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## HERITAGE STATEMENT

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In respect of

**Proposed Photovoltaic Panels at the Merchant Taylors'  
Preparatory School Sports Hall, Northwood**

On behalf of

**Merchant Taylors' School**

**AHC REF: PM/10274**

**March 2024**

[www.assetheritage.co.uk](http://www.assetheritage.co.uk)

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Asset Heritage Consulting Ltd. Registration No: 07502061

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## 1.0 INTRODUCTION AND SCOPE OF REPORT

- 1.1 The purpose of this report, which has been prepared and written by Patrick Christopher Maguire, IHBC, Associate Director of Asset Heritage Consulting Ltd., on behalf of Merchant Taylors' School, and which should be read in conjunction with the drawings and documentation prepared by Solve Planning and Powercor, is two-fold.
- 1.2 The first is to provide an assessment of the application site's significance, principally as relates to the setting of the listed buildings of the Merchant Taylors' Preparatory School and the setting of the Manor of the More scheduled monument (see statutory list entries at **Appendix 1**).
- 1.3 The second is to provide the proposals for the installation of photovoltaic ('PV') panels on the sports hall and home changing room with a cogent and sustainable justification in built heritage terms.
- 1.4 The value of this two-stage approach (of assessing significance first and allowing this to inform an applicant's proposals) is that it complies with the requirements of paragraph 200 of the National Planning Policy Framework (NPPF).
- 1.5 This rightly places the onus on those planning changes to historic assets to include a clear description of the significance of the assets affected, albeit that the requirement in the NPPF is only such that, *'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*.
- 1.6 Indeed, the need to understand and evaluate 'significance' before moving on to assess the impact of potential change on that 'significance' has for some time been regarded as good conservation practice in the design and application process (see, for instance, English Heritage's 'Conservation Principles', 2008) and, following the introduction of the short-lived PPS5 in 2010 and then the first iteration of the NPPF in 2012, is now effectively a standard requirement for most applications affecting designated heritage assets.

- 1.7 Importantly, this approach also demonstrates to the Council that the relationship between the site and the nearby heritage assets, has been fully analysed and understood as an integral part of the formulation of these application proposals.
- 1.8 It will be clear from the discussion in the main body of this report that I am of the view that the application scheme would not result in any harm to any of the nearby heritage assets through the effect on their settings.
- 1.9 As such, the proposals are compliant with both local and national policy on the conservation and enhancement of the historic built environment, including the guidance set out in the NPPF and its accompanying PPG, and, most importantly of all in heritage planning terms, pass the statutory test set by Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

## 2.0 DESCRIPTION AND ASSESSMENT OF HERITAGE SIGNIFICANCE

- 2.1 The application site is located within the site of the Merchant Taylors' Preparatory School. The school site is located to the north of the Moor Park Estate, which was constructed as a housing estate on the former grounds of Moor Park Mansion from 1922-1958 (and now forms the Moor Park Conservation Area), and to the south-east of Rickmansworth town centre.
- 2.2 Just to the west of the application site, covering much of the school playing field and the woodland running up to the stream to the north-west is the Manor of the More scheduled monument. This is the site of the one of the greatest late medieval manor houses in England. It had antecedents in a moated site of the 13<sup>th</sup> century, which was rebuilt in the mid-14<sup>th</sup> century and then again as elaborate fortified house after 1426 when Henry Beaufort, Bishop of Winchester, Thomas, Bishop of Durham, William Flete and others, obtained a charter licensing them to '*enclose, crenellate, enturret and embattle with stones, lime and brik, their manor of More in Rykmersworth*' (see statutory list entry at **Appendix 1**).
- 2.3 The substantial house passed through several hands in the late 14<sup>th</sup> and early 15<sup>th</sup> centuries but was acquired by Cardinal Wolsey in 1522 who further embellished the elaborate building, adding new ranges and courtyards. The Treaty of the More, introducing a period of peace with France, was signed at the manor in 1525 and Henry VIII visited several times and used it as an occasional residence in the 1530s, having granted it to the Abbot of St Albans in 1531, following Wolsey's fall from favour. The manor saw a period of decline in the second half of the 16<sup>th</sup> century and the buildings were recorded as being in ruins by 1598. The third Earl of Bedford, who acquired the lease in 1576, built a new manor at More Park Mansion in 1617, on what had been part of the More's deer park.
- 2.4 The late medieval buildings were still traceable in the form of earthworks into the 20<sup>th</sup> century and the remains were excavated between 1952 and 1955 (alongside more recent evaluation trenching carried out in May 2012 by Wessex Archaeology as part of a 'Time Team' episode, broadcast as series 20 episode 10 in March 2013 - <https://www.wessexarch.co.uk/our-work/time-team-series-20-wolseys-lost-palace-manor-more-northwood>, accessed 26<sup>th</sup> May 2024). While they still remain well

preserved below ground, by 1957 the remains had been obscured by imported soil and landscaping works, meaning that even the principal features are now almost imperceptible above ground, appearing as only minimal undulations in the playing field (**plate 1**).

- 2.5 By the 17<sup>th</sup> century, the lands around the former Manor of the More were in agricultural use. More Farm, which now forms the core of the prep school site, comprises a group of farmstead buildings of the 17<sup>th</sup>, 18<sup>th</sup>, and early 19<sup>th</sup> century.
- 2.6 The farmstead had the simple, courtyard form indicated by the surviving listed buildings (see list entries at **Appendix 1**). The courtyard farmstead was enclosed by a late 17<sup>th</sup>- or early 18<sup>th</sup>-century threshing barn on its western side (**plate 2**), an 18<sup>th</sup>-century barn on its eastern side (**plate 3**; an aisle was added on the western side of this in the 1980s), and a low stock shed of the 18<sup>th</sup> century on its northern side (**plate 4**). Outside the main yard, to the south-west, is a calf house of the late 17<sup>th</sup>/ early 18<sup>th</sup> century (**plate 5**), while the southern side of the yard is enclosed by the early 19<sup>th</sup>-century farmhouse (**plates 6 & 7**).
- 2.7 In the last quarter of the 19<sup>th</sup> century, the fields immediately to the east of the farmstead were truncated by the creation of the Metropolitan & Great Central Joint Railway. This included tunnels through the railway banking allowing cattle from the farm to be driven through to pasture (**plate 8**).
- 2.8 The first half of the 20<sup>th</sup> century saw two major changes in the immediate vicinity. On the western side of the railway line, the Moor Park Estate was laid out to the south of the farmstead from the 1920s onwards. The northernmost part of the estate, Sandy Lodge Road, ran just to the south of the farmstead, with the gardens of houses on the northern side of the road backing onto the farmstead. To the east of the railway line, the Merchant Taylors' School site was laid out following the purchase of the site in 1929. This involved substantial playing fields to the east of the railway line and, at the eastern end of these, a group of Neo-Georgian school buildings designed by W.G. Newton.
- 2.9 Northwood Prep School was founded by Francis Terry in 1910 and, following a period of growth, acquired More (or 'Moor') Farm in 1982. Following the acquisition of the

site, the former farmstead buildings were extended, altered, and converted to make them suitable for educational use. As will be clear from examination of the listed former agricultural buildings on the site, this work appears to have included retaining the historic timber frames but replacing the majority of the brick plinths, boarding, and roof coverings alongside other changes such as subdivision.

