

Building Surveying
Programme Handbook

School of the

Built Environment



What is the Built Environment?



People

Buildings are for people and they have an enormous impact on our daily lives. They are for home, work, leisure and function. They can be inspiring or depressing but whichever way we look at it, buildings are the fabric of the society which inhabits them. Working in the Built Environment you will play a part in delivering a unique and innovative product for this society.

History

Buildings last a long time, especially if they are well built and designed. They give an identity to a location and there are countless examples of this across the globe. You will learn how architecture and building technology has evolved since the past and how time has given us the rich built environment we have today.



Teamwork

Working as a team is essential to the development, design and construction of successful buildings. This is one of the most important skills you will learn, and you will have lots of practice of this in the School of the Built Environment. You will also have the opportunity to work in one of the most creative and dynamic of businesses with likeminded individuals who want to create great buildings.

Sustainability

The built environment produces lots of pollution. It will be your job to make sure new buildings produce much less for the future as well as working on the old buildings to clean them up. There is a world out there that needs your help to survive.



The Future

– is in your hands. You will be developing, designing and constructing the buildings of the future. Take this responsibility seriously; study the interplay of architecture, society, culture and the economy to build buildings which will stand the test of time.

The Programme Team

Programme Leader

Each programme has a Programme Leader, ultimately responsible for its smooth running and organisation. The Programme Leader for the Building Surveying programme is Dawn Spensley.

Year Tutors

The role of year tutors is to co-ordinate the teaching, coursework, visiting speakers, attendance etc and generally ensure the smooth running of the course.

The Year Tutors are:

Year 1 Mark Kirk
Year 2 Stuart Eve
Year 3 Stuart Eve
Year 4 Alan Scott

Teaching Team

The main staff you will come across from the School are as follows:-

Name	Room	Tel	Email
Graham Capper	B307	227 4696	graham.capper@northumbria.ac.uk
Julie Clarke	A217b	227 4833	julie.clarke@northumbria.ac.uk
Peter Fisher	B224	227 4542	peter.fisher@northumbria.ac.uk
Stuart Eve	A217B	227 3249	s.eve@northumbria.ac.uk
Minnie Fraser	A207	243 7285	minnie.fraser@northumbria.ac.uk
Paul Grainger	A219	227 4694	paul.grainger@northumbria.ac.uk
John Holmes	B307	227 3651	john.holmes@northumbria.ac.uk
Mark Kirk	A216	243 7540	mark.kirk@northumbria.ac.uk
John Lonsdale	A210	227 3532	john.lonsdale@northumbria.ac.uk
Elaine Paterson	B223	227 4695	elaine.paterson@northumbria.ac.uk
Christopher Reeves	A207	243 7286	christopher.reeves@northumbria.ac.uk
Martin Robinson	A207	243 7610	martin.robinson@northumbria.ac.uk
Alan Scott	A216	227 4698	alan.scott@northumbria.ac.uk
Dawn Spensley	A208	227 4812	dawn.spensley@northumbria.ac.uk
Kevin Thomas	A202	227 4743	kevin.thomas@northumbria.ac.uk
Rachel Williams	A219	227 3442	rachel2.williams@northumbria.ac.uk
Cheryl Williamson	A208	227 4076	cheryl.williamson@northumbria.ac.uk
Craig Wilson	A216	243 7282	craig2.wilson@northumbria.ac.uk

Programme Administration

Duncan Attwell	B201	243 7346	duncan.attwell@northumbria.ac.uk (Senior Administrator)
Hazel Fiddes	B201	227 4460	hazel.fiddes@northumbria.ac.uk (Programme Administrator)

Guidance Tutors

You will be allocated a Guidance Tutor, a member of academic staff who had the duty of providing you with advice on academic, procedural and (where desired and appropriate) personal matters. Where possible, you will retain the same Guidance Tutor throughout your time at Northumbria.

You will be expected to consult with your guidance Tutor during induction week, and regularly thereafter, including whenever modular or progression results are available, and whenever option choices have to be made.

You may in addition ask for a meeting with your Guidance Tutor at any time.

How to contact Tutors

Appointments

Academic staff teach on many modules/Programmes and it is advisable to make an appointment if you wish to see them. Occasionally you may be able to have an immediate appointment, but don't be disappointed if you are asked to return at a mutually convenient time. Please contact staff to cancel if you are unable to make the arranged appointment.

The Programme Leader normally allocates time during the week when he will be available, but please feel free to see them at any time if the situation is urgent.

Notice Board and Blackboard

The main point of contact for staff with students is the Programme notice board or via Blackboard announcements. This could be timetable changes, assessment information or personal messages.

