

AEDET EVOLUTION





ACHIEVING EXCELLENCE
DESIGN EVALUATION TOOLKIT

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This leaflet introduces **AEDET Evolution** and outlines:

- **Why do we need this Toolkit?**
- **What does the Toolkit include?**
- **Where can you find the Toolkit?**

Why do we need this Toolkit?

Healthcare building design frequently involves complex concepts which are difficult to measure and evaluate. This Toolkit will enable the user to evaluate a design by posing a series of clear, non-technical statements, encompassing the three key areas of Impact, Build Quality and Functionality.

This new version of AEDET, known as AEDET Evolution, represents a significant development of the original AEDET tool. It retains the same objectives and deals with the same issues.

The AEDET Toolkit is a major influence, assisting Trusts and the NHS in determining and managing their design requirements from initial proposals through to post project evaluation. It forms the key agenda for design reviews, it is being used as a benchmarking tool, and forms part of the guidance for ProCure21, PFI, LIFT and conventionally funded schemes.

What does the Toolkit include?

The NHS has worked closely with CABE, the CIC and The University of Sheffield to develop the evaluation criteria to ensure we work within a common industry framework. The diagram opposite shows the three basic sections and the 10 assessment criteria.



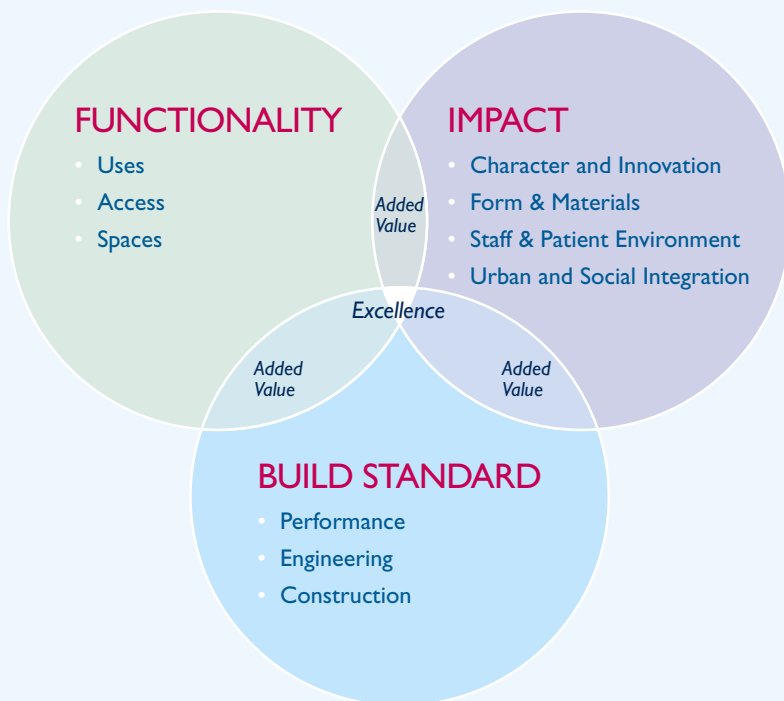
The Toolkit has three layers which allow users to create a design evaluation profile:

- The **SCORING Layer** on which you score
- The **GUIDANCE Layer** that gives more detailed help
- The **EVIDENCE Layer** that points to available research evidence

Where can you find the Toolkit?

The **NHS Achieving Excellence Design Evaluation Toolkit** is available through the NHS Estates efm website. Log onto the site then follow the prompts to the Achieving Excellence Design Evaluation Toolkit Logo.

www.efm.nhsestates.gov.uk
www.efm.nhsestates.nhs.uk



A copy of the AEDET Evolution SCORING statements (only) is included in this leaflet to provide an overview of the scope of the Toolkit.

For further information please contact Brian Coapes on **0113 2547014**.



IMPACT: Character and Innovation

IMPACT: Character and innovation

The four IMPACT sections deal with the extent to which the building creates a sense of place and contributes positively to the lives of those who use it and are its neighbours.

Section A deals with the overall feeling of the building. It asks whether the building has clarity of design intention, and whether this is appropriate to its purpose. A building that scores well under this heading is likely to lift the spirits and to be seen as an exemplar of good architecture of its kind.

ID	Description	Weighting	Score	Notes
A.01	There are clear ideas behind the design of the building	<input type="text"/>	<input type="text"/>	<input type="text"/>
A.02	The building is interesting to look at and move around in	<input type="text"/>	<input type="text"/>	<input type="text"/>
A.03	The building projects a caring and reassuring atmosphere	<input type="text"/>	<input type="text"/>	<input type="text"/>
A.04	The building appropriately expresses the values of the NHS	<input type="text"/>	<input type="text"/>	<input type="text"/>
A.05	The building is likely to influence future designs	<input type="text"/>	<input type="text"/>	<input type="text"/>

IMPACT: Form and Materials

IMPACT: Form and materials

Section B deals with the nature of the building in terms of its overall form and materials. It is primarily concerned with how the building presents itself to the outside world in terms of its appearance and organisation. Although it deals with the materials from which the building is constructed it is not concerned with these in a technical sense but rather the way they will appear and feel throughout the life of the building.