- 2.10 The courtyard arrangement was retained, with the former farmstead yard converted to use as a playground. The farmhouse was converted to use as a headmaster's house. New school buildings were located away from the original yard, with the area to the north of the farmstead yard now the site of a myriad group of modern school buildings (**plates 9-13**). Effort has been taken with the later buildings on the site to maintain a consistent palette of timber weather-boarding and brick, alongside simple gabled and hipped roof forms. Roofs are generally plain clay tiles, with the principal exception being the sports hall at the northern end of the site, which is clad in slates.
- 2.11 The sports hall, which is the subject of these application proposals, is a simple weather-boarded shed, with two lower, attached sheds on its eastern side (home and away changing rooms alongside an equipment store). The ranges have a simple gabled form, with roofs clad in slate (**plates 14-17**). The ranges are sunk into the ground and enclosed to the west by an AstroTurf pitch (set between the sports hall and the main playing fields) and to the north and east by the planted banking running up to the railway line. The sports hall is well separated from the listed farmstead buildings to the south by distance and intervening late 20<sup>th</sup>-century school buildings (**plates 18 & 19**).

#### Assessment of heritage significance

- 2.12 The application site is a school sports hall erected in the late 1990s. It is clearly of no intrinsic interest in built heritage terms.
- 2.13 In line with the guidance set out in Historic England's 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3' (Second edition, December 2017) ('GPA3'), I have assessed the site and surrounding area through a site visit and investigation of HER and National Heritage List entries.



- 2.14 Following this initial investigation, I have considered which heritage assets in the vicinity have the potential to be affected (through the impact on their settings) by development on the application site.
- 2.15 While the group of listed former farmstead buildings at the Preparatory School are well separated from the sports hall by distance and intervening modern school buildings, I have given consideration to their settings below. Similarly, I have given consideration to the setting of the Manor of the More scheduled monument. The northern boundary of the Moor Park Conservation Area is located to the south of the school and is very well separated from the application site but I have also give consideration to this below.
- 2.16 While carrying out my site inspection, I did visit the main Merchant Taylors' School site to the east and consider views from this and its listed buildings towards the application site; however, these are so well separated from the site by distance and intervening planting that there is clearly no potential for development of the sort planned to have any impact on their significance as part of their setting.

*The listed former farmstead buildings*

- 2.17 The listed former farmstead buildings form a distinct group, which remain clearly legible as a former agricultural yard despite substantial changes. The specific functions of the farmhouse and the western threshing barn remain clearly discernible, while the other listed buildings are legible as former agricultural building although their specific functions (as stock sheds, calf sheds etc) are less immediately obvious from external examination due to their simple forms and modern alterations.
- 2.18 Indeed, the former working buildings have seen a high degree of change reflecting their conversion to educational use in the 1980s, alongside later alterations.
- 2.19 Generally, the former farmstead buildings are of architectural interest as post-medieval and early modern vernacular buildings forming a distinctive group. They have historic interest as a former farmstead, which clearly articulates the historic function of the site and its surroundings.

- 2.20 The setting of the former farmstead has been fundamentally changed by several events: the formation of the adjacent railway line in the 1870s; the formation of the Moor Park Estate to the south in the 1920-50s; and the conversion of the site to educational use in the 1980s (alongside later changes related to that function).
- 2.21 The tight arrangement of farmstead buildings around a single yard remains legible from the yard itself (albeit that this is now a playground) but has changed dramatically on the northern side. Here fields historically ran directly up to the northern elevation of the listed stock shed but now there are a series of interconnected late 20<sup>th</sup>- and early 21<sup>st</sup>-century school buildings.
- 2.22 It is clear that attempts have been made to keep these relatively sympathetic to the listed buildings through their massing and materials palettes but the spatial arrangement of the northern part of the site bears no relationship to the historic farmstead arrangement.
- 2.23 As such, the area to the north of the former farmstead yard makes no contribution to the significance of the listed farmstead buildings as part of their setting.
- 2.24 The sports hall is set still further to the north of those buildings, being well separated from the listed buildings to the south by distance and other intervening modern buildings. The roof of the hall can just be seen from higher ground at the southern end of the playground (**plate 20**) but cannot be seen at all from most areas within the former farmstead yard.
- 2.25 As such, I am not of the view that the sports hall in its current form makes any contribution to the significance of the listed buildings of the Merchant Taylors' Preparatory School as part of their setting.

*The Manor of the More Scheduled Monument*

- 2.26 The Manor of the More Scheduled Monument has little in the way of any above-ground presence and is principally significant for its archaeological interest, as the below-ground remains of the one of the foremost English houses of the late medieval period.

It also possesses historical interest through its association with important historical figures (not least Wolsey and Henry VIII) and events (the sealing of the 1525 Treaty of the More).

- 2.27 The Scheduled Monument is currently experienced as a school playing field, with little indication above ground of its heritage significance. Indeed, it is not a heritage asset that could reasonably be considered to derive a great deal of its significance from its setting.
- 2.28 While the sports hall can be clearly seen when standing within the scheduled area, this element of the experience of the scheduled monument does not make any meaningful contribution to its significance.

