

Condition Survey & Planning Conditions

Thu 09 Oct 2025

Revision 001

Items 5



St. Mary the Virgin Church, Elham.

Number 101

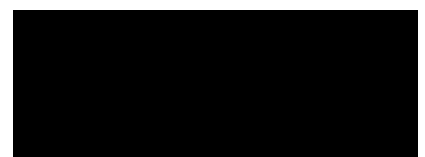
Client Elham Parish Council

Architect None

Location Elham



Monobuild Ltd



Chris Ellison

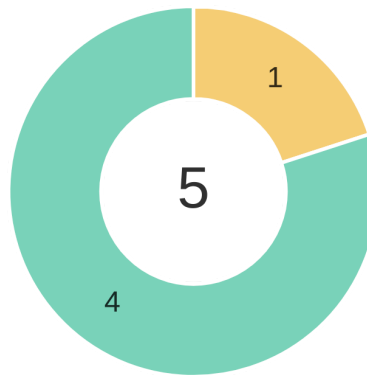
Director

chris@monobuildltd.co.uk

Summary

Condition: ■ Poor ■ Average ■ Good

Items summary



Details		Condition
Existing flint and brickwork	These are images of the existing flint work in and around the church yard.	❗ Poor
New flint and brickwork on existing Church Porch	This will be how the new flint and brickwork will look once complete. All materials to build the wall will be reclaimed from the existing wall. Meaning, we cannot demonstrate a sample panel until the material is available. We have not received a mortar design for the brickwork, in particular. We will use the attached lime mortar for the brick-on-edge capping only. The flint work will be constructed from NHL 3.5 and coarse, sharp sand - as designed by others. The pointing will be as per the image. Pointed with a traditional oak stick and then brushed off accordingly.	✅ Good
Location	The 12m section of wall where the remedial works are to take place. The temporary propping will be performed behind the fence of the neighbouring property. Once works are complete and temporary propping removed, a new fence and gate will be installed as replacement. This will also be the location of one of the proposed buttress'. Looking from left to right in the 1st image, the 12m starts from behind the neighbouring fence down to the 3rd Heras fencing panel. This will be the 2nd location of temporary propping to be installed. Again, once struck, this will be where the 2nd proposed buttress will be located.	✅ Good
Design	The wall will be constructed as per the attached design. The waterproof will be to rear face of wall as designed and stated in the attached working drawings. No waterproofing will be on show.	✅ Good
Method Statement	-	✅ Good

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1 - Thu 09 Oct 2025



2 - Thu 09 Oct 2025



3 - Thu 09 Oct 2025



4 - Thu 09 Oct 2025





Title: Existing flint and brickwork		
Description: These are images of the existing flint work in and around the church yard.		
Created: Chris Ellison (Thu 09 Oct 2025)	Condition:  Poor	

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2 - Thu 09 Oct 2025

LIME MORTAR

Lime Mortar



HYDRAULIC LIME MORTAR

Ready to Mix, Add Water

Traditional lime mortar with all the practical benefits of a modern mortar. Simple to use, faster setting, suitable for most building work.

