



**6720-548 MARCH 2018**

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

## Level 3 Constructing the Built Environment – Theory Exam

**If provided, stick your candidate barcode label here.**

**Friday 23 March 2018**  
**09:30 – 11:30**

Candidate name (first, last)

First

[illegible]

Last

[illegible]

Candidate enrolment number

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Date of birth (DDMMYYYY)

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Gender (M/F)

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Assessment date (DDMMYYYY)

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Centre number

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Candidate signature and declaration\*

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

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

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

(2 marks)

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2 a) Identify **one** part of a roof that should be inspected in a condition survey.

(1 mark)

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

(2 marks)

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

(3 marks)

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4 Explain why a designer may choose to undertake façade retention on a conversion project.

(3 marks)

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

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- 6 Summarise the factors to be considered when converting store rooms above a shop for conversion into a flat. (4 marks)

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- 7 Describe **two** roles that a building surveyor could undertake in a 'client-side' organisation. (4 marks)

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

(2 marks)

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- 9 Define the term:

a) Risk.

(1 mark)

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b) Hazard.

(1 mark)

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- 10 Differentiate between a dilapidations survey and a schedule of condition.

(6 marks)

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- 11 Explain how a recently graduated building surveyor can achieve chartered status. (4 marks)

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

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- b) Approved Document Q. (1 mark)

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- c) Approved Document R. (1 mark)

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- 13 Describe how a SWMP is used on modern construction sites. (2 marks)

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- 14 Summarise the development of building regulations following The Great Fire of London in 1666. (3 marks)

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

(4 marks)

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- 16 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 bedroomed house. The chapel is constructed from solid stone with a slate covered pitched roof, on timber queen post trusses. It has ill-fitting single glazed metal windows 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 and the likelihood of the methods used complying with the building regulations.

Discuss the main considerations in respect of the client's specific concerns.

(12 marks)

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