



# Oaklands College & Land south of Sandpit Lane, St Albans

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Oaklands College Education  
Need Statement

October 2025



# **Oaklands College Education Needs Statement**



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# College's Key Themes

DLA is committed to integrating Oakland's College's key themes of safety, sustainability, sector scrutiny, stakeholder scrutiny, smart design, strategic planning, and social responsibility into all aspects of our design process. From master planning to detailed design elements, these values are considered at every scale to ensure that the campus not only meets functional requirements but also contributes to a safe, sustainable, and socially responsible learning environment.

- • Safety
- • Sustainability
- • Sector Scrutiny
- • Stakeholder Scrutiny
- • Smart
- • Strategy
- • Social Responsibility





# 1. Education Need and Community benefit

# 1.1. Introduction

This Education Needs Statement has been prepared by Oaklands College, in order to provide an explanation as to the reasons for the proposed development, the benefits that it will bring and the importance of this to the future of the College.

For over 100 years, Oaklands has been a cornerstone of further education in Hertfordshire. Since its establishment in 1921, the College has built a rich history of delivering innovative and transformative education. As a leading provider of further education, Oaklands operates campuses in St Albans and Welwyn Garden City, along with training facilities in Borehamwood. Serving more than 7,000 students, it offers over 300 vocational and academic courses, including apprenticeships and higher education programmes and was rated in the top 10% of Colleges nationally based on its 2023-2024 student results for young people.

Oaklands is ambitious and continually seeks to expand its reach and reputation, enabling more adults, young people, and apprentices to access outstanding learning opportunities, whether to enter new employment sectors, reskill, or upskill. This ambition underpins the College's commitment to maintaining high standards of education and support, ensuring that every student is well-prepared for success in their chosen field. Recently, the College received two excellent Ofsted Judgements for both its study provision and residential provision.

Notwithstanding the College's success, many of the current facilities are outdated, inefficient, and no longer fit for the needs of modern teaching and learning. If investment is not secured, the College faces the risk of entering a downward spiral of decline, with students and staff increasingly drawn to surrounding colleges that can offer newer, higher-quality facilities. This would undermine Oaklands' ability to provide the high-quality, digitally enabled, and inclusive education that learners, employers, and the community both expect and require. We note that other nearby colleges have modern facilities that do allow them to compete for students and ensure their future. Redevelopment is therefore not optional but essential, safeguarding the Colleges, protecting its position as a leading regional provider with national significance, and ensuring it

continues to deliver the skills, opportunities, and innovation needed for the next generation.

Oaklands is now embarking on an exciting journey to redevelop its St Albans campus, replacing outdated facilities, more than 50% of the current estate, with sustainable, state-of-the-art buildings. This redevelopment will enhance learning opportunities and benefit the wider community. By replacing inadequate structures, such as converted tractor sheds, with modern facilities, Oaklands aims to:

- Create a 21st century SMART campus with digitally immersive learning environments.
- Support students of all ages and abilities, including those with special educational needs.
- Enhance community access to health, wellbeing, and recreational activities.
- Champion sustainability, ensuring the campus contributes to a greener future.
- Promote diversity and inclusion, making education accessible to all.

Proudly serving the local community, with 81% of students living close to the St Albans campus, Oaklands' plans will generate long-term benefits, including increased access to education, job creation, economic prosperity, and improved community resources.

The remainder of this document is structured as follows:  
College Vision, Mission, and Values.

The Future: The College's Vision

Positioning Statement: Regional and National Importance

Engaging Employers and the Wider Community

Investing in the Estate: The need for investment in the existing buildings

- Building for the Future – key aims of the proposals
  - o Educational need - Evolving the curriculum to meet the skills needs and job requirements of local and regional industry sectors.
  - o Improving inadequate estates, to enhance learning conditions, ensuring that the estate is sustainable and energy efficient.
  - o Developing the digital infrastructure required within an educational setting.
  - o Ensuring safeguarding of students and staff, particularly those under 18 years of age and vulnerable adults.
  - o Providing major benefits to the local community.
- Conclusion

Appended documents are as follows:

1. Existing and proposed floorspace figures.
2. Table of masterplan elements and benefits for the College and community.
3. Building condition Summary
4. Recent developments

## 1.2. Vision, Mission and Values

Oaklands has a robust Strategic Plan with key aims to deliver outstanding teaching, learning, and assessment, establish beneficial partnerships, develop a sustainable SMART campus, foster an inclusive and thriving community, and ensure financial sustainability.

The College's Vision is: "To be a sustainable educational trailblazer, inspiring learners and the wider community to achieve their potential in a changing world."

Oaklands nurtures ambition, providing tailored educational programmes and support to enable students of all ages to reach their full potential. By equipping students with the skills and knowledge needed to achieve their personal and career goals, the College positively impacts communities and the economy. The Mission is: "To prepare every learner for work, a rewarding career, and life's opportunities."

Oaklands' ambition is to be a respected and aspirational brand underpinned by its strong values:

- Excellence and Innovation – Delivering outstanding results, sustainable careers, and future leaders.
- Collaborative Learning – Developing knowledge and skills to prepare students for life and work.
- Inclusion and Happiness – Celebrating the achievements and successes of all communities.
- Integrity and Accountability – Striving for excellence in all endeavours.
- Equality, Diversity, and Inclusion – Ensuring fairness, accessibility, and an inclusive environment.

Oaklands integrates its core themes - Sustainability and the Environment, SMART Digital, Happiness and Wellbeing, and Equality, Diversity, and Inclusion - into all its developments, including new buildings, policies, and strategies. The College remains committed to placing students at the heart of everything it does, working closely with stakeholders, employers, and the community to create a collaborative learning environment.

## 1.3. The Future

As Oaklands embarks on its next century, it is ideally positioned to respond to current challenges and opportunities, particularly the need for a high quality, career-focused further education system. The College is recognised at local, regional, and national levels and is strengthening its international links to contribute to an outward looking and globally connected Britain. It is also well aligned with the government's key missions, to grow the economy, have an NHS fit for the future, safer streets, opportunity for all, and making Britain a clean energy superpower.

Oaklands remains forward-thinking, offering a variety of centres of excellence across key areas including nationally recognised outstanding special educational needs and/or disabilities (SEND) provision, Oaklands Wolves Sports Academies, including the training and development of top tier elite athletes (boasting alumni such as Alex Scott, Daryll Neita and Nick Tompkins), engineering, construction, care, early years education (including teacher training), specialist land based and animal management / equine provision, business, travel and aviation, A/T Levels, and the creative industries. These varied and specialised programmes allow Oaklands to provide tailored education that meets the needs of our diverse student body and provide the skilled workforce required for new and existing industry sectors locally, regionally, nationally, and internationally. Oaklands aligns its curriculum strategy with local and national skills and employment priorities, ensuring that it breaks down artificial barriers between academic and vocational learning while promoting parity of esteem across all pathways. Working in partnership with employers and stakeholders, the College remains dedicated to providing high quality education, an innovative curriculum, and industry-relevant training that meets the needs of the workforce.

Oaklands also provides enhanced training provision for local people in a wide range of trades and professions, supporting their learning and development and helping to improve the skills base of the local workforce. This is achieved through its Oaklands Training & Development division that supports businesses locally, regionally and nationwide, helping them attract, develop, and retain talent through apprenticeships, bespoke training, and employability schemes. With expert guidance on funding, it ensures companies maximise their Apprenticeship Levy contributions, driving real returns on investment. Oaklands carries out a vital economic role that should be fully taken into consideration in determining any planning application for the proposed development. It is a significant employer, employing over 800 people directly.

# 1.4. Positioning Statement:

## Regional and National Importance

Oaklands College is a cornerstone of education and skills development in Hertfordshire, making it an institution of clear regional importance. It delivers education and training to over 7,000 students annually, directly supports more than 800 jobs, and aligns its curriculum with the Hertfordshire Future Skills Strategy, Local Skills Improvement Plans (LSIPs), and the needs of local employers across key sectors such as creative industries, construction, engineering, health, and land-based studies. Through these activities, the College plays a central role in driving workforce development, economic growth, and social mobility across the region.

At the same time, Oaklands is also of national significance. It is recognised for its outstanding Special Educational Needs and Disabilities (SEND) provision, shaping national policy and setting a benchmark for inclusive education.

Oaklands College has achieved sporting success of true national significance through its Athletics Academy, most notably producing Olympian Daryll Neita, who became the first British woman since 2008 to reach an Olympic 100m final and went on to win bronze at the Tokyo 2020 Games. The College has also developed Paralympic medallists including Maria Lyle (T35 100m and 200m bronze) and Olivia Breen (T38 long jump bronze), alongside numerous alumni who have represented Great Britain at World Championships and the Commonwealth Games. Its Oaklands Wolves Sports Academies have trained elite athletes who represent the UK on the world stage, raising the profile of British sport. This consistent record of producing elite sprinters and international athletes underlines Oaklands' role as a nationally significant centre for sporting excellence.

The College also delivers programmes aligned with national priorities in digital innovation, green skills, and sustainability, directly supporting the government's skills, economic, and environmental agendas.

Taken together, Oaklands College's impact extends beyond Hertfordshire. It is both a regional anchor institution and a nationally relevant provider, ensuring that its redevelopment will deliver benefits not only for local learners and communities but also for the wider skills landscape across the country.

## 1.5. Engaging Employers and the Wider Community

Oaklands actively collaborates with employers, councils, and stakeholders, embedding these relationships into its strategic aims. Employment and Skills Boards have been established in St Albans and Hertsmere, with a new board in development for Welwyn Hatfield. These boards help shape local skills demands, ensuring alignment with the College's curriculum.