YOU MUST REGULARLY CHECK THE NOTICEBOARDS AND BLACKBOARD ANNOUNCEMENTS.

It is particularly important to check notices at the start of the semester when timetable changes are more likely and towards the assessment period when important information will be displayed.



Email

While the telephone usually gives immediate access, e-mail is used extensively throughout the University and is a very effective method of two-way communication between students and staff. You should automatically be allocated an e-mail address by the University once you have enrolled.

Do remember that the Northumbria e-mail address will be the one that is used to make contact with you so do make sure that you check it regularly, particularly if you use a personal e-mail account. You must regularly delete old e-mails from your University e-mail account, otherwise your inbox will become full and you will stop receiving e-mails.

Room Locations

Much of your teaching will take place in Ellison Building but you may be required to go to other parts of the University for classes. The building/room abbreviations will be explained when you receive your timetable.

Programme Structures

In line with other academic institutions, the University operates a unitised system of programmes. Each undergraduate degree is made up of three academic levels – levels 4, 5 and 6.

Level 4

Level 4 modules introduce the student to a range of formation studies to ensure a basic knowledge and understanding of the main programme subject areas to underpin the whole academic programme along with an insight into the structure of the industry and the professions operating within the Built Environment. Project activity aims to provide the bridge and link between all discrete subject areas to examine the holistic dimension of the building process from inception to completion.

Level 5

Level 5 modules extend the factual knowledge and understanding in each of the main subject areas and are intended to increase a student's ability to take responsibility for their own learning.

Placement Year - Building Surveyors

The professional placement year forms a critical element within each course by providing students with opportunities of experience and insight into "real world" practices and problems which are intended to build on and develop their own interpersonal skills and effectiveness but also importantly, opportunities to investigate and examine research issues of practical relevance which may form the basis of their Level 6 dissertation activities. It is also intended that this experience will be used to introduce and enable practical relevance to Level 6 subject modules.

Level 6 – Final Year

This consolidates Levels 4 and 5 and provides the final academic challenge for the student as demonstrated by an ability to deal with decision making at strategic levels; identification and analysis of problems; to synthesise solutions. A major focus of activity will be the modules devoted to the Dissertation where opportunities will be provided for each student to demonstrate their full range of personal transferable skills.

Modules

Each module on the course carries credit points.

Single module = 10 credit points

Double module = 20 credit points

Triple module = 30 credit points

Each 10 credits represents 100 hours of student work load which on average equates to about 6–7 hours per week of lectures, seminars, preparation, revision, assessment etc.

Staff contact time will be approx 10–15 hours per week. Your own self managed study time should amount to approx 30–35 hours per week.

The Degree Award

Credit Requirements

To obtain a degree, a student must achieve a certain number of credit points as follows:

Full time degree (no placement year)	360 credit points (120 per academic year)
Sandwich degree (inc placement year)	400 credit points (as above with 40 extra credits for the placement)
Part time degree	360 credit points

Educational Aims of The Programme

You have chosen to study for a degree that is fully accredited by the Royal Institution of Chartered Surveyors (RICS). The School works very closely with this professional body and we ensure that the content of our courses matches their requirements.

Surveying

The first year has modules common to five programmes, Building Surveying, Estate Management, Planning and Development Surveying, Commercial Quantity Surveying and Quantity Surveying, to introduce you to Surveying as a multi-disciplinary profession. Your study of the common elements of Surveying will give you an understanding of the complementary and overlapping professional roles. In subsequent semesters you will specialise in your chosen discipline, whilst maintaining the first semester acquaintance with fellow students on the other courses by way of joint projects.

Building Surveying

Building Surveying developed as a profession concerned with the constructional aspects of buildings, particularly buildings in use. Today these skills are very important as buildings must be made to respond to the demands of the population and legislation.



Current issues include

- Sustainable Development
- Maximisation of business/property efficiency brought about by flexible working conditions
- Procurement and management of high tech infrastructure

The role of the building surveyor is becoming more and more interesting as the redevelopment of brownfield sites produces new challenges. To take account of this development the course offers specialist areas in Architectural Conservation and Building Control.

The programme aims to develop a range of student's abilities to enable them to:

- work collaboratively within an interdisciplinary environment
- evaluate and apply acquisition methodologies
- be independent thinkers and learners
- demonstrate the appropriate use of IT
- challenge routine and influence change
- evaluate data and solve problems
- manage information
- communicate effectively

There is a national requirement that all programmes of study have a publicly available 'Programme Specification'. The Programme Specification provides an account of the 'Learning Outcomes' of a programme of study (broadly – the student's capabilities of the programme) and how these are to be achieved in a structured way by progression through the programme.