ID	Description	Weighting	Score	Notes
B.01	The building has a human scale and feels welcoming	<input type="text"/>	<input type="text"/>	<input type="text"/>
B.02	The design takes advantage of available sunlight and provides shelter from prevailing winds	<input type="text"/>	<input type="text"/>	<input type="text"/>
B.03	Entrances are obvious and logically positioned in relation to likely points of arrival on site	<input type="text"/>	<input type="text"/>	<input type="text"/>
B.04	The external materials and detailing appear to be of high quality	<input type="text"/>	<input type="text"/>	<input type="text"/>
B.05	The external colours and textures seem appropriate and attractive	<input type="text"/>	<input type="text"/>	<input type="text"/>

IMPACT: Staff and Patient Environment

IMPACT: Staff and patient environment

Section C deals with how well an environment complies with best practice as indicated by the research evidence.

ID	Description	Weighting	Score	Notes
C.01	The building respects the dignity of patients and allows for appropriate levels of privacy and dignity	<input type="text"/>	<input type="text"/>	<input type="text"/>
C.02	There are good views inside and out of the building	<input type="text"/>	<input type="text"/>	<input type="text"/>
C.03	Patients and staff have good access to outdoors	<input type="text"/>	<input type="text"/>	<input type="text"/>
C.04	There are high levels of both comfort and control of comfort	<input type="text"/>	<input type="text"/>	<input type="text"/>
C.05	The building is clearly understandable	<input type="text"/>	<input type="text"/>	<input type="text"/>
C.06	The interior of the building is attractive in appearance	<input type="text"/>	<input type="text"/>	<input type="text"/>
C.07	There are good bath/toilet and other facilities for patients	<input type="text"/>	<input type="text"/>	<input type="text"/>
C.08	There are good facilities for staff, including convenient places to work and relax without being on demand	<input type="text"/>	<input type="text"/>	<input type="text"/>

IMPACT: Urban and Social Integration

IMPACT: Urban and social integration

Section D deals with the way the building relates to its surroundings. It asks whether the building plays a positive role in the neighbourhood whether that is urban, suburban or rural. A building that scores well is likely to improve its neighbourhood rather than detract from it.

ID	Description	Weighting	Score	Notes
D.01	The height, volume and skyline of the building relate well to the surrounding environment	<input type="text"/>	<input type="text"/>	<input type="text"/>
D.02	The building contributes positively to its locality	<input type="text"/>	<input type="text"/>	<input type="text"/>
D.03	The hard and soft landscape around the building contribute positively to the locality	<input type="text"/>	<input type="text"/>	<input type="text"/>
D.04	The building is sensitive to neighbours and passers-by	<input type="text"/>	<input type="text"/>	<input type="text"/>

BUILD QUALITY: Performance

BUILD QUALITY: Performance

The three BUILD QUALITY sections deal with the physical components of the building rather than the spaces. This is therefore what might be thought of as the more technical and engineering aspects of the building. It asks whether the building is soundly built, will be reliable and easy to operate, last well and is sustainable. It is also concerned with the actual process of construction and the extent to which any disruption caused is minimised.

Section E is concerned with the technical performance of the building during its lifetime. It asks whether the components of the building are of high quality and fit for their purpose. However we are not concerned here with how well the building functions in relation to the human use of it which belongs in another section.

ID	Description	Weighting	Score	Notes
E.01	The building is easy to operate	<input type="text"/>	<input type="text"/>	<input type="text"/>
E.02	The building is easy to clean	<input type="text"/>	<input type="text"/>	<input type="text"/>
E.03	The building has appropriately durable finishes	<input type="text"/>	<input type="text"/>	<input type="text"/>
E.04	The building will weather and age well	<input type="text"/>	<input type="text"/>	<input type="text"/>

BUILD QUALITY: Engineering

BUILD QUALITY: Engineering

Section F is concerned with those parts of the building that are engineering systems as opposed to the main architectural features. It asks whether the engineering systems are of high quality and fit for their purpose, will be easy to operate and if they are efficient and sustainable.

ID	Description	Weighting	Score	Notes
F.01	The engineering systems are well designed, flexible and efficient in use	<input type="text"/>	<input type="text"/>	<input type="text"/>
F.02	The engineering systems exploit any benefits from standardisation and prefabrication where relevant	<input type="text"/>	<input type="text"/>	<input type="text"/>
F.03	The engineering systems are energy efficient	<input type="text"/>	<input type="text"/>	<input type="text"/>
F.04	There are emergency backup systems that are designed to minimise disruption	<input type="text"/>	<input type="text"/>	<input type="text"/>
F.05	During construction disruption to essential services is minimised	<input type="text"/>	<input type="text"/>	<input type="text"/>

BUILD QUALITY: Construction

BUILD QUALITY: Construction

Section G is concerned with the technical issues of actually constructing the building and with the performance of the main components. A building that scores well is likely to be constructed as quickly and easily as possible under the circumstances of the site and to offer a robust and easily maintained solution.