Senior leaders play a crucial role in the local skills landscape, representing the College on various regional and national boards and initiatives, including our Principal and CEO representing the college on the Hertfordshire Futures Board, Hertfordshire Film & TV Board, SEND Partnership & Assurance Board, Skills and Employment Board, Consortium Strategy Group and regularly meeting with the leaders of the councils in St Albans, Welwyn Garden City and Hertfordshire County Council, along with other key stakeholders. The Deputy Principal, Strategy, Partnerships and Business Development co-chairs all the Employment and Skills Boards locally, The Herts Innovation Quarter (IQ) board, The WGC & St Albans Business Improvement District (BID) boards, the St Albans Visitor Partnership and the Hertfordshire Growth Board. The College work very closely with the Local Enterprise Partnership (LEP) on skills initiatives across the county including the introduction of Skills Bootcamps. In addition, Corporation members utilise their networks to ensure visibility of college activities and initiatives throughout the County and beyond.

Many Oaklands staff are leaders in education or in their respective fields. Senior managers make valuable contributions at local, regional and national levels, advocating for the sector and contributing to national policy. For example, members of our senior team are

working with government on SEND issues nationally. Our engagement with employers is extensive, our approach is collaborative, and we develop long lasting relationships with employers who share the same intent for supporting and developing talent.

Oaklands maintains relationships with over 2,000 employers, ranging from large corporations such as Airbus, Sky, and Fujitsu to SMEs, ensuring that education remains industry-relevant and aligned with workforce demands. Activities include their participation in the #GETCAREEREADY strategy, work experience and industry placement, attendance at industry boards, industry insight events to inspire students and careers events.

Furthermore, Oaklands is a key placeholder in the local and regional business community, hosting several employer networking events, awards events, and sponsorship of local employer events. Oaklands has established several strategic alliances with employers locally and nationally. The College also has strong employer links with many small to medium sized enterprises as well as large employers to enhance the curriculum and ensure that the programmes offered meet their skills and labour requirements. This means employers are actively engaged with all curriculum areas, developing the curriculum, setting real life projects, offering work experience as part of the College's 'Get Career Ready Strategy' to enhance learners career pathways. The College also has Industry Boards for each Curriculum area that meet regularly to review the specific needs of industry for skills and how to ensure an integrated approach to skills acquisition and the instilling of the appropriate attitudes and aptitudes required for different employment sectors and an extensive programme of industry insight events which have a big impact on

raising aspirations through inspiration.

### Schools

Oaklands College actively collaborates with local secondary and primary schools, providing students with opportunities to experience vocational education, explore career pathways, and participate in enrichment activities. The redevelopment of the estate will strengthen these partnerships by offering enhanced facilities, such as modern teaching spaces, creative industries workshops, and sports amenities. These improvements will enable more school groups to visit, engage in hands-on learning, and benefit from exposure to cutting-edge industries like film, TV, and engineering. By fostering early engagement, Oaklands aim to inspire young learners and support their transition to further education and rewarding

## 1.6. Investing in the Estate

Despite recent investment, many of the College's existing buildings are outdated, with significant maintenance needs and accessibility issues. Redevelopment plans will address these challenges by:

- Upgrading infrastructure to meet modern safety and environmental standards.
- Improving accessibility and ensuring compliance with building regulations.
- Enhancing sustainability, reducing energy consumption, and creating comfortable learning spaces.

Like many in the education sector, Oaklands continues to face rising costs alongside a decline in funding over recent years. Sustainability is a key focus for all new buildings and align with cutting-edge environmental standards, reflecting Oaklands commitment to a greener future. A recent example of this is the newly built Construction Centre which surpasses BREAM standards.

The College has partnered with Taylor Wimpey to generate further investment while addressing St Albans' housing needs through the proposed residential development. The project will also deliver a new local centre, land for a two-form-entry primary school, and additional green spaces.

Benefits include:

- Place making: A revitalised campus that serves as a hub for education and creativity at the heart of the St Albans community.
- A Creative Gateway: Facilities to support training for the future talent needed for Hertfordshire's booming film and TV industry.
- Restoration of the Mansion House: Preserving its historic character for future generations.
- Improved Community Spaces: The redevelopment will

create accessible, inclusive spaces promoting happiness and wellbeing, including a vibrant College Square for community gatherings, upgraded sports facilities for all, and an improved animal care centre for educational and family activities. These enhancements will strengthen community ties and support physical and mental wellbeing.

- Expanded SEND Provision: A new High Needs Centre to support learners with special educational needs.

With growing demand for SEND places in Hertfordshire, the new facilities will address this need, ensuring students receive tailored support, within their local community, to thrive.

- Promoting wellbeing: Updated recreational and sporting facilities for students, local sports clubs and community use.

# 1.7. Building for the Future

The redevelopment will include:

- State-of-the-art teaching facilities to support vocational training and meet local skills demands.
- Enhanced digital learning spaces, including Virtual Reality zones and Artificial Intelligence-powered tools.
- SMART campus technologies to create an innovative and connected learning environment.
- Improved community access to sports, animal care, and creative facilities.

By integrating advanced technology and modernising the campus, Oaklands will equip students with the skills needed for a rapidly evolving digital economy while enhancing health, wellbeing, and prosperity in the community. This long-term investment will ensure Oaklands remains a leading force in education, driving innovation and success for students, businesses, and the wider community.

The land being disposed of by the College will provide a receipt that will be used to renovate existing buildings, replace existing buildings and building new buildings and sports facilities.

A schedule that compares the existing and proposed floorspace (GIA), thereby resulting in a net increase in floorspace, is contained within Appendix 1. The increase in floorspace will ensure the necessary flexibility regarding future student and staff numbers, whilst also delivering the type of space needed for the future curriculum. This includes specialist facilities as well as general teaching provision, for example those relating to sports provision.

This source of funding is not available to the College from any other sources. Further Education colleges have not received significant capital funding from the government in recent years. Whilst some condition improvement funding was allocated to colleges back in 2022/23, the amounts fall well short of what is needed to address all the condition issues and allow the transformation that the College aspires to.

Having explored a range of funding options, the College feel that they have no other choice but to sell more land to secure funding via Taylor Wimpey's "enabling" development. The funding received from the disposal to Taylor Wimpey will pay for a significant portion of the College's overall masterplan

ambitions. Funding for the remaining areas will be sought from a range of funding bodies including central government and other supporting bodies with specific interests in the respective components of the development.

The investment from the land sale will be used to fund the major redevelopment of the campus which will bring significant benefits both to the College and the local community. These benefits can be categorised under five areas:

1. Educational need – Evolving the curriculum to meet the skills needs and job requirements of local and regional industry sectors.
2. Improving inadequate estates to enhance learning conditions, Sustainability and Carbon Reduction.
3. Developing the digital infrastructure required within an educational setting.
4. Ensuring safeguarding of students, particularly special needs or those under 16 years of age.
5. Providing major benefits to the local community.

These categories are discussed below.

## 1. Educational Need – Expanding the Curriculum

The curriculum at Oaklands College is ambitious and accessible, responsive both to individual ambitions of learners and the needs of the local community. The College already makes an outstanding contribution to skills which in turn drive economic growth in the local and regional area.

Through the introduction of Local Skills Improvement Plans (LSIPs) and the deepening focus on the alignment of Further Education (FE) and business, Oaklands ever growing focus on employer engagement will become stronger still as FE's natural affinity with employers and with the complex changing world of work receives fresh support, encouragement and investment.

Oaklands aligns its curriculum offer with the aims and priorities of Hertfordshire, London, The Hertfordshire Futures Board (Hertfordshire County Council), its sub-boards and through a range of locally based skills and employment boards, co-chaired by the district or local council and the College.

The proposals for the redevelopment of the College are fundamental and are designed to enable Oaklands to deliver on the education and skills needs of the local area.

Some of the key elements of the proposals are as follows:

- An Education Hub, delivering an improved range of education facilities

around the centre of the campus.

- A sports centre of excellence, located to the south-east side of the campus, with state-of-the-art facilities and pitches that would be accessible to the local community.
- Specialist teaching facilities to support training for the creative industries, which are prevalent in the Hertfordshire area.
- A High Needs Centre, to educate post-16 learners. This is an initiative with HCC and involves consolidating special needs requirements that are currently spread and much of which is delivered outside the county.
- Providing an expanded professional services and hospitality education offering, which would be accessible to the local community.

Each of the elements of the College development address specific skills and education needs in the local area. Further details can be found in Appendix 2.

## 2. Improving Conditions, Sustainability and Carbon Reduction

The College's campus in St Albans has been developed in phases over the 100 years since it became a college, with the 19th century 'Mansion House' pre-dating the establishment of Oaklands College. As of 2024, many of the buildings that are still used for teaching are over 60 years old and are beyond their life expectancy.

Whilst the College has been able to invest significantly in the estates since 2017 (when the College sold land for residential development, Oaklands Grange) it has now been over 10 years since the previous College masterplan planning application was submitted in 2013. As a result, many of the buildings that were not addressed under that plan have fallen into disrepair and are no longer fit for purpose.

In June 2024, Oaklands commissioned surveyors to complete a detailed condition survey of every building on the campus. The survey determined using a rating system of A-D (A being the best), over half of the College's current area is rated at Condition C (poor, exhibiting defects and/or not operating as intended), even after the recent redevelopment works. Note that Category D is only reserved for buildings that are condemned/unusable and whilst fortunately, the College do not have any category D buildings, the amount of cat C accommodation presents a significant risk that these buildings could fail and become condemned. Further details of building conditions is set out at Appendix 3.

