



## **Module Specification**

# Management of Residential Refurbishment Projects

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## Part 1: Information

**Module title:** Management of Residential Refurbishment Projects

**Module code:** UBLMYT-30-2

**Level:** Level 5

**For implementation from:** 2021-22

**UWE credit rating:** 30

**ECTS credit rating:** 15

**Faculty:** Faculty of Environment & Technology

**Department:** FET Dept of Architecture & Built Environ

**Partner institutions:** None

**Delivery locations:** Frenchay Campus

**Field:** Architecture and the Built Environment

**Module type:** Standard

**Pre-requisites:** Construction Technology and Services 2021-22

**Excluded combinations:** None

**Co-requisites:** None

**Continuing professional development:** No

**Professional, statutory or regulatory body requirements:** None

## Part 2: Description

**Overview:** Not applicable

**Features:** Not applicable

**Educational aims:** See Learning Outcomes

**Outline syllabus:** Refurbishment – Context:

Historic, Political, Economic, Environmental, Client types and expectations.

Legislation.

Design and evaluation:

Assessment and survey of existing structure, suitability for adaptation, Minor/major alteration of existing building, Lateral and vertical extensions.

Cost implications, flexibility for a variety of users, disabled users, functional, space, aesthetics, build-ability, and sustainability, use and application of technological developments such as BIM within the design and building appraisal.

Technical Issues:

Forming opening in walls, floors.

Assessment of existing services installations, upgrading existing heating, plumbing and electrical systems connection between new and existing buildings, party wall issues, thermal upgrades, cavity tray and roof abutment details.

Fire protection and sound insulation.

Loft Conversion:

Stairs location and design, fire protection, means of escape, roof design, thermal insulation, ventilation, drainage, cost comparisons, structural floor upgrading, adaptation of roof structure.

Height restrictions, space considerations.

Repairs and Upgrade of building elements:

Structural and non-structural to a range of elements floor repairs, roof coverings and structural repairs, repairs to walls, upgrading for sound and thermal performance, repairs and upgrading of windows doors and partitions.

Repairs to foundations, evaluation of underpinning methods techniques and supervision of work. Influence of trees and soil conditions.

Legal Controls and Issues:

Planning Consent, permitted development, conservation areas, types and formats for applications.

Building regulations, key objectives, approved documents, full plans and building notice applications.

Party wall act requirements and notices.

Unauthorised works and procedures, Euro Codes and standards.

FENSA, Gas Safety Regulations, water bye laws, Environmental Legislation, Equalities Act.

Health and Safety Construction Design and Management regulations, European Directives on Energy Performance.

Refurbishment Contract Administration:

Drawings – hierarchy, level of detail, annotation, numbering, cross-referencing with schedules and specification.

Use and application of preliminaries, principles of specification and schedule of works, schedules, application and practice.

Critical evaluation of integration of documents.

Principles of specification writing for refurbishment works.

Health and Safety/Hazardous materials:

Temporary supports and loading assessment, method statement and risk assessments.

Asbestos - identification - procedure and legislative requirements.

Radon - protection methods.

Japanese Knotweed - identification and eradication.

Flood hazards - basements - confined spaces.

Health and safety on site.

Health and safety planning and documentation.

Project and Fire Safety Management:

Project management principles for major refurbishment schemes.

Fire safety risk analysis, application of compartmentation principles, management of fire safety: unprotected areas, boundary distances, cavity barriers, external fire spread, external cladding, protection of structural frame and the interaction of both passive and reactive suppression methods.

### **Part 3: Teaching and learning methods**

**Teaching and learning methods:** Contact time: 72 hours

Assimilation and development of knowledge: 148 hours

Exam preparation: 40 hours

Coursework preparation: 40 hours

Total study time: 300 hours

Delivery of the module will be a balanced combination of lectures and tutorials.

Lectures are used to examine key aspects and critical areas within the syllabus - emphasising their significance and relationship accordingly - but also create a group identity via exercises and interaction between slides and handouts.