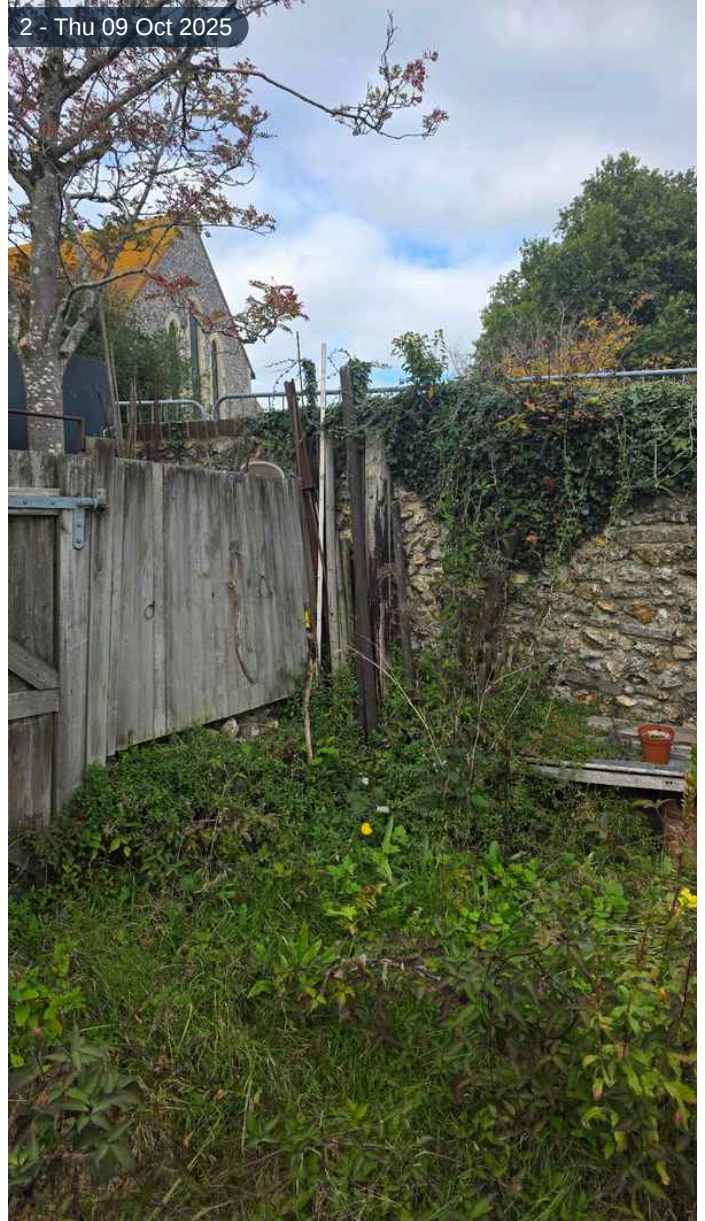
Title: New flint and brickwork on existing Church Porch Description: This will be how the new flint and brickwork will look once complete. All materials to build the wall will be reclaimed from the existing wall. Meaning, we cannot demonstrate a sample panel until the material is available. We have not received a mortar design for the brickwork, in particular. We will use the attached lime mortar for the brick-on-edge capping only. The flint work will be constructed from NHL 3.5 and coarse, sharp sand - as designed by others. The pointing will be as per the image. Pointed with a traditional oak stick and then brushed off accordingly.		
Created: Chris Ellison (Thu 09 Oct 2025)	Condition:  Good	

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1 - Thu 09 Oct 2025



2 - Thu 09 Oct 2025





Title: Location

Description: The 12m section of wall where the remedial works are to take place. The temporary propping will be performed behind the fence of the neighbouring property. Once works are complete and temporary propping removed, a new fence and gate will be installed as replacement.

This will also be the location of one of the proposed buttress'.

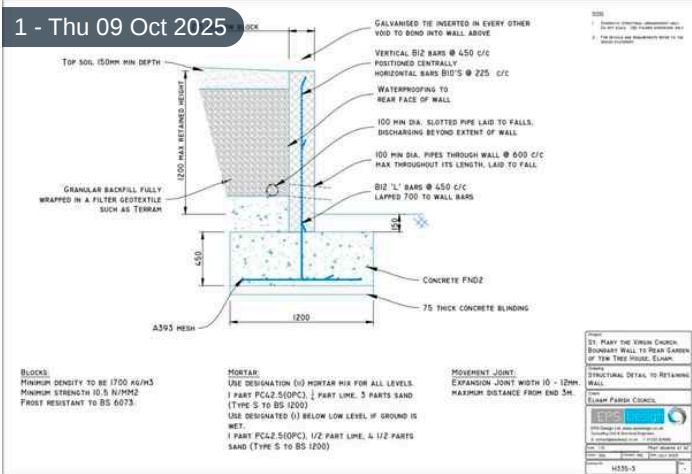
Looking from left to right in the 1st image, the 12m starts from behind the neighbouring fence down to the 3rd Heras fencing panel. This will be the 2nd location of temporary propping to be installed. Again, once struck, this will be where the 2nd proposed buttress will be located.





