

CFS60 Affinity Water, Rickmansworth Heritage Impact Assessment

**Client:**

Three Rivers District Council

Date:

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Essex County Council



CFS60 Affinity Water Rickmansworth Heritage Impact Assessment

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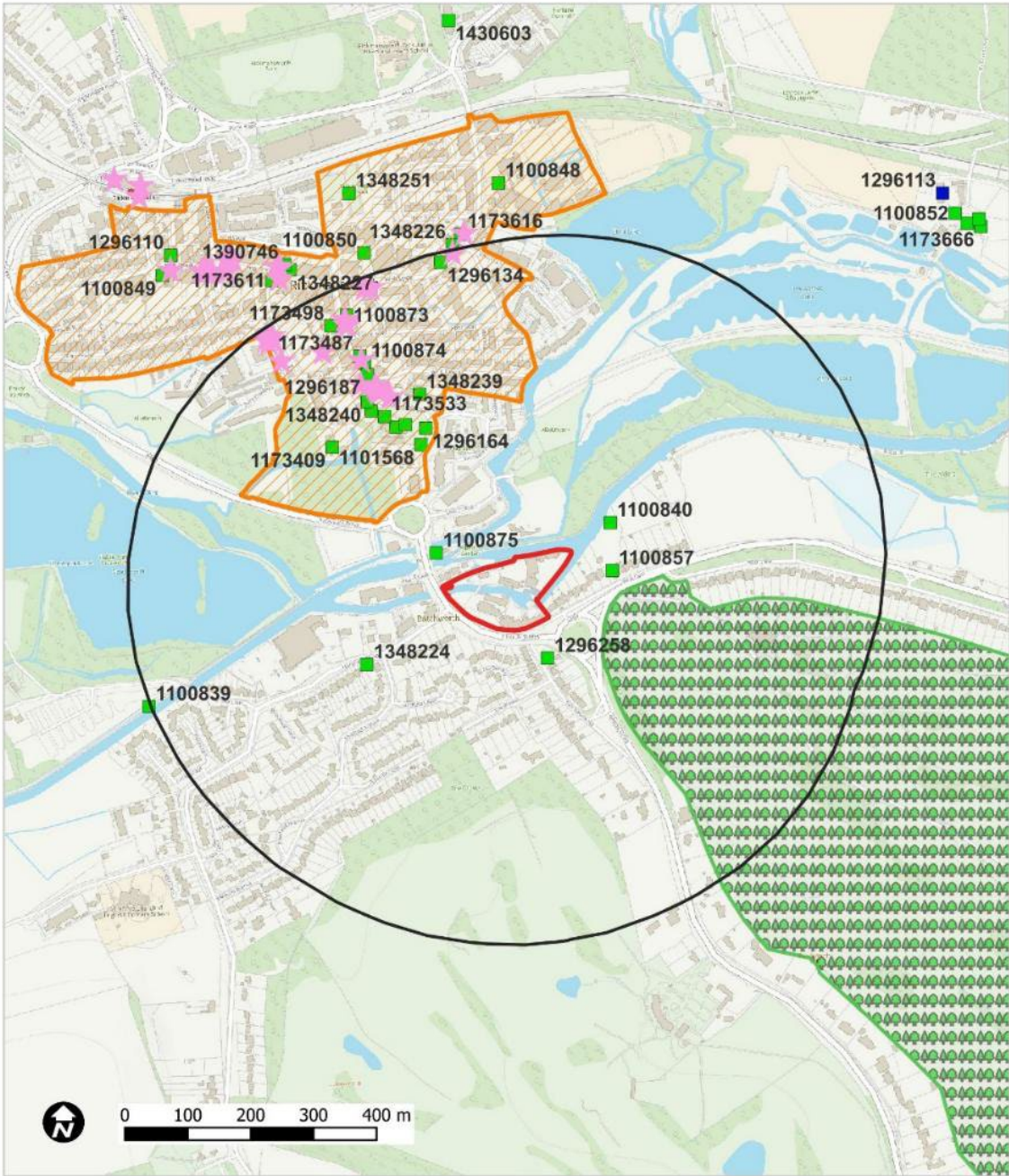
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1. Introduction

- 1.1. This Heritage Impact Assessment has been prepared by Place Services for Three Rivers District Council. This document provides an assessment of heritage impact for the proposed allocation site CFS60 Affinity Water, Rickmansworth ("the Site") as referred to in the draft Local Plan. The location and extent of the Site is shown in **Figure 1**.
- 1.2. This report provides a baseline summary of the significance of identified built heritage assets within its environs, based on documentary research and a site inspection. The aim is to assess the potential impact caused by development on the Site to the significance of the heritage assets.
- 1.3. This report identifies relevant designated and non-designated heritage assets within proximity of the Site. The aim of the report is to identify the heritage assets that may be sensitive to change and have the potential to be impacted by future development on the Site.
- 1.4. As part of a planning application, any future development will require further assessment to fully understand the potential impact to the significance of the identified designated and non-designated heritage assets.
- 1.5. This assessment follows best practice procedures produced by Historic England (see **Appendix A** for details) and the Chartered Institute for Archaeologists¹, and is designed to meet the requirements of heritage planning policy contained in Section 16 of the National Planning Policy Framework (NPPF)².
- 1.6. Planning policy, legislation and guidance relating to the historic environment (see **Appendix A** for detail) sets out the need to consider all elements of the historic environment to inform the planning process and, where appropriate, measures to mitigate adverse impacts from proposed developments.

