

# Tactile safety inspection of high-level fabric

## REPORT Trinity House PIC225



August 2022



HISTORIC  
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# CONTROL SHEET

## Document Control

Title:	Tactile safety inspection of high-level fabric Report PIC225 Trinity House
Authors:	[REDACTED]
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## Version Control

Version	Date	Status	Prepared by	Amendments
V0001	06/07/2022	Draft	[REDACTED]	First draft
V0002	01/08/2022	Draft	[REDACTED]	Second draft
V0100	17/08/2022	Approved	[REDACTED]	Final version

# High-Level Tactile Inspection: Report - Introduction



<b>PIC ID # ↓</b>	<b>PIC225</b>	<b>Site name</b>	<b>Trinity House</b>		
<b>Inspection start</b>	26/05/2022	<b>Inspection end</b>	27/05/2022	<b>Submission</b>	17/08/2022
<b>Lead Inspector</b>	[REDACTED]				
<b>Other inspectors</b>	[REDACTED]				

## Introduction:

The High-Level Fabric Inspection of Trinity House was lead by [REDACTED], Historic Building Fabric Assessor (HBFA) and carried out with DeputyLead Inspector [REDACTED] and Inspector [REDACTED] from 26th - 27th of May 2022. The High Level Masonry Inspection Team assessed 18 of 21 High Level inspection zones covering most of the site and prioritising areas adjacent to public spaces. The inspection was carried out from a truck mounted 35m MEWP from public pathways and a carpark outside the boundary of the PIC as well as ladders. A road closure permit was in place for the duration of the inspection. Lower areas were inspected by ladder.

The report summarises the detailed information collated by individual OBS forms for each zone.

## HLF Inspection Risk Matrix:

HES-T1C-HLF-RAS-X-X-V0102-RiskMatrix

Consequence		1	2	3	4	5
		No injury	Minor injury	Moderate injury	Major injury	Fatal or life-altering injury
Probability						
5	Fabric fall almost certain	5	10	15	20	25
4	Fabric fall highly likely	4	8	12	16	20
3	Fabric fall likely	3	6	9	12	15
2	Fabric fall unlikely	2	4	6	8	10
1	Fabric fall highly unlikely	1	2	3	4	5

RISK RATING	RISK SCORE RANGE
High	15 - 25
Medium	10 - 14
Low	1 - 9



## Re-inspection frequency: (in years)

		Annual Visitor Numbers				
		up to 5 k	5-20 k	20 - 100 k	100k - 2m	over 2 m
Identified Risk Rating	Low	5 years	5 years	5 years	4 years	4 years
	Medium	3 years	3 years	2.5 years	2 years	2 years
	High	1 year	1 year	1 year	1 year	0.5 year

## HL Zones:

Zone:	Colour:	Zone Name:
1		Main Building East Elevation
2		Main Building South Elevation
3		Main Building West Elevation
4		Main Building North Elevation
5		Main Building Roof
6		South Annex East Elevation
7		South Annex South Elevation
8		South Annex West Elevation
9		South Annex Roof
10		North Annex North Elevation
11		North Annex East Elevation
12		North Annex South Elevation
13		North Annex Interior East elevation
14		North Annex Interior North elevation
15		Lean to Shed (kitchen & toilet)
16		Boundary Wall South Exterior
17		Boundary Wall South Interior
18		Boundary West Wall Exterior
19		Boundary West Wall Interior
20		Boundary East Wall Entrance Gate
21		Vaults Exterior Stair Block

