



the
UNIVERSITY
of
GREENWICH

EXAMINATION PAPER: **ACADEMIC SESSION 2006 / 2007**

Campus: **Avery Hill**

School: **Architecture and Construction**

Department : **Building Economics & Management**

Course Code: **BUIL 1007**

Course Title: **STUDIO IIIA (Building Surveying)**

Level: **3**

Duration: **3 hours**

Date: **Friday 18th May, 2007, to start at 9.30am**

INSTRUCTIONS TO CANDIDATES & FOR INVIGILATORS

Answer FOUR questions.

All questions carry equal marks.

Candidates must comply with the “Instructions to Candidates” printed on the examination answer book.

Where appropriate you should expand the answers to include examples from your own personal or professional experiences.

1. Consideration of the principle of sustainability is an essential requirement when designing buildings today. However, to be given an adequate level of importance this may require designers to develop and use innovative design solutions and materials.

Discuss how current, or proposed changes to building legislation in England, enables this.

(25 marks)

2. Conservation of our (historic) buildings is an important part of retaining our heritage and providing a realistic view of the past in relation to buildings.

Discuss the view that to be truly representative of the past, historic buildings should be returned to or maintained in their original state.

(25 marks)

3. The carrying out of planned (preventative) maintenance is a waste of resources. Maintenance should only be carried out when a component or similar has failed. Discuss this statement in relation to the duties of the owner of a commercial building.

(25 marks)

4. The various stages for implementation of the Disability Discrimination Act (1995) are now complete. There is evidence that this legislation can be accommodated with relative ease in the design of new buildings. However, there are still some concerns as to how successful its implementation will be in relation to refurbishment and adaptation of existing buildings.

Discuss why this may be the case giving examples, with reasons, where significant problems may be experienced in complying with the requirements of the Act.

(25 marks)

5. A large detached house, in its own substantial grounds has recently suffered a severe fire to the ground floor areas. The cause of the fire was an electrical fault within the fabric of the building. The building was constructed in the mid 1930's and comprises three floors excluding the basement. It is substantially of solid masonry wall construction with timber floors and roof structure. It has a clay tiled roof covering. The building was converted to commercial use in 1991 and now serves as the prestigious headquarters of an international computer software company.

You have been approached by the owners of the building who have commissioned your practice to advise them how to deal with the immediate effects of the fire and to advise in how to minimise the consequence of the water damage caused when the fire was extinguished by the local fire service.

They have explained that they need to get the (processes carried out in) the building operational as soon as possible as any delay in doing so may result in a loss of important clients. They have also asked you to recommend measures that can be put in place to minimise fire damage should such an occurrence happen in the future.

(25 marks)

6. A client, experiencing problems relating to dampness in her detached house, has approached your building surveying practice for advice. She describes the problem as follows:

After a site visit and some further questions you ascertain that the house was constructed in the 1920's. You also discover that the damp patches occur in the wall mostly at low levels and they are more noticeable during winter months. The client also confirmed that, as she has a full time job, the house is empty during the day and the sitting room is only used in the evening and at weekends.

- a) Discuss the possible reasons or causes for the above conditions. State any assumptions made and give reasons for doing so.

(10 marks)

- b) Select, giving reasons, the most probable remedy(s). Your answer should be in sufficient details to ensure the client and any person undertaking the remedial works fully understands the problem and proposed solution(s).

(15 marks)