#### *The Moor Park Conservation Area*

- 2.29 The Moor Park Conservation Area is located to the south of the Preparatory School. It comprises a residential estate developed from the 1920s until the 1950s, constructed on part of the former estate of Moor Park Mansion. The northern boundary of the conservation area follows the rear garden boundary of the properties on the northern side of Sandy Lodge Road. These garden boundaries follow the southern line of the school site boundaries, running along the southern edge of the playing fields to the west of the school buildings (**plate 21**).
- 2.30 The conservation area is characterised by leafy, open surroundings and the green, open nature of the playing fields contributes to this character as a pleasant element of its setting. The legible character of the school site as a former farmstead also helps to articulate the historical form of the conservation area's surroundings prior to the development of the estate after 1922.
- 2.31 That said, the sports hall is a modern school building situated some distance from the conservation area boundaries, in a sunken position on the far side of the playing fields. In my professional view, it makes no contribution to the significance of the conservation area as part of its setting.

### **3.0 THE APPLICATION PROPOSALS AND THE HERITAGE ISSUES**

- 3.1 Section 2.0 of this report considered the historical development and character of the application site and its surroundings before assessing the contribution that the site makes to the significance of nearby heritage assets as part of their setting.
- 3.2 Having considered these issues, the purpose of this section of the report is to assess the impact in heritage terms of the application proposals. This section of the report corresponds to Step 3 of the methodology set out in GPA3, 'Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it', while incorporating elements of Step 4, 'Explore ways to maximise enhancement and avoid or minimise harm'.
- 3.3 That said, the means of maximising enhancement and avoiding or minimising harm have been thoroughly explored throughout the design process and are reflected in the submitted scheme.

#### The application proposals

- 3.4 The application scheme proposes the addition of PV panels to the eastern roof-slope of the sports hall (78 panels) and the southern roof-slope of the attached home changing room (10 panels).
- 3.5 The proposed panels will be located around the existing blind dormers on the rear roof-slope of the sports hall. The existing slate roof coverings on the affected buildings mean that, while the proposed panels will be clearly visible, they will contrast less with the existing materials than they would against a lighter-coloured roof covering.

#### The heritage issues

- 3.6 The principal heritage issues in this case are the effects of the application scheme on the contribution that their settings make to the significance of nearby heritage assets (see Section 2.0 above).

- 3.7 As set out at Section 2.0 above, the Manor of the More scheduled monument is principally significant for its archaeological interest and it is not a heritage asset that derives a great deal of significance from its setting (the site having been landscaped to form modern school playing fields and having little in the way of any above-ground presence).
- 3.8 The largest area of proposed panels is on the eastern side of the sports hall, which faces away from the playing field and, as such, they will not be seen from many positions on the field. The smaller area of 10 panels on the home changing room will be more widely visible from the field, but such visibility of PV panels on a modern school building will clearly have no impact on what is significant about the Manor of the More scheduled monument through the effect on its setting.
- 3.9 The group of listed building at the southern end of the school site are well separated from the sports hall by distance and intervening modern school buildings. While these listed buildings have clear group value and remain legible as a former farmstead yard, the area of modern school buildings to the north, which falls outside the historic farmstead yard, does not make any meaningful contribution to its setting.
- 3.10 Despite their separation from the group of listed buildings, the sports hall and its attached changing rooms have been consciously designed through their massing and materials to reference modern farm buildings. It is not uncommon or incongruous to find PV panels on modern agricultural buildings and I see no reason why this minor visual change to these buildings, which are set well away from the listed buildings, should have any harmful impact on the limited contribution that their settings make to the listed former farmstead buildings.
- 3.11 Similarly, train passengers will likely briefly see the roof, filtered by intervening planting when travelling along the adjacent line. In such brief views, it will likely continue to be read as a modern agricultural building.
- 3.12 Finally, the Moor Park Conservation Area remains well separated from the application site, its only interface with the application site being in the form of filtered, distance views (likely wholly blocked when trees are in leaf) from the rear gardens and rear elevations of some of the properties on the northern side of Sandy Lodge Road (**plate**

**21).** These do not comprise any of the important views within or out from the conservation area as identified at Map 3 of the Three Rivers District Council's adopted Moor Park Conservation Area Appraisal (2006). The key characteristics of the character and appearance of the conservation area are summarised at page 2 of the Council's adopted Moor Park Conservation Area Management Plan (2007) as follows:

- Houses built in the 1920s/1930s – 1950s and set back in spacious surroundings
- Many beautiful trees set around wide avenues
- Spectacular views along tree lined roads
- Open frontages separating gardens from the estate road verges
- Grass verges and shingle paths
- Attractive roads in differing scales
- Many characteristic original features including chimneys

3.13 There would clearly be no impact on these significant characteristics of the conservation area as a result of this minor change to a building set within its wider setting.

3.14 Taken as a whole, it is therefore my view that these proposals would result in no harm to heritage assets and, as such, there is no reason in heritage terms to withhold consent.

## **4.0 CONCLUSION**

- 4.1 For all the reasons set out in the main body of this report, I am firmly of the view that the application scheme would not result in any harm to the significance of the Manor of the More Scheduled Monument, the listed former farmstead buildings at the Merchant Taylors' Preparatory School, or the Moor Park Conservation Area through the effect on their settings.
- 4.2 As such, the proposals are compliant with both local and national policy on the conservation and enhancement of the historic built environment, including the guidance set out in the NPPF and its accompanying PPG, and, most importantly of all in heritage planning terms, pass the statutory test set by Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

## PLATES



**Plate 1. The sports hall and attached changing rooms seen from the playing field; the area of field in the foreground forms part of the Manor of the More scheduled monument**



**Plate 2. Converted threshing barn (right) on the western side of the former farmstead yard (the northern end of the listed calf shed outside the yard can be seen to the left)**





**Plate 3. Converted barn on the eastern side of the former farmstead yard**



**Plate 4. Converted stock shed on the northern side of the former farmstead yard (the roof of the modern dining hall can be seen above it on the right-hand side of the image)**



**Plate 5. Converted calf house to the south-west of the former farmstead yard**



**Plate 6. The former farmhouse seen from the school car-park to the south-east**



**Plate 7. The former farmhouse seen from the entrance to the playground/former farmstead yard to the east**



**Plate 8. Tunnel through the 1870s' railway banking adjacent to the sports hall, originally intended to provide access between the farmstead and surrounding fields to the east/north-east**



**Plate 9. View of the school buildings from the west; the listed threshing barn is to the right, while the right-hand gable towards the centre of the image relates to the listed stock shed. The two gables to the left of this are late 20<sup>th</sup>-/early 21<sup>st</sup>-century school buildings**



**Plate 10. Modern school buildings to the north of the listed group (the gable to the right of this image relates to the listed stock shed, with the listed threshing barn to the right of this)**



