



## **Module Specification**

### **Commercial Refurbishment**

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## Part 1: Information

**Module title:** Commercial Refurbishment

**Module code:** UBLMWS-30-3

**Level:** Level 6

**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:** Commercial Development 2021-22

**Excluded combinations:** None

**Co-requisites:** None

**Continuing professional development:** No

**Professional, statutory or regulatory body 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.

**Features:** Not applicable

**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

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

**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.

**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

**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/ublmws-30-3.html) via the following link <https://uwe.rl.talis.com/modules/ublmws-30-3.html>

## **Part 4: Assessment**

**Assessment strategy:** 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 an online exam (24-hour window).

B: relates to the project work issued in semester 1 and undertaken in semesters 1 and 2. It is a feasibility report of 2,500 words + appendices support. The report task is based upon a building identified in semester 1. The appendices require completion of various practical tasks that are undertaken over a series of Tutorials in Groups to reinforce learning objectives across both semesters. The summative report is an

individual submission.

The report task intends to replicate Industry Practice; for student Industry Readiness and drive employability.

**Assessment components:**

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

Description: Online Exam (24 hour window)

Weighting: 25 %

Final assessment: No

Group work: No

Learning outcomes tested: MO2, MO3, MO4, MO5, MO6, MO7, MO8

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

Description: Individual report (2,500 words)

Weighting: 75 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO1, MO3, MO4, MO9

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

Description: Online exam (24 hours)

Weighting: 25 %

Final assessment: No

Group work: No

Learning outcomes tested: MO2, MO3, MO4, MO5, MO6, MO7, MO8

**Report - Component B (Resit)**

Description: Individual report (2,500 words)

Weighting: 75 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO1, MO3, MO4, MO9

## **Part 5: Contributes towards**

This module contributes towards the following programmes of study:

Building Surveying [Sep][FT][Frenchay][3yrs] BSc (Hons) 2019-20

Building Surveying {Foundation} [Sep][FT][Frenchay][4yrs] BSc (Hons) 2018-19

Building Surveying [Sep][SW][Frenchay][4yrs] BSc (Hons) 2018-19

Building Surveying {Foundation} [Sep][SW][Frenchay][5yrs] BSc (Hons) 2018-19