ID	Description	Weighting	Score	Notes
G.01	If phased planning and construction are necessary the various stages are well organised	<input type="text"/>	<input type="text"/>	<input type="text"/>
G.02	Temporary construction work is minimised	<input type="text"/>	<input type="text"/>	<input type="text"/>
G.03	The impact of the building process on continuing healthcare provision is minimised	<input type="text"/>	<input type="text"/>	<input type="text"/>
G.04	The building can be readily maintained	<input type="text"/>	<input type="text"/>	<input type="text"/>
G.05	The construction is robust	<input type="text"/>	<input type="text"/>	<input type="text"/>
G.06	The construction allows easy access to engineering systems for maintenance, replacement and expansion	<input type="text"/>	<input type="text"/>	<input type="text"/>
G.07	The construction exploits any benefits from standardisation and prefabrication where relevant	<input type="text"/>	<input type="text"/>	<input type="text"/>

FUNCTIONALITY: Use

FUNCTIONALITY: Use

The three FUNCTIONALITY sections deal with all those issues to do with the primary purpose or function of the building. It deals with how well the building serves these primary purposes and the extent to which it facilitates or inhibits the activities of the people who carry out the functions inside and around the building

Section H is concerned with the way the building enables the users to perform their duties and operate the healthcare systems and facilities housed in the building. To get a good score the building will be highly functional and efficient, enabling people to have enough space for their activities and to move around economically and easily in a way that relates well to the policies and objective of the Trust. A high scoring building is also likely to have some flexibility in use.

ID	Description	Weighting	Score	Notes
H.01	The prime functional requirements of the brief are satisfied	<input type="text"/>	<input type="text"/>	<input type="text"/>
H.02	The design facilitates the care model of the Trust	<input type="text"/>	<input type="text"/>	<input type="text"/>
H.03	Overall the building is capable of handling the projected throughput	<input type="text"/>	<input type="text"/>	<input type="text"/>
H.04	Work flows and logistics are arranged optimally	<input type="text"/>	<input type="text"/>	<input type="text"/>
H.05	The building is sufficiently adaptable to respond to change and to enable expansion	<input type="text"/>	<input type="text"/>	<input type="text"/>
H.06	Where possible spaces are standardised and flexible in use patterns	<input type="text"/>	<input type="text"/>	<input type="text"/>
H.07	The layout facilitates both security and supervision	<input type="text"/>	<input type="text"/>	<input type="text"/>

FUNCTIONALITY: Access

FUNCTIONALITY: Access

Section I focuses on the way the users of the building can come and go. It asks whether people can easily and efficiently get onto and off the site using a variety of means of transport and whether they can logically, easily and safely get into and out of the building.

ID	Description	Weighting	Score	Notes
I.01	There is good access from available public transport including any on-site roads	<input type="text"/>	<input type="text"/>	<input type="text"/>
I.02	There is adequate parking for visitors and staff cars with appropriate provision for disabled people	<input type="text"/>	<input type="text"/>	<input type="text"/>
I.03	The approach and access for ambulances is appropriately provided	<input type="text"/>	<input type="text"/>	<input type="text"/>
I.04	Goods and waste disposal vehicle circulation is good and segregated from public and staff access where appropriate	<input type="text"/>	<input type="text"/>	<input type="text"/>
I.05	Pedestrian access routes are obvious, pleasant and suitable for wheelchair users and people with other disabilities / impaired sight	<input type="text"/>	<input type="text"/>	<input type="text"/>
I.06	Outdoor spaces are provided with appropriate and safe lighting indicating paths, ramps and steps	<input type="text"/>	<input type="text"/>	<input type="text"/>
I.07	The fire planning strategy allows for ready access and egress	<input type="text"/>	<input type="text"/>	<input type="text"/>

FUNCTIONALITY: Space

FUNCTIONALITY: Space

Section J concentrates on the amount of space in the building in relation to its purpose. It asks if this space is well located and efficient and whether people can move around in it efficiently and with dignity.

ID	Description	Weighting	Score	Notes
J.01	The design achieves appropriate space standards	<input type="text"/>	<input type="text"/>	<input type="text"/>
J.02	The ratio of usable space to the total area is good	<input type="text"/>	<input type="text"/>	<input type="text"/>
J.03	The circulation distances travelled by staff, patients and visitors are minimised by the layout	<input type="text"/>	<input type="text"/>	<input type="text"/>
J.04	Any necessary isolation and segregation of spaces is achieved	<input type="text"/>	<input type="text"/>	<input type="text"/>
J.05	The design makes appropriate provision for gender segregation	<input type="text"/>	<input type="text"/>	<input type="text"/>
J.06	There is adequate storage space	<input type="text"/>	<input type="text"/>	<input type="text"/>