¹ Chartered Institute for Archaeologists, January 2017. *Standard and guidance for historic environment desk-based assessment*

² Department for Communities and Local Government, 2024. *National Planning Policy Framework*



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Key		Parks and Gardens		CFS60
Allocation Site		Grade II Listed Building		
500m Study Area		Grade II* Listed Building		Three Rivers Heritage Impact Assessment
Heritage Asset		Locally Listed Building		
Conservation Areas				

Figure 1 The Site (CFS60) and the heritage assets within the Study Area

Methodology

- 1.7. This report provides an assessment of the potential impacts on heritage assets arising from the principle of development within the Site.
- 1.8. This assessment has included the following:
- Consultation of local and national planning policy and guidance pertaining to heritage;
 - Identification of any designated or non-designated heritage assets potentially affected by future development, including consulting Historic England's National Heritage List and Three Rivers District Council's List of Locally Important Buildings;
 - Research to obtain information from historic maps, documents and secondary sources relating to identified heritage assets;
 - A walk-over survey of the Site and the surrounding area;
 - Assessment of the heritage significance of the identified heritage assets, including the contribution made by setting to significance;
 - Assessment of the potential impacts, both direct and indirect (due to change within an asset's setting) that development (as known) will have on the significance of the heritage assets; and
 - Production of recommendations or mitigation in line with statutory requirements and best practice guidelines.
- 1.9. The relevant legislation and policy context are set out in **Appendix A** of this report and a Glossary of terms is **Appendix B**. Relevant statutory designation descriptions are reproduced in **Appendix C** of this report.
- 1.10. The Site and Study Area were visited on the 26th January 2026. A photographic record of the visit was made. A number of the resultant images are reproduced in this report.
- 1.11. In order to assess the impact of a proposed development on the significance of a heritage asset, arising from change within its setting, this assessment has followed the stepped approach set out in Historic England's guidance *GPA3: The Setting of Heritage Assets*.³
- 1.12. Section 2 of this report identifies any built heritage assets potentially affected by future development, as well as providing an overview of the historical development of the Site and its surroundings.
- 1.13. An analysis of the existing site conditions, based on the Site inspection, is presented in Section 3.

³ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

- 1.14. Section 4 provides an assessment of the significance of the heritage assets potentially affected by future development. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England⁴, which recommends making assessments under the categories of: Archaeological interest, Architectural and Artistic interest, and Historic interest.
- 1.15. An assessment of the potential impact of a development on the identified heritage assets is presented in Section 5, in line with Historic England's guidance.⁵ Step 3 of the staged approach outlines that assessment should assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
- 1.16. Section 6 concludes with a summary of the results of this assessment and provides recommendations relating to future development.

⁴ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12*.

⁵ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

2. Heritage Baseline

Heritage Assets

2.1. The scoping of this assessment has considered built heritage assets within 500m of the Site. The locations of heritage assets within the 500m Study Area are shown on **Figure 1**. The designation descriptions of listed buildings (scoped into this assessment) are located in **Appendix C**.

2.2. There are no designated heritage assets within the Site.

Listed Buildings

2.3. Nineteen listed buildings are located within the Study Area and these include:

Listed Building	Grade listed	List Entry Number
K6 Telephone Kiosk outside St Mary's Church	II	1101568
Church of St Mary	II	1296164
War Memorial about 40 metres east of Church of St Mary	II	1296164
99 Church Street	II	1100875
29-33 Church Street	II	1296187
The Priory	II	1296195
21 and 25 Harefield Road	II	1348224
53-61 Church Street	II	1348239
Wilson Monument immediately north of chancel of Church of St Mary	II	1348241
7 and 9 Church Street	II	1100873
Obelisk on south bank in garden of Number 17 Moor Lane	II	1100840
17 Moor Lane	II	1100857
1 Batchworth Hill	II	1296258
The Feathers Public House	II	1348240
25 and 27 Church Street	II	1100874
The Bury	II	1173409
The Chequers Restaurant	II	1173487
The Old Vicarage	II	1173498
Pair of Chest Tombs with fluted corner piers about 10 metres north of Church of St Mary	II	1173533

2.4. Because of the distance from the Site, the intervening river and buildings, and the urban nature of the heritage assets and their settings, many of the listed buildings within the Rickmansworth

Conservation Area to the north of the Site are unlikely to be affected by future development. As such they have been scoped out of this assessment.

- 2.5. Other listed buildings within the Study Area have been scoped out because of distance from the Site and intervening development.
- 2.6. Four listed buildings have been scoped into this assessment due to their proximity to the Site:

Listed Building	Grade listed	List Entry Number
99 Church Street	II	1100875
1 Batchworth Hill	II	1296258
17 Moor Lane	II	1100857
Obelisk on south bank in garden of Number 17 Moor Lane	II	1100840

Conservation Areas

- 2.7. The Site is located south of the Rickmansworth Conservation Area. The Conservation Areas is scoped into this assessment.

