

DEPARTMENT OF ARCHITECTURE AND SPATIAL DESIGN LONDON metropolitan university  
**EXAMINATION IN PROFESSIONAL PRACTICE: ARCHITECTURE ( RIBA 3 )**  
**SCENARIO for 16 November 2006**  
**( QUESTION PAPERS for 22 November 2006 in room SPH-103 )**

*NOTE: The scenario is imaginary. Its close similarity with an actual site within 1 km. of dASD is used to illustrate of a set of physical and social circumstances which would otherwise be very difficult to convey convincingly in the form of abstractions. The proposed building plans have been culled from another project which is in development and they are not particularly appropriate to the site except as a possible general massing diagram for the given function. They are used here to illustrate the intended residential & institutional & energy utilisation characteristics of the building in relation to its site. You must NOT, UNDER ANY CIRCUMSTANCES imply to 3<sup>rd</sup> parties that the scenario is anything but imaginary OR ask interested third parties for their views on it.*

**SCENARIO** issued 19 November 2006

After registration as an architect in August 2006 you remain in you present office of 15 Employees but are promoted to the level of 'associate'. You are given 'project architect' status on the scenario project and direct access to the client and other consultants. The original designer of the project has had a serious road traffic accident and is not likely to return to work for a year. The client is a non-established, non-conformist Christian Church, the Westbourne Church Centre Ltd., ( WCCL ) that intends to develop their 1,550 m.2 site on Wesbourne Road N7 to extend their social mission by the provision of high quality serviced housing for both the elderly and for single mothers with small children. The church will also further its spiritual mission by the creation of special ground floor facilities ( see below )

The scheme shown in the attached drawings is for 2 nr. 4 storey circular towers of 14 m. external diameter housing pairs of 55 m.2 two bedroom flats on the upper floors and a weekday nursery / Sunday church on the ground floor of the south-western tower and a daycare centre on the ground floor of the north eastern tower.

It is anticipated that the scheme will be self-funding if it is given support by the Housing Corporation and rents are established at market levels - although residents will be nominated by a housing association associated with the church. The church will repay a mortgage to the value of the project costs. It already owns the freehold of the site. No decisions on the procurement method have been taken at the time you commence work on the job. Nor has full planning permission been achieved. An outline consent for a residential plot-ratio not exceeding 1 has been granted.

The client is represented by a development agency, New Horizons LLP. NHLLPs chief executive officer, Davinia Sharp, is your chief point of contact but your appointment has to date been with a registered charity, Westbourne Church Centre Ltd. No other consultants have been employed at this stage and Ms Sharp who has an MBA has been responsible for all financial projections.

Cost and area information for the outline application scheme is as follows

- 2 towers of 3 upper floors of 150 m.2 = 900 m.2  
900 m.2 @ project construction cost/ m.2 of £ 1,750 / m.2 = £ 1.6 M
- 2 ground floors of 200 m.2 = 400 m.2  
400 m.2 @ project construction cost / m.2 of £ 2,200 / m.2 = £ 0.9 M
- 1000 m.2 external works @ £ 300 / m.2 = £ 0.3 M
  
- Projected project construction cost £ M = 1.6 + 0.9 + 0.3 = £ 2.8 M
- Projected consultants and L.A. fees £ 0.4 M
  
- Projected leasehold sale value of 16 no. 2 bed flats = 16 x £ 0.25 M = £ 4.0 M
- Projected Profit £ M = 4.0 - ( 2.8 - 0.4 ) = 0.8 M

*You may enter the examination room with 2 x A3 sides of material illustrating your responses to the scenario. You may also have with you un-annotated standard forms of contract, including those published by the JCT and the NEC and the RIBA's SFA/99 and CE/99 and their guides plus Acts of Parliament, the Building Regulations and sample London Borough UDPs. A partial list of documents, many available on UK websites, and all acceptable in the Examination Room is printed on the reverse of the current course schedule*

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**Paper A: Pre-construction matters**

*Answer 3 questions in 2 hours and 15 minutes. All questions carry equal marks.*

1. Pre application discussions with the London Borough of Arsenal's planning officer, Chris Cross, for the detailed planning application reveal her preference for a planning statement in the form of a discussion of alternatives. She is entirely sympathetic to the use of the site for reasonably dense housing with some car-parking but unconvinced that the existing single storey building could not be adapted internally for provide 4 floors of flats but without car parking. She is of the opinion that such a scheme might decrease carbon emissions per person housed and preserve the delightful character of the existing neighbourhood.