**Plate 11. Modern school buildings to the north of the listed group**



**Plate 12. Modern school buildings to the north of the listed group**



**Plate 13. Modern school buildings to the north of the listed group, with the sports hall and attached changing rooms to the left**



**Plate 14. The sports hall and attached changing rooms**



**Plate 15. Northern elevation of the sports hall**



**Plate 16. The sports hall and changing rooms from the east**



**Plate 17. The changing rooms**



**Plate 18. Modern school buildings located between the sports hall and the group of listed buildings to the south**





**Plate 19. The school buildings from the east; the gable to the left relates to the listed stock shed (encased in later brickwork etc) while everything to the right of this is late 20<sup>th</sup>- and early 21<sup>st</sup>-century construction. The roof of the sports hall can just be seen in a filtered form directly above the garden shed on the right side of the image**



**Plate 20. View northwards from the raised area at the southern end of the former farmstead yard (now a playground); the ridge of the sports hall can just be glimpsed towards the centre of the image above the listed former stock shed**



**Plate 21. View south-eastwards from the playing field; the houses visible in a filtered form through the boundary treeline to the right represent the northern edge of the Moor Park Conservation Area**

## Appendix 1

### Relevant statutory list entries

#### Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1173870

Date first listed:

17-Dec-1979

Date of most recent amendment:

02-Oct-1985

List Entry Name:

MOOR FARM HOUSE AT NORTHWOOD PREPARATORY SCHOOL

Statutory Address 1:

MOOR FARM HOUSE AT NORTHWOOD PREPARATORY SCHOOL, SANDY LODGE LANE

#### The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

#### Location

Statutory Address:

MOOR FARM HOUSE AT NORTHWOOD PREPARATORY SCHOOL, SANDY LODGE LANE

The building or site itself may lie within the boundary of more than one authority.

County:

Hertfordshire

District:

Three Rivers (District Authority)

Parish:

Batchworth

National Grid Reference:

TQ 08296 93897

#### Details

TQ 09 SE RICKMANSWORTH SANDY LODGE ROAD (North side) Moor Park

9/223 Moor Farm House at 17.12.79 Northwood Preparatory School (formerly listed as Moor Farmhouse)

GV II

House. Early C19. Stock brick. Machine tiled hipped roof. Double depth plan. 3 bays. 2 storeys. Central entrance: panelled and glazed door, semi-circular traceried fanlight in arched reveal. Late C19 timber porch. 16 pane glazing bar sashes in reveals, gauged brick flat arched heads. Close eaves. 2 bay returns. French windows and stack to left. Blind first floor to right over ground floor slate roofed link to outbuilding now a garage. Hipped roof with half hip to rear. Altered openings. Right return has entrance with a cambered head. Rear of main house has 16

pane sashes and a blocked entrance. Interior not inspected.

Listing NGR: TQ0829693897

**Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number:

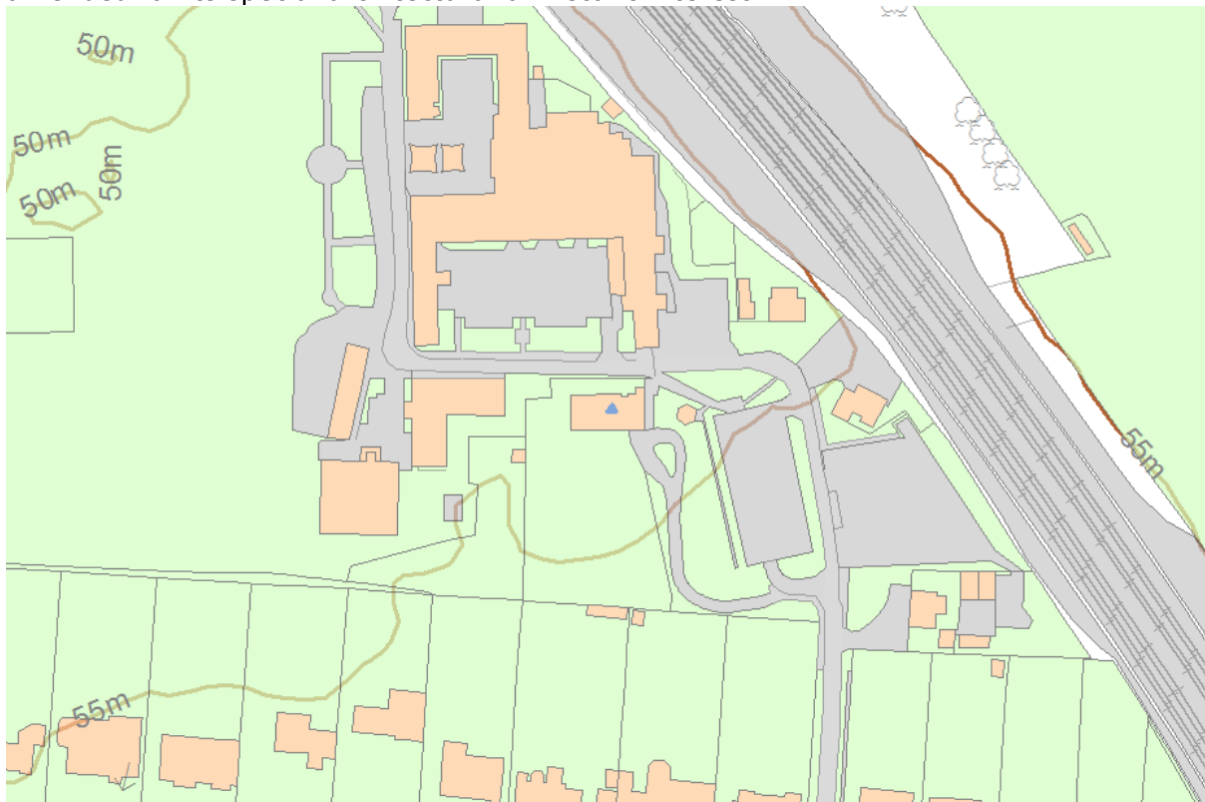
158867

Legacy System:

LBS

**Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**Map**

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 18-Mar-2024 at 15:45:28.

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**End of official list entry**

### **Official list entry**

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1348257

Date first listed:

17-Dec-1979

Date of most recent amendment:

02-Oct-1985

List Entry Name:

BARN ON WEST SIDE OF YARD AT NORTHWOOD PREPARATORY SCHOOL

Statutory Address 1:

BARN ON WEST SIDE OF YARD AT NORTHWOOD PREPARATORY SCHOOL, SANDY LODGE LANE

### **The scope of legal protection for listed buildings**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

### **Location**

Statutory Address:

BARN ON WEST SIDE OF YARD AT NORTHWOOD PREPARATORY SCHOOL, SANDY LODGE LANE

The building or site itself may lie within the boundary of more than one authority.