# Building for the Future

Many of the buildings are agricultural in nature and as such are not fit-for-purpose and would be extremely expensive to convert/refurbish for educational use. By removing these buildings and replacing with new facilities that are designed specifically for their intended use, the College will achieve several goals including:

- Providing better, more inspiring learning spaces for students to learn in (and staff to work in). The local community can also benefit from the use of these.
- Reduce the risk of buildings eventually failing, which could result in a loss of income.
- Address the significant condition issues with the existing building stock and remove the maintenance and running cost liabilities that come with this.
- Removing buildings that are inefficient in terms of energy usage and rely on fossil fuels and replacing these with new, energy-efficient buildings which can be supplied from renewable sources.

Ensure the long-term ability of the College to remain competitive and be a leader in terms of the quality of education it delivers for its students.

Alongside the College's core function of delivering education to a range of types of learner, the College has specific sustainability and environment-related goals in their strategic plan. These include:

- Promoting energy efficiency and clean energy sources.
- Eliminating waste and pollution.
- Partnering with sustainable companies and organisations.
- Achieve a carbon neutral estate by 2050, realising a 15% reduction by 2027.
- Providing the skills and knowledge which a green industrial revolution requires.
- Creating world class estate facilities which are recognised in terms of their quality, sustainability and their promotion and practice of evolving leading-edge technologies.

Many of the older buildings at the site have a poor thermal envelope and are difficult to heat in the winter and cool in the summer. This means that classrooms are often too cold, or too hot, which has an adverse impact on learning. Such difficulties also contribute to high running costs, which are ultimately not sustainable. It is therefore of significant importance to modernise the College's estate and ensure that it is energy efficient.

All the above goals will help to influence the design of the new college buildings and in continuing the capital investment into the site, the College can move towards achieving its goal of being one of the most sustainable educational institutions in the country.

### 3. Developing the digital infrastructure

Globally, as we move into a dynamically emerging 4th Industrial Revolution, the rapid growth of the digital world brings with it lots of challenges and opportunities for science, the economy, education, and society. Digitalisation and new SMART technologies are everywhere from cloud computing, artificial intelligence, robotics, big data, and the internet, transforming the world we live in.

Oaklands is investing in digitally collaborative learning spaces and virtual rooms that students and employers as well as a SMART Campus that directly links to being an exemplar organisation for sustainability and the environment. The development of the estate will address several key questions, including how to:

- Have an estate that is an exemplar for SMART digital, which stimulates all students, stakeholders and employers who engage with the facilities.
- Understand our future technological and connectivity requirements in order to be sustainable.
- Achieve consistency in digital standards across all its services.
- Mitigate or remove digital disadvantage and inequality by removing obstacles for students, staff and stakeholders so they can access College services.
- Improve the support and safeguarding for vulnerable students online and around the campus.
- Give staff the skills and technology to be digitally confident in their work areas.
- Ensure the wellness of the College communities and reduce workload through digital solutions.

### 4. Ensuring Safeguarding of Students and Staff

Full details of safeguarding considerations are set out in the Planning Statement and Transport Assessment. This section provides a brief summary, but these documents should be referred to for the full range of considerations relevant to the planning application.

The college cater to a diverse student population, including minors and vulnerable individuals. Many students aged 16-18 are legally considered children, and as such, colleges have a duty of care to protect them. It should be noted that this is very different to a university campus where students are 18+ years old and are therefore classed as adults, therefore there is a greater responsibility on the College and its staff for ensuring students safety.

The College has specific provision for Special Needs students and this is intended to be significantly expanded in the future, in connection with the proposed development. These students are vulnerable adults and require particular consideration in relation to safeguarding. The proposals therefore make safeguarding significantly more important than it currently is.

If the college allows public access and an incident occurs—such as a member of the public getting injured or causing harm—issues of liability and legal responsibility arise. The college must adhere to health and safety regulations, and controlling access helps mitigate potential risks. Unauthorised individuals walking through campus could lead to insurance complications, lawsuits, and financial burdens for the institution.

The College is responsible for the safety and well-being of students and staff. The campus must be designed so as to minimise the risk of crime, theft, or antisocial behaviour. Unauthorised individuals may take advantage of a site with poor security, to commit acts such as vandalism or harassment. Furthermore, in an era where institutions must remain vigilant against potential terror threats or violent incidents, this is all the more important.

# Building for the Future

Given the expanded Special Needs provision proposed, safeguarding will be a more important consideration in the future than it is presently.

The proposed masterplan provides new routes for pedestrians, cycles and horses that avoid the need to use the central area of the campus. These would be higher quality routes than those presently provided, in terms of the width, surfacing, lighting and outlook.

## 5. Benefiting the Community

The new College facilities will clearly be of huge benefit to the students of Oaklands College. It must be recognised that this in itself is a community benefit, as many local people have attended the College themselves or their children have. Notwithstanding this, the College recognises that they are an important part of the local community in a wider sense and any enhancements to the College estate can provide wider benefits to the local area beyond education excellence.

The communities that Oaklands College serves and the partners they engage with are a rich and complex mix; they include learners at all levels of learning and stages in their lives, their families, other local education providers, local government, other public services in health and social care, and a very wide range of local employers and businesses through work-based and employment-facing learning. All these stakeholders stand to benefit from an improved, sustainable, financially stable college.

In addition to the above, the general public will also benefit directly from the new facilities through access (either via clubs, events, or pre-booked usage) to areas such as the various sports pitches and halls, the upgraded Zoo, the Stables Restaurant.

Oaklands is working to increase community engagement with the campus and recently a Park Run has been introduced to encourage health and wellbeing activities for local people.

Employers and stakeholders currently work closely with the College and these new facilities will allow further collaboration and the maximising of the facilities outside of core College hours, to the benefit of all concerned. This would be subject to a booking system and details agreed through a Community Use Agreement. Working with local stakeholders to improve public rights of way will allow more local people to be able to enjoy the site and improved facilities, whilst safeguarding its student body. The attached table at Appendix 2 provides a full breakdown of the proposed facilities and the benefits arising, both to College students and to the wider community. This demonstrates that the benefits would be wide reaching and significant.

## 1.8. Conclusions

The redevelopment of Oaklands College's St Albans campus represents a once-in-a-generation opportunity to transform education and training provision in Hertfordshire. By replacing outdated and inefficient buildings with sustainable, purpose-built facilities, the College will not only meet urgent condition and safeguarding needs but also position itself as a leading provider of further and higher education for decades to come.

Notwithstanding the College's success on the regional and National stage, many of the current facilities are outdated, inefficient, and no longer fit for the needs of modern teaching and learning. If investment is not secured, the College faces the risk of entering a downward spiral of decline, with students and staff increasingly drawn to surrounding colleges that can offer newer, higher-quality facilities. This would undermine Oaklands' ability to provide the high-quality, digitally enabled, and inclusive education that learners, employers, and the community both expect and require. We note that other nearby colleges have modern facilities that do allow them to compete for students and ensure their future. Redevelopment is therefore not optional but essential, safeguarding the College's future, protecting its position as a leading regional provider with national significance, and ensuring it continues to deliver the skills, opportunities, and innovation needed for the next generation.

The proposals directly respond to local, regional, and national priorities, including Skills for Jobs, Skills England, and Hertfordshire's Future Skills Strategy. They ensure that Oaklands can continue to evolve its curriculum in line with industry demand, expand SEND provision, and provide cutting-edge digital infrastructure to support the skills needed in the 21st-century economy.

The masterplan is about much more than new buildings:

it is an investment in people, place, and prosperity. Students will benefit from inspiring, modern learning environments, while employers will gain access to a highly skilled workforce trained in facilities that reflect real-world industry standards. At the same time, the wider community will enjoy enhanced access to sports, wellbeing, creative, and environmental resources.

Crucially, the redevelopment is financially underpinned by the enabling development in partnership with Taylor Wimpey, ensuring deliverability in a climate where government capital funding is limited. This approach secures the long-term sustainability of the College while also contributing to housing, education, and community needs in St Albans.

In summary, the proposals will:

- Safeguard the future of Oaklands College as a leading educational institution.
- Provide modern, sustainable, and digitally enabled facilities.
- Expand provision for students with special educational needs.
- Align with skills, employment, and sustainability priorities locally and nationally.
- Deliver significant benefits for students, employers, and the wider community.

Oaklands College has been at the heart of education in Hertfordshire for over a century. This redevelopment ensures it will continue to inspire, support, and equip learners for the next hundred years and beyond.