DRAFT a letter to her explaining your position on the issues she has raised and your preparedness to investigate a 'refurbishment' scheme through drawings and costings

2. DRAFT a letter to Davina Sharp as PM to WMML setting out the basis on which you would be prepared to make detailed planning application for either the newbuild OR the refurbishment scheme depending on which one is most acceptable to Chris Cross OR ALTERNATIVELY to make dual applications. You may make use of CoE/99 or SFA/99 to frame your answer to this complex question which has no one correct answer.
3. On receipt of planning permission for the newbuild scheme Davina Sharp is concerned that the profit margin is low and unexpected rises in construction costs might eliminate the profit altogether. She therefore proposes EITHER to use Design & Build Procurement with yourselves retained as Employer's Agent OR to sell the site freehold to a developer in return for a leaseback to the WCCL of 4 flats and all the ground floor accommodation.

DRAFT a letter to her explaining your diminished role in both of these two scenarios. Discuss issues of both authority and responsibility.

4. In Davinia Sharp's appointment with WCCL is terminated following the decision to proceed with the scheme in partnership with 'Right Track Housing Ltd.' ( RTHL ) a registered social landlord ( RSL ) with access to high levels of central government funding. The 16 flats are now intended to be used as a halfway house for paroled prisoners from the local Pentonville and Holloway prisons. Your practice, with you as named project architect has been retained by the partnership on a fee for stages E-K of 7% of the construction cost to provide a basic service up until ( and possibly beyond under a separate agreement ) a conventional single-stage tender will bills under the standard or intermediate JCT forms. You will be working with chartered structural, electrical and mechanical engineers and quantity surveyors.

DRAFT a programme for these job stages E – K to commence in Jan. 1<sup>st</sup> 2007. Chose your own duration and show the times of inputs and outputs from other consultants.

5. You, as part of your firm, are offered the role of Project manager for the entire scheme by WCCL / RTHL for a fee of 3% of the project construction value. DRAFT a note to your partners discussing the advantages and disadvantages of accepting this commission.

**Paper B: Post-construction matters**

*Answer 3 questions in 2 hours and 15 minutes. All questions carry equal marks.*

6. In early 2007 you decline the role of project manager and Davinia Sharp is appointed to it. She decides that the period you have asked for design development before tender is over long and that fixed price tenders should be sought without a bill of quantities and on the basis of Building Regulations application drawings only.  
DRAFT and early warning letter to her ( not copied to your clients WCCL / RTHL ) suggesting the additional risks that the project may be exposed to as a result of this decision on her part.
7. In accordance with Davinia Sharp's instructions the works are let to Lightning Buildout PLC for £ 2.5 M ( 0.3 M below the anticipated contract value ) under a IC WCD 2005 contract. The contractor is responsible for the development of all the external cladding, roofing, M&E and 2<sup>nd</sup> fix and external works 'packages' under Contractor Design portion supplements. There are no bills and no specifications within the contract. The Building Inspector is employed by the Contractor there is no intention to appoint a Clerk of Works. The senior partners ask you to write a strategy for avoiding responsibility for those aspects of the design over which the contractor has almost complete authority.  
DRAFT a strategy for discussion at a partners meeting.
8. You are asked to join the firm as a partner. DRAFT a list of questions you will ask in order to establish the degree of your interest. M Assume the partnership is an LLP and has annual accounts available for inspection on the Companies House website
9. During the course of construction under and IC WCD 2005 contract the incidents listed below occur. In each case DISCUSS the likely effect on programme and final cost and what measures you might instruct, with the PM's consent, to minimise delay and cost escalation.  
A: Local protestors against the demolition of the existing building squat it successfully for 3 months before being evicted under a court order taken out on the day in the contractor stated for possession.  
B: the bespoke windows and external doors are delivered late after a period of design development which matched the contractor's programme  
C: the removal of and existing and installation of a new mains supply to the site is delayed by 3 months by Electricite de France  
D: the NHBC site inspector disagrees with his colleague's earlier approval of the means of Escape and asks for the staircase to be either pressurised or to have special external smoke vents fitted.
10. It comes to light that, without you permission, Lightning Buildout PLC's inhouse registered architect has used your designs for this project as the basis for a planning application on a similar site in South London. There are minor differences in cladding and window sizes and roof coverings but overall dimensions are identical.  
DISCUSS what you might do to protect you copyright, get paid for your intellectual property and limit LBPLC's further use of your designs.

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