



Buildings at Risk- A Guide to Using Mergin Maps

'Saving Our Heritage for Everyone' - A two-part approach



DHBT have been very fortunate in receiving a £207k grant from The National Lottery Heritage Fund over the next two years to support us in new areas:

1. Identifying heritage buildings and structures at risk by volunteers completing basic condition surveys of Grade II listed buildings using a digital 'Buildings at Risk' application (app), developed by our colleagues at the West Midlands Historic Buildings Trust, supported by Historic England.
2. Helping people within Derbyshire to develop the knowledge and expertise needed to maintain and restore these historic buildings through the delivery of training promoting heritage trade and craft skills. It is hoped this training can be delivered on 'real' 'Buildings at Risk' (B@R) projects.



- There are several thousand Grade II listed buildings in Derbyshire, it is our goal to eventually complete a condition survey on every one of them.
- This is so that we, and other parties, can better focus our efforts and investment to help give new futures to important historic buildings and identify the structures which are most vulnerable.
- The project in Derbyshire was first trialed in Amber Valley and is now moving to Derby city in partnership with Derby City Council. To date, our volunteers have surveyed over 600 buildings as part of the project.
- Our aim is to encourage volunteers to actively engage with their local heritage by completing condition surveys of Grade II listed buildings using the app and suggesting buildings for local listing.

Background to the B@R Project





A blue symbol represents a Grade II Listed Building which has not been surveyed.



A green symbol represents a Grade II Listed Building which has been surveyed and is deemed to be 'Low Risk'.



An orange symbol represents a Grade II Listed Building which has been surveyed and is deemed to be 'Vulnerable'.



A red symbol represents a Grade II Listed Building which has been surveyed and is deemed to be a 'Building at Risk'.



A black symbol represents a Grade I or Grade II* Listed Building. These buildings are monitored by Historic England and are not surveyable.

- All listed buildings are identified within an app called Mergin Maps. This allows for real time data input and will show all assessed buildings as colour-coded by their condition.
- Our project can then alert us to buildings that potentially need assessment.
- The completed surveys in the app create an ongoing recording system, prioritising buildings that are at risk and can be used to inform the decision making to protect them.

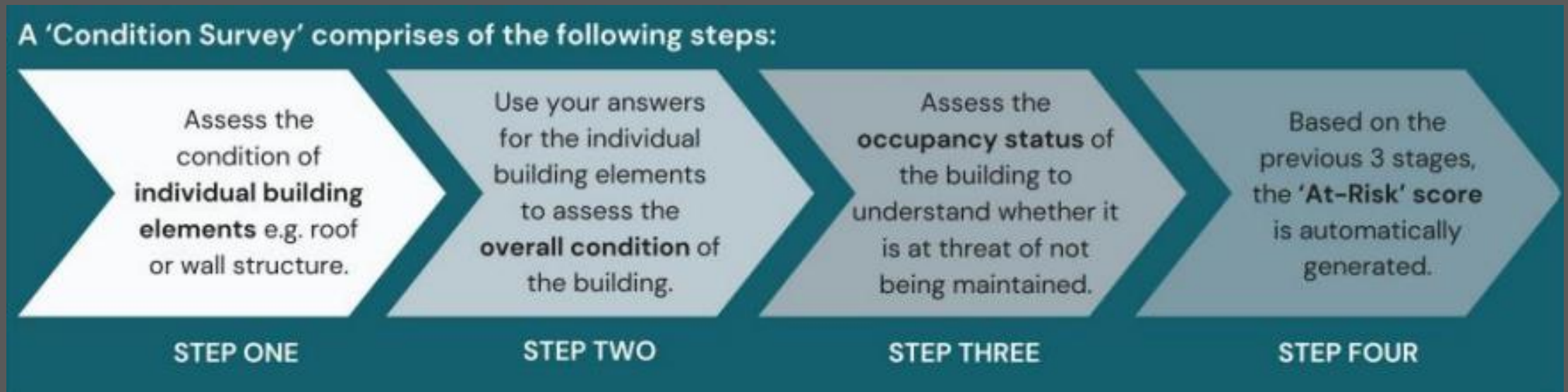
Mergin Maps

How will the project work?

A basic 'Condition Survey' is used to assess the status of a historic building and understand its condition. This survey is accessed from the Merjin Maps B@R app.

The condition survey has four stages:

- Individual building elements are assessed using four verbal descriptors.
- Overall condition is then assessed using the same descriptors.
- Occupancy status is assessed to understand the vulnerability of a building.
- The 'At-Risk' category is automatically generated based on the answers provided.



The Four Verbal Descriptors used in the 'Condition Survey'

To assess the overall condition of a building and the condition of each building element, there are four verbal categories to choose from.

These are:



Good- The element is of a high standard with no need for work.

Fair- The element is of an okay condition but could benefit from work.

Poor- The element needs work in the near future and risks deteriorating.

Very bad- The element needs immediate work and is severely deteriorating.

Individual Building Elements

Each condition survey first considers the condition of the following building elements:

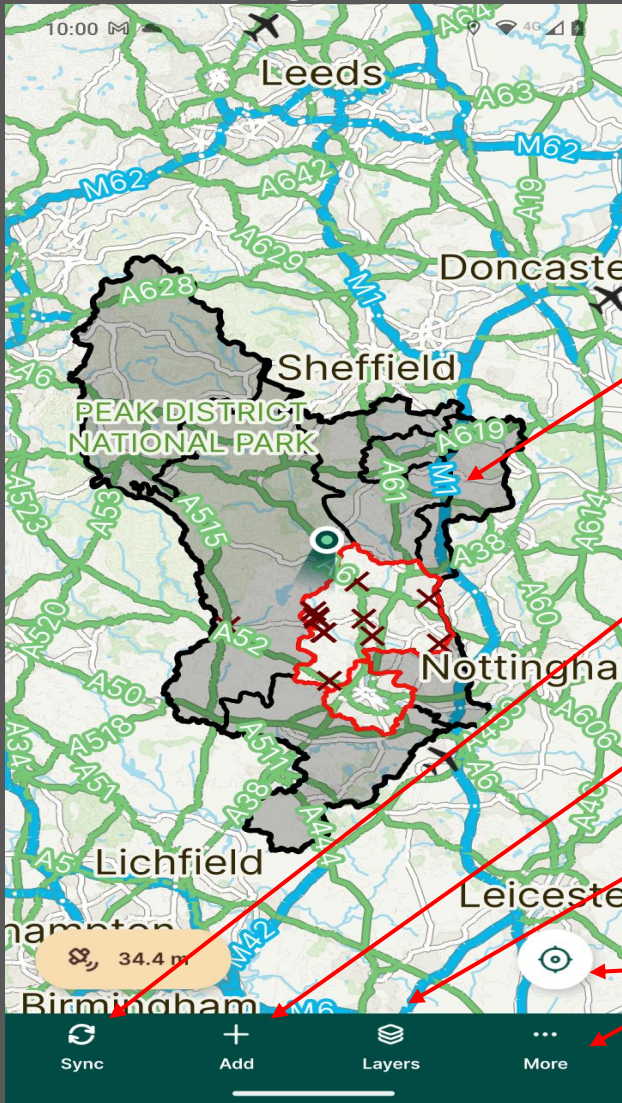


- Roof
- Gutters and downpipes
- Wall structure
- Doors
- Windows.
- Architectural details
- Boundary walls/ fences/ gates /railings
- Interior (if visible)

At times, certain individual elements may not be visible or apply to a building you are assessing, in that case, you should select Not Applicable or Not Visible.

