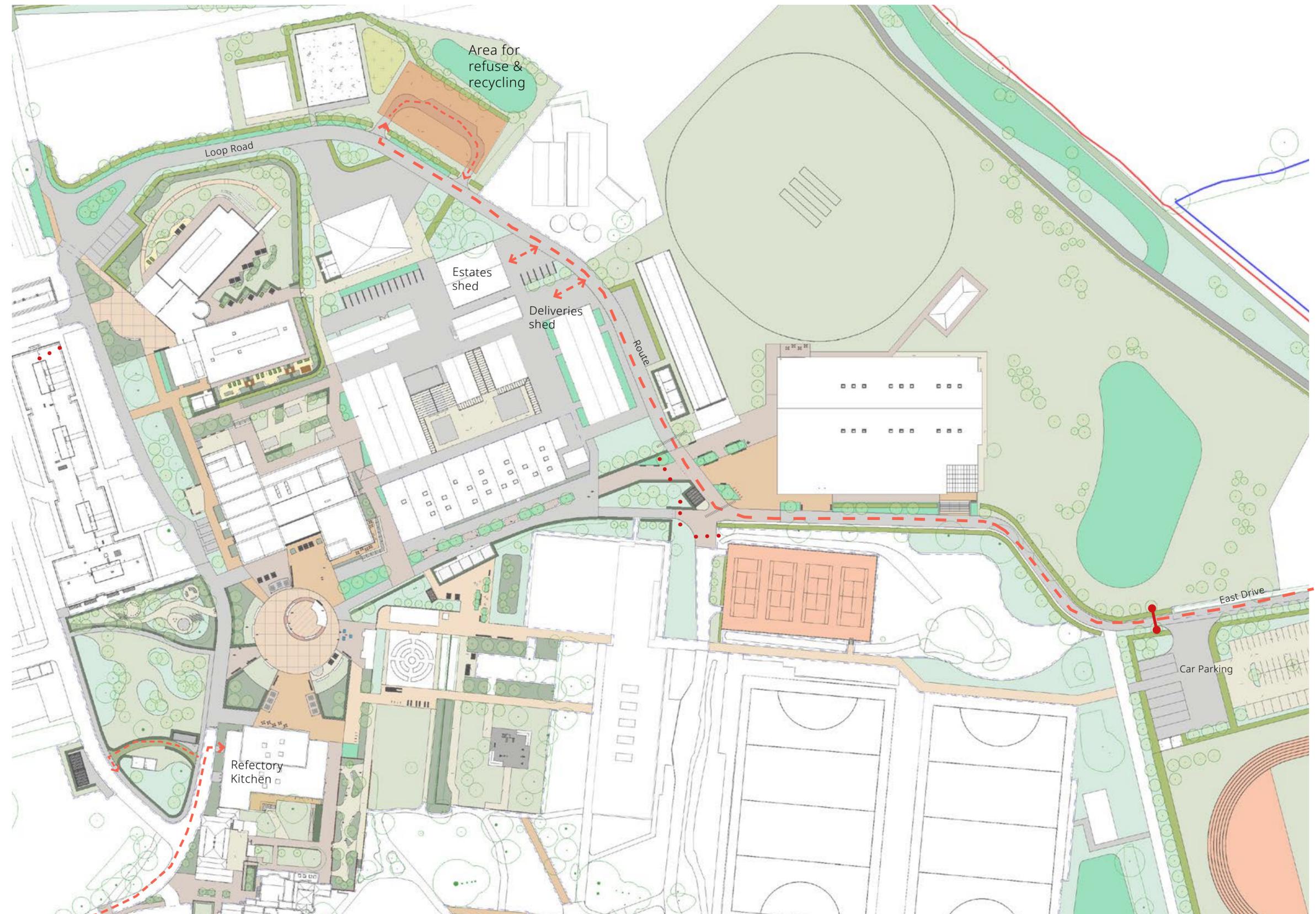
The proposals include a new refuse and recycling area, to be enclosed with an acoustic timber fence and screening and accessed via the loop road.