Created: Chris Ellison (Thu 09 Oct 2025)	Condition: Good
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Title: Design

Description: The wall will be constructed as per the attached design.

The waterproof will be to rear face of wall as designed and stated in the attached working drawings. No waterproofing will be on show.



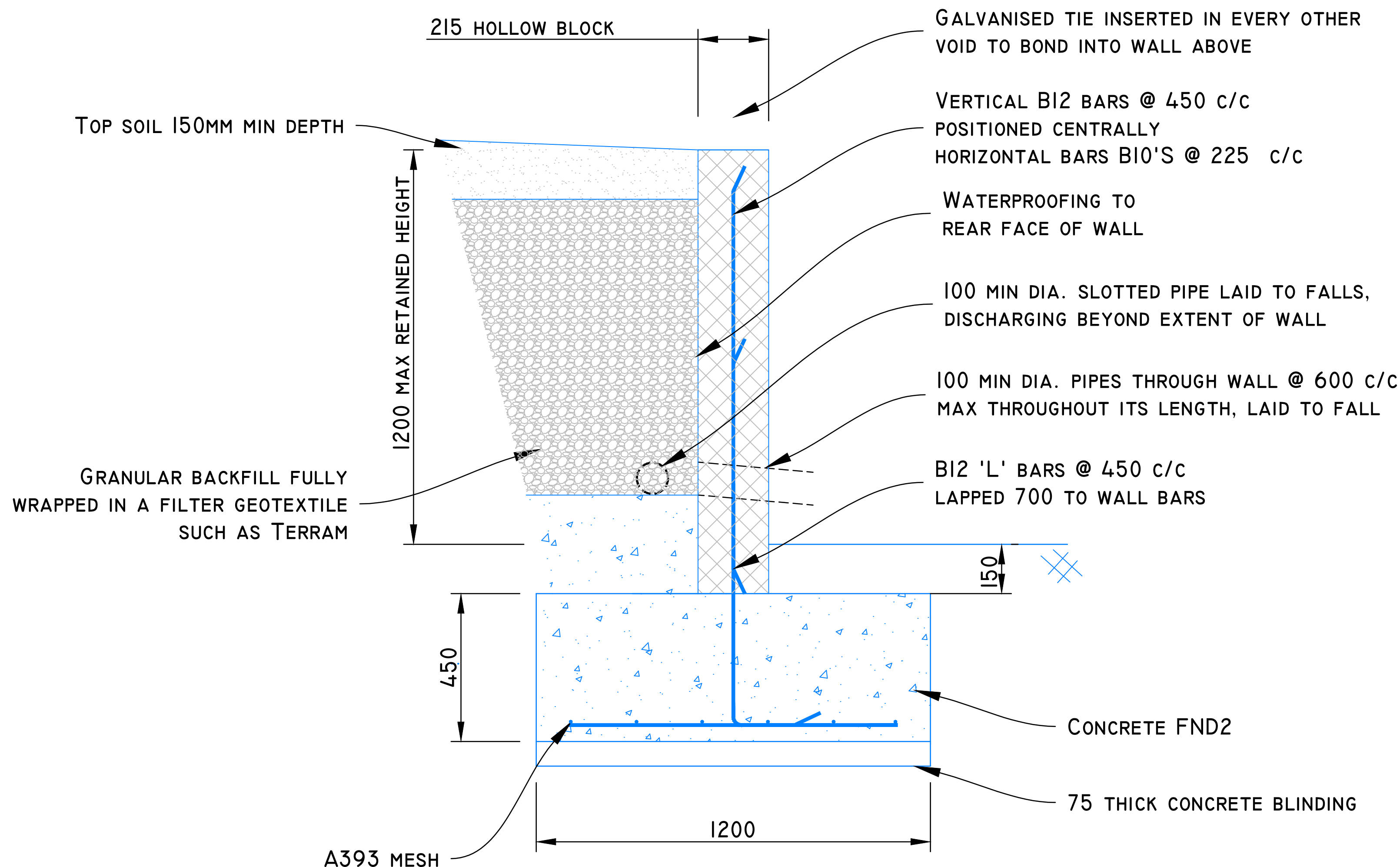
Created: Chris Ellison (Thu 09 Oct 2025)