County:

Hertfordshire

District:

Three Rivers (District Authority)

Parish:

Batchworth

National Grid Reference:

TQ 08249 93926

### **Details**

TQ 09 SE RICKMANSWORTH SANDY LODGE ROAD (North side) Moor Park

9/224 Barn on W side of yard 17.12.79 at Northwood Preparatory School (formerly listed as Barn on W side of farmyard at Moor Farm)

GV II

Barn, now school offices and storage. C17, altered c.1980. Timber frame. Brick base. Weatherboarded. Tiled roof. 5 bays with central gabled midstrey, roof hipped to N. 2 bay 2 storey former granary to S. Vertical fixed windows and rooflights inserted c.1980. Interior: offices at S end, conversion retains frame and walling. Straight braces to tie beams, angled queen struts clasping purlins, inserted collars, curved braces in granary.

Listing NGR: TQ0824993926

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number:

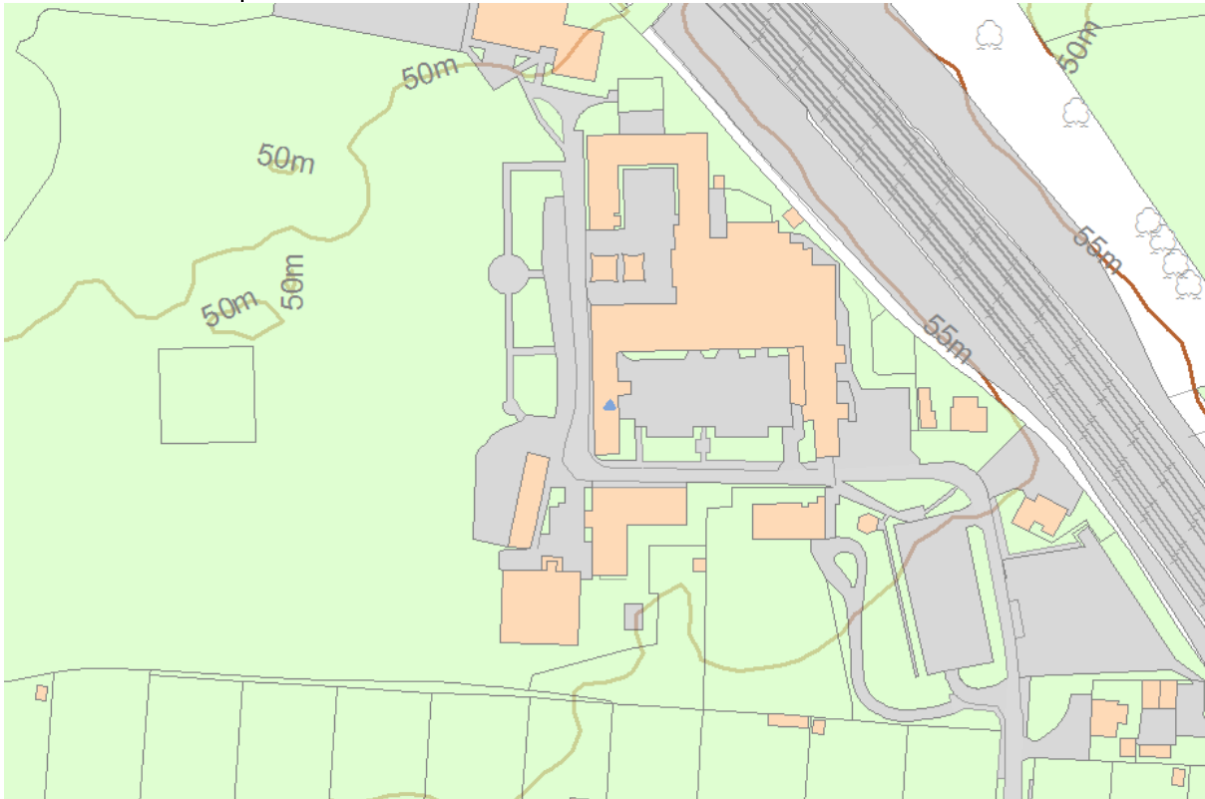
158868

Legacy System:

LBS

**Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**Map**

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 18-Mar-2024 at 15:45:41.

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**End of official list entry**

### **Official list entry**

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1296021

Date first listed:

17-Dec-1979

Date of most recent amendment:

02-Oct-1985

List Entry Name:

RANGE ON NORTHSIDE OF YARD AT NORTHWOOD PREPARATORY SCHOOL

Statutory Address 1:

RANGE ON NORTHSIDE OF YARD AT NORTHWOOD PREPARATORY SCHOOL, SANDY LODGE LANE

### **The scope of legal protection for listed buildings**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

### **Location**

Statutory Address:

RANGE ON NORTHSIDE OF YARD AT NORTHWOOD PREPARATORY SCHOOL, SANDY LODGE LANE

The building or site itself may lie within the boundary of more than one authority.

County:

Hertfordshire

District:

Three Rivers (District Authority)

Parish:

Batchworth

National Grid Reference:

TQ 08282 93948

### **Details**

TQ 09 SE RICKMANSWORTH SANDY LODGE ROAD (North side) Moor Park

9/225 Range on N side of yard 17.12.79 at Northwood Preparatory School (formerly listed as Stock Shed on N side of farmyard at Moor Farm)

GV II

Former stock shed now classrooms to school linking barns (q.q.v.). Probably C18, altered c.1980. Timber frame, brick base. Weatherboarded. Tiled roof. 17 bays. Formerly open to yard. Brick below weatherboarding to gable end walls. Square windows inserted c.1980. Interior: wide span queen strut roof trusses, clasped purlins, curved braces to tie beams. Extended c.1980 with parallel brick range to rear.