The estates team are based in the new black barn, this will be relocated on the new loop road, the estates vehicles will be housed in the barn, in the forecourt or adjacent to the loop road. There will be a new deliveries shed to handle the frequent deliveries to the college, off the loop road.

The Catering kitchen will be re-provided within the new (remodelled) refectory building, this requires daily food deliveries which will be accessed via south drive.

Please refer to the refuse strategy report.

- KEY
- Permissive parking/ access
  - Visitor cars
  - Car and coach parking
  - Secure barrier or bollards
  - Retractable or demountable bollards



# 24.5. Maintenance Strategy

The college estates team manage and maintain the site and landscape with a team of staff

The buildings maintenance will depend on the age and contractor obligations and will generally be undertaken through specialist operatives, managed by the College's estates team.

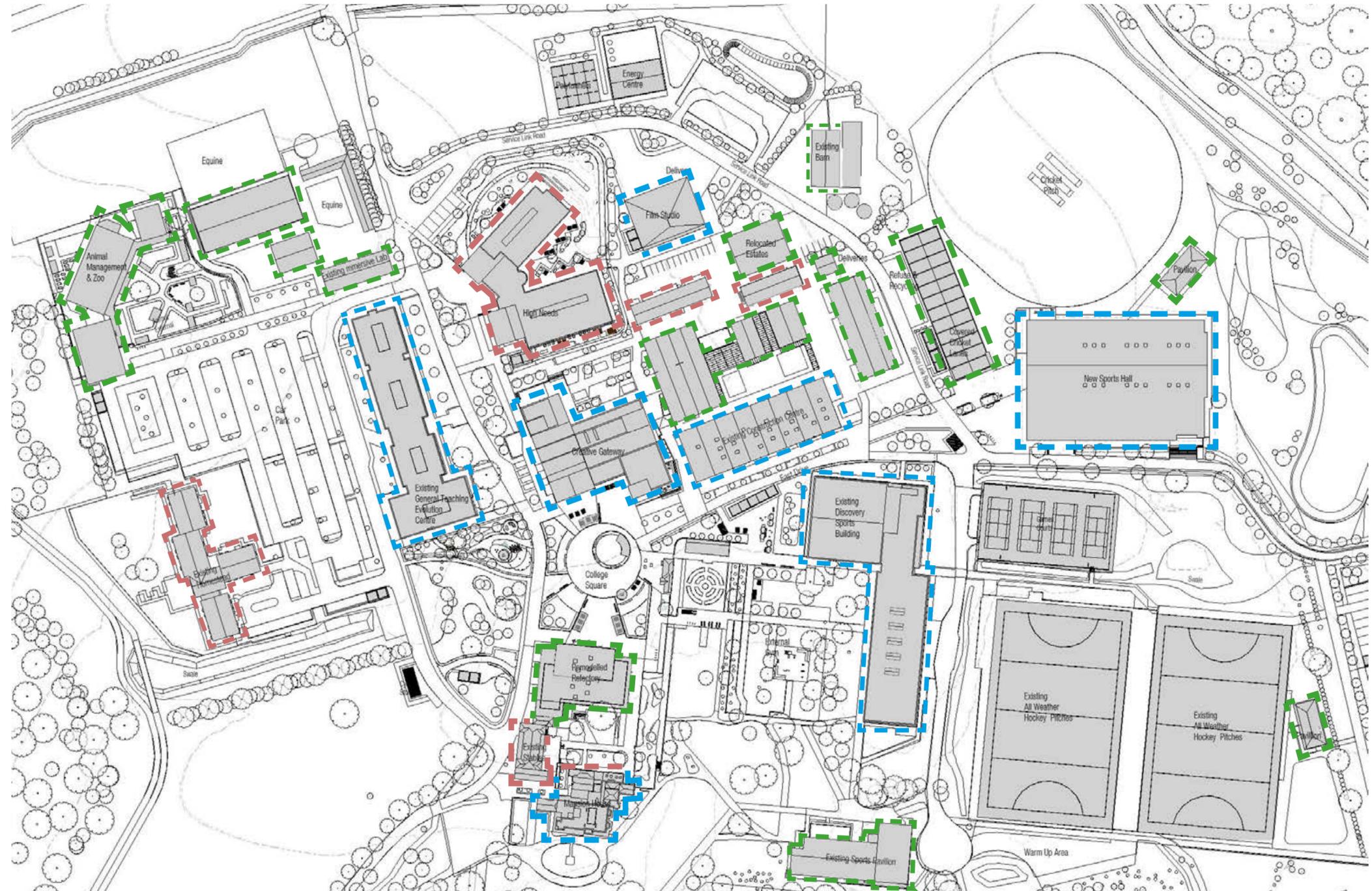
The proposals for cleaning and maintenance of each building are covered in the maintenance strategy as an appendix to the pre -construction health and safety plan, as part of the CDM documents.

