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Guidance

Notes on area guidelines for SEND and alternative provision: BB 104

Published 11 February 2026

Applies to England

[Area guidelines for SEND and alternative provision: BB104](#) sets out non-statutory area guidelines for buildings which supersede the recommended areas in 'Designing for disabled children and children with special educational needs' (Building Bulletin 102). In BB104 the term 'alternative provision' includes pupil referral units (PRUs). It also provides guidance on outdoor areas.

The guidance does not cover hospital schools although some of the areas will be applicable, nor does it cover residential facilities.

The document will assist those involved in briefing for and designing new and refurbished buildings. Because special schools, alternative provision, PRUs, specially resourced provision and units vary, it is important to understand the nature of an individual setting and to make full use of the recommended area ranges in this document.

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