Registered Parks and Gardens

- 2.8. The Site is located north west of the Grade II* Moor Park Registered Park and Garden (RPG). The RPG is scoped into this assessment

Non-designated Heritage Assets

- 2.9. Three Rivers District Council maintains a List of Locally Important Buildings⁶ that may not meet the criteria to be listed but that still have local architectural or historic importance. Ten locally listed buildings are located within the 500m Study Area on the Rickmansworth List of Locally Important Buildings⁷. These include:

Locally Listed Building	Address
24-26 High Street	High Street, Rickmansworth, Herts, WD3 1ER
87-91 High Street	High Street, Rickmansworth, Herts, WD3 1EF
Beresford Almshouses	Bury Lane, Rickmansworth, Herts, WD3 1DT
The Gables	Bury Lane, Rickmansworth, Herts, WD3 1DT
11-13 Church Street	Church Street, Rickmansworth, Herts, WD3 1DB
The Old Forge	16 Church Street, Rickmansworth, Herts, WD3 1DD
23 Church Street	Church Street, Rickmansworth, Herts, WD3 1JA
Oaklife House	32 Church Street, Rickmansworth, Herts, WD3 1DJ
37-43 Church Street	Church Street, Rickmansworth, Herts, WD3 1DQ
49 Church Street	Church Street, Rickmansworth, Herts, WD3 1JA

⁶ Heritage | Three Rivers District Council

⁷ <https://cdn.threerivers.gov.uk/files/2023/07/3c177550-1b09-11ee-8a1f-f15becf36dc3-Rickmansworth%20Local%20List.pdf>

- 2.10. Due to the distance of the Locally Important Buildings from the Site, the intervening river and buildings, and the urban characteristics of the buildings and their settings, all have been scoped out of this assessment.

Scoping of Designated Heritage Assets

- 2.11. Whilst there are a number of heritage assets within proximity of the Site, it is considered that some can be scoped out of this assessment, due to their distance, lack of visual connection and lack of historical or functional associations with the Site.
- 2.12. Based on the site allocation and site visit, the heritage assets considered relevant to this assessment are listed on the table below. These are considered appropriate for assessment due to their proximity to the Site, inter-visibility between the assets and the Site, and documentary evidence.

Heritage Asset	Designation	List Entry Number
99 Church Street	Grade II listed	1100875
1 Batchworth Hill	Grade II listed	1296258
17 Moor Lane	Grade II listed	1100857
Obelisk on south bank in garden of Number 17 Moor Lane	Grade II listed	1100840
Rickmansworth Conservation Area	Conservation Area	N/A
Moor Park Registered Park and Garden	Grade II*	1000251

- 2.13. The Site has been identified as having potential for allocation within the local authority's draft Local Plan; no specific usage or outline masterplan has been provided for the Site. As such, the scoping is based on the principle of development. The scoping of heritage assets will have to be reconsidered if the proposals exceed the typical development found in the area.

Historical Overview

- 2.14. The information below is derived from desk-based and documentary research. This historic overview is focused to the Site and surrounding heritage assets.

Prehistory and Roman (500000 BCE – 410 AD)

- 2.15. The rich valleys of Rickmansworth have attracted settlers for centuries, and the Romans settled in the River Valleys around this area, with evidence of villas at Moor Park.

Saxon and Medieval (411 AD – 1540 AD)

- 2.16. There has been a settlement at Rickmansworth since at least 796, during the Saxon period.
- 2.17. The village of 'Rickmersworth' is recorded in the Domesday book of 1086. It was during this period that the settlement rose to the status of Market Town. During the reign of King Henry III, Rickmansworth became a town by Royal Charter. There is a record of the church in the early thirteenth century.
- 2.18. To the east was the medieval manor of Batchworth, possibly with earlier origins, and with a possible manorial centre at Hampton Hall; the Hall was located to the east of the Site and was a sixteenth century house which was demolished in the early nineteenth century.⁸
- 2.19. Batchworth was a small 'knight's fee manor' from around 1100.⁹ It was never a parish of its own, remaining part of the parish of Rickmansworth. In 1269 it was granted the right to hold a Charter Fair on the 17th May each year, although it is unlikely that this was very prosperous, due to its proximity to Rickmansworth.¹⁰

Post-medieval and Industrial (1540 AD to 1900 AD)

- 2.20. The proximity of the River Chess, River Gade and River Colne provided an important power supply for the cloth, paper and print industries which grew up around the town and surrounding area. The valley of the River Gade (which flows through Buckinghamshire and Hertfordshire before joining the River Colne at Rickmansworth) became one of the major paper manufacturing areas of England from 1770 onwards. Within the Site boundary is the former site of Batchworth Mill and later waterworks.¹¹
- 2.21. A paper mill had existed in Batchworth since around 1755. In 1772 a new mill at Batchworth was constructed by the brothers John and Joseph Strutt, and was used for cotton thread spinning.¹² In 1778 it became a hair and cotton manufactory.¹³ The mill replaced a much earlier corn mill (there

⁸ Historic Environment Record (HER) MHT834

⁹ A Short Account of Batchworth, 3 Rivers Museum [<https://trmt.org.uk/blog/a-short-account-of-batchworth>]

¹⁰ The Batchworth Fair was abolished in 1907, although funfairs took place for a number of subsequent years.

¹¹ HER MHT7148 and HER MHT5651

¹² A short account of Batchworth [<https://trmt.org.uk/blog/a-short-account-of-batchworth>]

¹³ HER 7148

is a record of the corn mill being leased to a John Wylson in 1563) (**Figure 2**).¹⁴ The 1766 Map of Hertfordshire by Dury and Andrews shows a collection of buildings and 'Bury Mill' in the location of the Site (**Figure 3**).