The app

Once you have completed your initial training and are up and running with your Merjin Maps account, you can start surveying Grade II listed buildings in the pilot areas! Here is a quick guide to how it works.



Main map interface showing the project area, the 'live' survey area and your location.

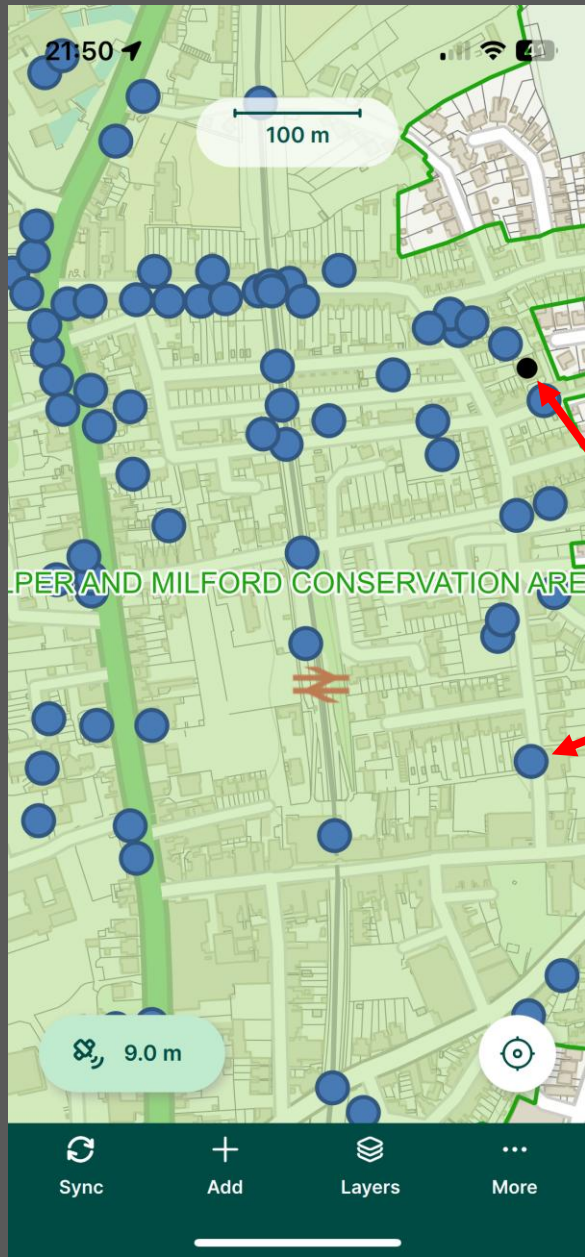
Sync- Upload any completed condition surveys to the main project in the cloud.

Add- Gives the facility to suggest a building for local listing.

Layers- Search for listed buildings or particular places from here.

More- See your projects and other features.

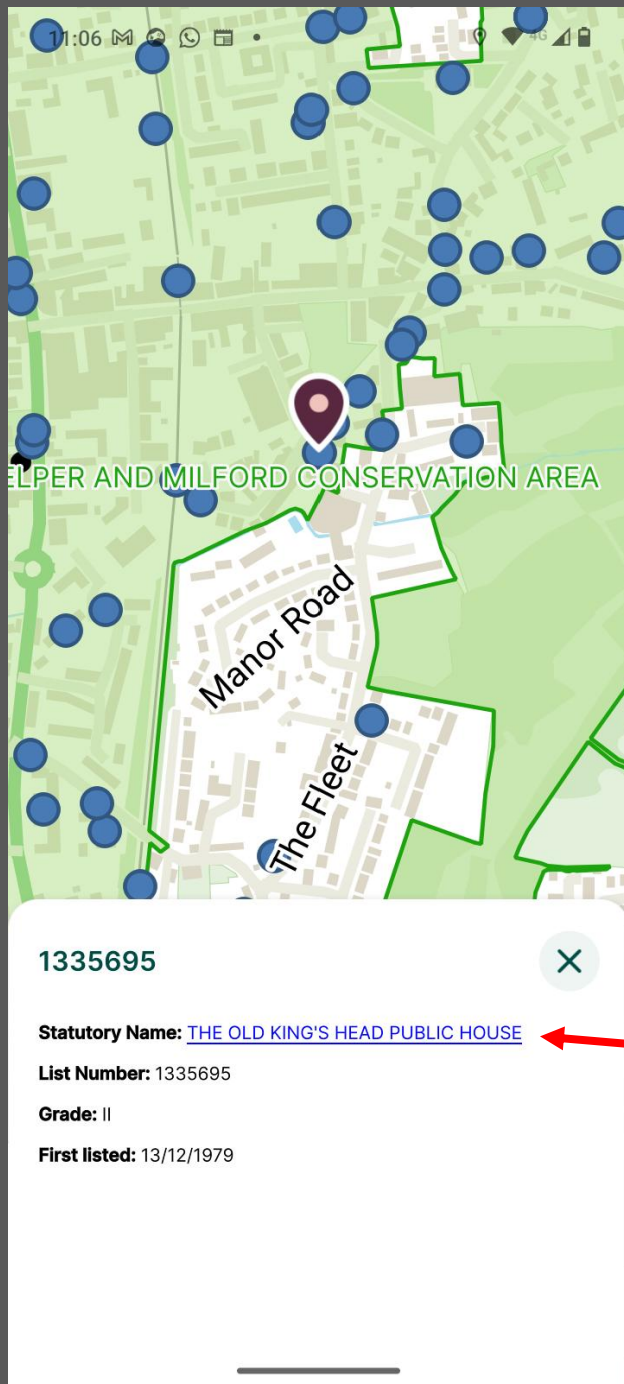
Crosshair symbol- Returns the map to your current location if you are navigating around the area.



Zoom in on the project using the touch screen to see individual listed buildings highlighted.

Blue- Grade II listed building that has not been surveyed.

Black- Grade I or II* listed building (not involved in this project)



Tap on a particular building to complete a building survey.

Details such as name, list number, grade and when it was first listed are shown underneath.

Tap the name of the listed building to complete your survey.

