MODULE SPECIFICATION

Part 1: Information			
Module Title	Commercial Refurbishment		
Module Code	UBLMWS-30-3	Level	Level 6
For implementation from	2018-19		
UWE Credit Rating	30	ECTS Credit Rating	15
Faculty	Faculty of Environment & Technology	Field	Architecture and the Built Environment
Department	FET Dept of Architecture & Built Environ		
Contributes towards			
Module type:	Standard		
Pre-requisites	Commercial Development 2018-19, Residential Refurbishment and Maintenance 2018-19		
Excluded Combinations	None		
Co- requisites	None		
Module Entry requirements	None		

Part 2: Description

Overview: This module draws together a number of issues relating to the repair, refurbishment or adaptation of individual buildings in complex urban situations to respond to obsolescence and changes in demand for commercial buildings, in order to add value to an existing building in support of business objectives.

Educational Aims: See Learning Outcomes.

In addition the educational experience may explore, develop, and practise but not formally discretely assess the following:

Working as a team member.

Outline Syllabus: The following provides an indicative list of headings that will help inform the syllabus although not necessarily in this sequence, or with equal measure:

Obsolescence as a driver of refurbishment
Analysis of Client's Requirements

Development/Project Briefs
Desk Studies- Spatial characteristics, development potential, constraints
Condition Assessment of Complex Buildings
Feasibility Studies- Option appraisal of alternative design solutions
Initial and Life Cycle Costs and Value Engineering
Defects to Commercial Buildings- concrete, steel, glass, claddings, roofs
The management of deleterious materials-Asbestos, HAC, calcium chlorides
Implementation of the design and technical solution
Fabric improvement strategies
Legal and Regulatory Compliance
Demolition and Alterations
Implementation of Project Execution Plans and Project Risk Management
Works Progress and Quality Monitoring
Project and Stakeholder Financial Management
Assessment of Primary Services with respect to undertaking a major refurbishment project

Teaching and Learning Methods: Teaching will be by means of lectures, tutorials, studios and workshops. Students will be expected to work from a reading list and undertake pre reading prior to the contact period for the topic.

The subject matter will be content driven in semester 1 to enable students to be examined at the end of the semester. The second semester will be devoted to the application of knowledge gained in semester 1 to a piece of coursework to be undertaken in semester 2

Scheduled learning includes lectures, seminars, tutorials, project supervision, fieldwork; external visits.

Contact Hours:

Activity:
Contact time: 72 hours
Assimilation and development of knowledge: 148 hours
Exam preparation: 20 hours
Coursework preparation: 60 hours
Total study time: 300 hours

Independent learning includes hours engaged with essential reading, and assignment preparation.

Part 3: Assessment

The assessment strategy can be divided into two distinct elements. A: relates to the teaching content and is assessed by summative assessment in the form of a 2 hour examination under controlled conditions.

B: relates to the project work issued in semester 1 and undertaken in semesters 1 and 2. It is a feasibility report with an equivalency of 2,500 words per student, based upon a site visit undertaken in semester 1 and is a group project with individual components.

First Sit Components	**Final Assessment**	**Element weighting**	**Description**
Report - Component B	✓	75 %	Individual report (2,500 words)
Examination - Component A		25 %	Examination (2 hours)

Resit Components	Final Assessment	Element weighting	Description
Report - Component B	✓	75 %	Individual report (2,500 words)
Examination - Component A		25 %	Examination (2 hours)

Part 4: Teaching and Learning Methods

Learning Outcomes

On successful completion of this module students will be able to:

	Module Learning Outcomes
MO1	Critically analyze a client's requirements and contribute towards the development of a Project Brief
MO2	Identify the significance of factors that contribute to the obsolescence of commercial buildings
MO3	Apply information obtained from a condition assessment of a commercial building to assess the appropriate strategy to be adopted
MO4	Undertake research of property market data and historic cost data, to contribute towards a comprehensive feasibility study
MO5	Evaluate alternative design and technical solutions for a given building
MO6	Recognise the need for solutions to comply with legal and regulatory constraints such as Party Wall legislation. Planning and Building Regulations, Equalities Act, Asbestos legislation, and Waste Management legislation
MO7	Recognise the importance of environmental legislation in the design and operation of refurbishment schemes and show appropriate consideration for both sustainable design and operation factors
MO8	Recognise and manage commercial, project and personal risk and be able to evaluate Design Risk Assessments
MO9	Produce a Project Execution Plan and apply information obtained from appropriate programme planning software

Contact Hours

Contact Hours	
Independent Study Hours:	
Independent study/self-guided study	228
Total Independent Study Hours:	228
Scheduled Learning and Teaching Hours:	
Face-to-face learning	72

	Total Scheduled Learning and Teaching Hours:	72
	Hours to be allocated	300
	Allocated Hours	300
Reading List	*The reading list for this module can be accessed via the following link:* https://uwe.rl.talis.com/modules/ublmws-30-3.html	