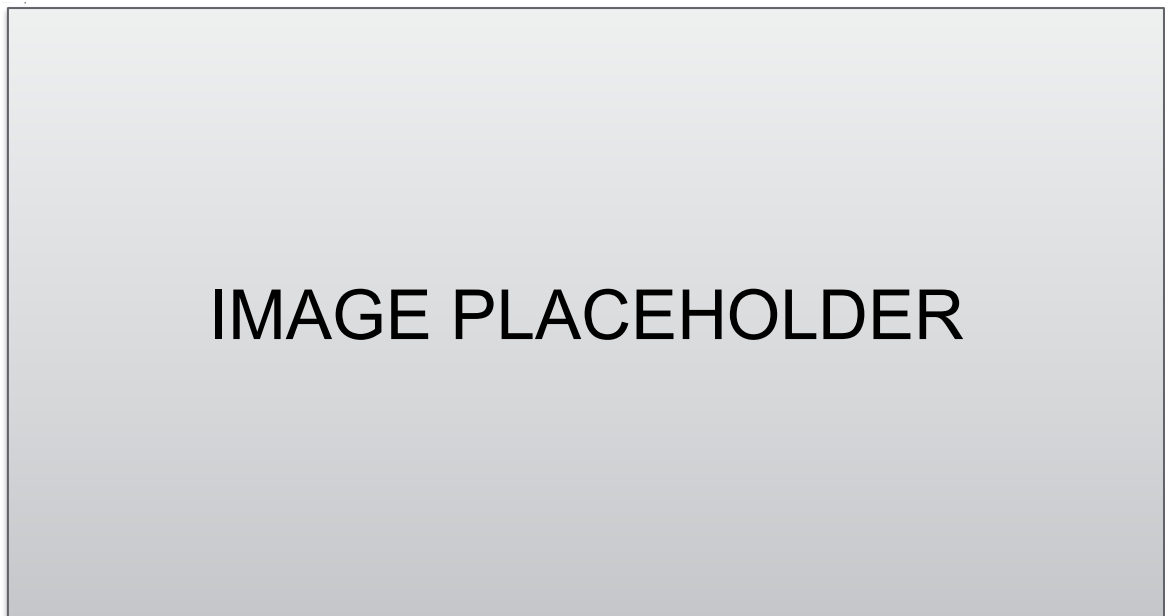


Figure 2 The corn mill at Batchworth (Three Rivers Museum Trust).



Figure 3 Excerpt from the Dury and Andrews 1766 Map of Hertfordshire. The Site is labelled as 'Bury Mill' within 'Batcher' (later Batchworth) to the south of Rickmansworth and north of Moor Park.

¹⁴ Rickmansworth - a chronology [<https://trmt.org.uk/local-history/our-town-and-villages/rickmansworth/Rickmansworth>]

- 2.22. In 1793 an Act of Parliament authorised the construction of the Grand Junction Canal, now known as the Grand Union Canal. By 1797 it has opened as far as Rickmansworth, and by 1805 the entire route was open. It was constructed to provide a new route between the industrial areas of the Midlands and London. Prior to its construction, the route from the Midlands to London was via the Oxford Canal and the opening of the Grand Junction Canal reduced the distance by 60 miles.¹⁵
- 2.23. The improvements in transport resulting from the opening of the canal through Rickmansworth allowed the delivery of coal from Leicestershire and Nottinghamshire coal fields in large quantities and at a lower price. Agricultural produce and goods for market were also carried locally by canal, along with raw materials and building materials. It aided the growth of paper manufacture along the River Gade valley, including the mill at Batchworth.
- 2.24. The Site was located on the former toll road, and a gate and toll house was once located on London Road just to the south of the Site at the end of Batchworth Hill.¹⁶ This was a busy route from Hertfordshire to London. Opposite the Site to the south was the White Bear public house (built c.1500) and former Batchworth House with sixteenth century wall paintings.¹⁷
- 2.25. In 1811 Batchworth Mill was bought by the Grand Junction Canal Company from John Strutt for £16,400.¹⁸ By 1816 it had been adapted to paper manufacture; Henry and Sealy Fourdrinier leased Batchworth Mill from the Grand Junction Canal Company as a paper mill. Despite their success in developing paper machines, the Fourdriniers were declared bankrupt in 1810 and in 1818 the lease on Batchworth Mill was taken up by John Dickinson (**Figure 4**).¹⁹ He used Batchworth as a 'rag mill' for the production of 'half stuff' (sorted and processed rags) for use in his other paper mills.²⁰
- 2.26. John Dickinson was responsible for the establishment and development of one of the country's best paper-manufacturing businesses. He acquired and built mills along the River Gade allowing him to control the whole process of paper making. He invented and advanced paper making machinery and products (including producing a paper containing silk threads used for the Penny Post), and by 1815 Dickinson's mills were producing some of the best paper in the country.²¹ In 1845 he was elected a Member of the Royal Society in recognition of his many inventions relating to the advancement of paper making. Production at Batchworth Mills under Dickinson continued until 1887.

¹⁵ Heritage interpretation board at Batchworth Lock.

¹⁶ HER MHT7146

¹⁷ HER MHT16375. The house was demolished in the twentieth century.

¹⁸ Rickmansworth – a chronology, 3 Rivers Museum [<https://trmt.org.uk/local-history/our-town-and-villages/rickmansworth/Rickmansworth>]

¹⁹ The Fourdriniers and Batchworth Mill [<https://frogmorepapermill.org.uk/archive/the-fourdriniers/> & <https://frogmorepapermill.org.uk/archive/batchworth-mill/>]

²⁰ John Dickinson's Mill [<https://www.croxleygreenhistory.co.uk/john-dickinson.html>]

²¹ John Dickinson [<https://frogmorepapermill.org.uk/archive/john-dickinson/>]

IMAGE PLACEHOLDER

Figure 4 Steel Engraving of Batchworth Mills by J. Hassell: Tour of the Grand Junction, 1819.
(Source: [Hathitrust Digital Library online version](#), of a copy in the Harvard University Library)

- 2.27. East along the river from the mills is an 1825 stone obelisk erected on the riverbank by the Grand Junction Canal Company to serve as a water gauge. The obelisk is Grade II listed (List Entry Number: 1100840). It has two faces inscribed testifying to an agreement between John Dickinson at Batchworth Mill, the landowner R. Williams of Moor Park and the Grand Junction Canal Company whereby the water level at this spot was fixed following a long dispute.²²
- 2.28. The Rickmansworth Tithe Map and its accompanying Apportionment depict the area and its land use and ownership in detail (**Figure 5**). Bury House and St Mary's Church form the southernmost boundary of Rickmansworth, with open meadow between the town and Batchworth.

