



**REFERRED/DEFERRED ASSESSMENT - SESSION 2010/11  
SUMMER 2011**

<b>COURSE CODE</b>	<b>BUIL 1008 &amp; BUIL 1112</b>
<b>COURSE TITLE</b>	<b>Studio 6 (Building Surveying &amp; DCM)</b>
<b>COURSE COORDINATOR</b>	<b>Karl Bunting</b>

**To Students**

If you have failed a course or part of a course and have been allowed by the Progression and Award Board to be reassessed in one or several of the courses, this will be indicated in your result letter. On the back of the result letter, the words *'Failed -retake permitted before the next academic year'* will appear next to the relevant assessment items or course(s).

In that case, you are required to submit coursework and/or to take an examination again as appropriate in August 2011.

**Examination timetable**

The detailed examination timetable will be posted on the University website **towards the end of July**. Deferred/referred examinations should be timetabled between 15<sup>th</sup> and 26<sup>th</sup> August 2011. The link can be followed from here:

<http://www.gre.ac.uk/students/exams>

**Deadline for submitting coursework**

Coursework must be delivered by hand no later than **Monday 15<sup>th</sup> August 2011** to the School of Architecture & Construction. Please note that students studying at Medway may submit at Medway on 15<sup>th</sup> August. Early submissions to Medway must be by **prior** arrangement with Shelagh Barker [S.D.Barker@gre.ac.uk](mailto:S.D.Barker@gre.ac.uk)

If you send your coursework by post, it must be sent by first class recorded delivery (keep a copy of both the postal receipt and the coursework) **no later than Monday 15<sup>th</sup> August 2011** to:

Referred/Deferred Coursework  
School of Architecture & Construction  
Mansion Site  
Bexley Road  
London SE9 2PQ  
UK

## Coursework submission

All coursework must be submitted by the deadline and method as above and must be accompanied by the appropriate electronic header sheet.

## Deadline for submitting portfolios

Portfolios of design or visual work can be submitted either:

- (i) in person **on Monday 15<sup>th</sup> August 2011 between 10:00am and 4:00pm**, to the Mezzanine Studio, **or**
- (ii) by first class recorded delivery ( keep a receipt), **on or before Monday 15<sup>th</sup> August 2011**, to:

Referred/Deferred Portfolios  
School of Architecture & Construction  
Mansion Site  
Bexley Road  
London SE9 2PQ  
UK

## Submission of portfolios

Portfolios of design or visual work must be submitted by the deadline and method as detailed above.

Make sure your portfolio is labelled, inside and outside with your name, year and contact details.

You must print **2 copies of the electronic header sheet**. Please attach one copy securely to the outside of your portfolio. The 2<sup>nd</sup> copy will be scanned into the Banner receiving system for proof of submission.

## Postal Submissions

All postal submissions, Coursework and Portfolios, will be receipted with the date of postage as the date of submission.

It is the responsibility of the student to ensure that the work is submitted on time by the above method.

## Queries

Any queries should be emailed to

[acqueries@gre.ac.uk](mailto:acqueries@gre.ac.uk)

with

- Your full name
- Your student ID number
- Your Programme of Study e.g. BA Architecture
- The title and code of the course(s) with which you have a query
- The nature of the query

<p><b>Please note that this email address will only be monitored until Friday 23<sup>rd</sup> September 2011, after this date enquiries should be sent direct to the Course Coordinator.</b></p>
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Staff email addresses and contact numbers can be looked up here:

[http://www.gre.ac.uk/staff\\_intranet/directory](http://www.gre.ac.uk/staff_intranet/directory)

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**Please find below details of the coursework to be submitted and/or examination advice as appropriate.**

<b>Assessment item</b>	<b>Portfolio ( Re-sit Coursework)</b>
<b>Electronic header sheet number</b>	<b>183341 &amp; 183342</b>
<p><b>Details of work to be undertaken: see below</b>  <b>Project/Coursework Title: FLOOD DAMAGE TO COMMERCIAL PROPERTIES</b></p> <p><b>INTRODUCTION</b>  This part of the course is concerned with issues related to flooding and the consequences of a flood in commercial buildings.</p> <p><b>AIMS</b>  To investigate the factors associated with flood prevention in commercial buildings  To critically examine of the outcome of a significant flood in a commercial environment.  To develop analytical skills and valid solutions to fit the given criterion.  To develop research, communication and written presentation skills.</p> <p><b>LEARNING OUTCMES</b>  At the end of the course, the student should be able to;</p> <p>Understand the problems associated with the design of commercial buildings in relation to flooding and flood risks.  Understand the legislative requirements in relation to flood prevention and precautions.  Appreciate the damage caused by flooding and the remedial actions required to repair such damage.  Understand the long term preventative measures required to prevent future re-occurrence.  Appreciate the range of problems encountered when refurbishing a “live” site.  Provide a structured solution to the set problems.</p> <p><b>TASKS</b></p> <p>A client who has just experienced a substantial flood in the basement and ground floor of their headquarters building has approached your practice for assistance.</p> <p>The client is questioning the suitability of the current flood prevention measures in the building and surrounding area and has asked for outline proposals that would improve the current provision. The flood occurred during working hours and it is the opinion of the client that staff did not react as they should have.</p> <p>Advise the client on an appropriate course of action that will allow them to deal with the incident and to continue business while restoring the building to its former use.</p>	