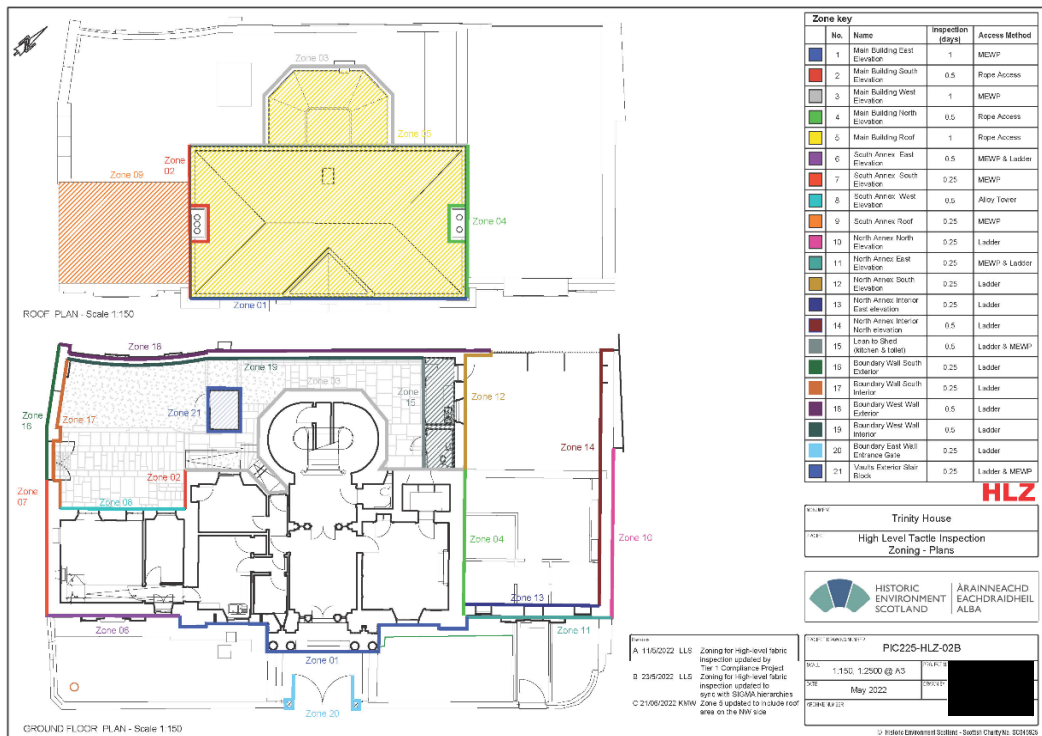
## Link to 3D model:

Not available

# High-Level Tactile Inspection: Report - High-Level Zoning Drawings



Click on link below image to open drawing in PDF viewer:



[PIC225-HLZ-02C](#)

# High-Level Tactile Inspection: Report - Summary dashboard



PIC ID#	PIC225	Site name	Trinity House	
Submission	17/08/2022	Number of zones	19	
Select zone of which data should be displayed ↓	All zones	Number of observations	73	

## Identified Risk



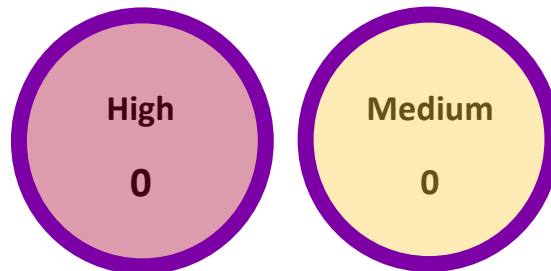
## Residual Risk

After Inspection Action



## Residual Risk

Mitigated with applied Access Restriction in place



## Inspection Action:

Class V Report Fabric detached during tactile inspection	Access Restriction = Risk of fabric falling and causing harm			Monitor Observation / Plan Repairs No immediate action
	Full site, notifiable	Partial site, notifiable	Partial site, not notifiable	
6	0	0	0	67

Inspection types:	Tactile	71	Visual	2
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## Key comments:

### KEY FINDINGS

Trinity House is a listed building with a slated roof, functioning rainwater goods, glazed windows and timber doors. The building is constructed from blond sandstone with a noticeable difference in quality between the front and sides/rear of the building. While the former is constructed from dressed ashlar sandstone, the sides and rear are built from inferior quality sandstone which is left undressed. The fine pointing at the front of the building and masonry there was found to be generally in good condition whereas the masonry at the sides and back is prone to extensive surface scaling. Cement mortar has been surface applied over the originally fine joints here to level the surfaces of eroded stones. The insufficient keying of the mortar has resulted in its decay, with much of the cement pointing now boss, cracked and partially detached or already missing. Some areas of loose surface scales and cement mortar became detached during the inspection. While these are recorded as Class V incidents, they do not fall under the Ancient Monuments Act and no emergency notification of the incidents to Heritage is therefore required.

### PREDOMINANT RISKS:-

Surface scaling and boss and partially detached mortar and stone surface form the majority of the defects recorded during the High Level Inspection. Minor defects were observed at roof level (misaligned slate, bent roof ridge clips and a missing fixing of the aerial) while the Northern flagpole was found to have more movement than its southern counterpart.