²² A.H. Faulkner, *The Grand Junction Canal*, 1972, p.119 and <https://historicengland.org.uk/listing/the-list/list-entry/1100840?section=official-list-entry>



Figure 5 Excerpt of Rickmansworth Tithe Map, 1838. John Dickinson's ownership covers the extent of the Site boundary, shown in red.

- 2.29. The Site was still owned and occupied by John Dickinson at this time. Plot 1654 was described as 'Mill Plat', plot 1655 Batchworth Mill Yard & Outbuildings, 1657 was a garden, and 1656 was a Tumbling Bay Mead. The Mill House and Gardens were located on plot 1658, fronting the road to the south east of the Site. Opposite the Site to the north, across the river, is the site of a nineteenth century wharf, where there is artificial cut on the north side of a stream between the River Chess and the Grand Union Canal.²³ This cut can be seen on the Tithe Map above (**Figure 5**).
- 2.30. Batchworth Mill was closed in 1887, as Dickinson instead substantially expanded his mills at Croxley, and his paper-making industry became concentrated at Croxley's mills. These later became the largest paper pulp mill in Europe.
- 2.31. In 1885 Rickmansworth & Uxbridge Valley Water Company formed by a new Act.²⁴ This new company acquired Batchworth Mill in 1899, which had been given up by Dickinson ten years prior. Rickmansworth & Uxbridge Valley Water Company, a historical water supplier in Hertfordshire and Middlesex, eventually became part of Three Valleys Water and is now Affinity Water.

²³ HER MHT30745

²⁴ Rickmansworth chronology, op. cit.

Modern (1901 AD - present)

Figure 7 View from the site north west towards the 1833 iron bridge over the Colne, c.1900 (Three Rivers Museum).

- 2.34. **Figure 7** depicts a view west from the edge of the mill site where it bordered London Road. At this time, the old mill stream to the south of the print works is still visible. In 1906 the bed of the stream was filled in to make way for the widening of the London Road.
- 2.35. Parts of Batchworth Mill were demolished soon after, in 1910, leaving only the one remaining mill building on the southern part of the Site; this still stands today. **Figure 8** is a historic view taken from the mill chimney prior to its demolition, showing its surroundings to the north east. The White Bear public house can be seen in the bottom left of the picture, with the iron bridge leading to Rickmansworth to its right.



Figure 8 A composite panorama of Rickmansworth taken from the mill chimney just before it was demolished in 1910 (Three Rivers Museum Trust collection).

- 2.36. By the time of the 1914 Ordnance Survey map (**Figure 9**), the Site was labelled as Water Works and its owners Rickmansworth & Uxbridge Valley Water Company are also labelled. There is more open space on the southern part of the Site where mill buildings were demolished.



Figure 9 Excerpt of the 25-inch Ordnance Survey Map of Hertfordshire, published 1914 (site boundary shown in red).

- 2.37. There is a record of a pillbox located at the north eastern point of the Site, however, this is not shown on historic mapping, so it is inconclusive as to whether this was constructed.²⁵
- 2.38. The surroundings of the Site saw some change in the early twentieth century; the historic White Bear public house, first built c.1500, was demolished in 1914 and a new pub was constructed on the site.
- 2.39. Aerial imagery dating to 1921 (**Figure 10**) shows the Site with the Grand Union Canal behind and the River Colne passing through the centre. The still extant former mill building is located in the centre of the image and the western corner of the office building can be seen on the far right of the image. The southern part of the Site is formed of open space with some lower structures on the northern part of the Site behind the three-storey former mill building.