11:08

1335695

Name

THE OLD KING'S HEAD PUBLIC HOUSE

List Number

1335695

Grade

II

Historic England website link

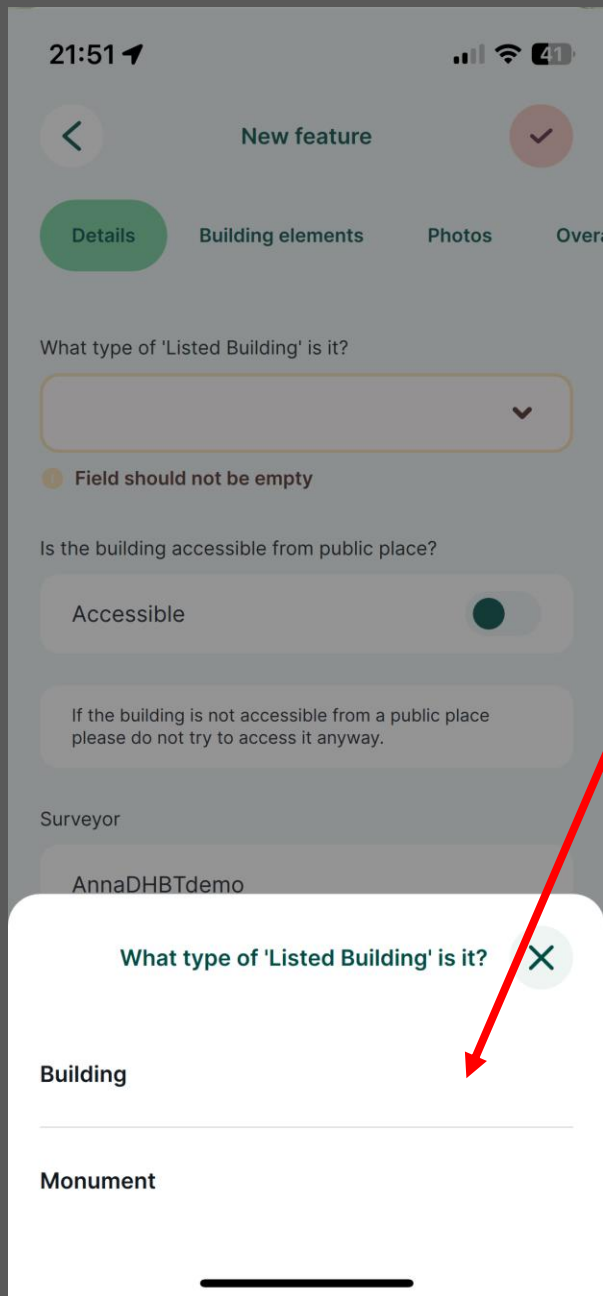
[View on Historic England site](#)

Condition surveys

Add survey no gallery

Once you have entered the building listing, the details are repeated with the addition of the Historic England website link to this particular building. Tap this link if you are interested in finding out more about it.

Tap on the + beneath 'Condition surveys' to add a new survey.








A drop-down menu gives you the option to identify the type of 'Listed Building' it is.

For the purposes of this project:

Building: an enclosed structure with a roof and walls, usually standing permanently in one place, such as a house or factory.

Monument: a structure other than a building that has become relevant to a social group as a part of their remembrance of historic times or cultural heritage, due to its artistic, historical, political, technical or architectural importance.

21:51    41

 New feature 

Details **Building elements** Photos Overa


Accessible


If the building is not accessible from a public place please do not try to access it anyway.

Surveyor


AnnaDHBTdemo

Assessment date




 Field must not be empty

List Number



Name

THE OLD KING'S HEAD PUBLIC HOUSE

 Delete

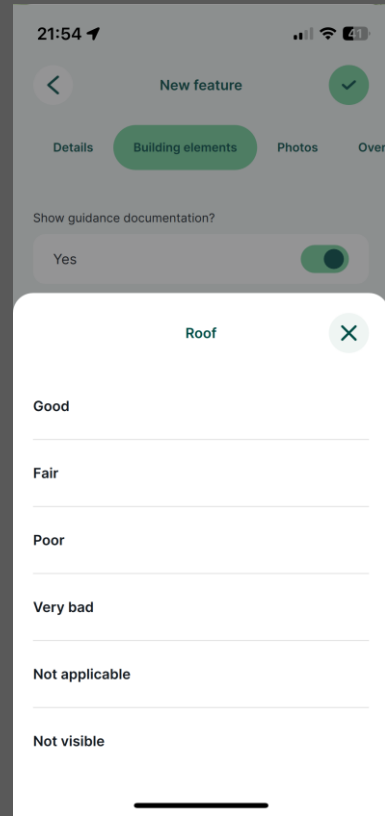
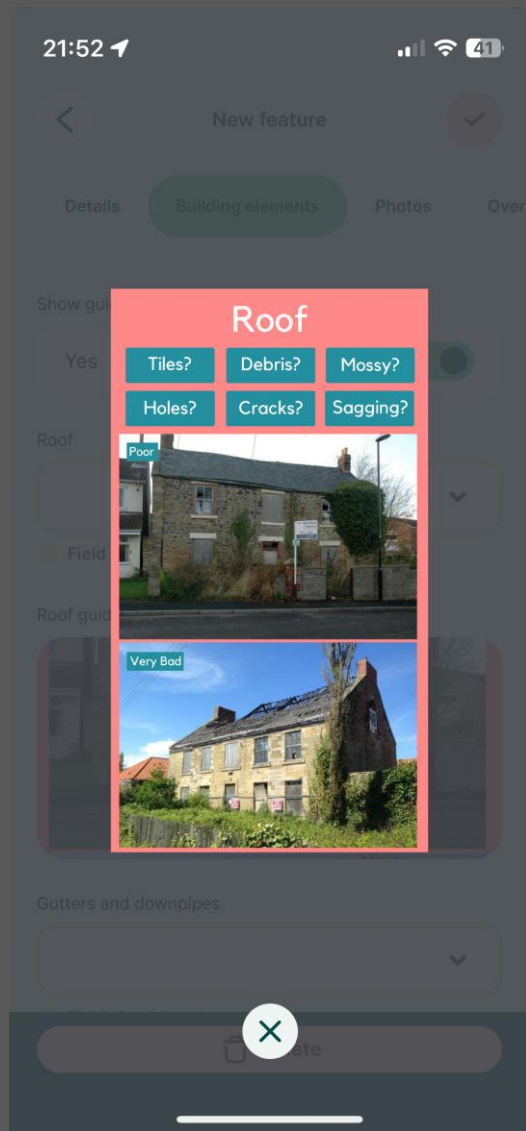
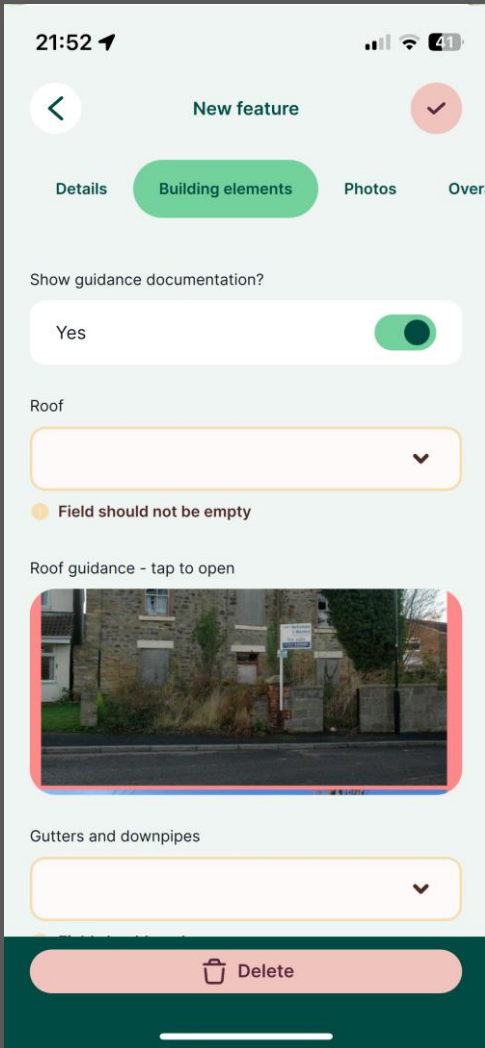
Identify whether it is accessible to view from a public place. Only buildings visible from a public right of way can be included in this project.