Due to the height of the buildings all most all windows can be cleaned externally with a pole reach and wash system, or from internal access.

Maintenance of the building facade and for plant replacement will be accessed via in MEWP equipment, smaller scissor type MEWPS for the one/ two storey buildings and large cherry picker type MEWPS for the two/ three storey buildings, subject to method statements.

Single storey buildings can generally be accessed from ground level using mobile access equipment or demountable scaffolds.

- - - Single storey
- - - One/ Two storey
- - - Two/ Three storey



## 24.6. Security

### Student Security

As a Further Education college Oaklands college students include 16-19 year olds, adult learners, community groups and events for all ages. The college has a responsibility for the security and safety of the students that

Security of the students is one of the College's core priorities and is under constant review. The site staff include security, that monitor the campus site ensuring that during college operating hours visitors have registered and are therefore known to the staff.

Visibility and passive supervision across the site has been considered during the design process to allow for informal supervision.

Access to the College's buildings has historically been open, this being reviewed to with the aim that building entry in the future will be via card access, helping increase the security for users.

### Building Security

The Oaklands college campus and grounds are open and therefore allow free access during college opening hours and during out of hours. Therefore the 'secure line' of the college is the generally the building perimeter. The doors, windows and facade will provide the security.

Generally the new and remodelled buildings will be designed to the principals of secure by design, with viability and good lighting.

The college campus and buildings include CCTV, cameras have been included in the recent developments and the college proposals include CCTV coverage to assist in security of staff, students and visitors to the campus.





# 24.8. External Lighting

CPW have produced an initial lighting design; a sensitive external lighting design will be implemented to prevent light pollution, ensuring that the night-time character of the Green Belt is preserved while maintaining safety and security.

The lighting layout is based on achieving a general light level of 7.5 lux average;  
*In line with requirements laid out in BS EN 13201 -1 AND-2 A P3 class of 7.5lx average and 1.5 minimum targeted for Roadways, parking areas and pedestrian paths*

The design is firstly based on safety and security to ensure the open areas, paths and routes across the campus area are well lit, with areas of high contrast or dark corners minimised.

The lighting is an important part of creating the character of the rejuvenated campus, using different types of external lighting help to enhance the existing and new materials and planting. Lighting colour can establish the mood of an area and bring delight to key areas of the landscape and new buildings.