## 1.9. Links to key national, regional and local education documents

Skills for Jobs - <https://www.gov.uk/government/publications/skills-for-jobs-lifelong-learning-for-opportunity-and-growth>

Skills England Priorities - <https://www.gov.uk/government/collections/skills-england>

Sport England Priorities - <https://www.sportengland.org/about-us/our-next-strategy>

Labour 5 missions - <https://labour.org.uk/missions/>

Hertfordshire Futures Skills Strategy - <https://www.hertfordshirefutures.co.uk/skills/skills-and-employment-strategy/#:~:text=The%20five%20themes%20of%20our,Explore%20the%20five%20themes.>

Hertfordshire Industry Strategy - <https://www.hertfordshirefutures.co.uk/about-us/hertfordshire-s-economic->

Local Skills Improvement Plans (Hertfordshire and London)

<https://www.hertschamber.com/lcip>

[https://www.businessldn.co.uk/sites/default/files/documents/2023-08/BLDN\\_Report\\_LSIP\\_DIGITAL%20FINAL%20compressed.pdf](https://www.businessldn.co.uk/sites/default/files/documents/2023-08/BLDN_Report_LSIP_DIGITAL%20FINAL%20compressed.pdf)

SADC Local Plan - <https://www.stalbans.gov.uk/new-local-plan>

Welwyn Hatfield Local Plan - <https://www.welhat.gov.uk/local-plan>

Education Act 2002 (Section 175 – relevant to safeguarding) - <https://www.legislation.gov.uk/ukpga/2002/32/section/175>

Department for Education's guidance "Keeping Children Safe in Education" (KCSIE) - <https://www.gov.uk/government/publications/keeping-children-safe-in-education--2>

Care Act 2014 (relevant to vulnerable adults and safeguarding) - <https://www.legislation.gov.uk/ukpga/2014/23/contents>

# **2. Existing and Proposed Floor Areas**

# 2.1. GIA Areas

Oaklands College - VSC Masterplan - Area Schedule - DRAFT (Rev E)  
*Areas are draft and subject to change pending design development*

GIA areas in m2

Workstream	Building Name	Detailed or Outline	Existing Buildings	Proposed New Build	Proposed GIA Refurb/ Remodel	Demolition	Net Change by area
			m²	m²	m²	m²	m²
Site Works	New Refuse and recycling area	Outline		tbc			
	New Energy centre	Outline		350			350
	External learning areas, inc College Square	Detailed		tbc			
	Cycle Storage shelters	Detailed		tbc			
	Roads, paths, car parks etc	Mixed		tbc			
	New Deliveries Shed	Detailed		71			71
	<b>Site Works Net GIFA Change</b>						
Central Zone	Creative Gateway	Detailed		4,427			4,427
	Refectory, Social, Catering	Detailed	1,014	116	1,130		116
	Film Studio	Detailed		864			864
	Small Motor Vehicle Workshop						
	Gas Assessment Centre		268			268	- 268
	Multi Trades Workshop		442			442	- 442
	Opportunity Centre		268			268	- 268
	Landmark		484			484	- 484
	Amelia Earhart		352			352	- 352
	Storage Buildings		467			467	- 467
				45			45
	<b>Central Zone Net GIFA Change</b>						
	High Needs	High Needs	Detailed		2,589		
<b>High Needs Net GIFA Change</b>							
Animal Management	Animal Management	Detailed		1,164			1,164
	Habitat Building		663			663	- 663
	Archive Buildings		129			129	- 129
	Large Equine Barn (FEET)		1,014			1,014	- 1,014
	Equine Stables (FEBV)		152			152	- 152
	<b>Animal Management Net GIFA Change</b>						
Sports centre	Large Sports Hall	Detailed		5,619			5,619
	Covered Cricket Lanes	Outline		1,271			1,271
	Cricknet Pavilion	Outline		167			167
	Hockey, Athletics, Cycle Pavilion	Outline		167			167
Sports Facilities	3G Football Pitch	Outline		tbc			
	All other Sports Pitched and courts	Outline		tbc			
<b>Sports Net GIFA Change</b>							
Other Demolition	West Block		1,890			1,890	- 1,890
	East Drive Buildings (FECF/FEQG)		424			424	- 424
	Maintenance Workshop (ANCI)		149			149	- 149
	Slurry Tank and Silos		100			100	- 100
	Existing Refectory		415			415	- 415
	<b>Other Demolition Net GIFA Change</b>						

Existing Retained						
Estates	Relocated Black Barn - Estates		480			
Mansion	Mansion House	Detailed	1,718	1,551	167	167
Construction	Motor Vehicles, Brickwork (former plumbing)	Outline	948	948		
	Multi Trades, Brickwork, Estates (former elec)		782	782		
	Building 19		146			
	Evolution Centre General Teaching		4,523			
	Discovery Centre General teaching		5,617			
	New Immersive Studio		297			
	New Construction Centre		2,941			
	Bench Joinery		512			
	Wood trades (partial demolition)	Outline	383	233	150	150
	Site Carpentry		516			
	Electrical Installations		809			
	Motor Vehicles		312			
	New Sports Pavilion		1,033			
	Changing Room Block		255			
	Stables Restaurant		689			
	Equine		1,625			
	Horticulture Polytunnels		tbc			
	Farm Barn		330			
	Farm Barn (polytunnel)		277			
	Silo storage		145			
	Agricultural Green House		145			
	The Homestead		2,189			
	Stores, Plant Rooms, Etc		1,428			
	East Drive Properties		2,324			
			38,700	16,805	4,644	7,579
	<b>Total Site Wide GIA</b>					
	Existing Campus Area		38,700			
	Total New Build			16,805		
	Proposed Refurb of Existing				4,644	
	Total Demolition					7,579
	Net Change					9,226
	Post-project College GIFA		47,926			
	Net Change		9,226			
	Percentage Increase (%)		23.8			



# 3.1. Benefits

## Oaklands College - List of Benefits and Proposed Masterplan Elements (10th September 2025)

Development by College	Benefits to? [which do NOT already exist - net gain only]			Source of Funding	Certainty of Prceeding
	College	Community	Explanation		
High Needs Centre [Teaching Facility for students with a range of medical, behavioural and emotional needs]	Yes	Yes	<p><b>Background:</b></p> <ul style="list-style-type: none"> <li>- Current provision is in an existing building that was not designed for use as a High Needs Centre.</li> <li>- To covert an existing buildings to be compliant with current design requirements for SEN buildings would be cost prohibitive.</li> <li>- The proposals allow for 50% expansion of this provision, hence the provision could not fit in existing accommodation.</li> </ul> <p><b>College Benefits:</b></p> <ul style="list-style-type: none"> <li>- Improve the college's ability to meet the needs of young people presenting with complex therapeutic, behavioural, and medical challenges.</li> <li>- Increase physical capacity, allowing more students to be accommodated compared to the current Springfield base.</li> <li>- Provide additional spaces for staff meetings, EHCP reviews, training sessions, and multidisciplinary team collaboration.</li> <li>- Increase the college's income from high needs funded placements, given the predicted rise in student numbers.</li> <li>- Enhance the security and suitability of facilities for students presenting high-risk behaviours such as absconding or complex personal safety concerns.</li> <li>- Introduce sensory and breakout spaces aligned with national best practices, currently absent from existing buildings.</li> <li>- Provide technologies and smart spaces to improve efficiency and ensure seamless resource sharing.</li> <li>- Boost student perception and confidence in the college's high needs provision, making it stand out among local competitors.</li> <li>- Expand training and development opportunities for mainstream Oaklands College students through voluntary and work placements within the High Needs Facility area.</li> </ul> <p><b>Community Benefits:</b></p> <ul style="list-style-type: none"> <li>- Provide additional areas to the college building stock that can be utilised by the Oaklands commercial group outside of term time and contact hours for enrichment, training, and community-based providers.</li> <li>- Broaden the range of the existing curriculum offer relating to healthy living, environmental awareness, and sustainability concepts with planned outdoor garden and sensory spaces.</li> <li>- Provide a bespoke hub for the high needs cohort that can also serve as a centre of training excellence for other providers in the sector.</li> <li>- Improve regional capacity to meet emerging high needs demand, ensuring better provision across the community.</li> </ul>	Receipt from proposed residential land sale	100%
Animal Management buildings, enclosures and landscaping [Teaching Facility for students, with practical and environmental rooms for zoo animals, small mammals, with visitor facilities. External cages and enclosures for a range of animals. Partial demolition of equine, with improvements to stables and relocation of horse exercise area]	Yes	Yes	<p><b>Background</b></p> <ul style="list-style-type: none"> <li>- Current provision is in concrete frame agricultural barns that was not designed for use for Animal Management or education use.</li> <li>- The current buildings are in poor condition with particularly high backlog of maintenance costs, just to maintain current condition without improvements.</li> <li>- The buildings cannot readily be heated or cooled, due to a poor thermal envelope.</li> <li>- Such is the condition and nature of these buildings that refurbishment is not considered a viable option, therefore demolition and replacement is proposed.</li> <li>- The proposals would provide flexibility for future forecast learner number increases.</li> </ul> <p><b>College Benefit :</b></p> <ul style="list-style-type: none"> <li>- Improve the college's ability to support students pursuing careers in the land-based sector, specifically in Animal Management/Care and welfare.</li> <li>- Increase the physical capacity of the building, enabling higher student enrollment and addressing regional emerging needs.</li> <li>- Enhance quality of physical practices, including veterinary facilities, animal housing, and environmental conditions.</li> <li>- Provide additional areas for theory-based and practical sessions, staff meetings, student reviews, and training.</li> <li>- Establish laboratory space to meet the course requirements for T-Level students on the science pathway.</li> <li>- Boost college income from high needs funded placements, benefiting LIFE students accessing therapeutic/wellbeing sessions.</li> <li>- Ensure a secure base for students with high-risk behaviours who prefer separation from mainstream learners.</li> <li>- Introduce sensory and breakout spaces, aligning with nationally recognised best practices.</li> <li>- Create relaxation space for all Oaklands College students, offering opportunities to visit animal environments.</li> <li>- Develop a bespoke hub that serves as a centre of training excellence for sector providers.</li> <li>- Expand curriculum offerings, increasing species diversity and covering industry skills such as animal training, environmental husbandry, and sustainability.</li> <li>- Enhance client confidence with modern facilities, keeping pace with competitors like Shuttleworth College.</li> <li>- Leverage smart technologies to optimise efficiency in data, information sharing, and resource utilisation.</li> <li>- Enable the college to continue to operate a zoo licence and balai quarantine approval, improving professional training opportunities.</li> </ul> <p><b>Community Benefits:</b></p> <ul style="list-style-type: none"> <li>- Enhance commercial activities through zoo days and public events, allowing students to engage in public speaking and customer service.</li> <li>- Improve perception and experience during community activity days, fostering stronger local engagement.</li> <li>- Meet demands from local employers by providing training with exotic and companion animals.</li> <li>- Provide a dedicated hub for domestic/companion species, supporting training needs for local animal welfare employers.</li> <li>- Enable expansion into pet industry practices, such as dog grooming and sitting.</li> <li>- Strengthen collaboration with the zoological sector, facilitating breeding projects, fundraising, and in-situ conservation efforts</li> </ul>	Receipt from proposed residential land sale	100%