# High-Level Tactile Inspection: Report - Access Scope



PIC ID #	PIC225	Site name	Trinity House
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## Access methods: Select all methods used to conduction inspection ↓

MEWP	Yes	Design Scaffold		Alloy Tower Scaffold	
Rope Access		Steeplejack		Ladder	Yes
Ground		Binoculars / Photo		UAV	
Other method		If yes, details:			

Ground protection / tracking required:	No
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External Contractor appointed for access requirments:	Yes
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## Inspection info:

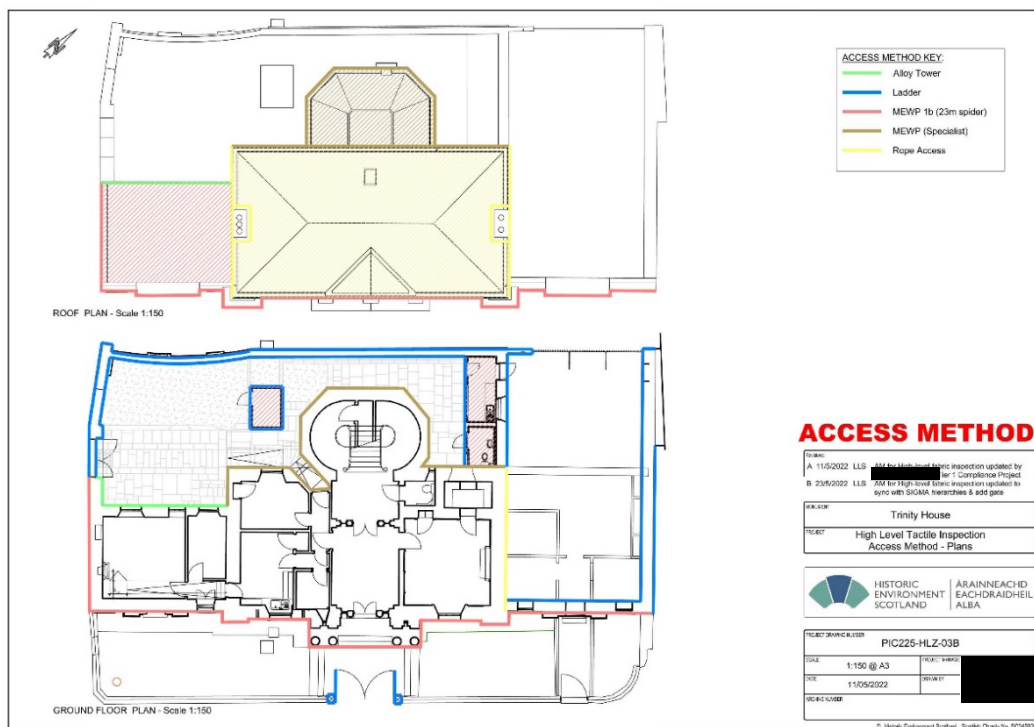
<b>Limitations of inspection:</b>	The inspection was carried out over 2 days during a temporary road closure. Zones 1-6 and 11 were inspected from a 35m truck mounted MEWP from immediately adjacent public areas. Zones 7, 8, 12-19 and 21 were inspected by ladder.
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<b>Areas not inspected:</b>	Zone 9 (asphalt roof of South annex), Zone 10 (North annex north elevation), Zone 20 (East boundary wall Entrance gate) and lower areas of zones 1-4 could not be reached by MEWP (below approx. 2.5m) and, due to time constraints, were not inspected during this phase. These areas can be reached by ladder without specialist access contractors or road closure permits. They were deemed to be relatively low risk due to the height and/or prevalent material.
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# High-Level Tactile Inspection: Report - Access Scope



