

6720-048 and 548 March 2018

6720-36 Level 3 Advanced Technical Extended Diploma in Constructing the Built Environment (Design and Planning) (720)

Q	Acceptable answer(s)	Guidance	Max marks
1	Any two (one mark each) from: <ul style="list-style-type: none"> • Financial (1) • Technological (1) • Social (1) 	n/a	2
2a)	Any one from: <ul style="list-style-type: none"> • Roof covering (1) (accept slates/tiles etc., but only one example of roof covering) • Chimneys (1) • Flashings (1) • Gutters (1) • Parapets (1) • Windows (only 1 mark even if they list dormer and velux) • Service penetrations (1) • Junctions (1) • Hips and ridges (one mark only for either or both) • Valleys (1) 	n/a	1
2b)	A brief description of a defect (1) and consequence (1) of a) for a total of two marks. Any other appropriate answer.	n/a	2
3	Any three relevant pieces of legislation (one mark each) including but not exclusively: <ul style="list-style-type: none"> • Building Regulations (1) • Fire regulations (accept this rather than the full fire order reform etc..) (1) • Party Wall Etc. Act (1) • Health and safety regs generally (1) • CDM (1) accept this as a standalone item from H&S • Right to Light (1) 	Only allow one mark for H&S so if they list three, only one will count. Accept an accurate description of a legislation for one mark each.	3

4	<p>A linked explanation to a max of three marks from the below:</p> <p>The reasons to undertake façade retention include:</p> <ul style="list-style-type: none"> • Planning requirements such as conservation area (1) • Listed status (1) • Desire to maintain the street scape/local vernacular (1) • Fashion (1) • Logistical problems with adjoining buildings (1) <p>Any other suitable answer.</p>	<p>If a candidate lists the reasons with no explanation of relevance then a max of one mark in total.</p>	3
5	<p>Coherent explanation to a max of three marks.</p> <p>The reasons include:</p> <ul style="list-style-type: none"> • Out of hours so a full repair cannot be undertaken (1) • H & S risks so made safe before full repair undertaken (1) • The works require specialist materials (1) • The works require legal permission such as planning of Listed Building Consent (1) • A specialist contractor is required to complete the full repair (1) <p>Any other appropriate consideration.</p>	<p>If the candidate lists the reasons then the marks shall be limited to one max, provided the lists is extensive.</p>	3
6	<p>A linked summary to a max of four marks.</p> <p>The considerations will include (one mark for all appropriate considerations as part of the discussion):</p> <ul style="list-style-type: none"> • Access and egress (so the occupant does not have to go through the shop) • Fire separation • Sound separation • Services provision • Available space • Aesthetics • Current condition of the property • Planning permission • Amount of light available <p>Any other suitable answer.</p>	<p>If the candidate provides list with no reasons then the marks shall be limited to two max.</p>	4
7	<p>Candidates will correctly select two of the many roles for one mark each. To achieve two marks per role they will need to describe what that role will entail.</p> <p>Typical roles include:</p>	<p>Due to the range, any other applicable answer and description will be considered.</p>	4

	<ul style="list-style-type: none"> Asset management (1) – preparing, administration and monitoring asset management plans (PPM plans) (1). Design and specification (1) – preparing drawings and specifications for works on the company’s properties (1). Project management (1) – managing all aspects of the maintenance and refurbishment of the companies property portfolio (1). Maintenance (1) managing all maintenance aspects of the property portfolio (1). 		
8	<p>One mark for each correct answer to a max two marks from:</p> <ul style="list-style-type: none"> Testing the integrity of timber elements Testing the soundness of plaster Testing the strength of pointing Lifting drain lids To hold the end of a tape Check depths e.g. cavities. <p>Any other appropriate answer.</p>	n/a	2
9a)	<p>One mark for a correct definition.</p> <p>Risk = is the chance or probability that a person will be harmed or experience an adverse health effect if exposed to a hazard.</p>	n/a	1
9b)	<p>One mark for a correct definition.</p> <p>Hazard = a hazard is any source of potential damage, harm or adverse health effects on something or someone.</p>	n/a	1
10	<p>A coherent and linked discussion that considers the differences between the two types of survey and not a simple list. Marks as shown to a maximum of six marks.</p> <p>Dilapidations survey is one typically undertaken at the end of a lease (1) although they can be undertaken at any time depending on the lease terms. They are a record of the condition (1) of a property at that stage and are used by landlords to ensure the property is kept in a good state of repair (1). The schedule will detail all the defects (1) and costs to repair (1).</p>	<p>If the candidate provides a list of activities then only allow a max of three marks for the whole question. To attain the full three marks though the list must be comprehensive and consider all of the elements listed.</p>	6

