



Design, Access and Heritage Statement

Listed Building Consent - December 2025



Tisbury Hub, Place Farm Courtyard, Court Street, Tisbury, Salisbury, Wiltshire. SP3 6LW

1.0 Background

The small granary is a timber framed building currently unused and in a poor condition.

This proposal is to remove the coverings of the roof and walls to enable a greater assessment of the condition of the timber structure in preparation for providing the necessary repairs.

2.0 Heritage Significance

2.1 Listings

The small granary has the following listing:

AMESBURY COUNTESS ROAD SU 14 SE (west side)

6/36 Small Granary to north of large barn at Countess Farm (formerly listed 31.12.74 as Outbuildings to Avon School)

GV II Granary. Later C18. Timber framed and weatherboarded on 4 x 3 staddles, others added. Tiled roof. Boarded door over raised platform on west face. Vents in gables. Roof half hipped. Interior: Ground floor divided by two chamfered cross beams with check and scoop stops. Three bins in north bay. Upper floor has central truss with queen struts to single purlin and wind braces. Ceiling underdrawn in plaster. Grain bins. One of an important group of later C18 farm buildings at Countess Farm (q.v.).

Listing NGR: SU1530642171

The proposed changes lie within the Stonehenge and Avebury World Heritage Site. The criteria for the international importance are:

Criterion (i): The monuments of the Stonehenge, Avebury, and Associated Sites World Heritage Site demonstrate outstanding creative and technological achievements in prehistoric times.

Criterion (ii): The World Heritage Site provides an outstanding illustration of the evolution of monument construction and of the continual use and shaping of the landscape over more than 2000 years, from the early Neolithic to the Bronze Age.

The monuments and landscape have had an unwavering influence on architects, artists, historians, and archaeologists, and still retain a huge potential for future research.

Criterion (iii): The complexes of monuments at Stonehenge and Avebury provide an exceptional insight into the funerary and ceremonial practices in Britain in the Neolithic and Bronze Age. Together with their settings and associated sites, they form landscapes without parallel.

2.2 Historical Records

The Countess Farmhouse and surrounding barns are shown on the 1901 Ordnance Survey maps, with these being the principal buildings in the area at this time:



Figure 1 - Extract of 1901 Ordnance Survey map

The slightly earlier 1879 map showing more detail:



Figure 2 - Extract of 1879 Ordnance Survey map

In both these cases, the small granary is positioned outside of the main farmyard area and seems likely it is an ancillary store.

The following summary of the granary is taken from the National Trust Vernacular Building Survey carried out in 2000:

The granary is one of the late 18thC farm buildings on this site. The roof structure is of the same form as the small barn dated 1772 (building 1).

The 5 bay granary was built with two storeys, both divided into bins for the storage of grain. The building is raised on staddle stones, an arrangement which aided ventilation in the building, and lessened infiltration by rats, and mice.

The weatherboarded structure was originally lined internally by horizontal flush boarding as were the grain bins. Some of the boarding remains, although most to the walls of the structure has been replaced by metal sheeting. There were openings towards the top of the transverse walls; 1 to the N elevation, and 2 to the south. There is a blocked window opening at ground floor level of the W wall, probably not an original opening.

Originally grain bins were positioned against the N and S walls of each floor, with a central corridor giving access, and storage space. The central area on the first floor retains large wooden brackets on which equipment was once stored. The grain partitions remain on the first floor and to the N side at ground floor level. A small wooden shutter in the E wall indicates the original means of external ground floor openings.

The condition at this time is described as poor.



Figure 3 - East elevation from National Trust Vernacular Building Survey 2000

The survey describes the weatherboarding as “much repaired”. On this photograph of the south elevation, the timber looks quite regular, and likely to be modern replacements:



Figure 4 - South Elevation timber boarding from Vernacular Building Survey 2000

2.3 Condition Assessment

The small granary is in a poor condition. The roof tiles are coming loose, with verge tiles missing and other tiles slipping.



Figure 5 - Small granary

The main beam of the first floor has failed and is no longer supported:



Figure 6 - Failed beam in small granary

This means that it is not safe to enter the building so further assessment of the structure is not possible.



Figure 7 - Failed timber base structure

There is also failure visible to the base structure, with a failed beam no longer sitting on the saddle stone.

3.0 Justification

3.1 Design and Materials

Due to the poor condition of the small granary, it is considered that removing the failed roof coverings and assessing the condition from above would be more effective than trying to support the building to allow further assessment.

The approach given in the supplied method statement allows for maximum re-use of the existing materials.

Scaffolding will be erected around the building, providing temporary support if necessary. The roof coverings will then be removed and stored in the neighbouring barns for re-use.

At this stage it will be possible to carry out further assessment from above. If the structure allows, it would be expected that the cladding timbers are removed starting at the top, to allow continued timber assessment. If necessary, further dismantling of the structure may be necessary to allow safe access.

3.2 Access

Access to the building will remain unchanged. There is no public access.

4. Conclusion

The proposed repairs will allow for further investigation and repair of the building. We therefore request that you approve this application.