# Benefits

<p>Creative Gateway [New Entrance and receptions, coffee shop, Digital Learning centre, with performance and drama studio, Teaching facilities for the creative curriculum areas and links to the film studio, Staff offices and conference centre with external roof terraces]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b> - Currently the College has no central hub and clear destination for visitors and students arriving at the campus. Whilst there is a reception, it forms part of a LRC / student lounge and does not provide a suitable arrival space for a Further Education college. - There campus currently no dedicated performing arts provision and other creative arts are spread across the campus, without appropriate zoning.</p> <p><b>College Benefit :</b> <b>Outdated Facilities</b> -We currently operate in buildings that were not designed for modern creative teaching methods, making it difficult to integrate new technology and equipment. -Our outdated rooms and equipment under students' ability to produce high-quality work and gain relevant industry experience and skills. -A new creative building would provide properly equipped spaces tailored to specific disciplines, from recording studios to digital media labs.</p> <p>Growing Student Demand -The increasing popularity of creative subjects such as art, design, media, music, and performing arts means that current facilities are struggling to keep up. In addition, these subjects are currently delivered on separate sites with art &amp; design at SAC and music, media and performing arts at WGC. -A new building would provide more classrooms, studios, and flexible learning spaces to accommodate a larger number of students. -More space would also mean the ability to offer a wider range of courses, attracting more applicants and broadening educational opportunities available to Hertfordshire residents.</p> <p><b>Attracting Talent</b> -High quality facilities are a key factor in attracting both students and teaching staff. -A modern, well-equipped creative teaching building would set the college apart from competitors, boosting applications and reputation putting ST Albans at the forefront of this exciting sector. -Industry professionals and employers would be more inclined to engage with us recognising we have invested in top-tier resources and infrastructure.</p> <p><b>Future-Proofing Education</b> -As creative industries continue to evolve, Oaklands must keep pace with changes in technology and work practices. -A flexible and modern building would allow the college to expand further and continue the work already completed to adapt to new trends in creative education, such as immersive media, virtual production, and AI-assisted design. -Investing in a future-ready facility ensures that the college remains competitive and can continue to offer cutting-edge education for years to come.</p> <p><b>Community Engagement</b> -The new Creative Gateway could serve as more than just a teaching space; it could be a cultural centre for the local St Albans community. -Hosting public exhibitions, performances, and workshops would strengthen relationships between the college and the wider community. -Local businesses, employers and artists could be invited to collaborate, mentor students, or use facilities, enhancing real-world learning opportunities.</p> <p><b>Community Benefits:</b> <b>Industry Alignment</b> -The creative industries require us to produce students who are familiar with the latest tools, software, and work environments. -A new teaching facility would ensure students are trained in industry-standard studios, workshops, and digital labs, making them more employable.</p>	<p>Receipt from proposed residential land sale</p>	<p>100%</p>
<p>Film &amp; TV [Propellor Stage/ studio for small scale productions, teaching and learning in a real commercial environment. Front yard for production pop ups]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b> - This represents new provision not currently provided by the College. - The provision aims to meeting needs highlighted by Hertfordshire Futures (formerly the Local Enterprise Partnership). - Hertfordshire Futures has specifically set up a sub-group called the Hertfordshire Film Office focussing on film and TV, due to the rapid and large scale expansion of the film and TV industry in Hertfordshire.</p> <p><b>College Benefit::</b> <b>Film studio (propeller building)</b> -Provides practical learning space for curriculum related to film &amp; TV industry -Meets the local skills need for more talent entering the film and TV sector due to the developments of film studios in our region -Provides real-world opportunities for students to take part in work experience in the film and TV sector. This extends beyond the creative arts curriculum, with Hair &amp; Beauty, Catering, Construction and other curriculum areas all able to contribute to the productions.</p> <p><b>Boosting Local Employment:</b> -Training students in film and TV production can help fill roles in Hertfordshire's growing media industry, supporting local studios and production companies. -Strengthening Industry Connections: Colleges often collaborate with local businesses, providing students with internships and work placements that benefit both learners and employers. -Developing Digital and Technical Skills: Film and TV courses equip students with valuable skills in editing, cinematography, and digital media, which can be applied across various industries.</p> <p><b>Community Benefits:</b> - Enhancing Cultural Engagement: Film and TV courses encourage creative storytelling, leading to student-led productions, screenings, and festivals that enrich the local arts scene. - Encouraging Community Projects: Students may collaborate with local organisations to produce documentaries, promotional videos, or educational content that supports community initiatives. - Providing Accessible Learning Opportunities: Courses can be open to a diverse range of learners, including adults looking to retrain, helping more people enter the creative industries.</p>	<p>Receipt from proposed residential land sale</p>	<p>100%</p>

# Benefits

<p>Refectory [Refurbishment and remodel to create new refectory, commercial and student kitchens social lounge, games and quiet room. External covered dining]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b></p> <ul style="list-style-type: none"> <li>- The College has an existing refectory, but it is not sufficiently large, is in poor condition, does not provide an inspiring and desirable space for students to socialise.</li> <li>- Heating and cooling facilities are not up to modern standards.</li> <li>- The combination of the above leads to more students leaving the campus to have lunch off site, which is not beneficial for safeguarding or learning outcomes.</li> </ul> <p><b>College Benefit:</b></p> <ul style="list-style-type: none"> <li>- Enhanced dining facilities: Upgraded refectory and student kitchens improve meal options and overall dining experience.</li> <li>- Improved student wellbeing: Social lounge, games room, and quiet spaces provide diverse environments to support relaxation, social interaction, and focused study.</li> <li>- Modernized commercial kitchen: Offers industry-standard training for catering and hospitality students, aligning with real-world employment needs.</li> <li>- Increased revenue opportunities: Commercial kitchen enables catering services, boosting income streams through events and partnerships.</li> <li>- Support for diverse learning needs: Quiet rooms and flexible spaces accommodate various student preferences and study habits.</li> <li>- Better student engagement: Refurbished social spaces encourage interaction and improve campus culture.</li> <li>- Technology integration: New spaces can incorporate smart dining solutions and digital learning enhancements.</li> </ul> <p>The college also work with the Craft Guild of Chefs, founded in 1885 as the Cookery and Food Association, is the UK's leading chefs' association with a global membership. It represents professionals across the foodservice and hospitality sectors, from students and trainees to senior management, offering an unparalleled network of culinary expertise.</p> <p><b>Community Benefits:</b></p> <ul style="list-style-type: none"> <li>- The refectory is primarily for College students and staff, but would be available for ad hoc events, subject to College discretion and on a bookings basis.</li> <li>- Local business engagement: Commercial kitchen provides opportunities for partnerships with hospitality and food service industries.</li> <li>- Event hosting and community use: Improved facilities allow for external bookings, supporting local events and initiatives.</li> <li>- Public dining and social spaces: External covered dining creates an inviting environment for both students and the local community.</li> <li>- Training opportunities: Industry-standard kitchen enhances vocational training, preparing students for employment in local businesses.</li> <li>- Community enrichment: Social areas can be utilised for workshops, meetings, and local gatherings.</li> <li>- Sustainability improvements: Modern dining spaces can incorporate eco-friendly practices, benefiting both the college and community.</li> </ul>	<p>Receipt from proposed residential land sale</p>	<p>100%</p>
<p>Mansion House [Refurbishment and remodel to improve condition, accessibility and internal layouts]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b></p> <ul style="list-style-type: none"> <li>- The Mansion House is currently used for administration space.</li> <li>- The building is in poor condition and is not compliant with current accessibility standards.</li> <li>- The proposals involve internal refurbishment and installation of lifts and removal of modern additions to the historic building.</li> <li>- The proposed use by staff for administration would remain, but there is also the potential for conference or events use.</li> </ul> <p><b>College Benefit</b></p> <ul style="list-style-type: none"> <li>- Modern, fit for purpose administration space.</li> <li>- Improved efficiency and reduction in backlog of maintenance liabilities.</li> </ul> <p><b>Community Benefit</b></p> <ul style="list-style-type: none"> <li>- Potential use for conference and events.</li> </ul>	<p>Receipt from proposed residential land sale</p>	<p>100%</p>
<p>Sports Hall [Teaching Facilities for sports academies and community clubs, with seating for competition matches, based on 3 community sized basket ball courts, support spaces and hospitality. First floor martial arts centre and classrooms ]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b></p> <ul style="list-style-type: none"> <li>- The College's existing sports hall falls significantly short of being able to match the College's success and ambition in the sporting sector.</li> <li>- The College's basketball teams operate in the highest National competitions, but they are limited in their ability to monetise this, due the constraints of the existing hall.</li> <li>- The current sports hall does not meet National or Sport England standards for the proposed sports.</li> <li>- The current sports hall does not have the capacity or facilities to support public events.</li> </ul> <p><b>College Benefit:</b></p> <ul style="list-style-type: none"> <li>-Provides a modern, multi-sport facility to meet growing student demand.</li> <li>-Supports curriculum delivery in sports science, coaching, technology and officiating</li> <li>-Enables year-round training and competition space, improving athlete development and competition hosting for internal and external stakeholders.</li> <li>-It will be benefit students across various sports programs, enhancing their training and education and study programmes.</li> <li>-Creates a dedicated space for combat sports, improving access and participation. Combat sports are growing.</li> <li>-Provides high-quality training environments for student-athletes and community programs.</li> </ul> <p><b>Community Benefits:</b></p> <ul style="list-style-type: none"> <li>-Creates opportunities for community engagement, partnerships, and revenue generation.</li> <li>-Coaches, officials, and students pursuing careers in sport and physical activity.</li> <li>-Regional, national teams and international teams seeking high-performance training environments and match day usage.</li> <li>-Governing bodies and talent development initiatives needing dedicated space for events, camps etc.</li> <li>-Supports grassroots to elite player development, ensuring long-term participation growth.</li> <li>-Governing bodies focused on talent identification and long-term athlete development.</li> </ul>	<p>Partial receipt from the proposed residential land sale, with potential input from external funders such as GB Basketball and other sponsorship partners</p>	<p>80%</p>