	<p>A schedule of condition is a record of the condition of a property (1) typically at the start of a lease (1) tenants use them to ensure their repairing liability is not exceeded at the end of the leasehold term (1). The schedule typically contains a lot of photographs with limited description (1), there are no costs attached to the schedule (1).</p>		
11	<p>A coherent and linked discussion that considers how a building surveyor can achieve professional status to become chartered and not a simple list. Marks as shown to a max of four marks.</p> <p>The building surveyor needs a formally recognised RICS approved degree or similar (1). They will then apply for the Assessment of Professional Competence (APC) (1).</p> <p>This is a formal programme of training where the candidate will be monitored typically over a 2-year period (1). They will have a supervisor (1) and a counsellor (1).</p> <p>Through the 2-year period the candidate will gather evidence at different levels (1) to demonstrate their competence and ability to work at the required level (1).</p> <p>When they have undertaken the minimum period and their supervisor feels they are ready, they will apply to undertake the final assessment (1). This is a presentation on a case study (1) and professional interview (1) with 3 experienced APC assessors (1). On achievement of this, they can use the designate MRICS (1).</p> <p>The alternative route is the experienced practitioner route (1). The building surveyor will need to work as a building surveyor for a period of 5 years and then be able to demonstrate adequate professional knowledge and competency (1). This route also requires a formal training period (1) and professional assessment interview (1).</p>	<p>If the candidate provides a list of activities then only allow a max of two marks for the whole question. To attain the full two marks though the list must be comprehensive and consider all the elements listed.</p>	4
12a)	Electrical safety.	n/a	1
12b)	Security in dwellings.	n/a	1
12c)	High speed electronic communications networks.	n/a	1

13	SWMP is a Site Waste Management Plan (1) and it is used to manage and control the amount of waste being generated and disposed of from construction sites (1).	n/a	2
14	<p>A coherent discussion that highlights the changes that were incorporated after the fire. The discussion should consider some of the following (one mark for each as it is discussed):</p> <ul style="list-style-type: none"> • All houses were to be in brick or stone. • No wooden eaves were allowed. • Roofs were pushed back behind brick parapets. • Wooden window frames were reduced. • Thatch was forbidden. Roofs were to be in slate or tile. • Party walls between houses had to be thick enough to withstand two hours of fire. • New buildings had to be planned in terms of footprint to avoid overcrowding. 	<p>A list will only gain a max of one marks.</p> <p>Accept any approaches that discuss the general development of the building regs.</p>	3
15	<p>A coherent discussion that features the key elements of Approved Document M1 up to a maximum of four marks.</p> <p>M1 provides three categories of dwelling:</p> <p>Requirement M4(1): Category 1 – Visitable dwellings (1). Compliance with this requirement is achieved when a new dwelling makes reasonable provision for most people (1), which includes wheelchair users to access and enter the dwelling(1), and access habitable rooms (1) and sanitary facilities (1) on the entrance level.</p> <p>Requirement M4(2): Category 2 – Accessible and adaptable dwellings (1). This requirement is met when a new dwelling provides reasonable provision for most people to access the dwelling and includes features that make it suitable for a range of potential occupants (1), including older people (1), individuals with reduced mobility (1) and some wheelchair users (1).</p> <p>Requirement M4(3): Category 3 – Wheelchair user dwellings (1).</p>	A list will only attract one mark maximum and only if it is very comprehensive.	4

	<p>This requirement is achieved when a new dwelling provides reasonable provisions for a wheelchair user to live in the dwelling (1) and have the ability to use any outdoor space (1), parking (1) and communal facilities (1).</p>		
16	<p>Intention:</p> <p><i>A key aspect of this question is to show a good level of understanding of the types of building surveys needed and the technical details of a building refurbishment and conversion project.</i></p> <p>Band 1 (1-4 marks) The learner identifies a limited number of the key issues, with limited discussion to support them. The response lacks detail and makes a limited reference to the scenario. The learner makes no useful recommendations to the client. To access the higher marks within this band, learners have shown a breadth of knowledge on either the technical or building surveying aspects of the brief, but not both and without any real depth of understanding.</p> <p>Band 2 (5-8 marks) The learner identifies a range of the key issues, with a broad discussion to support them. The responses are detailed and make some reference to the scenario. The learner makes some useful recommendations to the client. To access the higher marks within this band, learners have shown a wide breadth of knowledge on the technical and building surveying aspects of the brief, but without necessarily showing any real depth of understanding in a consistent way.</p> <p>Band 3 (9-12 marks) The learner identifies a comprehensive range of the key issues with a detailed discussion to support them. The responses are detailed and refer to the scenario. The learner demonstrates a thorough understanding of the issues and presents them in a linked and coherent manner. The learner makes many useful recommendations to the client. To access the higher marks within this band, learners have shown a comprehensive breadth of knowledge and understanding on the main technical and building surveying aspects of the ERQ brief supported by depth in the range of points made.</p>	<p>Indicative content:</p> <p>Types of survey, health and safety considerations, procedure for undertaking a survey, conversion and adaptation processes, legislation, construction methods, schedules of works and drawings, building regulation compliance, approved documents, application process.</p> <p><i>For no awardable content, award 0 marks.</i></p>	12