Your Mergin Username is auto-filled into the 'Surveyor' section. Please note that this username will be visible to all other users of the app.

Select the 'Assessment date' using the calendar icon.

The list number is automatically linked so you do not need to change this.

Tap the 'Building elements' tab at the top to move on to the next part of the survey.

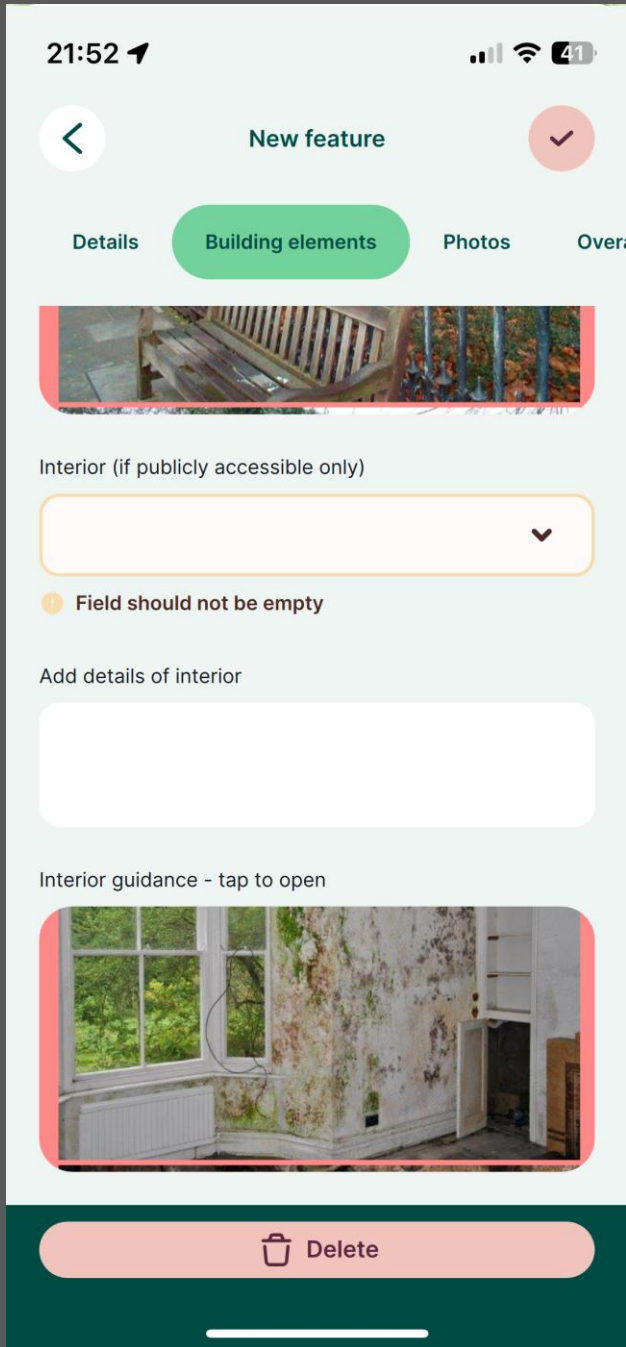


The survey then works through each of the 'Building elements' (Roof, gutters and downpipes etc.) in turn.

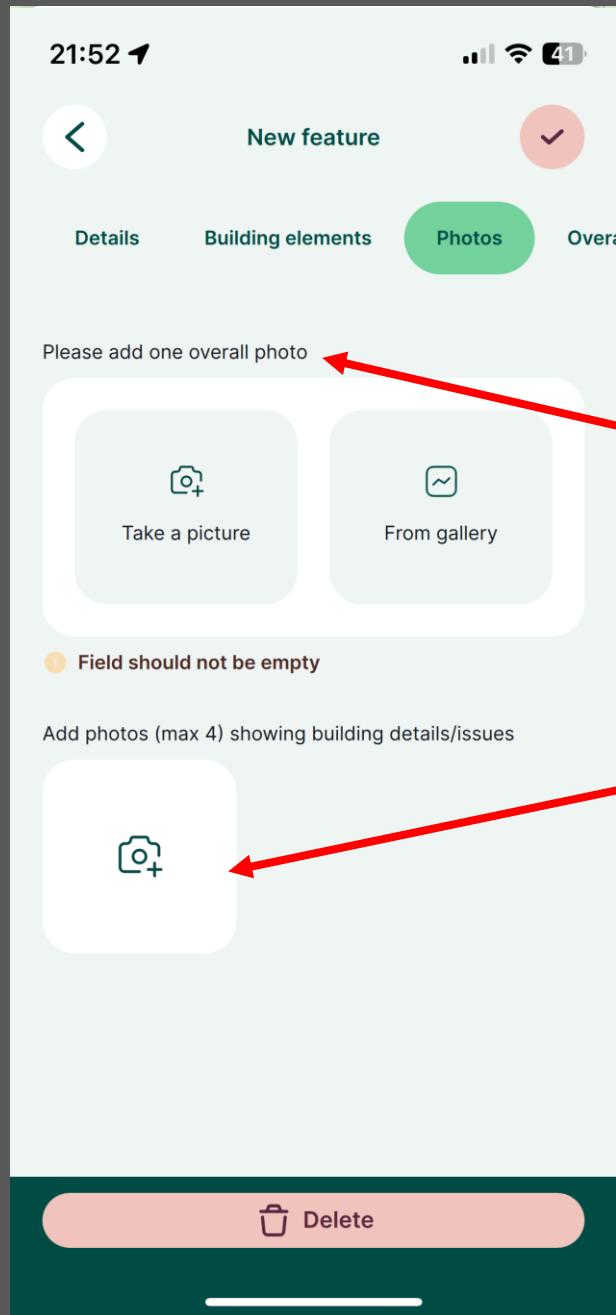
There are drop down options to choose the condition that best suits it.

You can view or hide guidance documentation by toggling the switch.

Click on the picture below the individual guidance to open further details.



There is a section for you to complete information about the interior of the building. You should only complete this if it is a publicly accessible building, with no prohibitions against photography, otherwise select 'Not visible' from the drop-down options.



When you click on 'Photos' you can add pictures to accompany your survey.

Please choose one picture as a 'snapshot' of the building's condition. You can take these live from your device's camera or add them from your device's gallery.

You can add up to four other pictures of any particular details or issues you would like to identify.

