

4 THE CONDENSED GUIDE TO OUTPUT SPECIFICATIONS GENERIC DESIGN BRIEF*

*FOR TECHNICAL PROFESSIONALS INVOLVED IN THE DESIGN AND CONSTRUCTION OF SCHOOL PREMISES

✓ EASY TO READ ✓ CLEAR AND ACCURATE ADVICE ✓ IMPARTIAL



Most of our clients, when arranging traditional building works, turn to architects and consultants for advice and help with tenders and coordination. But external structures are often procured directly, without the added expense of such professionals. This leaves many asking:

‘Where do I go for independent advice?’

‘Is there anything I should be aware of?’

‘Am I sure I am doing this right?’

The truth is there is very little publicly available advice other than the Department for Education’s Generic Design Brief, which is designed for ‘technical professionals involved in the design and construction of school premises’. This document is over 130 pages long and we understand many of you don’t have the time to read it all in search for the relevant bits! There are some general guiding principles on life expectancy, material selection, etc, along with some specific

references to canopies, outdoor shelters, covered walkways, outdoor classrooms, and outdoor dining spaces, as well as for rainwater pipes and gutters. (We also provide specific advice relating to dining areas in our Condensed Guide No. 5). Yet despite its length and complexity, the government document is a very useful resource. You can request a copy by emailing sales@aandslandscape.com but to save your time, effort, and probably your sanity we have extracted parts to make it easy for you.



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Useful Sections From the DfE Document

PROGRESS
STEPS



2.4 External Space and Grounds

2.4.1.2 In a Whole School Project on a new or existing Site, the Contractor shall ensure that the site layout:

e. Takes account of climate change adaptation measures in planning transitional and external spaces, to reduce internal temperatures and provide outdoor shelter (Transitional spaces range from unheated atria and covered walkways to more minor spaces, such as covered verandas and porches); shelter for outdoor space can be provided by vegetation as well as by structures.

2.4.4 Hard and Soft Informal and Social Areas

2.4.4.1 The Contractor shall ensure that any informal and social areas provided cater to pupils according to their age and needs, and the Contractor shall provide the following:

b Areas of shade for summer months which can be achieved through several existing mature tree canopies or a permanent shade structure that covers a similar area to the tree canopy.

d Other supporting hard informal and social areas where required in the SSB, or where already provided in a Whole School Project, such as outside classrooms in Key Stage 1 (KS1) or outdoor dining space in Secondary Schools.

2.5 External Fabric

2.4.4.1 The Contractor shall ensure that all materials are selected with due regard to their suitability for purpose and performance, durability, ease of maintenance and repair, resistance to accidental or malicious damage, and their environmental impact. The materials used must also take account of any particular local requirements or planning conditions specified in the SSB. The Contractor shall ensure that robust materials and finishes are used that stand up well to the heavy use typical of a school and the prevailing weather conditions.

2.5.2 Roofs

2.5.2.1

d Rainwater pipes are detailed and arranged so that they prevent climbing, are easy to maintain, have uniform finishes and do not show signs of oxidation on their external surfaces at completion, and are robust enough to withstand accidental damage (for instance from ladders) during maintenance works, as well as vandalism.

2.14.2 Security

2.14.2.6

In New Buildings, the Contractor shall ensure that external building security is enhanced by:

e. Designing canopies & drainpipes so that they do not provide access to high level windows & roof lights

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2.5.5 Minimum Life Expectancy

2.5.5.1 The Contractor shall meet the Minimum Life Expectancy requirements set out in Table 2 for any external fabric provided.

Element	Element Name	Minimum Life Expectancy
Rainwater disposal installations	Rainwater pipes, hoppers and gutters	25 years
Canopies	Frame and roof covering	20 years

REMEMBER



These snippets will help you get your specifications right, but you can also ask your contractor for advice. Make sure they are an expert and up-to-speed on the regulations and ask them to put their advice in writing.

This document contains snippets from the Department for Education document 'Output Specification Generic Design Brief, May 2019 update' and is correct as at October 2019. To access the complete document go to www.gov.uk and search for publications.



The Condensed Guides

There's a wealth of information at your fingertips with our range of Condensed Guides. Each one helps you navigate the complex world of project delivery, from procurement policies to planning permission. To request any of these other Condensed Guides, please email sales@aandslandscape.com

- Guide 1: *The Condensed Guide to **Procurement** in Schools*
- Guide 2: *The Condensed Guide to **CDM Regulations** for Schools*
- Guide 3: *The Condensed Guide to **Planning Permission for Canopies***
- Guide 4: *The Condensed Guide to **Output Specifications, Generic Design Brief***
- Guide 5: *The Condensed Guide to **Dining Area Design***
- Guide 6: *The Condensed Guide to **Warranties***
- Guide 7: *The Condensed Guide to **Shade Sail Design***

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