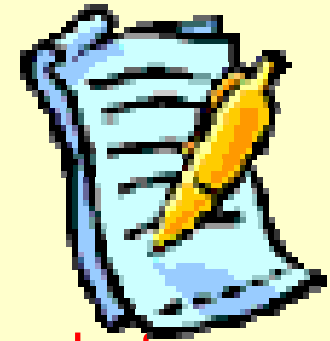


***Measured Surveys
and Sketching for
Building Surveyors***

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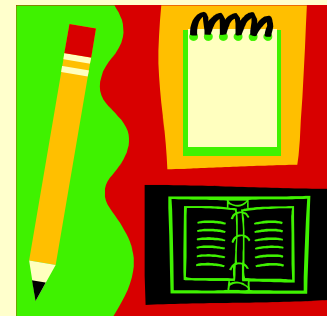
Learning Outcomes



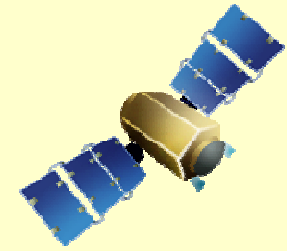
1. To be able to discuss the historical background of surveying.
2. Explain the importance of measured surveys in relation to a building survey.
3. Identify the need for sketches in relation to a building survey.

Building Survey Framework

1. Collect information using site notes with photographs and sketches
2. Collate information
3. Prioritise information
4. Present information – in a digestible format
5. Check



History – before GPS

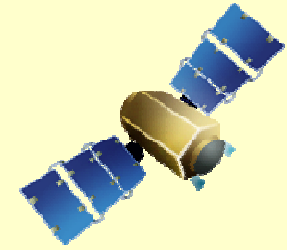


When did surveying started.?

- **Stonehenge - 2,500 BC**
- **The Code Of Hammurabi circa 1760 BC**
First written building codes with a penalty of death
- **Domesday Survey – 1086 AD**
- **Time immemorial – 1189 when records begin legally**
- **Thatched roofs legislation? – 1212**
- **Assize of Nuisance 1301 - 1403**
- **Edmund Gunter developed chain measurement 1620**
 - 10 chains sq = one acre
 - 10 chains length = one furlong (still used in ? racing)
 - One chains is the length of a bowling area of a ? pitch
 - 80 chains = one mile
 - Each chain is sub-divided into rods and links.

Used widely up until the 1960's and still exists on railways bridges are located in miles and chains.

History – before GPS



Fire related legislation – 1667, Great Fire of London 1666!

London Building Acts – , 1709 and 1774 when windows and doors had to be set back four inches.

Public health related Building Acts - 1841, 1844, 1848 and 1858

Institute of Surveyors – formed 15th June 1868 (although a surveyors club was first known about in 1792).

Surveys awarded a Royal Charter – 1881

RICS name used – 1846 (less than 10% of all surveyors are chartered building surveyors)

Matrix/junior surveyors set up – 1889

Famous Surveyors

- ❖ George Washington
- ❖ Abraham Lincoln
- ❖ Walt Disney!



Are chartered building surveyors a modern equivalent of a master builder?

Are chartered building surveyors developers?

Measured Surveys



**Many degrees of accuracy;
from the sketch and pace dimension to
measurement using the RICS Code of Measuring Practice.**

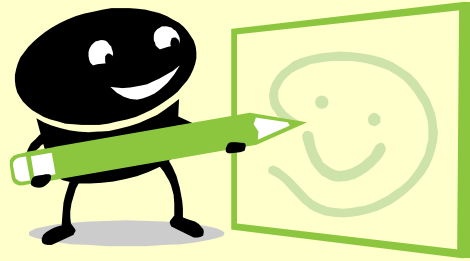
**The method used depends upon the proposals which decides
the accuracy required.**

Measured survey required

Where:

1. A valuation is to be carried out
2. A building insurance value is required.
3. Extensions and alterations are proposed.

Scaled



Sketches

- Scaled sketch plans. This identifies any features of or surrounding the property.
- These can typically range from trees and hedges, drainage/manholes, the slope of the site, the pitch of the roof, etc.

Sketches

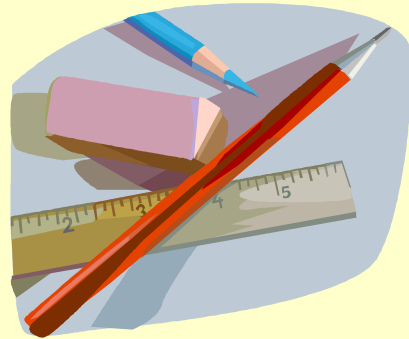


Sketches are very important when carrying out a building survey, as they:

1. **Help and show understanding of a property issue**
1. **Help you recall it in days/years to come, particularly if it's not photographic.**

For example a valley gutter, where a leak can be seen internally and the details can be worked out externally but not necessarily physically seen without scaffolding or cherry picker lifting equipment.