Even if you think that a building is in 'Good' condition, please include at least one clear photograph with your survey. This is extremely important for monitoring the condition of buildings over time.

21:53

New feature

Building elements Photos Overall assessment

Overall condition

Field should not be empty

Status

Field should not be empty

Trend

Are there any significant issues to report?

Notes (any additional comments?)

Delete

This screenshot shows a mobile application interface for a 'New feature' form. The 'Overall assessment' tab is highlighted with a red circle. The form includes several dropdown menus for 'Overall condition', 'Status', and 'Trend', each with a 'Field should not be empty' error message. There is also a text input field for 'Are there any significant issues to report?' and another for 'Notes (any additional comments?)'. A 'Delete' button is located at the bottom.

21:53

New feature

Building elements Photos Overall assessment

Overall condition

Very bad

Status

Field should not be empty

Trend

Improving

Stable

Declining

Unknown

This screenshot shows the same mobile application interface, but with a modal open for selecting a trend. The modal is titled 'Trend' and has a close button (X). The options listed are 'Improving', 'Stable', 'Declining', and 'Unknown'. The background form is dimmed.

You then move on to your overall assessment.

This includes the overall condition, the status (whether occupied, partially occupied or unoccupied) and any trend in terms of the building's condition. If it is the first survey of a particular building, the trend can be entered as 'unknown'.

21:53

New feature

Building elements Photos Overall assessment

Are there any significant issues to report?

Notes (any additional comments?)

Are curtilage structures at risk?

Risk category:

Reassessment due on:

Delete

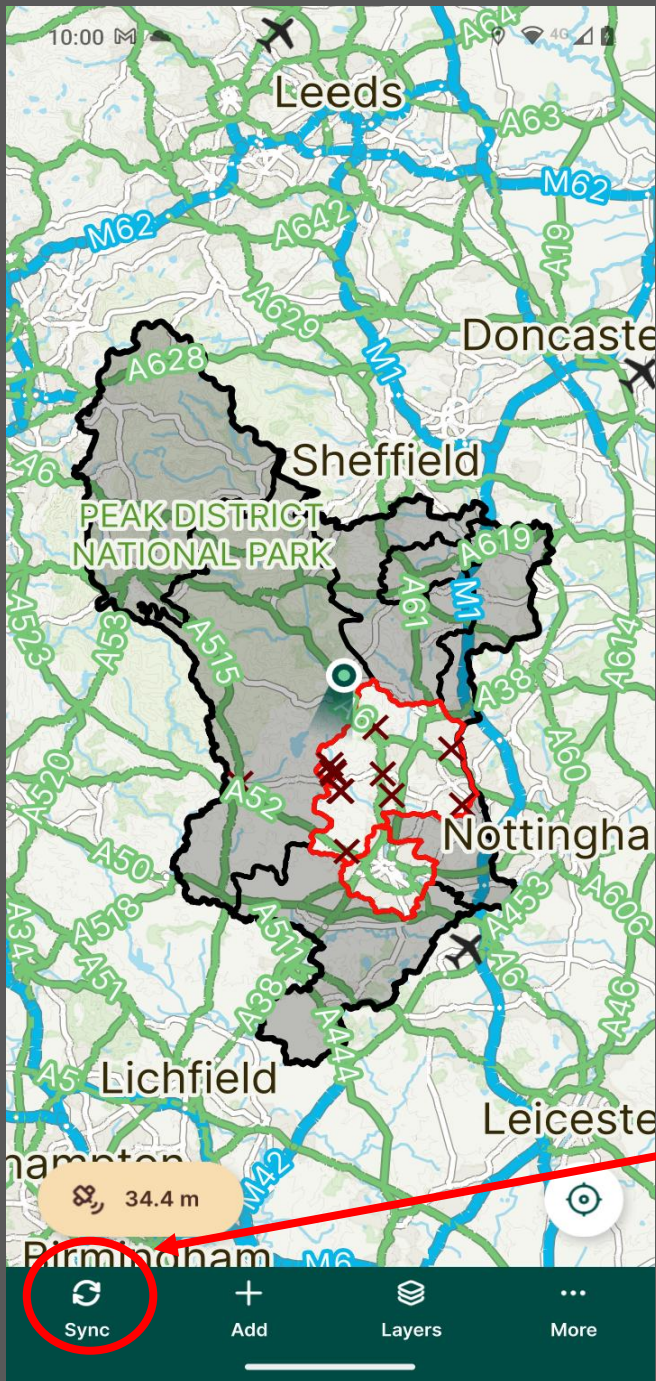
Any significant issues can be flagged at this stage along with any further comments.

There is also space for you to add whether any curtilage structures (outbuildings, stables, barns etc) are at risk and in what way. You can add notes here and a picture in the 'Photos' section.

The risk category is then automatically generated along with a reassessment date.

Tap the tick to save your changes and your survey.

To discard your survey, you can tap this 'Delete' tab at any time during your survey.