# Benefits

<p>Construction Zone [refurbishment and remodelling of existing buildings to allow for curriculum changes, improvements to poor quality building fabric. External working courtyards with covered learning areas for brickwork, carpentry etc.]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b></p> <ul style="list-style-type: none"> <li>- Current provision is in concrete frame agricultural barns that was not designed for use for education use.</li> <li>- The current buildings are in poor condition with particularly high backlog of maintenance costs, just to maintain current condition without improvements.</li> <li>- The buildings cannot readily be heated or cooled, due to a poor thermal envelope.</li> <li>- Such is the condition and nature of these buildings that refurbishment is not considered a viable option, therefore demolition and replacement is proposed.</li> <li>- The proposals would provide flexibility for future forecast learner number increases.</li> </ul> <p><b>College Benefit</b></p> <p><b>Curriculum &amp; Learning Enhancements</b></p> <ul style="list-style-type: none"> <li>- Supports curriculum evolution – Upgrades align with industry advancements, ensuring courses remain relevant to modern construction practices.</li> <li>- Improves practical learning environments – Covered courtyards provide hands-on training spaces for brickwork, carpentry, and multi-skilled operations.</li> <li>- Expands student opportunities – Enhanced facilities enable more specialised training and apprenticeship pathways.</li> <li>- Encourages collaboration – Open workshop-style environments foster teamwork among students and tutors in construction disciplines.</li> </ul> <p><b>Infrastructure &amp; Building Quality</b></p> <ul style="list-style-type: none"> <li>- Addresses poor-quality building fabric – Refurbishment resolves structural issues, improving durability and usability of existing facilities.</li> <li>- Enhances safety &amp; compliance – Modernized spaces meet updated health and safety regulations, ensuring a secure learning environment.</li> <li>- Improves energy efficiency – Upgraded materials and designs support sustainability and reduce operational costs.</li> </ul> <p><b>Student Experience &amp; Wellbeing</b></p> <ul style="list-style-type: none"> <li>- Enhances learning conditions – Purpose-built spaces allow students to train in realistic, professional environments.</li> <li>- Encourages outdoor learning – Covered areas enable year-round practical activities, increasing student engagement.</li> <li>- Creates a professional training hub – Strengthened resources make the construction zone a centre for excellence in vocational learning.</li> </ul> <p><b>Community Benefits</b></p> <ul style="list-style-type: none"> <li>- Industry &amp; Community Engagement</li> <li>- Strengthens links with construction firms – Updated facilities make the college a more attractive training provider for industry partnerships.</li> <li>- Encourages employer involvement – Companies can engage with students through demonstrations, apprenticeships, and work placements.</li> <li>- Boosts employability – Better training spaces prepare students with skills directly applicable to local construction jobs.</li> </ul> <p><b>Other</b></p> <p><b>Construction Skills Competitions</b></p> <p>This includes: Bricklaying, Carpentry, Furniture and Cabinet Making, Joinery, Painting and Decorating, Plastering, Plastering and Drywall Systems, Roof Slating and Tiling, Stonemasonry &amp; Wall and Floor Tiling</p>	<p>Partial receipt from the proposed residential land sale, with third party top up funding to be sought.</p>	<p>80%</p>
<p>4G Sport Pitch [All weather pitch for sports academies and community clubs, with fencing and lighting]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b></p> <ul style="list-style-type: none"> <li>- The College currently has 3G pitches, but they are not suitable for certain sports and there is very high demand for sports which cannot currently be met.</li> <li>- The proposed 4G pitch represents a commercial opportunity for the College to generate revenue and further strengthen their financial sustainability.</li> </ul> <p><b>College Benefit</b></p> <ul style="list-style-type: none"> <li>-Year-round use for football and rugby academies regardless of weather</li> <li>-Enhanced training and match-day provision for student-athletes</li> <li>-Supports curriculum delivery for sport and public services</li> <li>-Increases recruitment appeal and competitive advantage</li> </ul> <p><b>Community Benefits</b></p> <ul style="list-style-type: none"> <li>-Hire opportunities for local clubs and grassroots teams</li> <li>-Increased access to quality facilities for youth development</li> <li>-Opportunity for local leagues and tournaments</li> <li>-Revenue generation from community use</li> </ul>	<p>Receipt from proposed residential land sale</p>	<p>100%</p>
<p>Athletics Track and Field [400m all weather track with athletics facilities and spectator seating]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b></p> <ul style="list-style-type: none"> <li>- Not currently provided at the College.</li> <li>- Allows the College to expand the sporting curriculum and academies.</li> <li>- Opens up commercial hire opportunities, to allow the College to generate revenue and improve financial sustainability.</li> </ul> <p><b>College Benefit</b></p> <ul style="list-style-type: none"> <li>- Dedicated facility for athletics academy and curriculum delivery</li> <li>- Enables hosting of inter-academy, college, and regional competition.</li> <li>- Raises college profile in track and field pathways</li> <li>- Event Hosting – Enables the college to host intercollegiate competitions, attracting talent and boosting its reputation.</li> <li>- Scholarship Opportunities – Supports student-athletes in securing scholarships and advancing their careers in athletics.</li> <li>- Health &amp; Well-being – Offers a dedicated space for students to engage in physical activity, promoting overall wellness.</li> </ul> <p><b>Community Benefits</b></p> <ul style="list-style-type: none"> <li>-Home base for local athletics clubs and schools</li> <li>-Inclusive access for community health and fitness initiatives</li> <li>-Spectator seating supports event hosting and local pride</li> <li>-Facilitates disability sports and inclusive programming</li> </ul>	<p>Part receipt from proposed residential land sale</p> <p>External Funding - College investigating funding opportunities from both local and National sporting institutions, such as clubs and Sport England.</p>	<p>100%</p>

# Benefits

<p>Cycling Track, skills pump track and club house [Road cycling circuit, BMX skills pump track, Club house for bike storage, maintenance and support facilities]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b></p> <ul style="list-style-type: none"> <li>- Not currently provided at the College.</li> <li>- Allows the College to expand the sporting curriculum and academies.</li> <li>- Opens up commercial hire opportunities, to allow the College to generate revenue and improve financial sustainability.</li> </ul> <p><b>College Benefit:</b></p> <ul style="list-style-type: none"> <li>-Specialist training ground for cycling academy</li> <li>-Clubhouse provides storage, maintenance, and athlete support</li> <li>-Opportunity for cross-curricular activities (e.g., mechanics, sports science)</li> <li>-Potential to become a regional/national centre of excellence for cycling</li> </ul> <p><b>Community Benefits</b></p> <ul style="list-style-type: none"> <li>-Accessible space for families, clubs, and schools to promote cycling</li> <li>-Hub for local cycling clubs and outreach programs</li> <li>-Promotes sustainable transport and active lifestyle</li> <li>-Attracts events, boosting local engagement and visibility</li> </ul>	<p>Cycling Track, Skills Pump Track &amp; Clubhouse, Funding Body: British Cycling, Application via British Cycling's Places to Ride fund or regional development grants. Potential for Sport England funding depending on funding available.</p> <p>Rationale: The facilities directly support British Cycling's strategy to grow participation and develop community cycling hubs with safe, inclusive infrastructure. The inclusion of a skills pump track and a fully equipped clubhouse ensures long-term sustainability and encourages youth progression and club development.</p> <p>Progress: We have initiated contact with British Cycling and are currently awaiting feedback on the outline plans and alignment with their regional investment priorities.</p>	<p>25% [subject to external funding]</p>
<p>Skate Park [Hard surfaced park for academies and community use]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b></p> <ul style="list-style-type: none"> <li>- Not currently provided at the College.</li> <li>- Allows the College to expand the sporting curriculum and academies.</li> <li>- Opens up commercial hire opportunities, to allow the College to generate revenue and improve financial sustainability.</li> </ul> <p><b>College Benefit</b></p> <ul style="list-style-type: none"> <li>-Diversifies sports offer to include urban and alternative sports and Olympic Sports</li> <li>-Supports emerging academy opportunities and enrichment provision</li> <li>-Enhances student experience and campus life</li> </ul> <p><b>Community Benefits</b></p> <ul style="list-style-type: none"> <li>-Safe, supervised space for youth recreation</li> <li>-Promotes physical activity in hard-to-reach groups</li> <li>-Engages new demographics and reduces anti-social behaviour</li> <li>-Potential for local competitions and events</li> </ul>	<p>Skate Park: Funding Body: British Cycling (with potential for Sport England or local authority co-funding - as above).</p> <p>Mechanism: Urban cycling/BMX facility investment or strategic project support.</p> <p>Rationale: This facility enhances youth engagement and physical activity through alternative cycling disciplines, particularly BMX and urban freestyle, aligning with British Cycling's wider remit. It will also be available for broader community use and can contribute to tackling physical inactivity locally.</p>	<p>25% [subject to external funding]</p>
<p>Tennis, basket ball, paddle and courts [Hard surfaced courts with fencing and lighting]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b></p> <ul style="list-style-type: none"> <li>- Not currently provided at the College.</li> <li>- Allows the College to expand the sporting curriculum and academies.</li> <li>- Opens up commercial hire opportunities, to allow the College to generate revenue and improve financial sustainability.</li> </ul> <p><b>College Benefit</b></p> <ul style="list-style-type: none"> <li>-Multi-sport provision supports multiple academies (basketball, tennis, netball)</li> <li>-Facility flexibility enhances scheduling and usage efficiency</li> <li>-Floodlighting allows extended use into evenings</li> <li>-Raises the college's sports infrastructure profile</li> </ul> <p><b>Community Benefits</b></p> <ul style="list-style-type: none"> <li>-Access for local clubs, schools, and casual users</li> <li>-Diverse offering attracts different age groups and interests</li> <li>-Increases female participation in sport</li> <li>-Supports community health goals and social cohesion</li> </ul>	<p>Tennis, Basketball, and Padel Courts: Funding Bodies: Lawn Tennis Association (LTA) – Tennis and Padel, Basketball England, Sport England – strategic or community asset funding.</p> <p>Mechanism: Facility investment through the LTA's Park Tennis Project, Basketball England's community funding streams, and Sport England's Community Asset Fund or Strategic Facilities Fund.</p> <p>Rationale: These courts will provide high-quality, hard-surfaced, multi-sport spaces supporting both academy and community use. They will also become a source of commercial income, contributing to long-term sustainability. These developments support national governing bodies' goals to increase access to outdoor sports infrastructure and grow participation, especially in underserved groups.</p> <p>Progress: We are in the process of identifying the most appropriate scheme for each sport and exploring which governing body may be best suited to act as a lead funder, with a view to combining support if appropriate.</p>	<p>50% [subject to external funding]</p>