Condition: Good

Files	Version	Added by	Date
1 H335 - Dwg.3 Structural Detail to Retaining Wall (A2)	1	Chris Ellison	Thu 09 Oct 2025

NOTES

1. SCHEMATIC STRUCTURAL ARRANGEMENT ONLY. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
2. FOR DETAILS AND REQUIREMENTS REFER TO THE DESIGN STATEMENT.



BLOCKS:

MINIMUM DENSITY TO BE 1700 KG/M³
 MINIMUM STRENGTH 10.5 N/MM²
 FROST RESISTANT TO BS 6073.

MORTAR:

USE DESIGNATION (II) MORTAR MIX FOR ALL LEVELS.
 1 PART PC42.5(OPC), $\frac{1}{4}$ PART LIME, 3 PARTS SAND (TYPE S TO BS 1200)
 USE DESIGNATED (I) BELOW LOW LEVEL IF GROUND IS WET.
 1 PART PC42.5(OPC), $\frac{1}{2}$ PART LIME, 4 $\frac{1}{2}$ PARTS SAND (TYPE S TO BS 1200)

MOVEMENT JOINT:

EXPANSION JOINT WIDTH 10 - 12MM.
 MAXIMUM DISTANCE FROM END 3M.

Project		
ST. MARY THE VIRGIN CHURCH. BOUNDARY WALL TO REAR GARDEN OF YEW TREE HOUSE, ELHAM.		
Drawing		
STRUCTURAL DETAIL TO RETAINING WALL		
Client		
ELHAM PARISH COUNCIL		
 EPS Design Ltd, www.epsdesign.co.uk Consulting Civil & Structural Engineers E: contact@epsdesign.co.uk T: 01233 224986		
Scale: 1:10	PRINT DRAWING AT A2	
Drawn: SAL	Checked: MD	Date: JULY 2023
Drawing No:	H335-3	Rev: -



Title: Method Statement		
Created: Chris Ellison (Thu 09 Oct 2025)	Condition:  Good	

Files	Version	Added by	Date
1  ST. Mary The Virgin Church Elham - Method Statement Inc propping	1	Chris Ellison	Thu 09 Oct 2025

Method statement

St. Mary The Virgin Church - Boundary wall to rear of garden of Yew Tree House, Elham.

Site set-up will be established within Heras fencing as best reasonably practicable on two split levels. One level being the church yard and the other being in the meadow of Yew Tree House. All fencing will have debris netting installed.

We will then proceed to:

- Carefully remove the specified section of hedge and associated fencing in a workmanlike manner.
- The removed hedge is to be temporarily transplanted into an agreed area within the meadow of Yew Tree House. Temporary planting shall be to a recognised horticultural standard, including appropriate spacing, irrigation, and soil preparation to promote hedge survival and minimise stress
- Store removed fencing securely.
- Upon completion of the necessary works, the hedge and fencing shall be reinstated in their original locations, in their original configuration, to their original condition, in the same workmanlike and horticulturally appropriate manner.
- *We may be able to avoid the above with smaller, more compact plant)*
- ***Temporary works – Propping. Before any demolition of existing works are to commence, we will prop the wall how we deem suitable at the time. The location of the temporary propping will be at either end of the agreed 12m section of wall. This will stay in place until the flintwork is complete and that we are satisfied with the curation and bonding of such – This may be until Spring with the warmer weather. We will use various sizes of construction grade C24 timbers to execute this. Once the propping is then struck this will be potential location of the proposed tumbling buttress’.***

Erect protective fencing around the Medlar tree adjacent to the access route at Church Cottage once hedging and fencing has been removed prior to use of access route.