This section of the handbook is based on the Programme Specification for your programme. The full and definitive version can be found at <http://allertonavenue.campus.unn.ac.uk:8080/programmespecs/>.

BSc(Hons) Building Surveying

Year 1 Structure (Level 4)						
Semester 1	Building Surveying Design Project 1 BE0149 (10 credits)	Sustainable Development BE0966 (10 credits)	Constructional Environmental & Structural Technologies BE0823 (20 credits)	Business in the Built Environment BE1060 (20 credits)	The Evolution of the Built Environment BE0825 (20 credits)	Building Assessment BE0863 (20 credits)
Semester 2	Computer Aided Design BE0827 (10 credits)	Law for Property Professionals BE1112 (10 credits)				

Year 2 Structure (Level 5)						
Semester 1	Energy Conscious Development BE0982 (10 credits)	Commercial Property Law BE0700 (10 credits)	Planning and Development BE0864 (10 credits)	Building Studies BE0161 (20 credits)	Building Engineering BE0860 (20 credits)	Building Surveying Professional Practice BE0861 (20 credits)
Semester 2	Building Conservation Practice BE0181 (10 credits)	Building Control Law BE0195 (10 credits)	Property Economics BE0865 (10 credits)			

Year 3 (Level 5) - Placement Year						
Professional Experience Placement (Building Surveying) BE1030 (40 credits)						

Year 4 Structure (Level 6)						
Semester 1	Building Surveying Project BE0158 (10 credits)	Facilities Management BE1028 (10 credits)	Built Environment Dissertation (BS) BE0584 (30 credits)	Buildings in Use BE0562 (20 credits)	Building Advice Centre BE0450 (20 credits)	Building Pathology BE0983 (20 credits)
Semester 2	Architectural Conservation Practice BE0182 (10 credits)					

Part-time Programme

The part time degree takes five years to complete.

Due to changes in the programme structure and a required transitional period the modules taken during 2009/10 will differ slightly from those shown in the illustration below for years 4 & 5.

Year 1 (Level 4)			
Semester 1	Sustainable Development BE0966 (10 credits)	Constructional Environmental & Structural Technologies BE0823 (20 credits)	Business in the built Environment BE1060
Semester 2	Law for Property Professionals BE1112 (10 credits)		(20 credits)

Year 2 (Level 4)			
Semester 1	Building Surveying Design Project 1 BE0149 (10 credits)	The Evolution of the Built Environment BE0825 (20 credits)	Building Assessment BE0863
Semester 2	Computer Aided Design BE0827 (10 credits)		(20 credits)

Year 3 (Level 5)				
Semester 1	Professional Practice in Building Surveying BE0974 (20 credits)	Commercial Property Law BE0700 (10 credits)	Building Studies BE0161 (20 credits)	Building Engineering BE0860
Semester 2		Property Economics BE0865 (10 credits)		(20 credits)

Part-time Year 4 (Levels 5 & 6)				
Semester 1	Energy Conscious Development BE0982 (10 credits)	Planning and Development BE0864 (10 credits)	Buildings in Use BE0562 (20 credits)	Building Surveying Workplace Project BE1094 (20 credits)
Semester 2	Building Control Law BE0195 (10 credits)	Building Conservation Practice BE0181 (10 credits)		

Part-time Year 5 (Level 6)				
Semester 1	Building Surveying Project BE0158 (10 credits)	Facilities Management Practice BE1028 (10 credits)	Built Environment Dissertation (BS) BE0584 (30 credits)	Building Pathology BE0983 (20 credits)
Semester 2	Architectural Conservation Practice BE0182 (10 credits)			

Learning Outcomes for BSc (Hons) Building Surveying

Knowledge and Understanding

On completion of this programme, the **Building Surveying** student will be able to:

Building Design and Technology

- Propose and justify design solutions including an understanding of layouts, legislation, structural forms, materials and whole life issues.
- Interpret and define a client's brief and appraise materials, components, elements and buildings.
- Demonstrate an understanding of construction technology, building functional and performance requirements, maintenance and repair plus the requirements for and incorporation of services.
- Demonstrate an understanding of the principal methods of specification, measurement and valuation.
- Appreciate the concept of sustainability, the need to preserve scarce natural resources and the implications on site selection, design, construction, the property in occupation, refurbishment, re-use, and demolition.

Management

- Understand the theory and practice of management within business, construction and property organisations.
- Demonstrate an understanding of the aims, underlying principles and practices involved in property management, facilities management and project management.
- Use management techniques to plan, coordinate, monitor and review contracts.
- Demonstrate an understanding of professional ethics, codes of conduct, professional practice and their influence on society, communities and stakeholders.
- Recognise the multi-disciplinary nature of construction and property and the diverse needs and requirements of stakeholders.