Tutorials require the students to undertake practical tasks, consider realistic problems and typical circumstances that they will encounter in industry. Tutorials enable closer contact between the staff and students, promoting a deeper and thorough appreciation of the subject matter via dialogue, debate and evaluation, based on the critical areas examined in lectures.

**Module Learning outcomes:**

**MO1** Assess and resolve complex technical problems often linked with refurbishment projects and adaptation/conversion schemes including appraisal for typical domestic buildings in terms of conversion of its existing roof space

**MO2** Respond to a client's brief in respect of an intended refurbishment and/or extension of a domestic building within a BIM context.

**MO3** Discuss, illustrate and recommend appropriate repair and improvement methods for an assortment of building elements within the circumstance of a residential refurbishment scheme, including the improvement of energy performance on difficult to treat properties

**MO4** Differentiate between a range of refurbishment project management techniques and fire safety management approaches for high and medium rise residential buildings and recommend appropriate management strategies accordingly.

**MO5** Identify and discuss the implications arising out of hazardous materials and other health and safety issues that are frequently encountered when undertaking housing refurbishment, recommending appropriate courses of action accordingly

**Hours to be allocated:** 300

**Contact hours:**

Independent study/self-guided study = 228 hours

Face-to-face learning = 72 hours

Total = 300

**Reading list:** The reading list for this module can be accessed at [readinglists.uwe.ac.uk](https://uwe.rl.talis.com/modules/ublmyt-30-2.html) via the following link <https://uwe.rl.talis.com/modules/ublmyt-30-2.html>

## **Part 4: Assessment**

**Assessment strategy:** The online time controlled assignment (Component A) is used to concentrate students' attention on assimilating the factual content, evaluating and recommending appropriate procedures accordingly to a range of situations and scenarios. This utilises pre-issued drawings which are subsequently scrutinised by the students prior to undertaking the assessment tasks. The expected size of task is 3 hours to complete.

The 'Project' (Component B) is used to integrate the strands of knowledge presented as separated topics to enable students to use reasoned judgement, analysis and problem solving skills in relation typical property adaptation/refurbishment situations including design solutions, as well as applications of building regulations and planning requirements.

Generic formative feedback will be given to work undertaken in tutorial sessions on a progressive basis. Individual formative feedback for component B will be provided when work is submitted within an agreed formative hand in date.

**Assessment components:**

**Online Assignment - Component A (First Sit)**

Description: Online Time controlled assignment (24 hours).

An expectation of the size of task is 3 hours.

Weighting: 50 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO1, MO3, MO4, MO5

**Project - Component B (First Sit)**

Description: Project (2,750 words)

Weighting: 50 %

Final assessment: No

Group work: No

Learning outcomes tested: MO1, MO2, MO3

**Online Assignment - Component A (Resit)**

Description: Time controlled assignment (24hours)

An expectation of the size of task is 3 hours.

Weighting: 50 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO1, MO3, MO4, MO5

**Project - Component B (Resit)**

Description: Project (2,750 words)

Weighting: 50 %

Final assessment: No

Group work: No

Learning outcomes tested: MO1, MO2, MO3

**Part 5: Contributes towards**

This module contributes towards the following programmes of study:

Building Surveying {with Preparatory Studies} [Sep][FT][Frenchay][2yrs] MSc 2021-22

Building Surveying {With Preparatory Studies} [Sep][PT][Frenchay][3yrs] MSc 2021-22

Building Surveying [Sep][FT][Frenchay][3yrs] BSc (Hons) 2020-21

Building Surveying [Sep][SW][Frenchay][4yrs] BSc (Hons) 2020-21

Building Surveying [Sep][PT][Frenchay][5yrs] BSc (Hons) 2019-20

Building Surveying {Apprenticeship-UWE} [Sep][FT][Frenchay][5yrs] BSc (Hons) 2019-20

Building Surveying {Foundation} [Sep][FT][Frenchay][4yrs] BSc (Hons) 2019-20

Building Surveying {Foundation} [Sep][SW][Frenchay][5yrs] BSc (Hons) 2019-20