Track matt and skip to be located in front of Yew Tree House workshop/garage, exact location to be agreed with Mr Foreman at commencement of works. Dismantle and removal of existing shed. Dismantle existing church wall and set materials aside for reuse. Construct new retaining wall and drainage as per the approved Structural Engineers plans.

All spoil from the works is to be disposed of in the churchyard, exact location to be advised prior to the commencements of works. Any areas of the meadow to Yew Tree House damaged during the course of the works to be made good and seeded to encourage natural regeneration.

Length of section of wall: The length of wall to be replaced is: 12m.

Handling of uncovered remains – As per the request of the Diocese 1.

That the Parish Council are to advise the DAC Archaeological Consultant, Incumbent and DAC Secretary of any human remains disturbed during the works and to action as follows – ‘Discovered Remains shall be immediately covered from public view and must be treated decently and with reverence at all times, and notified immediately to the Incumbent they shall be labelled and preserved as an entity in locked premises until they are reburied in the churchyard at the direction of the Incumbent, in a place as close as is practicable to the location in which they were uncovered.’ all in line with The Burial Act 1857. 2. That the Parish Council are to immediately inform the DAC Archaeological Adviser and DAC Secretary if any item of archaeological interest is found. It was agreed with Rev'd Bates that the remains will be stored in the Church building until the works are completed, the remains will then be reburied as close as possible to their original burial site. Soil Management:

- As much consecrated soil as possible will be used as backfill once the wall has been built.
- A tonne bag of soil will be retained for the reburial of any remains in the churchyard, in the area adjacent to the section of the wall. Any remaining soil, after the above measures, will be scattered, raked in, and prepared as a seedbed before being sown with grass seed as lawn to the area adjacent to the wildflower garden, as shown today.

Construction Phase:

- Light site clearance of existing shed and other potential materials.
- Construct 2nr tumbling buttress, to contain and prevent any further failure beyond the agreed 12m.
- Dismantle existing flint and set aside to be cleaned ready for re-use.
- Dig and pour concrete foundation as per Structural Engineers design. We will use a 1.5t Excavator and a 1t Dumper to transport material. The foundations will be poured via a ground lay pump. Times and dates will be consulted with immediate residents.
- Stock pile and spread soil in designated location.
- Construct H-Block retaining wall as per Structural Engineers design. Filling H-blocks with 10mm concrete
- Waterproof system (Black-Jack) applied to the rear face of wall.
- Land drain installed, wrapped in geotextile membrane and back filled with granular material (Track Ballast), as per design.
- Rebuild flint wall as per design. Excess mortar from the laying of the flint will be struck off and then brushed, as it would have been at the time of construction. No trowels will be used to promote an incorrect, smooth finish.
- Scaffold to be erect once up to desired working height. Scaffold to conform to TG20 standards.
- Flintwork capped off with 330mm Brick-on-Edge.
- Leave site clean, tidy and reinstated as per the above.

The below images are of the existing church wall. We will aim to replicate this random design and detail.



Incorrect pointing of flint (trowel).



Correct finish of mortar (brushed).

Heritage Statement – church wall, St Marys The Virgin Church, Elham The external flint and mortar wall dates from the 18th - 19th century and shows numerous instances of rebuilding, often using an inappropriate cement and mortar mix. The last of these repairs to the relevant section now needing works was completed in the 1940s. Rebuilding now will entail the use of correct bonding and the utilisation of original flints. Sound structural considerations will be observed.

A working relationship with the client and neighbouring properties will be maintained, always.

I have read and fully understood the contents within this method statement:

[illegible]

Visitors:

[illegible]