Listing NGR: TQ0828293948

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number:

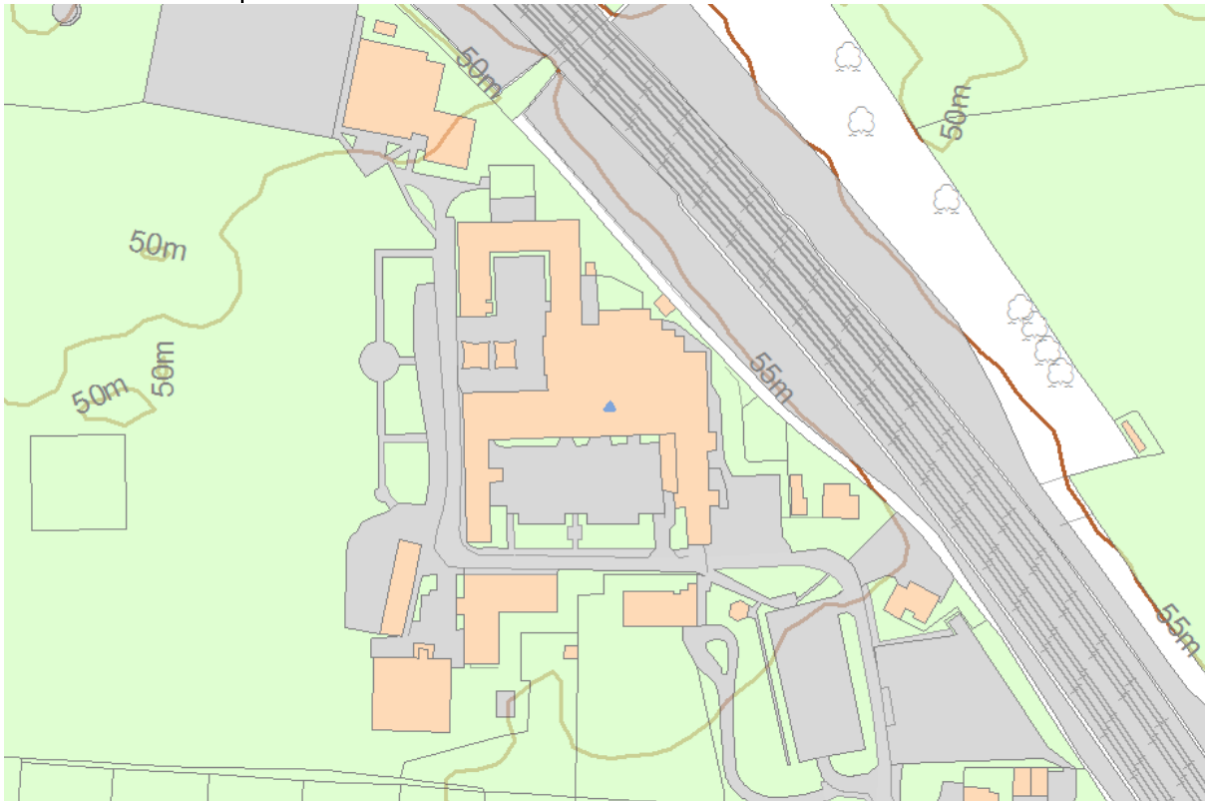
158869

Legacy System:

LBS

**Legal**

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**Map**

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**End of official list entry**



### **Official list entry**

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1348258

Date first listed:

17-Dec-1979

Date of most recent amendment:

02-Oct-1985

List Entry Name:

BARN ON EAST SIDE OF YARD AT NORTHWOOD PREPARATORY SCHOOL

Statutory Address 1:

BARN ON EAST SIDE OF YARD AT NORTHWOOD PREPARATORY SCHOOL, SANDY LODGE LANE

### **The scope of legal protection for listed buildings**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

### **Location**

Statutory Address:

BARN ON EAST SIDE OF YARD AT NORTHWOOD PREPARATORY SCHOOL, SANDY LODGE LANE

The building or site itself may lie within the boundary of more than one authority.

County:

Hertfordshire

District:

Three Rivers (District Authority)

Parish:

Batchworth

National Grid Reference:

TQ 08305 93930

### **Details**

TQ 09 SE RICKMANSWORTH SANDY LODGE ROAD (North side) Moor Park

9/226 Barn on E side of yard 17.12.79 at Northwood Preparatory School (formerly listed as barn as on E side of farmyard at Moor Farm)

GV II

Barn, now school hall and kitchens. Probably C18, altered c.1980. Timber frame, brick base. Weatherboarded. Tiled roof. 7 bays with 2 storey 2 bay section to N. Central gabled midstreys to E and W. Open lean-to attached to W. Vertical fixed windows and smaller windows to N on W side all inserted c.1980. Catslide roof over lean-to addition to E on N bay. Interior: queen strut roof with clasped purlins, curved braces.

Listing NGR: TQ0830593930

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number:

158870

Legacy System:  
LBS

**Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**Map**

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**End of official list entry**

### **Official list entry**

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1173888

Date first listed:

17-Dec-1979

Date of most recent amendment:

02-Oct-1985

List Entry Name:

CALF HOUSE ABOUT 60 METRES WEST OF MOOR FARM HOUSE

Statutory Address 1:

CALF HOUSE ABOUT 60 METRES WEST OF MOOR FARM HOUSE, SANDY LODGE LANE

### **The scope of legal protection for listed buildings**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

### **Location**

Statutory Address:

CALF HOUSE ABOUT 60 METRES WEST OF MOOR FARM HOUSE, SANDY LODGE LANE

The building or site itself may lie within the boundary of more than one authority.

County:

Hertfordshire

District:

Three Rivers (District Authority)

Parish:

Batchworth

National Grid Reference:

TQ 08228 93901

### **Details**

TQ 09 SE RICKMANSWORTH SANDY LODGE ROAD (North side) Moor Park

9/227 Calf House about 60m 17.12.79 W of Moor Farm House (formerly listed as Calf House about 50m west Of Moor Farmhouse)

GV II

Cart shed converted to calf house. C17/C18 altered. Timber frame. Rendered brick base. Weatherboarded. Hipped tiled roof. 8 bays. Originally open to yard, filled in with small hinged doors and windows. Interior: some curved braces to tie beams. Renewed queen struts to collars clasping purlins. Curved braces in walling. Included for group value.

Listing NGR: TQ0822893901

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number:

158871

Legacy System:

LBS

**Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**Map**

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**End of official list entry**

### **Official list entry**

Heritage Category:  
Scheduled Monument

List Entry Number:  
1015595

Date first listed:  
10-Jul-1997

### **Location**

The building or site itself may lie within the boundary of more than one authority.

