

Quinquennial Inspection Report



Church:	St Andrew, Enfield
Parish:	Enfield – St Andrew
Archdeaconry:	Hampstead
Diocese:	London
Incumbent:	Revd Dr Steve Griffiths
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Date of Inspection:	1 July 2020 / 2 October 2020
Diocesan Reference:	1818
Project Reference:	2011
Date of previous inspection:	17 April 2015
Weather conditions:	Dry, part cloudy, 20°C / Cloudy, light rain, 13°

9.0 Recommendations

9.1 Urgent works requiring immediate attention (Priority 1)

5.1.4	Repair lead flashings to perimeter of Tower roof.
5.1.9, 5.1.25, 5.1.34	Replace broken/slipped slates to various roofs.
5.1.32, 5.1.37	Clear gutters to the South Porch roof and Vestry.
5.2.5, 5.2.6	Overhaul, redecorate and re-fix cast iron hopper and downpipes in critical locations where there is risk of injury or ongoing water damage.
5.2.8	Remove plants from hopper at north end of east elevation.
5.4.2	Re-point open joints to Tower parapet copings and check stability.
5.4.5, 5.4.8, 5.6.4	Commission rope access survey of the exterior walls of the Tower to establish condition and carry out localised repair, including consolidation of tile string course at high level.
5.4.19, 5.4.52, 5.4.49, 5.4.52	Repair loose stonework at north-west corner of Nave and adjacent parapet to the North Aisle.
5.4.28	Remove plant growth (excluding tree) at south-east corner.
5.6.8	Repair bird mesh to Bell Chamber windows where there are open sections.
6.1.4, 6.1.9	Commission Structural Engineer to inspect: <ul style="list-style-type: none"> - the temporary propping arrangement to the Tower roof; - supports for the temporary platform in the Bell frame, and associated implications for bell ringing. (Also see Priority 2 items for structural inspection which could be carried out at the same time).
6.1.10	Stop bell ringing until the stability of the temporary platform, etc has been verified.
6.2.7	Remove debris from base of Stair Turret.
6.11.4	Develop strategy for temporary emergency lighting of the interior.
6.14.5, 6.14.7	Review and develop Fire Risk Assessments and implement recommendations, including preparation of a Fire Safety Plan.
6.14.6	Ensure that all emergency exits can be operated from the inside without a key.
6.16.1	Carry out an Asbestos Management Survey.
6.16.5, 6.16.6	Review and update Health and Safety Policy and Risk Assessment documents, and prepare activity-specific Risk Assessments.
7.1.8	Level uneven ledger stone at west end of churchyard and assess others for similar problems.

9.2 Works recommended to be carried out during the next twelve months (Priority 2)

5.1.5, 5.1.6, 6.1.3, 6.13.3	Re-roof the Tower in lead, reinstate the flagpole, improve access, and relocate lightning conductor tapes to parapet walls.
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5.1.13	Provide wall brackets for floodlights on Nave roof.
5.1.23	Carry out temporary repairs to roof of the Stair Turret to prevent water ingress.
5.1.26, 5.4.16, 5.4.40, 5.4.51	Repoint open joints to inside face of Nave, Chancel and Aisle parapets.
5.1.31	Re-roof the South Porch, reconfiguring falls and outlets.
5.1.43, 5.1.44, 5.1.45, 5.1.46, 5.1.47	Provide fall protection system or perimeter guarding to all roofs, improve ladder access over pitched roofs where possible, and replace ladder up to Nave roof.
5.2.4, 5.2.7, 5.2.9	Overhaul/replace and redecorate cast iron rainwater goods in key locations, as identified.
5.3.5	Commission below-ground drainage CCTV survey and plan for necessary repairs.
5.4.3, 5.4.4, 5.4.9, 5.4.10	Carry out stonework repairs to the internal and external faces of the Tower parapet.
5.4.11	Carry out stonework repairs to other parts of the Tower elevations.
5.4.17, 5.4.18	Repair and re-point brickwork to east end of the Nave.
5.4.22, 5.4.23, 5.4.24, 5.4.25	Repair and re-point brickwork to the South Aisle walls.
5.4.30	Remove spiked rail to south-east corner of the church.
5.4.33, 5.4.59	Remove plants from parapet and repair cracked brickwork to South Porch and Vestry.
5.4.39	Re-bed brickwork to top of chimney between Chancel and North Aisle at the east end.
5.4.10, 5.4.45, 5.4.56, 5.4.63, 6.1.11, 6.4.7, 6.4.9	Commission Structural Engineer to inspect: <ul style="list-style-type: none"> - cracking in the north-east corner of the Tower parapet; - cracking in redundant chimney at east end of North Aisle; - cracking in Stair Turret brickwork; - cracking between the Vestry Porch and the North Aisle; - structural condition of Bell Chamber floor; - cracking in the east wall of the St James Chapel; - cracking in South Aisle wall above South Porch.
5.4.45, 5.4.56	Anticipate brick repairs and re-pointing to the redundant chimney at east end of North Aisle and the Stair Turret.
5.4.48	Carry out stonework repairs to the buttress at the north-west corner of the North Aisle.
5.4.55	Defrass, re-point and sheltercoat string course to Tower Turret.
5.4.57	Repair stonework to Stair Turret door surround.
5.4.60	Point cracks in cementitious render to Vestry walls and monitor.
5.4.63	Repoint cracks in Vestry Porch brickwork and monitor.
5.5.1	Remove rust and redecorate South Porch gates.
5.5.8	Replace external door to Stair Turret.
5.6.1	Commission a condition survey of all windows.