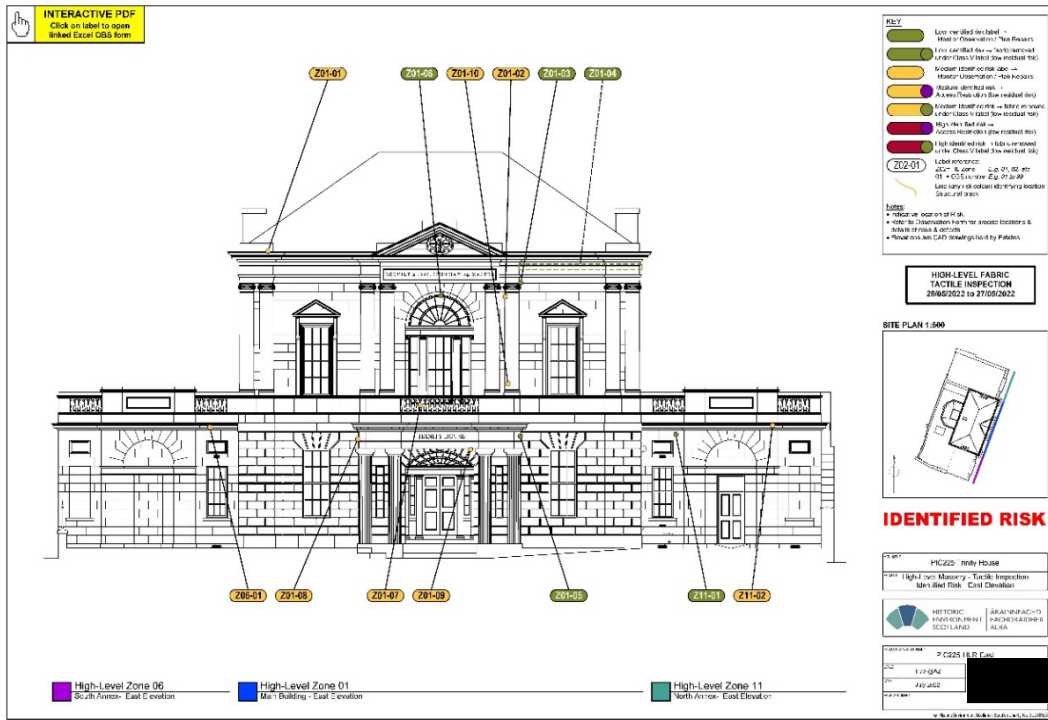
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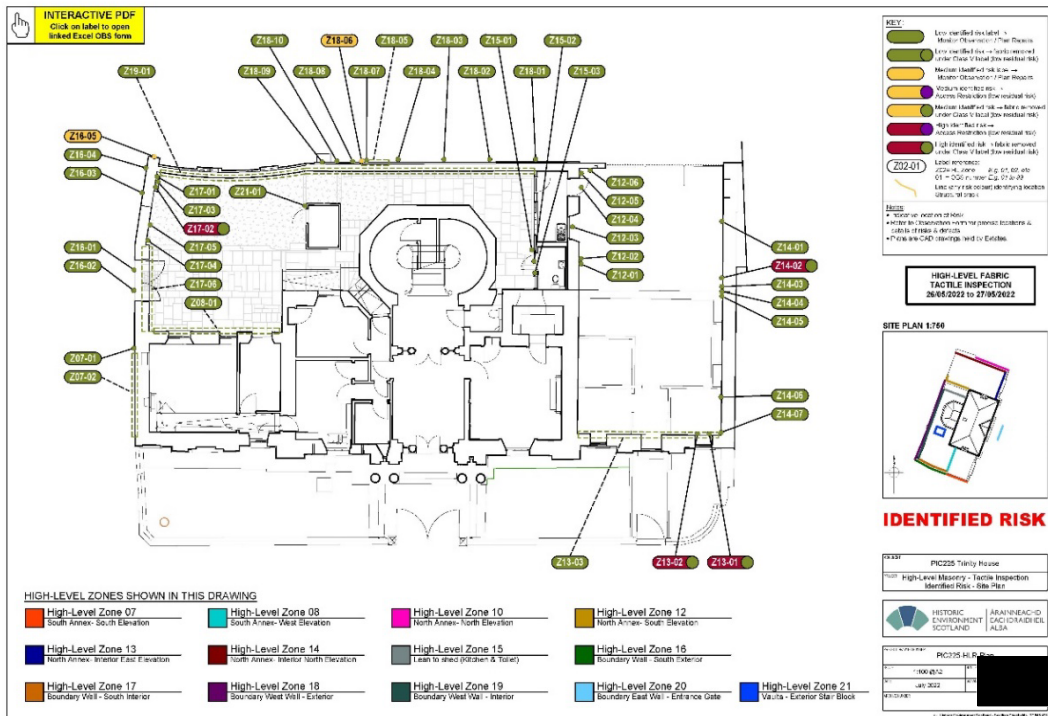
[PIC225-HLZ-03B](#)



Click on link below image to open Interactive PDF in PDF viewer. In PDF viewer, the drawing is an interactive PDF, click on the labels to open the relevant OBS form for further information.



PIC225-HLR-EAST



PIC225-HLR-PLAN





Click on link below image to open PDF in PDF viewer.

No access restriction from inspection actions

