

March 2026



Beech House, Urchfont, SN10 4QN

1: Context

Beech House is a late 19th Century brick building located in the heart of the village of Urchfont.

The property is grade 2 listed and located within the Urchfont conservation area.

This application only relates to the existing brick boundary wall to the North East roadside elevation.

2: Listed Description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1035874

Date first listed: 25-Mar-1988

List Entry Name: Beechcroft

Statutory Address 1: BEEHCROFT, HIGH STREET

URCHFONT HIGH STREET SU 0457 (west side) 11/230 Beechcroft II House. Late C19. Brick, rendered on end, slate roof. Two storeys, 3 bays. Central 6-panelled door with fine wrought iron porch on fluted columns, perforated fascia with scrolled brackets, and arrowhead and loop crestings. Four panelled sash windows and gable stacks. Rear wing and lean-to on right.

Listing NGR: SU0404757142

3: Planning History

- 1996 - K/33052/L - Internal alterations and replacement windows to side and rear elevations.
- 1996 - K/33168/L - Internal alterations to kitchen area and replacement windows on rear elevation.
- 2007 - K/56403/F - Erection of conservatory
- 2007 - K/56199/LBC - Retrospective application for three replacement windows, insertion of french doors in place of window, removal of a section of wall in breakfast room, new internal door, new internal window.
- 2007 - K/56402/LBC - Erection of conservatory.
- 2010 - E/10/0367/FUL - Erection of two storey side extension.
- 2010 - E/10/0368/LBC - Demolition of existing extension; erection of two storey side extension.
- 2016 - 16/05253/LBC - Internal and external alterations; part demolition to enable the erection of new and replacement extension; associated repairs to main house.
- 2016 - 16/04537/FUL - Extension and alterations following demolition of existing single storey side extension.
- 2018 - 18/01348/LBC – Internal alterations and modifications. Guest accommodation extension to barn.
- 2018 - 18/01206/FUL - Internal alterations and modifications. Guest accommodation extension to barn.
- 2018 - 18/08261/LBC - Partial demolition and reconstruction of existing outbuilding.
- 2018 - 18/07934/FUL - Partial demolition and reconstruction of existing outbuilding.
- 2019 - 19/01129/FUL - Demolition and reconstruction of existing outbuilding (Amendment to 18/07934/FUL)
- 2019 - 19/01163/LBC - Demolition and reconstruction of existing outbuilding (Amendment to 18/08261/LBC)

4: Current Condition

The existing brick wall along the front boundary is a Flemish Bond double width brick wall with a stone coping and provides limited retaining to the garden level and hedgerow to Beech House.

The wall has bowed and leaning towards the roadside close to the driveway entrance and is now at an angle that needs attention.

5: Proposed works

The existing established hedgerow is a key feature of the front elevation of Beech House and the local conservation area therefore any extensive rebuilding is prohibitive.

The existing wall as shown, will be carefully taken down to ensure as many bricks are reclaimed as possible. Excess lime will be carefully removed whilst protecting the front face to maintain the aged patina.

The wall will be taken down to path level and any excess spoil and roots removed to provide a working space behind. The wall will be rebuilt using traditional lime mortar and the reclaimed bricks. Further reclaimed bricks to match will be sourced if required and used on the back face. Any recess behind the rebuilt wall is to be backfilled with pea shingle.

6: Impact and Scale of the proposals.

The wall will be rebuilt to match the existing using traditional methods and the existing reclaimed bricks, therefore the impact on the local area and visual amenity of Beech House will be minimal.

Existing photos.