5.6.11, 5.6.16	Replace broken quarries to leaded lights.
5.6.12, 5.6.13, 5.6.18	Repair, treat for rust and decorate external window ferramenta; and repair surrounding stonework where damaged.
5.6.21	Replace external stone cill to east window of the North Aisle.
5.6.22	Re-point open joints in other window surrounds, cills, etc.
5.6.24, 5.6.25	Replaced severely damaged window guards and remove polycarbonate protections.
6.1.9	Commission specialist report on condition of bells and bell frame.
6.1.12, 6.2.4	Install permanent lighting system in the Tower and Stair Turret, both with emergency function.
6.1.14, 6.1.19	Provide safe means of access to Tower roof.
6.1.21	Commission timber survey of the Tower interior.
6.2.3	Provide handrail to the Stair Turret staircase.
6.2.8	Repair handle to lower Stair Turret door.
6.4.6	Further investigate signs of moisture ingress at south-east corner of the St James Chapel prior to redecoration.
6.4.7	Point crack in east wall of the St James Chapel and monitor.
6.10.4	Commission Condition Report and Options Appraisal of heating system by a Building Services Engineer. Consider implementing recommended works.
6.11.12	Make improvements to the electrical installation as advised.
6.11.13	Install a suitable fire detection and alarm system.
6.15.1	Carry out or commission an Access and Disability Audit.
6.15.5	Improve safety of the existing approach and entry to the building.
6.15.6	Provide ramps to access the Chancel.
7.1.4	Following asbestos survey, inspect the old boiler room.
7.2.1, 7.2.2	Review condition of the listed brick boundary wall to the east of the churchyard, along with other walls and railings..

9.3 Works recommended to be carried out during the quinquennial period (Priority 3)

5.1.23	Re-roof the Stair Turret in lead and provide gutter and downpipe.
5.1.39	Consider adding new lead rainwater chute to Vestry Porch roof.
5.2.1	Remove paint from lead downpipe to Tower.
5.2.2, 5.2.3	Overhaul and redecorate cast iron rainwater goods not referred to above.
5.4.12, 6.1.23	Redecorate the Tower clock faces when access is available and upgrade the internal clock mechanism.
5.4.15	Consolidate external stonework to Nave walls.
5.4.26	Provide cill to blind window to west side of South Porch.
5.4.34	Repair friable stonework to east elevation.

5.4.37	Consider replacing cement render to buttresses at east end with lime render.
5.4.41	Replace cement render to inside face of the Chancel parapet with lime render.
5.4.46, 5.4.47	Remove bituminous deposits and cement render from North Aisle wall; consolidate/re-build stonework behind.
5.5.2, 5.5.3, 5.5.7, 6.9.8	Locally repair and re-finish doors.
5.5.5	Consider removing paint from stone jambs to North Aisle door.
5.5.6	Improve access through North Porch door for wheelchair users.
5.6.5, 5.6.7, 6.1.13	Plan to replace oak louvres, shutters and bird mesh to Bell Chamber windows when access is available.
5.6.15	Remove black paint from west clerestory windows.
5.6.20	Repair render in panels below North Aisle windows.
5.6.26	Replace window guards that are in less poor condition than those referred to above.
6.1.7, 6.1.16	Defrass and consolidate interior walls of the Bell Chamber and Clock Room.
6.1.27	Replace the Ringing Room carpet.
6.1.33	Improve ventilation to the Sacristy.
6.2.2	Repair and redecorate interior of the Stair Turret.
6.2.6	Redecorate steel rails at rood screen access door off Stair Turret.
6.3.4	Review Conservator's recommendations in relation to Chancel ceiling decorations and implement cleaning and conservation repairs as appropriate.
6.4.2, 6.4.16	Continue programme of interior redecoration.
6.4.11	Remove paint finishes, repair plaster and redecorate with mineral paint the pilasters and walls adjacent walls at the west end of the Nave.
6.4.14	Remove paint and repair tiled dado to the perimeter walls of the Aisles.
6.4.15	Repair and redecorate, or remove paint finishes and re-seal, the timber dado in the St James Chapel.
6.5.5	Sand and re-oil herringbone flooring in Nave and Aisles.
6.5.6	Consider alternatives to the ramp at the east end of the North Aisle.
6.7.6	Review Conservator's recommendations in relation cleaning and conservation of monuments within the church. Implement recommendations where appropriate.
6.8.3	Repair plaster and redecorate the interior of the South Porch.
6.9.5	Consider expanding and improving WC facilities.
6.9.7	Repair plaster and redecorate the interior of the Vestry Porch, and clean the floor and ceiling.
6.11.2, 6.11.3	Consider improvements to the interior lighting system and install permanent emergency lighting system.

