



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

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| COURSE CODE | TOWN 0001 |
| COURSE TITLE | Land Economics and Planning |
| COURSE COORDINATOR | Chris Lewcock |

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 15th and 26th 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 15th August 2011** to the School of Architecture & Construction. Please note that students studying at Medway may submit at Medway on 15th August. Early submissions to Medway must be by **prior** arrangement with Shelagh Barker 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 15th 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 15th 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 15th 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 2nd 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

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

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

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.

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| Assessment item | Referred/Deferred Coursework August 2011 |
| Electronic header sheet number | 185298 (amended) |
| Details of work to be undertaken: | |
| Project/Coursework Title: <u>Refurbishment and extension of a coaching inn</u> | |
| <p>You are required to submit <u>an essay between 2500 and 300 words</u> in the form of <u>a professional report to a commercial client</u> about the issues they could face in a proposed development project.</p> <p>Your client is considering converting and extending a historic coaching inn. The inn is a Grade II* Listed Building and is in a town centre location. The project would create a suite of shops at ground level with flats above. <u>You</u> should first <u>identify and briefly describe a suitable example property</u>. This might be a property you already know or it could be one that you have found in the literature or on the web.</p> <p>The report to your client should cover <u>three aspects</u>.</p> <ul style="list-style-type: none"> • <u>Economic</u>/financial considerations. • The likely <u>design</u> issues - bearing in mind it is a listed building. • The <u>processes</u> needed to obtain any likely planning approval or listed building consent. <p>Your report should have a separate section for each aspect. In each section you should <u>set out the most important principles</u> to be considered and <u>relate these to your selected property</u>.</p> <p>The report should include <u>a brief introduction</u> including the property description and <u>brief conclusions and summary recommendations</u>.</p> <p>Additional Advice follows. It is strongly recommended you attend the tutorial progress session on 19th July (see below).</p> <p><u>Coursework Guidance:</u></p> <p>Step One: what is a historic coaching inn?</p> <p>You will need to have a very clear picture in your head of what a historic coaching inn is like!! There are many examples in local historic town centres, e.g. in Dartford Town Centre there is the Royal Victoria and Bull Hotel. Make a point of going and looking at an example near you!! These buildings typically have a prominent high street frontage, they are likely to have grown in phases over the years and they are likely to have or had a large internal courtyard (for the coaches!) with access through an archway. To give you an idea of the sort of place you should be thinking about see the photos at:</p> | |

<http://maps.google.co.uk/maps/place?hl=en&um=1&ie=UTF-8&q=Royal+Victoria+and+Bull+Hotel+Dartford&fb=1&gl=uk&hq=Royal+Victoria+and+Bull+Hotel&hnear=0x47d8ad61b235b6d1:0x8f1792a69a52972f,Dartford&cid=13694666002908201626>

Step Two: what problems and opportunities might this give for development?

Based on the above you should make yourself a list of the problems and opportunities “typical” coaching inns might offer for refurbishment and redevelopment. For example: How might your clients use the courtyard? Are the architectural and historic features going to be a plus or a minus? How will they service the shops and flats? Etc. etc. It is strongly recommended that you look for similar projects where coaching inns have been converted and extended to see what has been done. There are various examples on websites. You can also get ideas from other historic buildings where this sort of conversion has taken place, e.g. Hays Wharf near London Bridge. An essential (and very useful!) reference source for the main issues is the RICS booklet “Heritage Works”.

http://www.rics.org/site/scripts/download_info.aspx?fileID=8385&categoryID=554

Step Three: what are your assumptions about the example you are going to consider?

You will then need to find or create a case example. You will need to make realistic assumptions about the scale of your case example building and any extensions you think will be required. In particular you will want to state the numbers and size of the shop units and the numbers and sizes of the flats. You will also need to state what sort of new building work and extensions you think will be needed, e.g. for extra flats or new staircase wells.

Relate the problems you’ve identified above for a “typical” coaching inn to your chosen example.

Step Four: Brush up topic by topic on your lecture notes and other reading

Economic/Financial considerations: Review Greg Bull’s lecture materials in respect of rehabilitation and redevelopment of historical buildings. As a minimum also look at *Balchin, P. N., Bull, G. and Kieve, J. (1995) Urban Land Economics and Public Policy, 5th Edition, Macmillan, Chapter 5 and Pages 254-257* and/or *Harvey, J. and Jowsey, E. (2004) Urban Land Economics, 6th Edition, Pages 267-271.*

Based on this, decide what advice you need to give your client on the economic and financial implications of redevelopment of the premises you have chosen to look at.

Planning Process: Review John O’Leary’s lecture materials in respect of the planning process as it affects listed buildings. As a minimum also look at relevant pages in *Cullingworth, J.B. and Nadin, V. (2009) Town and Country Planning in the UK 14th Edition Chapters 5 and 8* and/or *Ratcliffe, J., Stubbs, M. and Keeping, M. (2009) Urban Planning and Real Estate Development 3rd Edition, Routledge, London pp 180-220.* Both these books are on **MYiL**.

Based on this, decide what advice you need to give your client on the implications of the planning process for redevelopment of the premises.

Design Aspects: Review Chris Lewcock’s lecture materials in respect of design aspects. As a minimum look at the RICS Heritage Works booklet (as above) Chapters in Cullingworth and Ratcliffe (as above) and also PPS5 Planning for the Historic Environment at the following web link.

<http://www.communities.gov.uk/publications/planningandbuilding/pps5>.

Based on this, decide what advice you need to give your client on the implications of the design issues for redevelopment of the premises.

Step Five: Write it up AS A PROFESSIONAL REPORT!

Use the following as a checklist to make sure you have covered everything you need to do.

- Do a Front Cover with a title. You might wish to include a photo of your example property on the front.
- Set out a Contents Page listing what is in your report.
- Write a brief Introduction. This should include (a) a sentence explaining your task (b) a description of your example property (c) a brief summary of the contents of your report. Aim to make this section no more than 200 words.
- Write up Section One on the economic and financial aspects (put any diagrams in the text).
- Write up Section Two on the planning process.
- Write up Section Three on the design aspects.
- Write a very brief Conclusion which should summarise what is in the main report.
- If you decide to include any plans or photos put them in Appendices.
- Set out any References that you have used. Make sure that you have properly referenced these according to the Harvard system (see the Portal).

Remember that you have a maximum wordage (excluding references and Appendices) of between 2500 and 3000 words. Aim to do fewer than 900 words for each of the three main sections.

Availability of course tutor for consultation:

A tutorial session will be held on Tuesday 19th July 2011 from 11.00am to 12 noon in R107.

You may also email Chris Lewcock (lc08@gre.ac.uk) with any queries. However, Chris will not be available to respond to these between 8th and 18th July.