## **INTRODUCTION / BRIEF**

The client is in the financial services sector and provides daily information and share trading services to international clients. It is essential that the client continues to trade with minimum disruption possible, however the client understands that some relocation may be inevitable.

The building is a converted country mansion used as a prestigious venue for meetings etc. as well as the day to day business of the organisation. The building is situated adjacent to a small river in its own substantial grounds.

It is a listed grade II building with an exceptional front façade of dressed Portland Stone. All other external walls are of load bearing brick. The Mansion was originally built in circa 1790 using construction methods traditional to that era. The conversion to its current use was carried out in 1975 and several recent upgrades have taken place since – especially to the ITC infrastructure.

The basement contains the main service infrastructure for the building including the mains electricity intake room, telecommunications hub and IT server rooms. At the height of the flood the water level completely filled the basement causing power failure throughout the building and a loss of ITC provision. The basement still has a significant amount of water in it (approx depth: 2mtrs throughout). It is thought that the basement tanking that was added in the 1975 refurbishment is preventing the water draining.

The ground floor of the building contains one large conference hall (20 x 30m), 2 smaller meeting rooms and the client's board room. All of the original internal walls and ornate plasterwork were retained in these areas and form part of the buildings listing. The flood water level reached approximately 300mm across the entire ground floor area at the height of the flood however the water has now receded. As can be expected so soon after the event all low level finishes are saturated.

A male and female wash room and toilet suite are also located on the ground floor at a slightly lower level than the main area. The suites were accessed by a small flight of four steps. The water level in the toilet suite was approx 1.5 metres at the height of the flood - this has receded to approx 500mm – however this water is heavily contaminated with sewage.

The main conference hall is used 2-3 times a week by both the client and external hire. The board room is used on a daily basis for meetings with important clients.

The first floor comprises of 2 large open plan offices (10 x 18m) and 6 smaller offices (5x4m). The office was the main trading and call centre for the business and was part of the redevelopment in 1975.

The Second floor accommodates the senior Directors, Associates and Senior Managers of the organisation in a collection of office suites and offices all of which have been redecorated to a high standard.

### **Task**

Provide the client with a report outlining your advice for the immediate control of the incident. Detail your proposals on how to keep the company trading and make repairs to the damage incurred. Propose methods of improving the flood defences to prevent further flooding.

### **Method**

All reports are to be word processed in A4 format and suitably bound (ring binder, plastic folder or stapled along the back edge). For reasons of clarity the use of 12pt Times New Roman or Arial font with 1.5 line spacing is required.

The approximate word count is **1500-2000 words** with appendices excluded. Any appended material must be relevant and cross referenced with the main body of text.

All sources of information **MUST** be referenced including charts etc. Academic neglect to reference your work correctly will lead to a poor mark and possible failure of this assignment.

The following assessment criteria are presented as a guide to the mark available for this work and each section of your paper should be reflective of the weighting. As an example, the failure to provide an introduction will result in a loss of 15 marks.

**Clearly identify each section of the paper with the use of sub-headings.**

<b>Assessment criteria:</b>	<b>% of Mark</b>
<b>Display an awareness of the need for commercial organisations to keep trading and how this may be achieved in practice.</b>	<b>15</b>
<b>Demonstrate evidence of background research into the construction technology and materials used in a period building of this era</b>	<b>25</b>
<b>Show an awareness of the damage caused by flooding and the remedial actions required to rectify this damage.</b>	<b>25</b>
<b>Demonstrate an awareness of the current flood prevention methods and techniques.</b>	<b>25</b>
<b>Presentation of report.</b>	<b>10</b>

### **Availability of course tutor for consultation:**

Please email course tutor for further help if required.