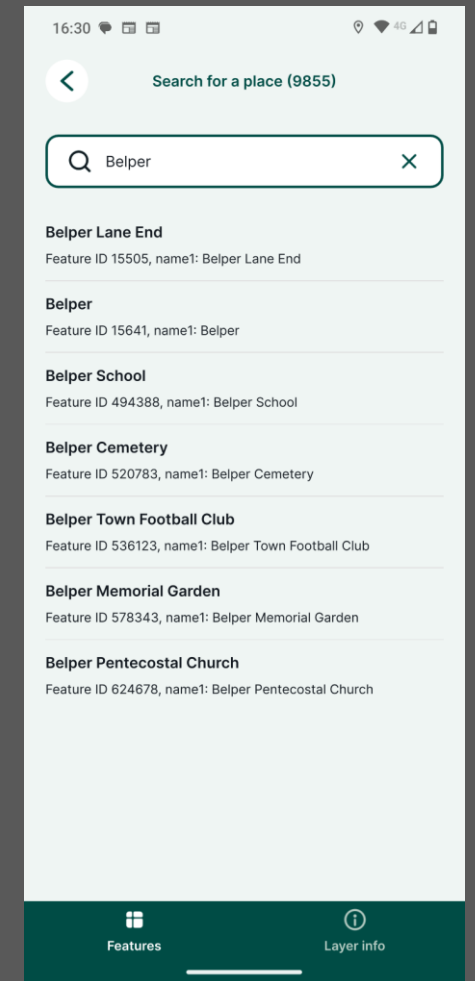
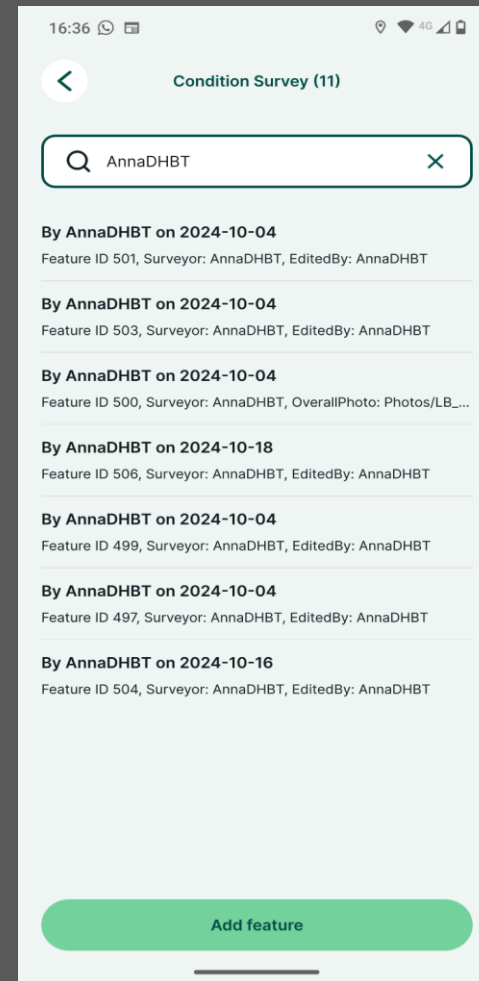
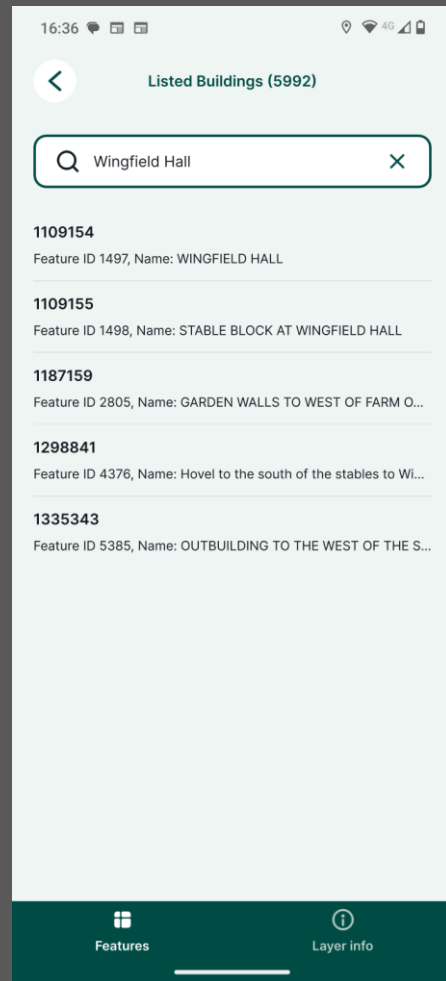
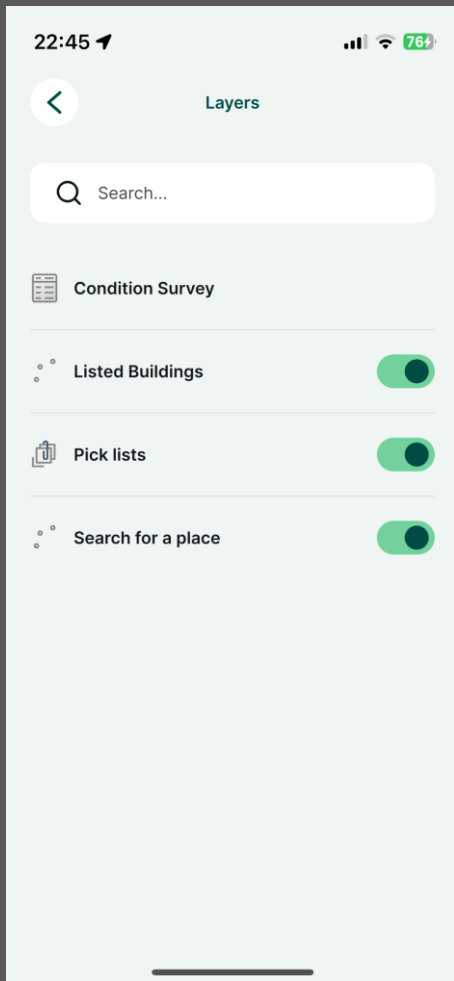


The app: Top tips!

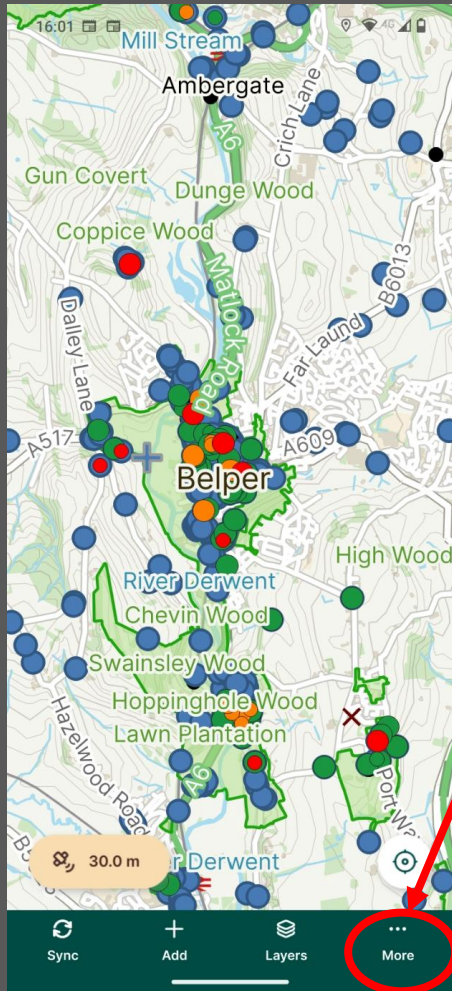
1. You will not be able to save your survey if there is any information missing. To avoid frustration, make sure you have completed each section even if the answer is 'Not visible', 'Not applicable' or 'Unknown'.
2. Once you have saved your survey, make sure you tap the 'Sync' symbol on the bottom toolbar of the main app interface to upload your survey to the cloud.

The app- other details

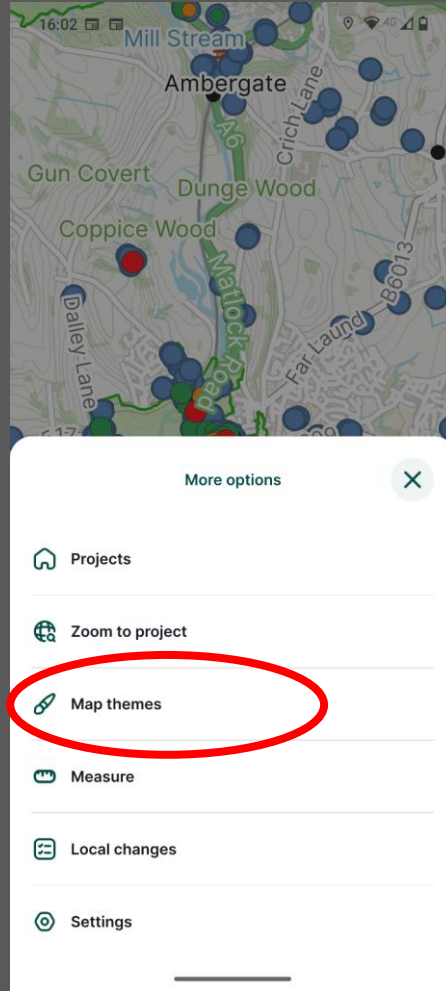
Searching the app- Click on 'Layers' from your main map screen and select the option from the list below to search for either a listed building (by list number or building name), a particular completed condition survey, or a place such as a town or village.



