



6720-554 MARCH 2018

Level 3 Advanced Technical Extended Diploma in Constructing the Built Environment (Design and Planning) (1080)

Level 3 Constructing the Built Environment – Theory Exam

If provided, stick your candidate barcode label here.

Friday 23 March 2018
09:30 – 12:30

Candidate name (first, last)

First

Last

Candidate enrolment number

Date of birth (DDMMYYYY)

Gender (M/F)

Assessment date (DDMMYYYY)

Centre number

Candidate signature and declaration*

• If any additional answer sheets are used, enter the additional number of pages in this box.

• Please ensure that you **staple** additional answer sheets to the **back** of this answer booklet, clearly labelling them with your full name, enrolment number, centre number and qualification number in BLOCK CAPITALS.

• All candidates need to use a **black/blue pen**. **Do not** use a pencil or gel pen.

• If provided with source documents, these documents **will not** be returned to City & Guilds, and will be shredded. **Do not** write on the source documents.

***I declare that I had no prior knowledge of the questions in this assessment and that I will not divulge to any person any information about the questions.**

You should have the following for this examination

- a pen with blue or black ink
- a non-programmable calculator

General instructions

This question paper is the property of City and Guilds of London and should be returned after the examination.

- This examination contains **22** questions. Answer **all** questions.
 - Answer the questions in the space provided.
 - The marks for each question are shown in brackets.
- Show **all** calculations.



1 Describe the roles of **two** different members of the production team for a new build school. (4 marks)

2 Describe why it is important to consider aesthetics when designing a building for a conservation area. (3 marks)

3 Describe what is meant by the term 'AONB' in terms of its intended purpose. (2 marks)

4 Explain why it is necessary to have planning regulations. (3 marks)

5 Summarise the factors a local authority will have to consider when developing their Local Plan.

(5 marks)

6 Explain the relationship between time, cost and quality in relation to a construction project.

(3 marks)

7 Identify **two** types of building obsolescence.

(2 marks)

8 a) Identify one part of a roof that should be inspected in a condition survey. (1 mark)

b) Describe a typical defect associated with this roof part and the consequences of that defect. (2 marks)

c) State a suitable repair for the defect. (1 mark)

9 Name **three** different pieces of non-planning legislation that could impact a conversion project. (3 marks)

10 Explain why a designer may choose to undertake façade retention on a conversion project. (3 marks)

11 Explain why a contractor might choose to undertake a temporary repair. (3 marks)

12 Summarise the factors to be considered when converting store rooms above a shop for conversion into a flat.

(5 marks)

13 Describe **two** roles that a building surveyor could undertake in a 'client-side' organisation.

(4 marks)

14 State **two** alternative uses for a screwdriver when undertaking a building survey, other than inserting or removing screws.

(2 marks)

15 Define the term:

a) Risk.

(1 mark)

b) Hazard.

(1 mark)

16 Differentiate between a dilapidations survey and a schedule of condition.

(4 marks)

17 Explain how a recently graduated building surveyor can achieve chartered status.

(4 marks)

- 18 State the areas covered by the following approved documents:
- a) Approved Document P. (1 mark)

 - b) Approved Document Q (1 mark).

 - c) Approved Document R. (1 mark)

 - d) Approved Document 7. (1 mark)

- 19 Define how the following are used in the construction and built environment sector:
- a) SWMP. (2 marks)

- b) SAP. (2 marks)

- 20 Summarise the development of building regulations following The Great Fire of London in 1666. (4 marks)
- _____

21 Explain how Approved Document M1 ensures a materially altered dwelling is accessible for all potential users.

(4 marks)

22 Your client has acquired an old chapel on the edge of town and is looking to convert and extend it to create a new 4 bed roomed house. The chapel is constructed from solid stone with a slate covered pitched roof, on timber queen post trusses. It has single glazed metal windows (which are badly fitting) and a solid timber door. The chapel is single-storey, however there is scope for a mezzanine level along its full length. There are mains electrical services direct to the building, but no other mains services on to the site. The nearest water and drainage provision is approximately 200 metres from the site boundary.

The client wishes to be informed on the type of survey that will be required and the procedure for the survey, any issues that could arise during the conversion of the chapel, the likelihood of the methods used complying with the building regulations, what constraints would be in place that could impact the design and how to be successful in achieving planning approval.

a) Differentiate between a Mortgage Valuation Survey and a RICS Level 3 survey.

(3 marks)

b) Explain the role of external consultants in the design and planning stage.

(3 marks)