# Benefits

<p>Cricket Pitch, covered cricket lanes [Grass cricket pitch. Cricket training lanes in weather tight lightweight structure and support facilities]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b></p> <ul style="list-style-type: none"> <li>- Not currently provided at the College.</li> <li>- Allows the College to expand the sporting curriculum and academies.</li> <li>- Opens up commercial hire opportunities, to allow the College to generate revenue and improve financial sustainability.</li> <li>- Cricket training facilities are limited in the local area.</li> </ul> <p><b>College Benefit:</b></p> <ul style="list-style-type: none"> <li>•Provides a year-round training facility for cricket, improving player development.</li> <li>•Enhances curriculum opportunities in coaching, sports science, technology and performance analysis.</li> <li>•Other sports requiring an indoor space for technical skill development and training.</li> <li>•Governing bodies focused on talent identification and long-term athlete development.</li> </ul> <p><b>Community Benefits:</b></p> <ul style="list-style-type: none"> <li>•Supports partnerships with local and national cricket organisations.</li> <li>•Supports grassroots to elite player development, ensuring long-term participation growth.</li> <li>•Expands access to cricket, increasing participation at all levels.</li> <li>•Designed as a multi-use facility, allowing other sports (e.g., baseball, softball, fast bowling, and fielding drills for multiple disciplines) to maximise use.</li> <li>•Local schools, clubs, and grassroots initiatives needing high-quality training space.</li> <li>•Coaches, analysts, and students pursuing careers in cricket and similar sports.</li> </ul>	<p>Cricket Pitch &amp; Covered Cricket Lanes: Funding Bodies: England and Wales Cricket Board (ECB), Hertfordshire Cricket</p> <p>Mechanism: Capital investment via the ECB's County Grants Fund and Infrastructure Investment Management System (IMS), supported locally by Hertfordshire Cricket</p> <p>Rationale: This development supports year-round training, match preparation, and high-quality coaching environments—meeting ECB's targets for improved infrastructure, wider access, and talent development.</p> <p>Progress: We are in active and ongoing discussions with ECB regarding funding through their Investment Management System (IMS). Detailed information has been submitted, and we are currently working closely with ECB representatives on aligning the project with their regional facility priorities and strategic investment criteria.</p>	<p>50% [subject to ECB funding]</p>
<p>Cricket Pavilion [New black clad pavilion with changing, storage, WCs and refreshment areas]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b></p> <ul style="list-style-type: none"> <li>- Not currently provided at the College.</li> <li>- Allows the College to expand the sporting curriculum and academies.</li> <li>- Opens up commercial hire opportunities, to allow the College to generate revenue and improve financial sustainability.</li> <li>- Cricket training facilities are limited in the local area.</li> </ul> <p><b>College Benefit</b></p> <ul style="list-style-type: none"> <li>-Anchor facility for planned cricket academy</li> <li>-Supports match days, coaching, and curriculum integration</li> <li>-Enhances athlete welfare and performance with changing, viewing, and meeting spaces</li> </ul> <p><b>Community Benefits</b></p> <ul style="list-style-type: none"> <li>-Hub for national/regional cricket development and fixtures</li> <li>-Strengthens partnership with Hertfordshire Cricket and ECB</li> <li>-Venue for community coaching and outreach</li> <li>-Supports inclusivity in cricket (e.g., disability, women's, youth)</li> </ul>	<p>Cricket Pavilion Funding Bodies: ECB, Hertfordshire Cricket (as above)</p> <p>Mechanism: ECB capital funding through IMS in partnership with county-level development support</p> <p>Rationale: A new black-clad cricket pavilion will provide essential infrastructure, including changing rooms, WCs, storage, and refreshments, supporting both matchday operations and community programming. It strengthens ECB's push to modernise club infrastructure and support inclusive environments.</p> <p>Progress: This project is being considered within our ongoing dialogue with ECB through IMS and forms part of the wider cricket facility development vision under discussion.</p>	<p>50% [subject to ECB funding]</p>
<p>Sports Pavilion [New black clad pavilion with changing, storage, WCs and refreshment areas]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b></p> <ul style="list-style-type: none"> <li>- The College currently has a pavilion, but it is at maximum capacity for the current College sporting provision and could not serve the future expansion of sports facilities, for example, athletics, hockey and cycling.</li> </ul> <p><b>College Benefit</b></p> <ul style="list-style-type: none"> <li>-Central hub for all outdoor sports academies</li> <li>-Provides essential support facilities (changing rooms, classrooms, analysis suites)</li> <li>-Boosts recruitment and retention by improving student experience</li> <li>-Enables holistic athlete development with integrated services</li> </ul> <p><b>Community Benefits</b></p> <ul style="list-style-type: none"> <li>-Supports hosting of community sports festivals and events</li> <li>-Available for club hire and weekend sport use</li> <li>-Fosters shared ownership and connection between college and community</li> <li>-Enhances local infrastructure for physical activity</li> </ul>	<p>Cricket Sports Pavilion Funding Bodies: ECB, Sport England (as above)</p> <p>Mechanism: ECB investment via IMS with co-funding potential from Sport England's Community Asset Fund</p> <p>Rationale: Although multi-functional in use, this pavilion is cricket-purposed and will support the wider cricket ecosystem on site. It meets both ECB's facility standards and Sport England's investment aims around inclusive, high-quality infrastructure that supports both sport and community use.</p> <p>Progress: Included in our current submissions and dialogue with ECB; further engagement with Sport England will follow once cricket-led investment is confirmed to ensure potential co-investment opportunities.</p>	<p>25%</p>