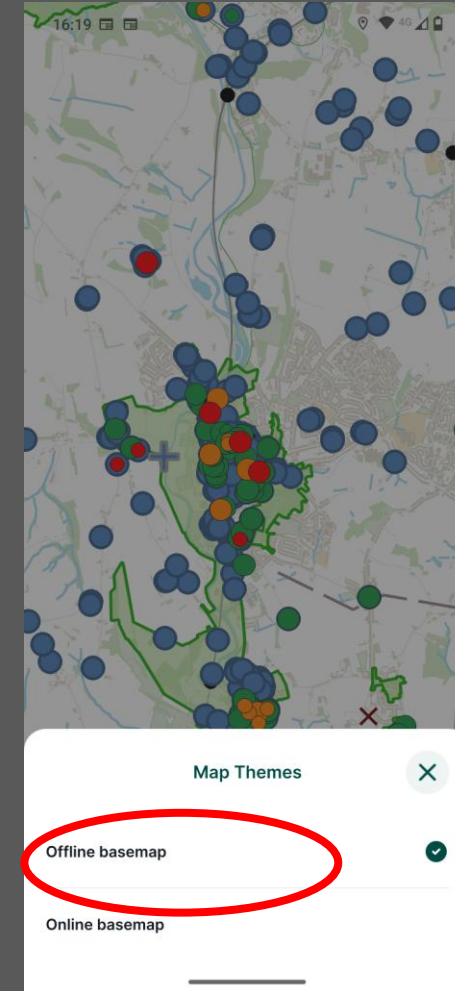
Map themes- This gives you the option to change the basemap of the app. If you select 'offline' the map will respond better when you are using mobile data/ have no internet connection.



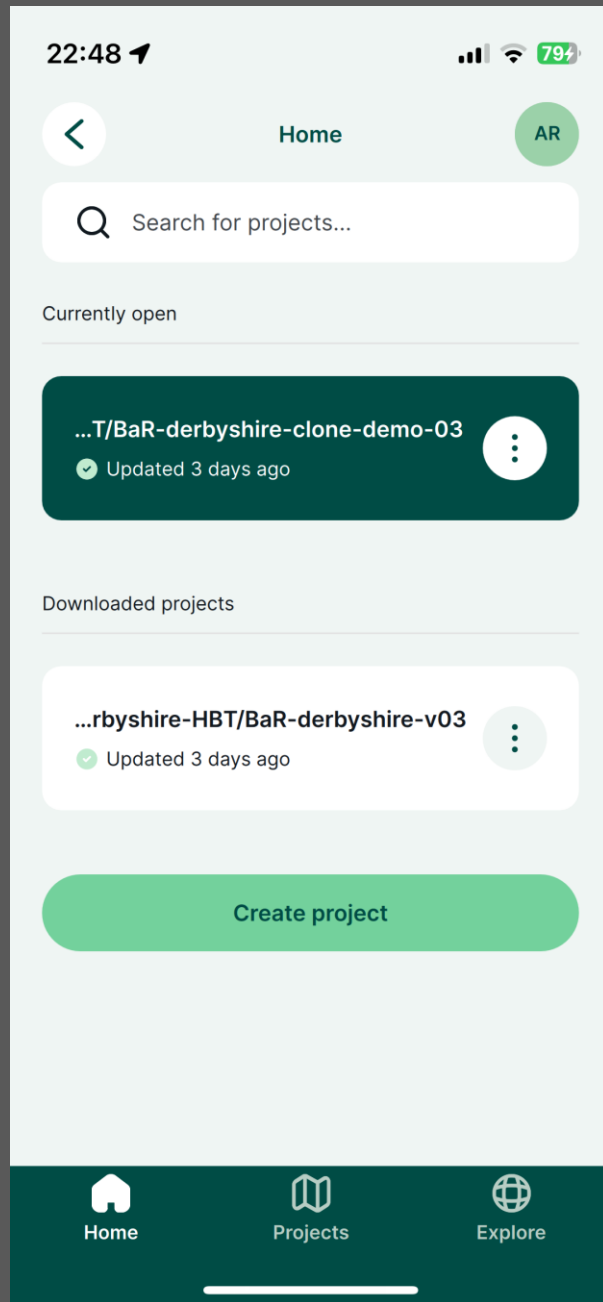
Tap 'More'



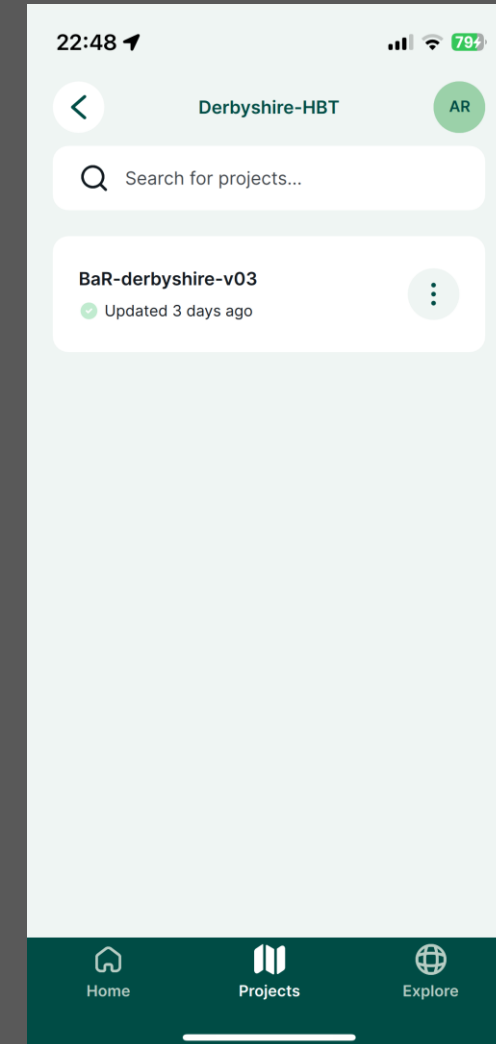
Tap 'Map themes'