Law

- Demonstrate an understanding of the legal framework in which the construction industry and property market operates to include land use, contract, tort, property, constitutional and administrative aspects.
- Understand the legal obligations of the members of a project team, and advise on the use of various standard forms and warranties.
- Demonstrate an understanding of the law governing dispute resolution, building control, property ownership and occupation and equal opportunities.

Building Economics

- Understand the macro and micro context in which the construction industry and property markets operate.
- Demonstrate an understanding of cost and apply cost control techniques over the whole life of a project from inception, through design to maintenance and disposal.
- Critically appraise project proposals and tender documentation.

Planning and Building Control

- Demonstrate an understanding of the principles of planning and the administrative framework for planning and apply knowledge of planning applications and other statutory approvals.
- Demonstrate an understanding of development and project briefs, including site briefs and the principles and practices underlying development appraisal.
- Demonstrate and apply the principles and responsibilities imposed by law, codes of practice and regulations relating to health and safety.
- Understand and use the principles of fire-safety design.
- Assess the compliance of a design in respect of building legislation, including building regulations, fire precautions and accessibility.
- Apply to property the principles of environmental assessment and accessibility.

Conservation

- Understand the principles, techniques and methods applied to conservation and restoration.
- Propose and justify materials and methods used in a conservation and/or in a restoration project.

Intellectual Skills

On completion of this programme, the Building Surveying student will be able to:

- Develop a competency in research methods and the capacity to locate, collect, synthesise, analyse and display complex information from multiple sources, including the acknowledgment and referencing of these sources.
- Apply mathematical and statistical techniques to given and potential scenarios.
- Develop the skills to interpret and apply the standards, conventions and techniques used to convey information and communicate in a professional manner in construction, surveying and property.
- Use language skills and presentation techniques intuitively.
- Develop and applied study skills.
- Develop their capacity for the critical evaluation of arguments and evidence.
- Identify and analysed the relationship between academic theory and professional practice.
- The ability to negotiate with both professionals and lay people.
- Apply knowledge to identify, select, assemble and analyse information relevant to the preparation of a brief.

Practical Skills

On completion of this programme, the Building Surveying student will be able to:

- Deal with conflict.
- Apply basic research methods, process and analyse information.
- Communicate effectively with customers, clients, colleagues, team members and the wider community.
- Carry out environmental assessments.
- Carry out risk assessments.
- Inspect, measure, record, appraise and analyse and report on buildings, elements, components and materials.
- Apply information and communication technology, including CAD, in support of professional building surveying activities.
- Make presentations.
- Manage their time and that of a team where necessary.
- Manage projects.
- Use negotiating skills and engage positively in team working.

Transferable/Key Skills

On completion of this programme, the Building Surveying student will be able to:

- Problem-solve, manage and apply intellectual skills, critically reflect, analyse, evaluate and report.
- Carry out independent and self-managed learning, analyse their own personal strengths and weaknesses and formulate strategies for improvement.
- Work with others; demonstrate an understanding of teamwork theories, build, maintain and improve relationships, make positive contributions to teams.
- Communicate effectively using appropriate styles and methods.
- Understand and use IT, including the application of CAD tools in design and specification and IT to support research and to interpret, analyse and manipulate data.
- Apply skills of numeracy and mathematical reasoning.
- Appreciate the changing nature of industry and society and their impact on continuing professional development and independent life-long learning.
- Plan and programme work, including working under pressure, establishing priorities, scheduling tasks and completing to an agreed timescale.
- Summarise legal and other documents.
- Question standard practice and apply professional judgement in making recommendations and solving problems for future best practice.
- Use creativity and innovation in design.
- Apply leadership qualities as necessary.
- Use business management activities to contribute to the achievement of corporate objectives.
- Use the basic principles and skills of negotiation in conflict avoidance and dispute resolution.
- Identify and understand the role of the professional in practice with regard to due diligence, ethics and codes of conduct.

Assessment Regulations For Northumbria Awards

The Assessment Regulations for Northumbria Awards (ARNA) are the standard regulations which apply to all of the University's academic programmes. Any variations to ARNA have to be approved for a particular programme. For full details please go to the <http://northumbria.ac.uk/sd/central/ar/lts/assess/>

Module Descriptors

Module Descriptors give information about each module (subject) delivered on your programme.

How to Obtain a Module Descriptor from the University's Website

First, open up Internet Explorer or Netscape Navigator and log into the Northumbria University website at <http://northumbria.ac.uk/>. Click on:

1. Students
2. My Northumbria
3. Module Search
4. Type in module code
5. Click on 'Go'

Or alternatively, type the following address into your browser:

<http://sits.unn.ac.uk/live/webserv/mod.php>