6.11.9	Consider improving the illumination of paths around the church.
6.12.2, 6.12.3	Carry out planned improvements to the AV system.
6.15.4	Consider providing ramped access to the South Porch
6.16.9	Consider installing a security system.
7.1.2	Repair the external stair to the south Tower door and surrounding area.
7.1.5	Subject to investigation, remove and infill the old boiler room.
7.1.6, 7.1.7	Commission survey of churchyard monuments if none exists, and make safe any that are unstable, etc.

9.4 Works needing consideration beyond the quinquennial period (Priority 4)

5.1.35	Re-roofing of the Vestry may be needed in due course.
5.4.35	Remove stains and re-point east elevation to improve appearance.
6.11.6	Consider upgrading the exterior floodlighting system.

9.5 Matters to be monitored/maintained/managed during the quinquennial period (Priority M)

5.1.2, 5.1.3	Regularly check condition of temporary roof coverings and rainwater outlet to the Tower.
5.1.10, 6.4.3	Monitor condition of historic repair to the south gutter of the Nave, internally and externally.
5.1.11, 5.1.21, 5.1.29, 5.4.53	Regularly check pointing to parapets, gutter flashings and ridge pointing.
5.1.12, 5.1.41	Regularly clear all parapet gutters, etc.
5.1.40	Regularly monitor condition of roofing slates, and replace as necessary.
5.2.10	Regularly inspect, clear of debris, and redecorate hoppers and downpipes.
5.3.6	Regularly clear gullies and maintain ventilation covers to below-ground drainage system.
5.4.29, 5.4.61, 7.3.1, 7.3.2	Request Local Authority to keep trees cut back from building, and re-assess regularly any trees within the churchyard requiring attention.
5.4.44	Monitor condition of friable stone to the North Aisle at high-level.
5.4.60, 5.4.63	Monitor re-pointed cracks in Vestry and Vestry Porch walls.
5.6.8	Periodically check condition of mesh to Bell Chamber windows.
5.6.14, 5.6.19	Monitor condition of window ferramenta and redecorate when needed to prevent future damage.
5.6.27	Monitor and re-fix any loose window guards.
6.1.4	Contractor to regularly inspect temporary propping of Tower roof.
6.1.17	Keep dust levels down in the Clock Room.

6.1.20	Restrict and carefully manage access to the Bell Chamber and Tower roof.
6.1.22	Continue to service the clock regularly.
6.1.25	Remove storage boxes, etc from the Clock Room and keep the interior free of obstructions that may increase the fire load.
6.1.28	Install lock to doors and manage access to the Organ Gallery from the Ringing Room.
6.1.31	Prepare and review periodically Risk Assessments for different activities that take place within the Church and Tower.
6.1.34	Periodically clean between the internal and external glazing in the Sacristy.
6.2.5, 6.2.9	Keep Stair Turret doors locked.
6.4.4, 6.4.8	Monitor the following areas for signs of continued water ingress prior to redecoration: <ul style="list-style-type: none"> - north arcade wall at high level; - north-west corner of the South Aisle at high level.
6.4.7	Monitor re-pointed cracks in east wall of the St James Chapel.
6.4.13	Regular dust and if necessary locally clean window cills, etc.
6.6.1, 6.6.2	Continue to service the pipe organs regularly.
6.7.2	Ensure box pews and their doors are maintained in a safe condition and repaired where necessary.
6.8.4	Clean the South Porch floor tiles periodically.
6.11.4	Implement strategy for emergency lighting of the interior until a permanent emergency lighting system is installed.
6.11.8	Periodically check and maintain exterior light fittings and floodlights.
6.11.11	Re-inspect the electrical installation annually.
6.11.14	Carry out PAT testing annually.
6.13.2	Test the lightning conductor on an 11-month cycle.
6.14.2	Service fire extinguishers at specified intervals.
6.14.4	Regularly test emergency exit signage.
6.14.5, 6.14.7	Regularly review Fire Risk Assessments and the Fire Safety Plan.
6.15.2	Periodically review and update the Access and Disability Audit.
6.16.2	Carry out a targeted Asbestos Refurbishment Survey prior to carrying out any works likely to disturb existing building fabric.
6.16.5, 6.16.6	Review and update Health and Safety Policy and Risk Assessment documents annually, and as circumstances arise.
6.16.8	Continue to service and test the boiler annually.
7.1.1	Report maintenance issues for the churchyard to the Local Authority promptly.

7.1.3, 7.1.9	Repair or report to the Local Authority trip hazards, etc to paths and other areas surrounding the church.
7.3.3	Keep plants trimmed back from the perimeter of the building.
8.1.1, 8.1.2	Maintain and regularly update the church Logbook, Terrier and Inventory. Consider adding a photographic record to the Furnishings and Fittings section if none exists.
8.2.1, 8.2.2	Maintain a suitable buildings and contents insurance policy, and act on any advice received from the Insurer.