County:

Hertfordshire

District:

Three Rivers (District Authority)

Parish:

Batchworth

National Grid Reference:

TQ 08077 93987

### **Reasons for Designation**

Medieval great houses were the residences of high-status non-Royal households. They had domestic rather than military functions and show little or no sign of fortification, even of a purely cosmetic nature. Great houses share several of the characteristics of royal palaces, and in particular shared similar characteristics of size, sophistication, and decoration of the architecture. Great houses usually consist of a group of buildings, including a great hall, service rooms, one or more kitchens, several suites of chambers for the owners, the household and its guests, and a gatehouse. Other ancillary buildings are known to have been present but very rarely survive. Earlier examples typically comprised a collection of separate buildings, but through the 14th and 15th century there was increasing integration of the buildings into a few larger buildings. By the later medieval period, such complexes were commonly laid out around one or more formal courtyards; in the 16th century this would occasionally be contrived so that the elevations were symmetrical. Many great houses are still notable for the high quality of their architecture and for the opulence of their furnishings. Several examples contain substantially intact buildings, others consist of ruins or complexes of earthworks. Great houses are found throughout England, although there is a concentration in the south and Midlands. Further north, great houses were more heavily fortified, reflecting more unsettled political and social conditions, but their domestic purpose and status were still predominant. Fewer than 250 examples of great houses have been identified. As a rare monument class which provide an important insight into the lives of medieval aristocratic or gentry households, all examples will be nationally important.

The Manor of the More ranked amongst the most impressive of the later medieval great houses of noblemen and high churchmen, comparable in its prime with Hampton Court and other royal palaces such as Richmond. Although now buried beneath layers of imported soil, the archaeological remains survive well. The part excavations between 1952 and 1955 have demonstrated the wealth of structural evidence on the island of the inner courtyard, and reports of the appearance of the earthworks in the southern courtyard (the Base Court) prior to their burial clearly show that a similar degree of preservation is to be expected. The excavations also found that waterlogged conditions in the deep features allowed the preservation of organic remains from the period of occupation, including elements of timberwork as well as evidence for the diet, and even the clothing of the occupants. The moated gardens to the north and west are also considered to survive well in this buried condition. The ditches will contain further artefactual evidence for the date of construction and duration of use, and the islands are thought to retain evidence for the layout of the gardens which, from a reference in 1530, are likely to have included knot designs. The history of the manor is well documented and its development is thus associated with some of the most influential members of society in the late 15th and 16th centuries, including Archbishop Neville

and Cardinal Wolsey, and later Henry VIII and Catherine of Aragon. During this latter period the manor may technically have become a royal palace, although most of the essential construction work leading to the final appearance of the complex had been started, if not completed, in Wolsey's time. The evidence of earlier occupation on the site is also of considerable significance. The combination of evidence from documentary sources and limited excavation demonstrates a continuity of habitation spanning nearly three centuries and provides detailed information on the evolution of the character of the site throughout this time. Apart from where the remains of earlier structures and other features were destroyed by the construction of the great house, the physical remains of the early phases have been shown to survive remarkably well.

### **Details**

The buried remains of the Manor of the More, a great house of the late medieval period (with antecedents in a moated site dating from the 13th century) lie on the south side of the flood plain of the Colne Valley, some 2km upriver from the centre of Rickmansworth, in an area now used as the sports fields for Northwood Preparatory School which lies immediately to the east. The circuits of moats surrounding the main house, its courtyards and gardens, remained visible as earthworks until 1937, after which it was first partly infilled and then completely overlain by imported soil by 1957. Recent work has shown this overburden to be anything up to 1m in depth, and only slight undulations now mark the position of the principle features. The site (specifically the central island) was partly excavated between 1952 and 1955, demonstrating two main phases of occupation before and after 1426, when a royal license was granted for the construction of a large and elaborate building. Three main periods of construction were identified prior to this date as well as three successive periods of adaptation and aggrandisement, all of which can be linked to documentary sources reflecting the changing use and status of the site. The earliest reference to the site dates from c.1182 when the Manor of More was granted by the Abbot of St Albans to Adam Aignel, whose family retained the property for nearly two centuries. Excavation uncovered no evidence as early as this, although by c.1250-1300 (Period I) a small double island moated site had been constructed, in which the northern island (within the area of the later inner courtyard) served an ancillary purpose with traces of superficial building, and the southern island (largely destroyed by the later moat surrounding the inner courtyard) probably contained the principle dwelling. The intervening arm, separating the two moats, was subsequently filled in around 1300-1350 (Period II) and part overlain by a small rectangular building with dwarf flint walls containing two ovens suggesting use as a kitchen, probably still associated with a main dwelling to the south. The construction work in Period III (c.1350-1429) may coincide with the death of John Aignel in 1364 and the hiatus in the succession which followed until 1366 with his widow's marriage to Andrew Bures. This period saw the development of a new timber house on the northern island, with a main hall separating a kitchen to the west from a solar to the east and several other rooms including an upper storey over the eastern end. This house was swept away after 1426 when Henry Beaufort, Bishop of Winchester, Thomas, Bishop of Durham, William Flete and others, obtained a charter licensing them to 'enclose, crenellate, enturret and embattle with stones, lime and brik, their manor of More in Rykmersworth'. This house, constructed shortly thereafter (period IV), enclosed three sides of a courtyard which overlay the former dwelling and was entered via a gate house and drawbridge on the south side. Only on this side did the courtyard front directly onto the new moat, which measured up to 17m across; elsewhere the building was separated from the ditch by a berm of c.10m. The earlier moats were infilled, and where the new foundations coincided with these features the builders constructed relieving arches founded on piers of chalk rubble. The lower parts of the walls were faced with dressed chalk, above which was a string course of tile and then brick in English bond. Corner turrets have been supposed from traces found during excavation. The manor passed through several hands after 1456, including those of the Abbot of St Albans (the titular lord) and Sir Ralph Boteler, before being sold to George Neville, Archbishop of York, in the 1460s. The Archbishop elaborated on the work of his predecessors during this period up to 1472 (when Neville was arrested for treason and the property sequestered by Edward IV). A vaulted cellar was inserted beneath the east range, additions were made to the plumbing system and doubtless to the