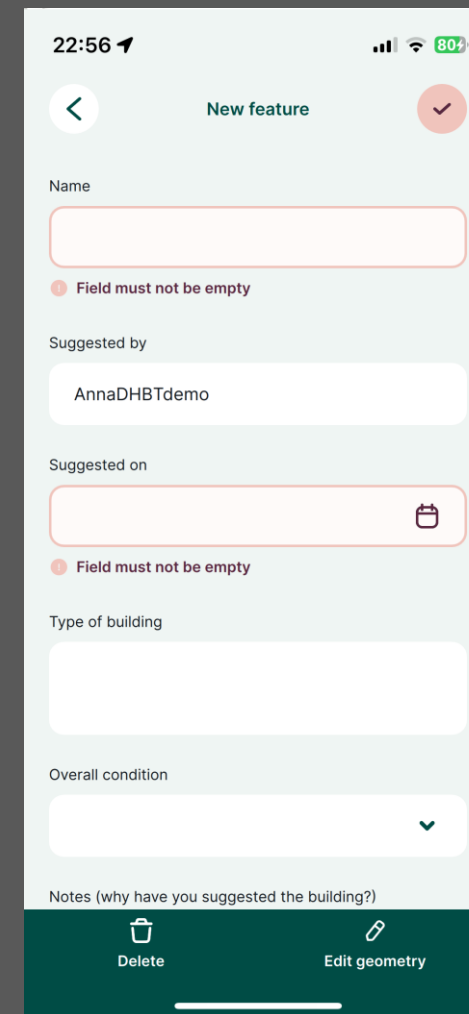
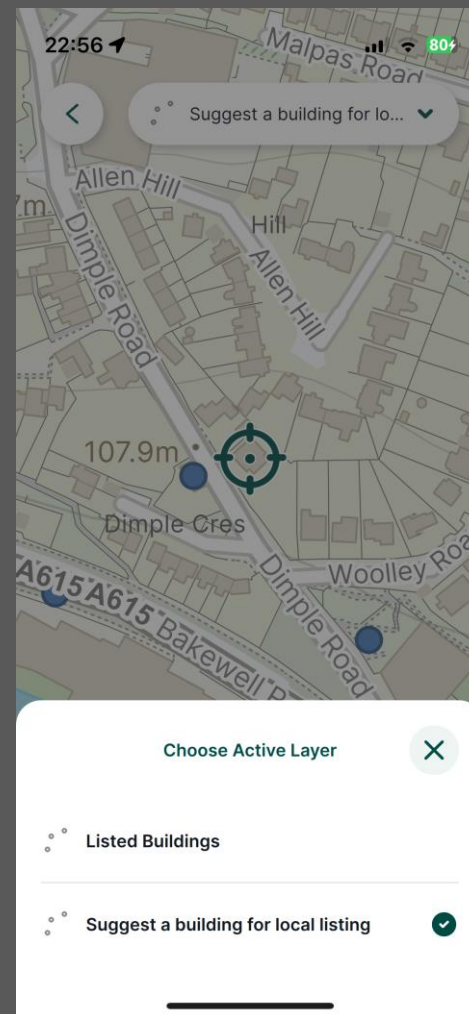
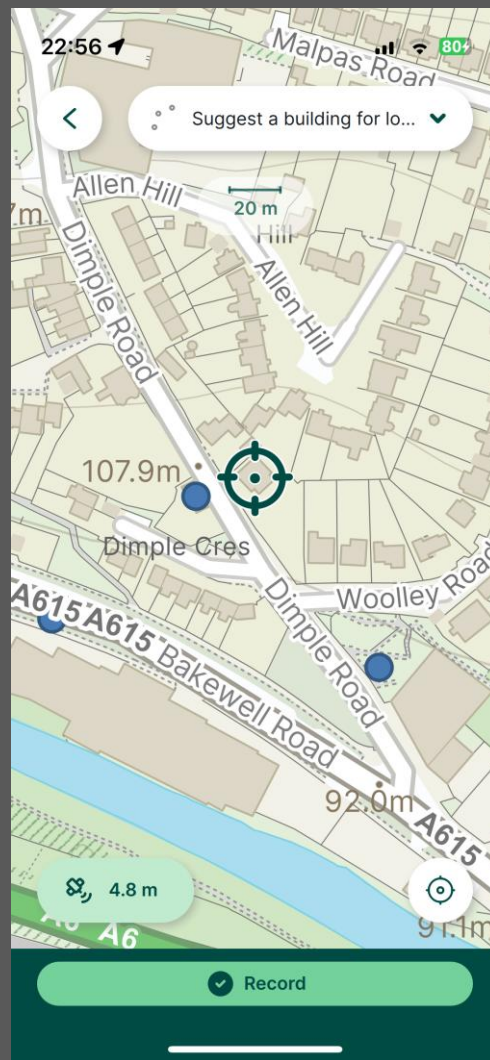
Tap 'Offline basemap'



Home- This shows all your projects and your profile in the top right-hand corner where you can view your workspace.



Suggest a building for local listing- Click 'Add' in the toolbar at the bottom. A crosshair appears which you can move onto the building you wish to nominate. Then, in the bar at the top, select 'Suggest a building for local listing'. The survey then appears for you to complete.



Suggest a building for local listing- When you have completed this survey with a photograph and the reasons for your suggestion, remember to save it using the green tick in the top righthand corner. Your suggestion will appear on the map as a blue cross to differentiate it from the Grade II listed buildings that are the focus of this project.

We suggest that you only try this feature once all the Grade II listed buildings in the 'live' area have been surveyed.

12:53

Edit feature

Oakwood Farm

Suggested by

AnnaDHBT

Suggested on

18/10/2024

Type of building

Farm house.

Overall condition

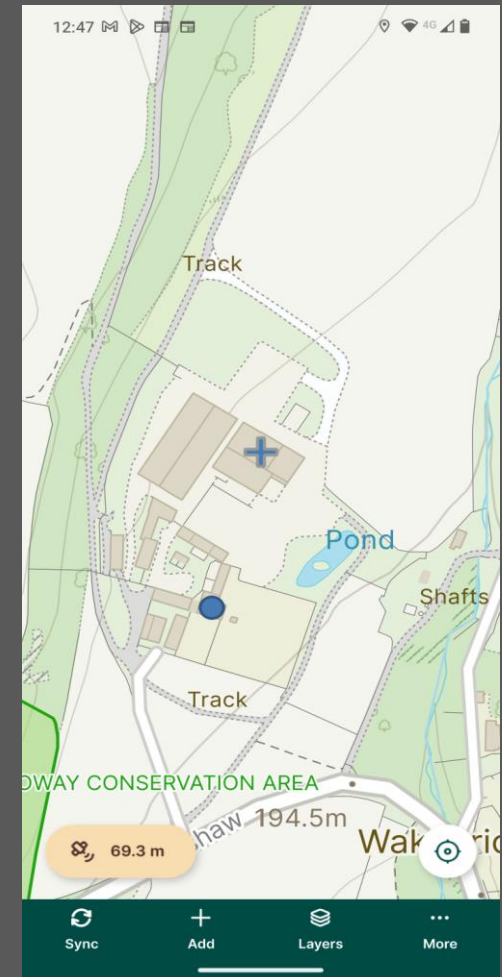
Very bad

Notes (why have you suggested the building?)

Stone built farmhouse with many original features. Roof in extremely poor condition so not weathertight. At risk of serious deterioration.

Add a photo

Delete Edit geometry



How to get involved

For more information about the project, or details of how to sign up and get involved, please contact us on:

volunteers@derbyshirehistoricbuildingstrust.org.uk

You can also find these details in our dedicated B@R (Buildings at Risk) Volunteer Hub on the DHBT website:

[www.derbyshirehistoricbuildingstrust.org.uk](http://www.derbyshirehistoricbuildingstrust.org.uk/bar-volunteer-hub)
[/bar-volunteer-hub](http://www.derbyshirehistoricbuildingstrust.org.uk/bar-volunteer-hub)

