

## Module specification

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Module Code	AUR492/AURH492
Module Title	Building Surveying 1
Level	4
Credit value	10
Faculty	Faculty of Art, Computing and Engineering
HECoS Code	100216
Cost Code	GABE

## Programmes in which module to be offered

Programme title	Is the module core or option for this programme
HNC Construction Technology	Option
BSc(Hons) Architectural Design Technology	Option
BSc(Hons) Building Surveying Degree Apprenticeship	Core
BSc(Hons) Building Surveying	Core
BSc(Hons) Construction Management Degree Apprenticeship	Option
BSc(Hons) Construction Management	Option
BSc(Hons) Quantity Surveying Degree Apprenticeship	Option
BSc(Hons) Quantity Surveying	Option

## Pre-requisites

There are no pre-requisites for this module.

## Breakdown of module hours

Learning and teaching hours	10 hrs
Placement tutor support	0 hrs
Supervised learning e.g. practical classes, workshops	8 hrs
Project supervision (level 6 projects and dissertation modules only)	0 hrs
<b>Total active learning and teaching hours</b>	<b>18 hrs</b>
Placement / work based learning	0 hrs
Guided independent study	82 hrs
<b>Module duration (total hours)</b>	<b>100 hrs</b>

<b>For office use only</b>	
Initial approval date	3 <sup>rd</sup> July 2024



<b>For office use only</b>	
With effect from date	September 2024
Date and details of revision	
Version number	1

## Module aims

The principal aim of 'Building Surveying 1' is to explain the role of the building surveyor in the appraisal, renovation, repurposing and management of existing buildings, and to provide opportunities for students to develop appropriate skills, knowledge, experience and behaviours through a mixture of academic study and practical activities.

The module also aims to demonstrate how building surveyors make a significant contribution to the work of those teams of construction professionals engaged in the maintenance, development, improvement and re-use of buildings, through an informed understanding of the performance requirements of buildings and the characteristic properties of building fabric.

## Module Learning Outcomes - at the end of this module, students will be able to:

1	Describe the role and responsibilities of the Building Surveyor in providing consultancy services towards the refurbishment and re-use of existing buildings.
2	Undertake physical building surveys to capture dimensional data, constructional detailing and the existing condition of the fabric, and prepare drawings, models, schedules and written reports that adequately describe the building's form and condition as it exists.
3	Develop detailed proposals for the refurbishment and re-use of an existing building through the preparation of drawings, models, schedules, specifications and written reports that communicate the full potential of the project to a prospective client.

## Assessment

### Indicative Assessment Tasks:

This section outlines the type of assessment tasks the student will be expected to complete as part of the module. More details will be made available in the relevant academic year module handbook.

'Building Surveying 1' will be assessed through a series of individual pieces of coursework which will combine in aggregate to arrive at the recommended final assessment mark for the subject. Coursework will comprise a mixture of individual and group tasks that explore central themes in the practice of building surveying, to replicate situations that building surveyors engage in during the appraisal, renovation, repurposing and management of existing buildings.

The nature of individual pieces of coursework will vary at the discretion of the module tutor, so that learning outcomes are achieved through the application of a range of personal and interpersonal skill sets including effective research, team work, accuracy in the measurement and recording of detailed construction information, technical and financial analysis, sketching, drawing, modelling, creative thinking, presenting and the effective use of appropriate digital technologies and software.

Coursework will comprise at least three discrete sets of tasks, including at least one in the form of a group exercise, all of which will seek to provide students opportunities to

demonstrate knowledge and understanding in theoretical, technical and practical aspects of building surveying practice.

Assessment number	Learning Outcomes to be met	Type of assessment	Weighting (%)
1	1,2 & 3	Coursework	100

## Derogations

There are no derogations associated with this module.

## Learning and Teaching Strategies

Learning and teaching strategies in the context of 'Building Surveying 1' will accommodate both didactic and supervised practical opportunities to ensure that students gain knowledge and understanding through traditional teaching delivery, and are able to apply it through practical building surveying activities and the development of measured drawings, models and technical information in accordance with established building surveying best-practice. Delivery will incorporate the principles of the University's Active Learning Framework (ALF), so that learning opportunities are both synchronous and asynchronous, and are supported by an accessible range of material resources.

Class-based study will comprise didactic sessions that consider theoretical and technical constructs in the practice of building surveying, and will therefore be informed by associated legal and regulatory frameworks, expected performance requirements of a variety of different building types, and technical characteristics of building materials, components and systems in terms of specification, deterioration and failure.

Class-based study will inform activities associated with LO2 wherein students undertake a physical building survey to capture dimensional data, constructional detailing and the existing condition of the fabric, and prepare drawings, models, schedules and written reports that adequately describe the building's form and condition as it exists.

LO3 will require students to develop their own detailed development proposals for the building from information obtained through the physical building survey described, and it is therefore likely that students will benefit from a tutorial approach in working towards the achievement of this LO.

It should be emphasised that to maintain sufficient progress in the development of detailed proposals towards satisfying LO3, students will be required to dedicate a significant proportion of guided independent study time to the preparation of drawings, models, schedules, specifications etc., and that the design studio will be made available for this purpose during non-timetabled sessions.

## Indicative Syllabus Outline

The role and responsibilities of the Building Surveyor:

- ethics, inclusivity and cooperation
- professional specialisms and working as part of a team
- economics, socio-economics and costs
- digitisation
- procurement and contracts
- health, safety and welfare
- environmental impact
- advising clients and stakeholders

Building surveying:

- equipment and procedure
- hazards and risks
- property inspection
- measurement and data capture
- building pathology and materials degradation
- condition surveys

Building refurbishment and re-use

- performance requirements
- regulatory requirements
- concept design, spatial coordination and inclusivity
- technical design, energy efficiency and environmental impact
- remedial work
- retrofit
- drawings, models, schedules and specifications

## Indicative Bibliography:

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Please note the essential reads and other indicative reading are subject to annual review and update.

### Essential Reads

Smith M and Gorse, C. (2021), *Building Surveyor's Pocket Book*. Abingdon: Taylor & Francis Ltd.

### Other indicative reading

Glover, P. (2022), *Building Surveys*. 9th ed. Abingdon: Taylor & Francis Ltd.

Hunt, R and Boyd, I. (2017), *New Design for Old Buildings*. London: RIBA Publishing.

Richardson, B. (2019), *Defects and Deterioration in Buildings: A Practical Guide to the Science and Technology of Material Failure*. 2nd, new ed. Abingdon: Taylor & Francis Ltd.

### Other sources:

Chartered Institute of Architectural Technologists: [www.ciat.org.uk](http://www.ciat.org.uk)

Royal Institute of British Architects [www.architecture.com](http://www.architecture.com)

Chartered Institute of Building [www.ciob.org.uk](http://www.ciob.org.uk)

Ordnance Survey [www.ordnancesurvey.co.uk/](http://www.ordnancesurvey.co.uk/)

Royal Institution of Chartered Surveyors [www.rics.org](http://www.rics.org)

Institution of Civil Engineers [www.ice.org.uk](http://www.ice.org.uk)

Designing Buildings Wiki [www.designingbuildings.co.uk](http://www.designingbuildings.co.uk)

Institution of Structural Engineers [www.istructe.org.uk](http://www.istructe.org.uk)

IHS Database [www.ihsti.com](http://www.ihsti.com)