decoration of the apartments (period V). The manor and the goods therein, seized at the time of his arrest were said to value at least 20 million lire. In the years leading to the end of the 15th century the manor passed between the King, the Dean and Canons of St George's, Windsor and the Earl of Oxford. Reverting to the Crown on Oxford's death in 1513, the manor was granted to the Bishop of Durham, and in 1520 the lease was held once again by the Abbot of St Albans. In 1522 Cardinal Wolsey was confirmed in this position, and thus the manor came into his possession and was greatly embellished (period VI). New wings, also in brick, were added to the east and west and a further range constructed on the berm to the north. An outer walled courtyard (the Base Court) was added to the southern side of the moat, with lodgings on three sides, corner towers and a gatehouse. A second rectangular moat, broadly symmetrical to that surrounding the inner courtyard, was created on the north side (now partly overlain by a railway embankment) enclosing a formal garden which was bisected by a timber covered walkway or gallery leading from the main island. Further moated garden areas served by interconnecting leats extended to the south west of the great house, the main rectangular enclosure measuring in total some 130m by 60m with a smaller triangular island abutting the western end. These features, also infilled before 1957, may have been created at this time. The important 'Treaty of the More' introducing a period of peace with France was signed at The More in 1525. The French ambassador Du Bellay visiting The More two years later considered it more splendid than Hampton Court. Henry VIII visited the More on several occasions during Wolsey's tenure and, in 1531, the year after the cardinal's fall from favour, the manor was ceded to the Crown by the next Abbot of St Albans. Work continued on the complex (period VII), perhaps completing projects begun by Wolsey and certainly reversing the effects of neglect in the gardens which were so evident at the time of Catherine of Aragon's sojourn there in the winter of 1531-2. Henry continued to use The More as an occasional residence and frequent meetings of the Privy Council took place there in 1542. Accounts of decoration, embellishment and repair are recorded between 1534 and 1541. During this time the royal apartments in the inner court were divided into a 'King's Side' and 'Queen's Side', connecting in the centre of the north range and containing the usual sequence of public and private chambers, many of which were elaborately decorated with ornate plasterwork and gilt. Other features, probably originating with Wolsey, included galleries and a chapel. After the death of Edward VI in 1553 the manor entered a period of decline, hastened by structural problems no doubt exacerbated by the subsidence of the earlier ditches. A last attempt at remedial work is recorded between 1547 and 1552, and although a detailed survey of the buildings in 1568 reflects their former magnificence, it is clearly a record of decay. The house was leased to the Earl of Bedford in 1576, but by 1598 it was recorded in ruins. The third Earl, built a new house, the forerunner of the present More Park mansion, on the hill to the south west around 1617, within the area of deer park which formerly accompanied The More. The scheduling includes the known extent of the buried remains of the great house complex of 1426 onwards, together with the associated garden areas and the remains of the earlier manor buildings and related features which it replaced. All modern structures and surfaces within this area are excluded from the scheduling, although the ground beneath them is included.

MAP EXTRACT The site of the monument is shown on the attached map extract.

### **Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number:

29381

Legacy System:

RSM

### **Sources**

#### **Books and journals**

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Colvin, H M, The History of the King's Works 1485-1660 , (1982), 164-9

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Braun, H, 'Trans St.Albans Hist, Archaeo & Archit Soc' in The Castle of the More, (1936), 38-41

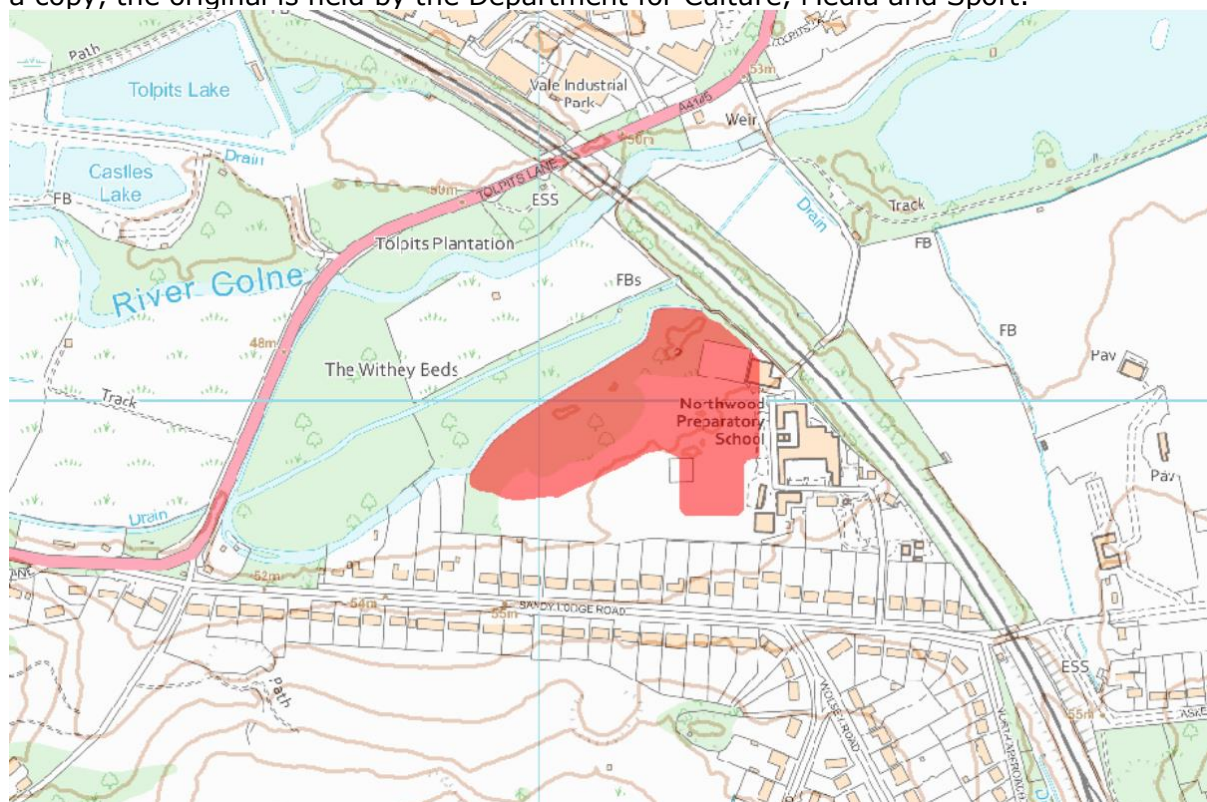
### Other

Letter to CAO. SMR 0829 parish file, Sloper, J C, The Manor of the More, Rickmansworth, (1989)

Title: Source Date: 1887 Author: Publisher: Surveyor: Tithe Map (County Record Office)

### Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.



### Map

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**End of official list entry**