



UNIVERSITY COLLEGE
OF ESTATE MANAGEMENT

Building Pathology and Conservation Principles

Module Descriptor

Module Code: BSU5BPC
Version: 11.00
Status: Final
Date: 28/02/2024

Summary Module Details

Module details

Module Title: Building Pathology and Conservation Principles

Module Leader: Nicola Allen

Module Mode: Supported online learning

Semester: Autumn (UK)

Level: 5

Credits: 20

Learning Hours: 200

Contact & Study Hours:

Directed Study Time: 90hrs (45%)

Self-Directed Study Time: 50hrs (25%)

Assessment Study Time: 60hrs (30%)

Assessment Type:

Coursework: 50%

Computer Based Assessment: 0%

Portfolio: 0%

Presentation: 0%

Project: 0%

Practical: 50%

Self-directed Research: 0%

Module Summary

This module is concerned with the pathology of buildings. It will develop students' ability to effectively diagnose and evaluate a range of commonly encountered building defects through a process of inspection, testing, survey, and analysis.

Taken on which Programmes

BSc (Hons) Building Control (C)

BSc (Hons) Building Surveying (C)

BSc (Hons) Architectural Design Technology (C)

Core (C) or Elective (E)

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Module Aims

This module aims to:

- Demonstrate knowledge and understanding of the principles and concepts of building pathology, conservation and restoration, and the legislation and regulations related.
- Recognise, analyse, and provide professional remedial advice on various building pathologies.
- Understand the importance of heritage preservation and assess and advise on the historic building preservation and renovation.
- Provide building pathology perspective on principles, materials, construction, and specific situations.

Module Learning Outcomes

- LO1. Consider and evaluate key concepts, theories and principles in building pathology using technical information, legislation and standards and communicate clearly and concisely on building pathology matters.
- LO2. Recognise and analyse building defects in a range of situations and propose remedial action arising from the critical diagnosis of building defects.
- LO3. Evaluate building surveying strategies and conservation projects with an emphasis on their long-term impact on heritage preservation, historical significance, and sustainability, ensuring adherence to legislation and regulations.
- LO4. Discuss the evolution of buildings, architectural styles and materials and the purpose for plans, policies, legislation, and regulations to conserve buildings and control development.

Indicative Module Content

Module topics

- **Common defects in domestic buildings**
Covers common defects which building surveyors regularly encounter, including timber decay, dampness, defects in pitched and flat roofs, foundations and floor defects, external walls, internal walls.
- **Investigation and diagnosis of failure in domestic buildings**
Focusing on more recent modern technologies available to the building surveyor such a thermal imaging, and methodical approach in Diagnosis of Defects.
- **Introduction to building conservation and building history**
Covers the basic understanding of issues involved with heritage and building conservation., including the history of buildings.
- **Historic building materials and construction**
Traditional building materials and construction methods, and the correct methods of repair and adaptation.

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This content will be reviewed and updated regularly to reflect the legal, ethical, and financial changes in professional standards and practice.

Overview of Summative Assessment

Module learning outcomes	Assessment	Word count or equivalent	Weighting
LO1, LO2	Assessment 1 Coursework	2,000	50%
LO3, LO4	Assessment 2 Case Study	2,000	50%

Module Pass Mark (as a weighted average of all assessments): 40%

Key Module Learning Resources

Core Sources and Texts

The core reading resources within each module will be provided via the specific Virtual Learning Environment (VLE) module pages and within the e-Library. Additional reference material and supplementary resources to support your studies are available through the UCEM e-Library

Module tools

Students will have access to study materials, dedicated academic support, student forums, and learning activities via an online learning platform (VLE).

The module page on the VLE is broken down into structured study weeks to help students plan their time, with each week containing a mixture of reading, case studies, videos/recordings, and interactive activities to go through. Online webinars/seminars led by the Module Leader can be attended in real time and provide opportunities to consolidate knowledge, ask questions, discuss topics and work through learning activities together. These sessions are recorded to support students who cannot attend and to enable students to recap the session and work through it at their own pace. Module forums on the VLE provide further opportunities to discuss topics with other students, complete collaborative work and get extra help from the module team.

Professional online resources

The e-Library provides access to trusted, quality online resources, selected by subject specialists, to support students' study. This includes journals, industry publications, magazines, academic books, and a dissertation/work-based library. For a list of the key industry specific and education resources available please visit [the VLE e-Library](#).

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Other relevant resources

Access is also provided to further information sources that include the British Library and Open University UK catalogues, as well as providing a monthly current awareness service entitled, ***Knowledge Foundations*** - a compendium of news, research and resources relating to the educational sector and the Built Environment.

The module resource list is available on the module VLE page and is updated regularly to ensure materials are relevant and current.