The outline planning elements include new sports facilities;  
*As per the recommendations in LG04 Sports Lights 200Lx with a uniformity of 0.6 has been targeted for the 4G all weather pitch and games courts.*  
*For the outdoor athletics track 200Lx with a uniformity of 0.7 has been targeted.*

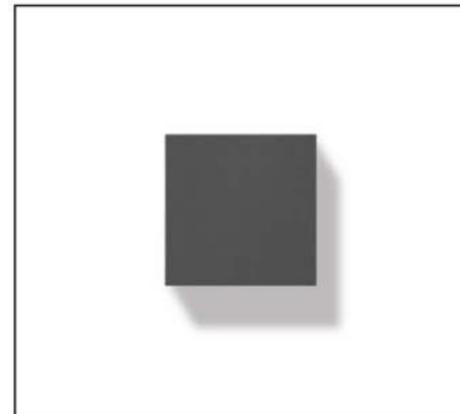
Details of the future lighting proposals for the campus will be the subject of a planning condition



Example post light



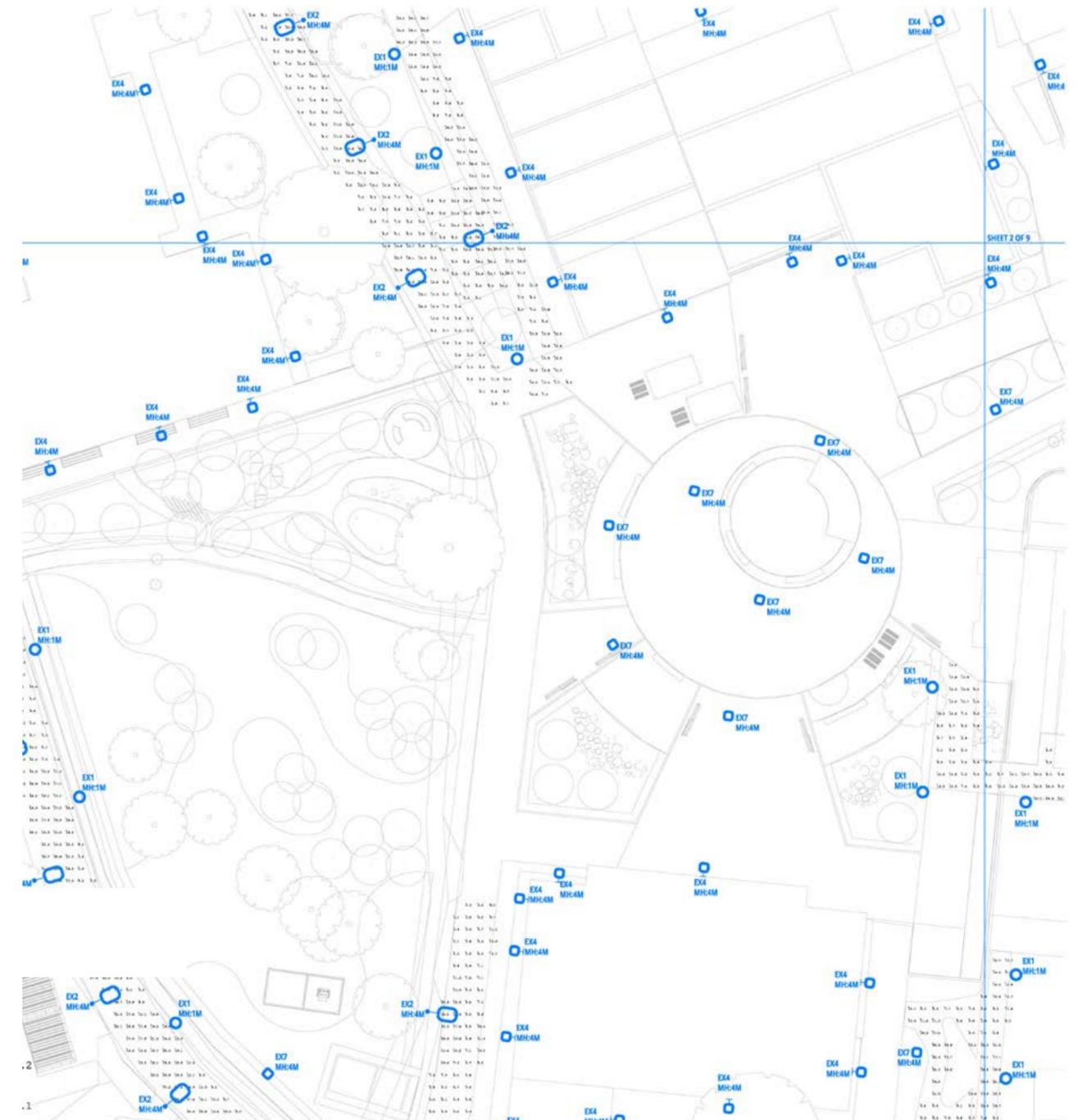
Example bollard light



Example building mounted light



Example post light



Example of the campus lighting design, showing college square>

# 25. Landscape

## 25. Landscape

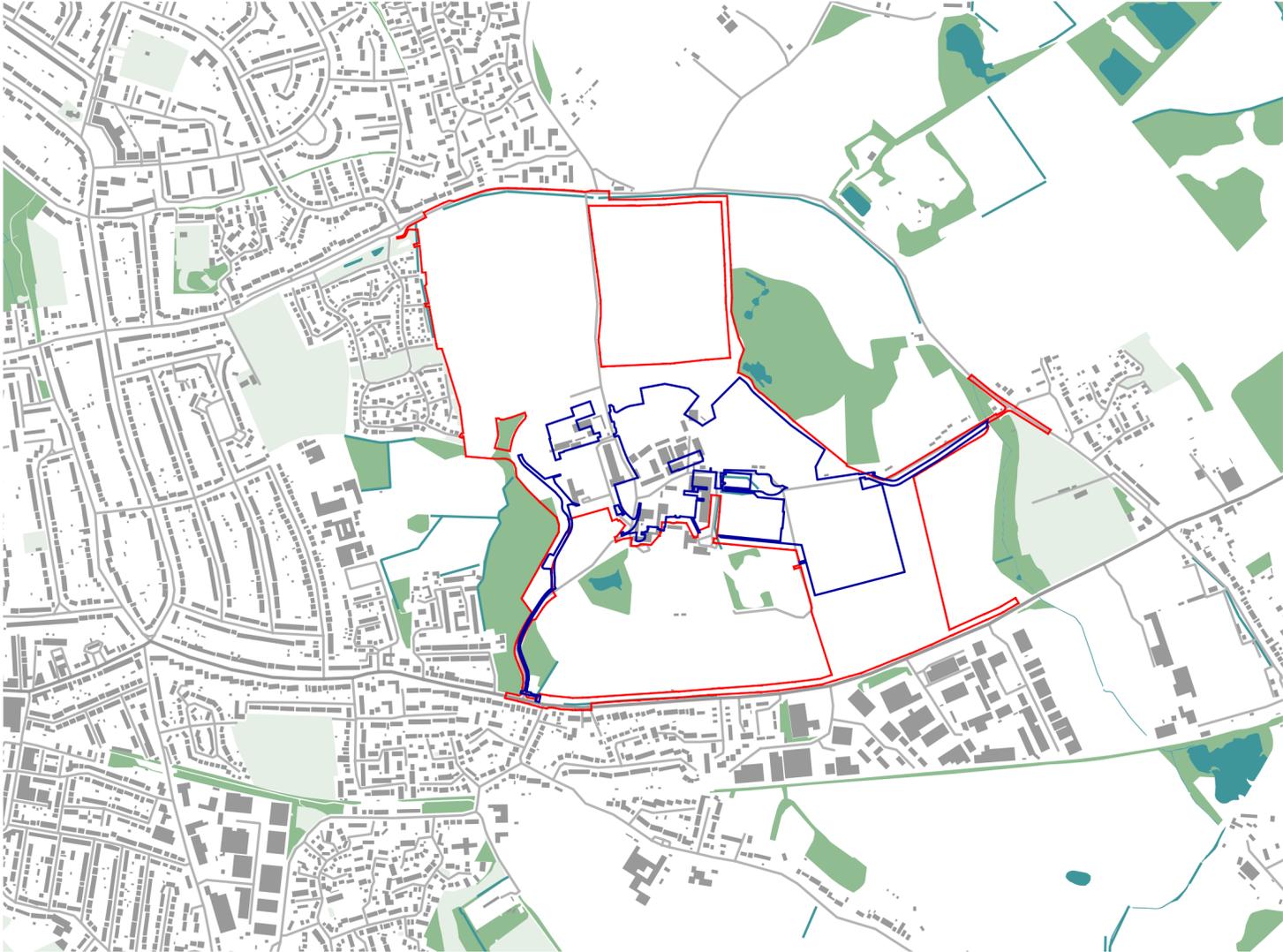
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# 25.1. The Campus landscape: introduction