# Benefits

<p>Estates shed and delivery Shed [Relocation of existing estates black barn. Smaller black shed for deliveries, sorting and distribution]</p>	<p>Yes</p>	<p>No</p>	<p><b>Background</b> - Currently disbursed around the campus and not fit for such a large campus.</p> <p><b>College Benefit</b> <b>Operational Efficiency</b> -Improved storage and workspace – Provides dedicated space for estates operations, maintenance equipment, and supplies. Streamlined delivery management -A dedicated delivery shed allows for efficient sorting and distribution of incoming goods. -Optimized logistics – Better organization of materials and tools enhances workflow for estates and facilities teams.</p> <p><b>Infrastructure &amp; Campus Management</b> -Relocated black barn for better use of space – Frees up prime areas for student and learning activities. -Enhanced campus aesthetics – Organized storage sheds keep the campus tidy and structured. -Safer handling of deliveries – Reduces congestion and improves safety by designating secure areas for goods processing.</p> <p><b>Sustainability &amp; Resource Management</b> -Supports long-term campus operations – Ensures well-maintained facilities and infrastructure longevity. -Potential for eco-friendly storage solutions – Can integrate sustainable practices such as rainwater collection or energy-efficient storage designs.</p>	<p>Receipt from site B4 sale</p>	<p>100%</p>
<p>College Square and environment / movement improvements [New hard and soft landscaping for student social areas and community events]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b> - The central arrival space at the College was until recently a car park. - The current space does not provide a heart to the campus. - There is a lack of social space across the campus, meaning that student congregate in areas of low supervision, presenting a safeguarding risk.</p> <p><b>College Benefit</b> - Enhanced Student Experience – Creates inviting outdoor spaces for relaxation, social interaction, and informal study. - Improved Campus Aesthetics – Well-designed landscaping enhances the overall appearance and appeal of the college environment. - Flexible Outdoor Learning Spaces – Allows for open-air lectures, group discussions, and informal collaborative learning. - Support for Wellbeing – Green areas contribute to mental health and stress relief, offering peaceful spots for students. - Encourages Campus Engagement – A central space fosters a stronger sense of community among students. - Event Hosting &amp; College Functions – Provides an adaptable venue for student-led events, performances, and exhibitions. - Sustainability Initiatives – Landscaping can incorporate eco-friendly designs, native plants, and water conservation efforts.</p>	<p>Receipt from site B4 sale</p>	<p>100%</p>
<p>External Learning landscaping environment improvements [Improvement to pedestrian movement, external learning environments and social areas. vehicular movement, including loop road]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b> - The proposed landscaping goes hand in hand with the proposed new buildings, delivering a coherent campus. - New soft landscaping is needed in order to meet BNG requirements. - The College doesn't currently have any external non teaching sports areas, such as outdoor classrooms.</p> <p><b>College Benefit</b> <b>Pedestrian Movement &amp; Social Areas</b> - Enhanced Campus Accessibility – Safer, more intuitive pathways improve navigation for students, staff, and visitors. - Improved Student Experience – Better-designed social areas foster interaction, relaxation, and engagement. - Safer Pedestrian Flow – Reduces congestion and improves safety by separating pedestrian walkways from high-traffic areas. - Encouragement of Outdoor Learning – Well-structured spaces promote open-air study, group discussions, and collaborative learning.</p> <p><b>External Learning Environments</b> - Flexible Outdoor Learning Spaces – Dedicated areas support practical learning, hands-on workshops, and group activities. - Integration of Green Spaces – Enhances sustainability and student wellbeing by incorporating nature into the learning experience. - Technology-Friendly Environments – Outdoor spaces can be fitted with Wi-Fi and digital tools to support modern learning methods.</p> <p>Equine Menage exercise area</p> <p><b>Vehicular Movement &amp; Loop Road</b> - Improved Traffic Flow – A loop road helps manage campus traffic, reducing congestion during peak hours. - Enhanced Safety for All Users – Clear separation of pedestrian and vehicular routes minimizes accident risks. - Better Logistics &amp; Access – Facilitates smoother access for deliveries, emergency vehicles, and transport services. - Supports Campus Expansion – Well-planned infrastructure allows future growth and adaptation to increasing student numbers.</p>	<p>Receipt from site B4 sale</p> <p>- Relocation of</p>	<p>100%</p>

# Benefits

<p>New car and coach park and movement improvements [Hard surfaced and permeable landscape to relocate to enable games courts and provide coach parking for visiting sports teams]</p>	<p>Yes</p>	<p>Yes</p>	<p><b>College Benefit</b>  <b>Improved Campus Accessibility &amp; Transport Flow</b>  <ul style="list-style-type: none"> <li>- Enhanced traffic management – Helps reduce congestion and improves safety for pedestrians and vehicles.</li> <li>- Designated coach parking – Enables visiting sports teams to access the college efficiently without disrupting daily transport flow.</li> <li>- Better student and staff parking – Increased capacity improves accessibility, reducing parking-related delays and frustrations.</li> </ul> <b>Optimised Campus Space &amp; Facilities</b>  <ul style="list-style-type: none"> <li>- Reallocation of space for sports courts – Moves parking to free up room for enhanced sports facilities.</li> <li>- Upgraded playing areas – Provides modern, properly surfaced courts for student recreation and competitive sports.</li> <li>- Encourages active campus life – Supports physical activity and wellness by improving dedicated sports spaces.</li> </ul> <b>Event Hosting &amp; External Engagement</b>  <ul style="list-style-type: none"> <li>- Supports regional sports competitions – Improved coach parking enables the college to host intercollegiate and community tournaments.</li> <li>- Strengthens partnerships – Easier access encourages collaboration with external teams, training academies, and local sports organizations.</li> </ul> <b>Sustainability &amp; Environmental Benefits</b>  <ul style="list-style-type: none"> <li>- Permeable landscaping – Reduces water runoff, improving environmental impact and flood management.</li> <li>- Eco-conscious campus upgrades – Supports sustainable urban planning and contributes to a greener college infrastructure.</li> </ul> </p>	<p>Receipt from site B4 sale</p>	<p>100%</p>
<p>New Energy Centre</p>	<p>Yes</p>	<p>Yes</p>	<p>The College is currently served by gas boilers on a building by building basis and these boilers are reaching the end of their life. The aim is to deliver a coordinated energy strategy that will provide centralised renewable energy provision for the campus and deliver energy efficiency. Infrastructure shed and fenced compound enclosed with a timber acoustic fence and hedging. Including M&amp;E plant and heat pumps. Required to deliver efficient low energy transformation of the college campus, through providing a low temperature heat network to new and existing buildings.</p>	<p>Receipt from proposed residential land sale</p>	<p>100%</p>
<p>Refuse and recycling area</p>	<p>Yes</p>	<p>No</p>	<p>Servicing is currently carried out on a building by building basis. The aim is to deliver a coordinated servicing strategy, which will also deliver green waste strategy. Servicing area enclosed with a timber acoustic fence and hedging. Including bins, compactor and skips. Dedicated area to more efficiently sort the colleges waste and facilitate collection.</p>	<p>Receipt from proposed residential land sale</p>	<p>100%</p>
<p>Footpath / Public Right of Way improvements</p>	<p>Yes</p>	<p>Yes</p>	<p><b>Background</b>  <ul style="list-style-type: none"> <li>- The campus currently has three main rights of way routes, South Drive, East Drive and North Drive.</li> <li>- The current routes could do with improvement so that they better serve the College and community.</li> <li>- Safeguarding is a problem with the current routes, which will be exacerbated as a result of the proposed development. The proposals will seek to address this concern.</li> <li>- The proposals will give rise to the need for active travel routes to serve the proposed development.</li> </ul> <b>College Benefits</b>  <ul style="list-style-type: none"> <li>- Enhanced Security &amp; Safeguarding – Consideration of public access reduces risks such as security threats, safeguarding concerns, and disruptions to learning.</li> <li>- Improved Campus Management – Permissive routes allow the college to control access during term time and events while maintaining connectivity for public use.</li> <li>- Better Learning Environment – Ensuring a focused and safe space for students, particularly those with special educational needs (SEN).</li> <li>- Safer Movement &amp; Infrastructure – Limits interactions between students and fast-moving cyclists or off-leash dogs, addressing past incidents.</li> </ul> <b>Community Benefits</b>  <ul style="list-style-type: none"> <li>- Public Access – New bridleways and footpaths maintain connectivity between Sandpit Lane, Hatfield Road, and Oaklands Lane, ensuring continued accessibility.</li> <li>- Improved Route Safety – Enhanced lighting and traffic-free pathways for walkers and cyclists improve safety and usability, particularly in evenings and winter months.</li> <li>- Expanded Connectivity – Proposed alternative routes reduce travel distances for pedestrians and cyclists while maintaining access to local landmarks such as Oakwood Primary School.</li> <li>- Sustainability &amp; Environment – New paths maintain a 15m buffer around Homewood Ancient Woodland, protecting local ecology while enhancing green space usage.</li> </ul> <b>Other User Benefits (Horse Riders, Ramblers, Cyclists)</b>  <ul style="list-style-type: none"> <li>- Equine &amp; Cycling Infrastructure – New bridleways incorporate 3m-wide amenity margins specifically designed for horses, along with separate cycle/footways.</li> <li>- Safer, Enjoyable Routes – Removal of conflicts with college vehicular traffic enhances the experience for riders, walkers, and cyclists.</li> <li>- Optimised Trail Design – Paths follow best practices for accessibility, including unsealed surfaces for trotting strips and conservation grass edges for sustainability.</li> <li>- Reduced Journey Times – Alternative bridleway and footpath connections minimize travel distance while maintaining scenic and efficient routes.</li> </ul> <b>Conclusion</b>  <p>The strategy balances college security needs with maintaining public access, ensuring enhanced pedestrian, cyclist, and equestrian experiences, while protecting student safety.</p> </p>	<p>Receipt from proposed residential land sale. Funding from other developments, for example at Glinwell site.</p>	<p>100%</p>

# 4. Existing Condition Summary

# 4.1. Current Condition

Oakland's College is over 100 years old and has developed a nationally recognised reputation for its further education high standards.

However the condition of the buildings on the campus have not kept up with the teaching and learning standards and in many areas the campus environment is out dated and in poor condition.

Many of the structures that formed the original private estate and then became the agricultural college still exist and have been converted to teaching and learning spaces.

The concrete frame agricultural barns have asbestos cement roofing and timber cladding. The buildings lack insulation and so overheat in summer and are very expensive to heat in the winter. Many have small windows with little daylight.

Whilst many of the internal classrooms are well presented the ongoing maintenance of these older structures is considerable and not cost effective.

A recent conditions survey (available upon request) highlights the many areas of the campus requiring attention.

Some buildings such as the Mansion house and Stables block have historic significance and will be preserved as part of the college's rich heritage.

Many other older agricultural and poor condition buildings are well past their usable life and do not merit refurbishment and therefore have been highlighted for replacement



# 4.2. Current Condition



Gas Installation Building



Animal Area



Amelia Earhart



Staff temporary offices



Timber Trades



Timber Trades



Amelia Earhart



Mansion House

# 4.3. Current Condition



West Block



Equine Barn



Storage sheds



General



West Block



Animal Management



Storage sheds



Existing Horticulture

# 5. Recent Development



# 5.2. Recent Developments



Homestead



Evolution General Teaching



Construction Centre



High Performance | Sports Pavilion



Homestead



Evolution General Teaching



Construction Centre



Discovery Centre & High Performance | Sports Pavilion



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**General**

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