²⁵ HER MHT6594

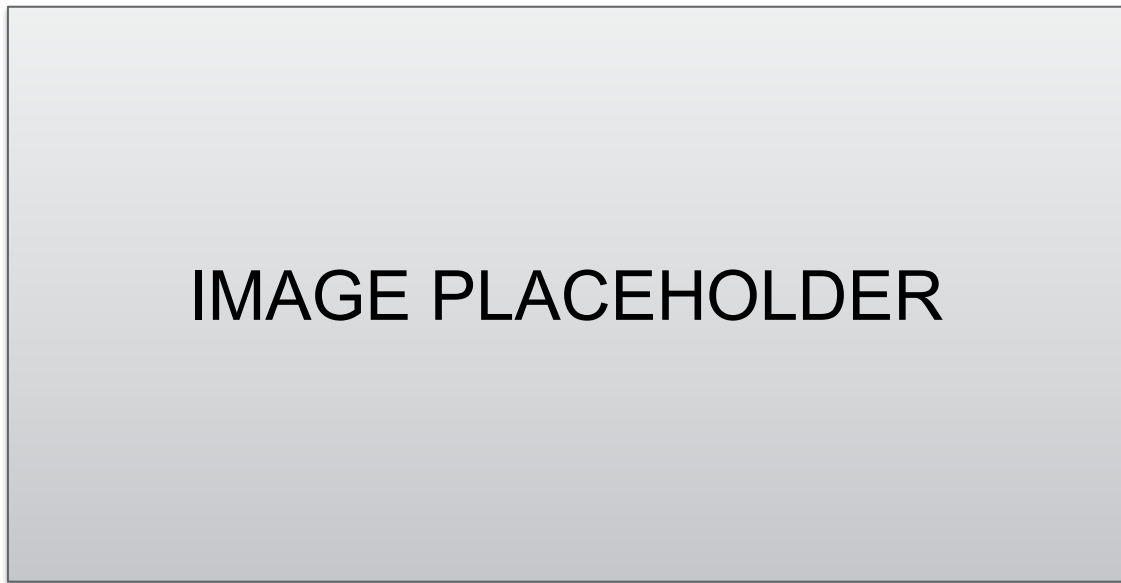


Figure 10 Extract from a 1921 aerial image showing a view of the Site from the south-west. © Historic England. Aerofilms Collection (EPW006200)

- 2.40. An aerial image of the Site dating from c.1930s (**Figure 11**) shows the Grand Union Canal on the left, the former mill building in the centre and the office building to the right with Moor Park behind. The southern part of the Site remains largely open and the northern part of the Site appears to contain some smaller buildings and structures.

IMAGE PLACEHOLDER

Figure 11 Extract from a c.1930s aerial image showing a view of the Site from the west. Source Historic England Archive (Hobart Collection) (awh_22838_207)

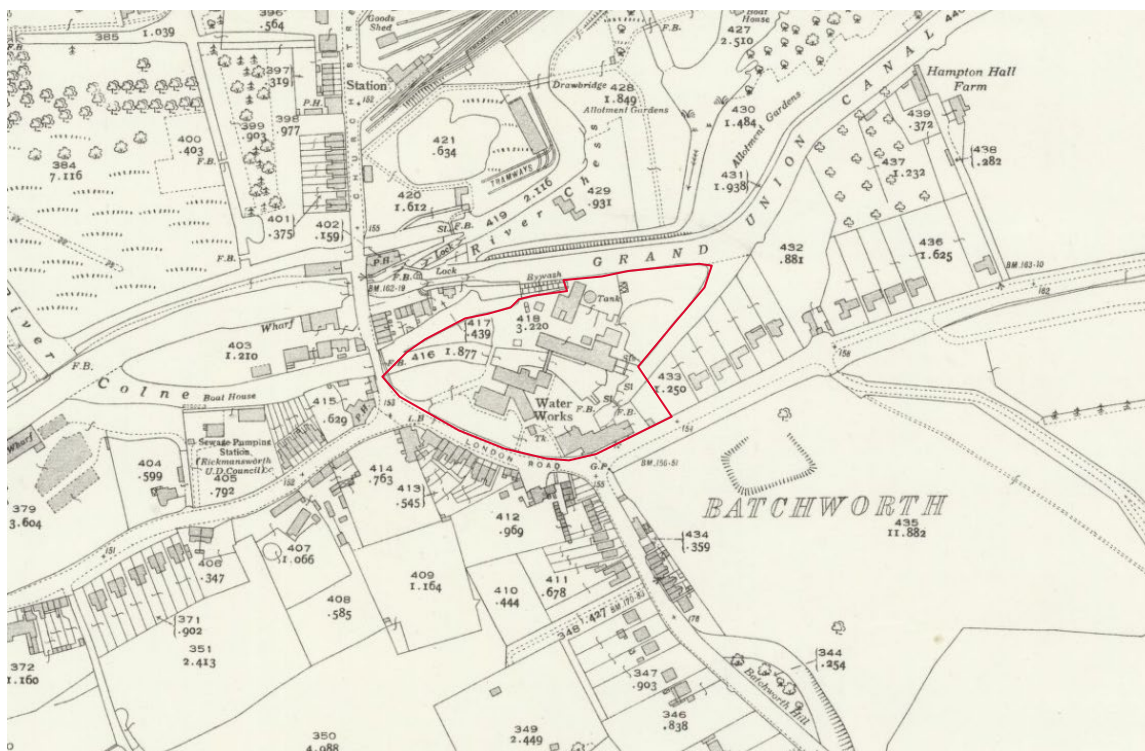


Figure 12 Excerpt of the 25-inch Ordnance Survey Map of Hertfordshire, published 1936 (site boundary shown in red)

- 2.41. By the time of the 1936 Ordnance Survey map (**Figure 12**), it appears that the footprint of the Mill House has been replaced with a more substantial building along the southern edge of the Site boundary onto London Road. There is a new building shown to the south of the historic mill, which remains extant, and a number of buildings and ancillary buildings, along with a tank, on the northern island. There was also a tank to the south, abbreviated to 'Tk.' on the map above (**Figure 12**). Some development has occurred along the road between the site and Hampton Hall Farm to its east.
- 2.42. A 1938 aerial image (**Figure 13**) illustrates the development of the Site with the new pump house constructed to the south of the historic mill alongside a second building (no longer extant). The 1930s office building has also been constructed beside the earlier office building fronting London Road. On the north of the Site, a number of additional buildings and structures have been constructed.



Figure 13 Extract from 1938 aerial photograph showing Site from the south. © Historic England. Aerofilms Collection (EPW056339)

- 2.43. Aerial imagery from 1945 shows the development of buildings across the Site (**Figure 14**), similar to the layout of the Site on the 1936 OS map.