The following section on the Oaklands College Campus landscape masterplan, exploring the landscape design and development of external spaces around the proposed and existing Oaklands College built form.

The campus landscape has been developed in close conjunction with architects DLA and engineers Elliot Wood, and the landscape has been informed by access, drainage and SUDs, and ecological requirements. It has also been developed alongside the design team for the Taylor Wimpey residential site, particularly in regarded SUDs, Active Travel Routes, and visual amenity.

The campus landscape design is explored in the following pages, starting with an analysis of the existing campus landscape setting, the extents of the proposals, and a detailed exploration of each landscape area of the campus. Materiality and planting strategies are also described.



Location of Campus landscape proposals

- Planning application area
- Denotes extents of Campus landscape proposals explored in this report



Denotes extents of Campus landscape proposals explored in this report

## The Campus landscape: illustrative masterplan

The proposed campus landscape masterplan incorporates several areas of extensive new external spaces, predominantly focused around new architecture, such as the Creative Gateway, High Needs and Sports Hall. The wider setting beyond the immediate built form has also undergone areas of landscape design, particularly around new sports offerings and a series of connected Active Travel Routes.



**KEY:**

- Existing building retained
- Existing building retained
- Planning boundary
- College ownership boundary
- Campus landscape proposal areas

1. Creative Gateway
2. College Square
3. Refectory
4. West Block Garden
5. Mansion House
6. Animal Management
7. High Needs
8. Sports Hall
9. Cricket Lanes
10. Film Studio & yard
11. Energy Centre
12. Construction Zone & yards
13. Waste centre & Estates
14. Tennis Courts
15. Athletics Track
16. 3G/4G pitch
17. Sports Pavilion
18. Discovery Building
19. Teaching Block
20. Homestead
21. Cricket pitch
22. Cricket Pavilion
23. Sensory Garden
24. East Drive car park

*Illustrative campus landscape masterplan*

# 25.2. Existing campus landscape

The current landscape setting for Oaklands College has developed piecemeal since its inception, with a historic core centred around the Mansion House and gardens, and from there expanding outwards to the north, west and east. Built form is a mix of styles, joined together with access roads, footpaths, and areas of existing tree planting and remnant estate landscape. There is no one key landscape space for the students to currently enjoy, rather the setting has predominantly been given over to vehicles, with less emphasis on pedestrians.

Recent development of the Homestead, Teaching Block, and Construction Building by DLA has instigated a more coherent landscape design to the new built form, as well as a formalised car park to the Homestead area. This has helped make a more pleasant setting for students and staff and made parts of the campus more legible, safe, and uniform in materiality and planting. However there is still a huge variation in the quality of external spaces, and a lack of focal spaces where the students can enjoy being outside.

The development of a campus landscape masterplan provides a much needed opportunity to establish a pedestrian-priority, human-scale and inclusive landscape for Oaklands College, one which brings together existing and proposed built form into a unified setting, and which demonstrates the Campus setting as one identifiable 'place' rather than a series of spaces.

The following pages explore the current campus landscape condition, key landscape features found on the campus, and an analysis of existing vegetation, access and terrain.



Entrance from South Drive



Mansion House



West Block



View through to Construction Building



Discovery Building