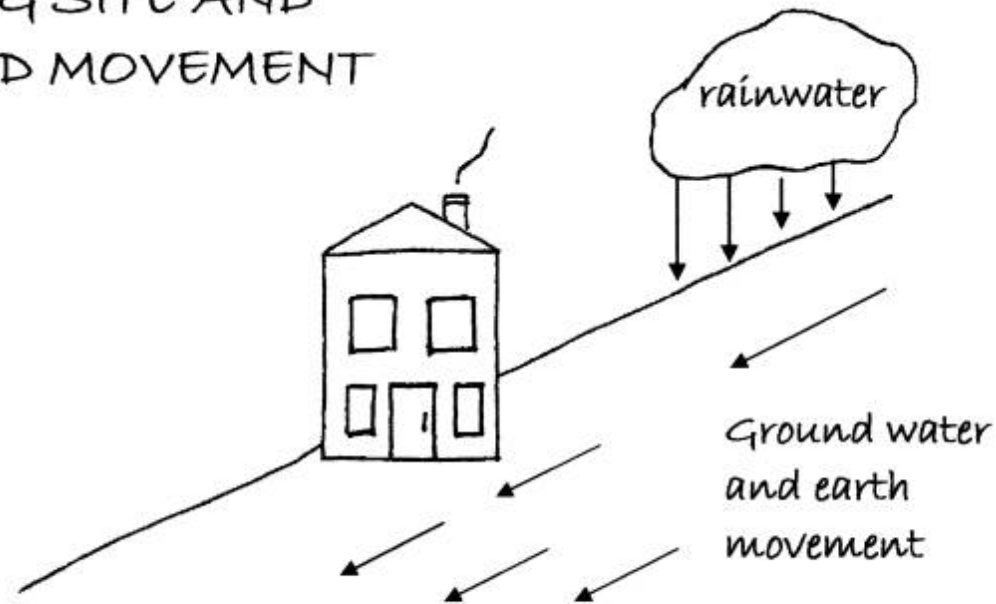
Sketches to be included in the Building Survey or not?



Anything that can aid clients understanding with any major property issues should be included in the survey

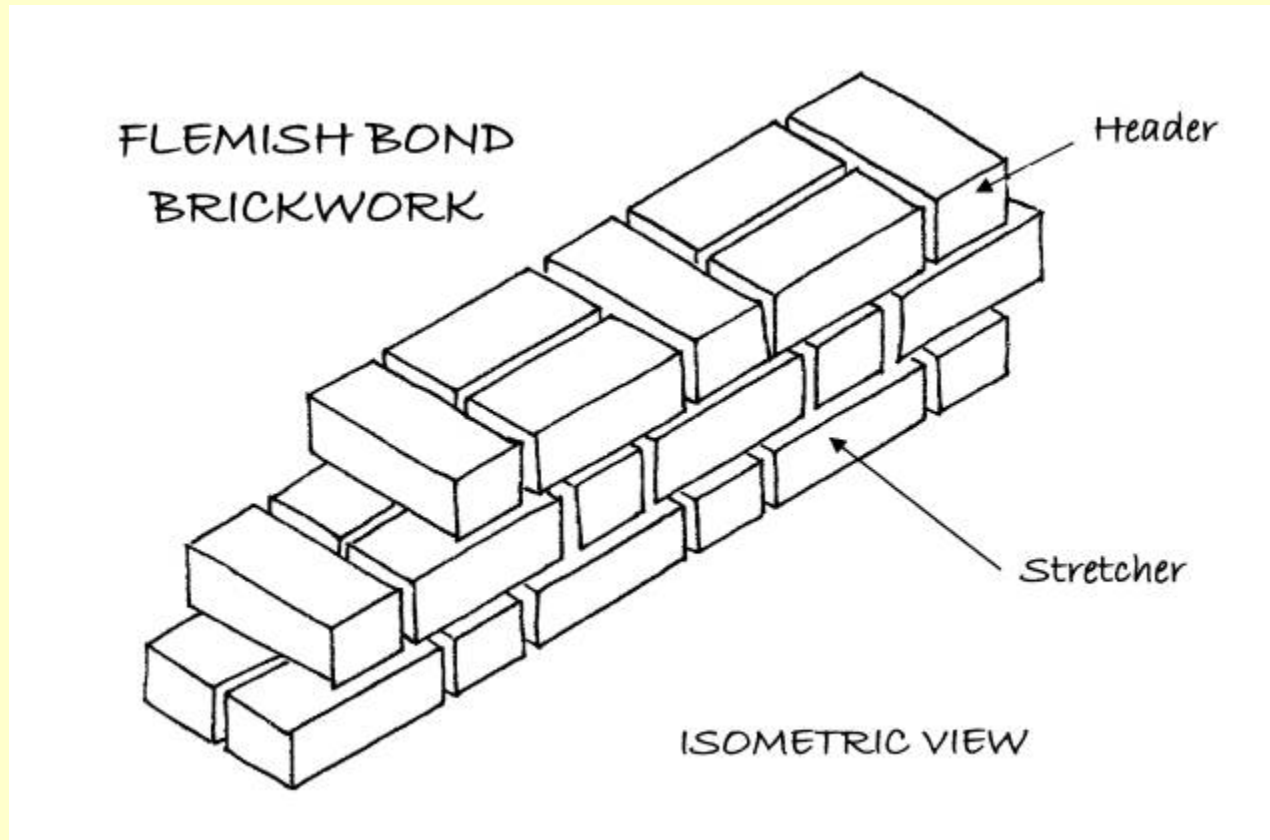
Sketch example

SLOPING SITE AND
GROUND MOVEMENT



On a sloping site you generally experience some ground movement, which may or may not be visible in the building.

Sketch example



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Useful web sites

www.buildinghistory.org

www.buildingconservation.com

<http://www.thebrookingcollection.com/>

www.vts.intute.ac.uk/detective

www.domesdaybook.co.uk

<http://thatch.org/>

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