IMAGE PLACEHOLDER

Figure 14 Extract from an August 1945 aerial photograph with the Site in the centre. Historic England Archive (RAF photography) (raf_106g_uk_686_rs_4196)

- 2.44. The map of 1962 (**Figure 15**) shows a further building had been constructed on the south portion of the Site, which remains today. This was an extension to the row of offices, adding a central curved bay to its western side and smaller block beside.
- 2.45. The existing building on the north island dates to 1974; there is a cast metal plaque showing its completion in 1974 and naming its architects as 'James L. Caldwell and Associates' (**Figure 16**).
- 2.46. The Site today is owned and operated by Affinity Water.

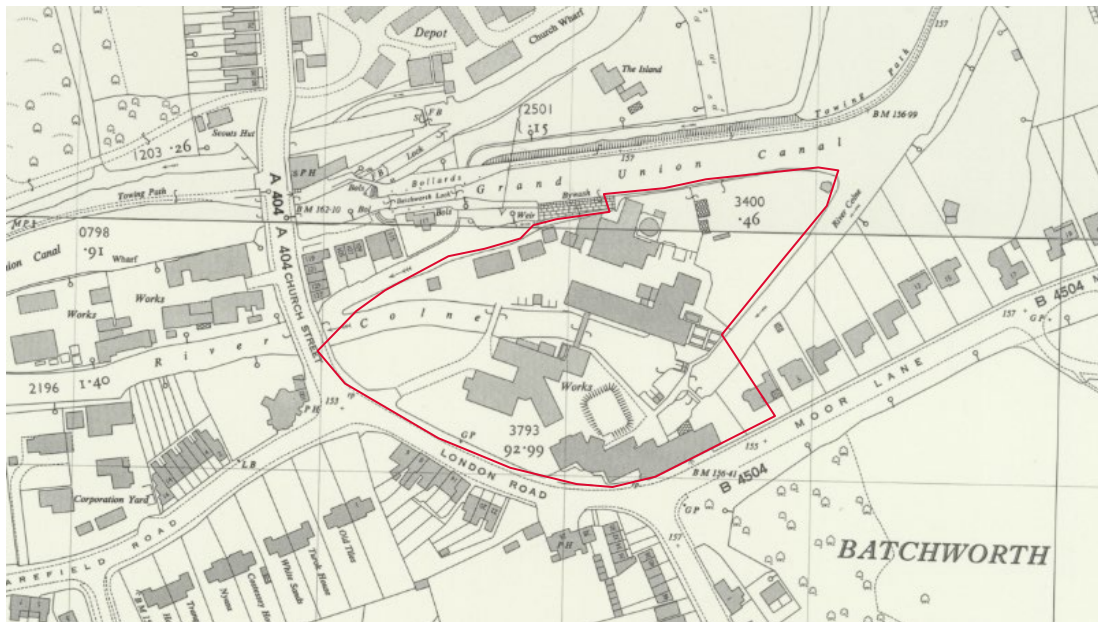


Figure 15 Excerpt of the Ordnance Survey National Grid Map of Hertfordshire, published 1962 (site boundary shown in red).

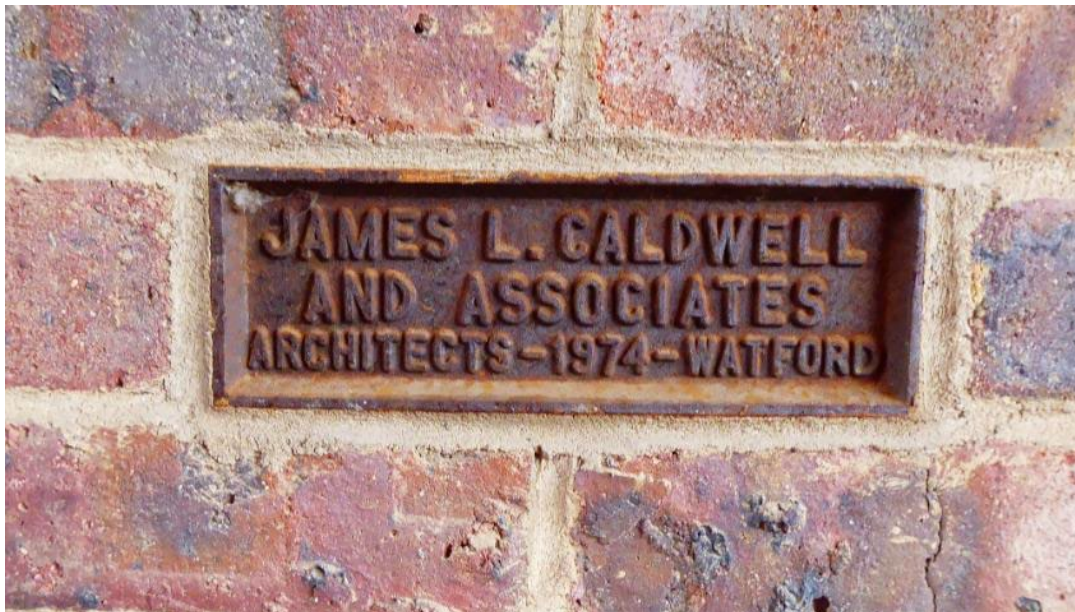


Figure 16 Cast metal plaque naming the architects and date of construction of the northern range of buildings on the Site.

3. Site Assessment

- 3.1. A site visit was undertaken on 26th January 2026. A visual assessment was undertaken of the Site and Study Area. Desk-based research has also informed the following assessments.

General Description

- 3.2. The Site is broadly triangular in shape and is located within Batchworth, to the south of Rickmansworth town centre. It is bounded to the south by London Road and Moor Lane, to the north by the Grand Union Canal and to the east by the River Colne which also flows through the middle of the Site (**Figure 17**). The northern part of the Site is formed of an island between the canal and river.



