Unit 12: Conversion and Adaptation of Buildings

| Unit code: | A/601/1267 |
| QCF level: | 5 |
| Credit value: | 15 |

**Aim**

This unit enables learners to understand the feasibility of modifying buildings for specific purposes and develop skills to produce drawings, specifications and construction plans to modify buildings using design briefs.

**Unit abstract**

This unit enables learners to develop their understanding of building conversion and adaptation work. Learners will examine the feasibility of modifying existing buildings, the requirements of a design brief and the preparation of drawings and specifications to meet planning, building control and other current legislative requirements. Learners will prepare working drawings, specifications and produce construction plans to modify buildings.

**Learning outcomes**

On successful completion of this unit a learner will:

1. Understand the feasibility of modifying existing buildings for specific requirements
2. Be able to use design briefs to modify existing buildings
3. Be able to produce drawings and specifications to modify existing buildings
4. Be able to produce construction plans.
Unit content

1. **Understand the feasibility of modifying existing buildings for specific requirements**

   *Feasibility*: environmental requirements and considerations eg contribution to the built environment, carbon footprint, end-of-life options

   *Requirements*: use of internal space; economic implications; structural implications; compliance with current legislation

2. **Be able to use design briefs to modify existing buildings**

   *Design brief*: building layout (access, structural implications, limitations of modification); services (location, scope, limitations of modification); health, safety and welfare requirements (during construction phase)

   *Legal aspects of modifying existing buildings*: planning; listed building status; building regulations; disability discrimination in relation to access; fire regulations

3. **Be able to produce drawings and specifications to modify existing buildings**

   *Building survey*: condition survey; structural survey; measured survey; services layout

   *Drawings*: outline drawings; sketch designs; production drawings

   *Specifications*: materials; components; compliance with current legislation and codes of practice

4. **Be able to produce construction plans**

   *Construction plan*: site layout; traffic management scheme; method statements (construction process); programming and progressing techniques; plant and labour requirements; The Construction (Design and Management) Regulations 2007 (CDM) requirements; health and safety plans; pre-commencement plans
## Learning outcomes and assessment criteria

<table>
<thead>
<tr>
<th>Learning outcomes</th>
<th>Assessment criteria for pass</th>
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<tr>
<td><strong>On successful completion of this unit a learner will:</strong></td>
<td><strong>The learner can:</strong></td>
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<tr>
<td>LO1 Understand the feasibility of modifying existing buildings for specific requirements</td>
<td>1.1 evaluate the feasibility of modifying existing buildings to meet specific client requirements</td>
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<tr>
<td>LO2 Be able to use design briefs to modify existing buildings</td>
<td>2.1 produce appropriate schemes to modify existing buildings in compliance with current building legislation</td>
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| LO3 Be able to produce drawings and specifications to modify existing buildings | 3.1 undertake building surveys of existing buildings  
3.2 prepare production drawings that fulfil the design requirements for conversion schemes for existing buildings  
3.3 produce specifications for the conversion schemes |
| LO4 Be able to produce construction plans | 4.1 produce viable construction plans |
Guidance

Links
This unit links with other Edexcel BTEC HN Construction and the Built Environment units, for example:
- Unit 1: Design Principles and Application for Construction and the Built Environment
- Unit 2: Science and Materials for Construction and the Built Environment
- Unit 6: Health, Safety and Welfare for Construction and the Built Environment
- Unit 7: Construction and Maintenance of Buildings
- Unit 8: Technology of Complex Buildings
- Unit 19: Building Control Procedures and Legislation
- Unit 20: Construction Methods and Design Solutions
- Unit 25: Design Technology for Construction
- Unit 26: Properties and Performance of Construction Materials
- Unit 29: Computer-aided Design for Construction.

The content of this unit has been designed and mapped against the current CIC National Occupational Standards and the current NVQs at levels 4 and 5. Completion of the learning outcomes will contribute knowledge, understanding and skills towards the evidence requirements of the NVQs.

- See Annex B for summary of mapping information to NVQs.

This unit has also been mapped to illustrate the links to the NQF units.
- See Annex D for summary of mapping information to NQF units.

Essential requirements
At all times construction practices and methods must comply with health, safety and welfare legislation and practice. The CDM Safety Plan must demonstrate that, where possible, risks have been managed for construction, use and maintenance.

It is essential that a culture of health and safety is embedded in all the units to ensure that the learners understand the importance and relevance of health and safety issues. Therefore there should be clearly signposted aspects of current legislation and health, safety and welfare implications throughout the delivery and assessment of this unit.

Employer engagement and vocational contexts
Tutors should organise site visits as part of delivery for this unit. To ensure site visits are successful tutors should outline the aims and objectives of the visits, conduct preparatory briefings and encourage learners to review the site visits once completed. Tutors should organise presentations by visiting speakers, for example architects, local authority officers, clients and/or conservation consultants for listed buildings. Tutors should use real-life case studies, based on site visits, for part of the assessment for this unit.