Figure 17 River Colne in the centre of the Site, flanked to the left of the image by a c.1970s office building and to the right by a nineteenth century former mill building.

- 3.3. The island part of the Site is accessed via a bridge in the western part of the Site and contains largely modern buildings and infrastructure dating from the mid-late twentieth century associated with the use of the site as a waterworks. The largest of the buildings is three storeys, located on the northern side of the River Colne, the other buildings on this part of the Site are single and two storeys in height. All are brick clad with flat roofs and some stone cladding to the ground floor of

the largest building. A cast metal date plaque on the side of one of the buildings attributes a construction date of 1974 which is consistent with their design (**Figure 18**). Two buildings to the western end of the island are constructed in local purple brick with some simple red brick detailing (**Figure 16**).



Figure 18 Building ranges dating to 1974.



Figure 19 Two mid-late twentieth century buildings in purple brick.

- 3.4. The southern part of the Site contains buildings of an older date. On the south side of the River Colne is a nineteenth century, three storey building constructed in yellow stock brick with red brick lintels and dentilled brick verges under a slate roof (**Figure 20**). It appears to be the oldest above-ground structure on the Site and is likely to be a surviving element of Dickinson's Batchworth Mill which occupied the site between 1819 and 1887 (replacing and repurposing earlier mills). It is understood to have been later repurposed as a pump house when the Site was acquired by the Rickmansworth & Uxbridge Valley Water Company in 1899. It has been pebbledash rendered on the southern elevation and there are twentieth century additions to the south-east (**Figure 21**). It is now redundant.



Figure 20 North and east elevations of the nineteenth century former mill building, later repurposed as a pump house.



Figure 21 South elevation of the former mill building.

- 3.5. Directly to the south of the former mill building is a c.1930s pump house constructed in local purple and red brick under a slate roof. Built to house pumping equipment, and still in use as a pump house, it is a large single storey building with a flat roofed porch on the western elevation flanked by two tall round arched windows with a third window above. Its southern and northern elevations are five bays with five tall round arched windows between purple brick piers with a plinth and decorative brick quoin detailing. Connected to the east end of the pump house is a late twentieth century, two storey building with a pyramidal roof and brown brick elevations (**Figure 22**).



Figure 22 South elevation of 1930s pump house building and later addition.

- 3.6. To the south of the Site, fronting London Road, is a two storey office building of multiple phases (**Figure 23**). It has a mid-twentieth century central curved bay with a double entrance door, flanked to the west by a contemporaneous range and to the east by a 1930s range. It is constructed in red brick, the mid-twentieth century elements laid in stretcher bond and the 1930s range in English bond. It has clay plain tile hipped roofs and steel windows (with some replacements) throughout and those in the 1930s range have horizontal glazing bars and margin lights.



Figure 23 South elevation of 1930s and mid-twentieth century office block.

- 3.7. At the south-western edge of the Site, at the western end of Moor Lane, is an early twentieth century two storey, red brick office building with stone dressings and a clay plain tile roof (**Figure 24**). It adjoins the 1930s office building range. It is Arts and Crafts in style featuring stone mullioned windows and with leaded lights and a prominent round arched canopy on decorative stone brackets over a wide timber plank door. It also features metal rainwater goods with decorative hoppers and a deep eaves with exposed rafter feet. It has been extended in a similar style at a later date at its eastern end.



Figure 24 Early twentieth century office block.

- 3.8. There is a low wall of bullnose blue engineering bricks topped with railings along the London Road boundary of the Site (**Figure 25**).



Figure 25 Boundary treatment along London Road.

4. Assessment of Significance

Significance Criteria

4.1. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England,²⁶ which recommends making assessments under the categories of: Archaeological interest, Architectural and artistic interest, and Historic interest. These interests together contribute to the overall significance of a place or site.

4.2. These attributes of significance are described as:

- **Archaeological interest**

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- **Architectural and artistic interest**

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

- **Historic Interest**

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.3. Setting also contributes to the significance of a heritage asset. The NPPF notes that setting is: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

4.4. As outlined in Section 2 of this report, this assessment has followed the steps set out in the Historic England Guidance document *GPA3: The Setting of Heritage Assets*.²⁷ Following Step 1, which requires the identification of the heritage assets and their settings that may be affected by a proposal (undertaken in Section 2 of this report), the below statements of significance are carried

²⁶ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*

²⁷ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

out in line with Step 2 which states: *Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.*

4.5. In relation to Step 2, the guidance document details that '*The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting*'. It also provides a (non-exhaustive) checklist of potential attributes of a setting that may help to demonstrate its contribution to significance, which may relate either to the asset's physical surroundings or the experience of the asset. These attributes include:

- Topography;
- Other heritage assets;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Surrounding landscape or townscape character;
- Tranquillity, remoteness, 'wildness';
- Diurnal changes; and
- Land use.

Statements of Significance

99 Church Street (Grade II listed, List Entry Number: 1100875)

- 4.6. 99 Church Street is located to the north-west of the Site, on the north side of the Grand Union Canal, beside Batchworth Lock. It dates to the early nineteenth century with later alterations, and it is a former public house and stables built to serve canal traffic. It is constructed in stock brick with slate roofs. It comprises two elements, a two storey building to the west which fronts the road and is roughcast rendered, and a two storey range on lower ground to the rear, positioned on the side of the Grand Union Canal facing Batchworth lock (**Figure 26**). The rear element of the building (east) is likely the location of the original stables and has been heavily altered.



Figure 26 South elevation of 99 Church Street.

Significance

- 4.7. The building is of architectural interest as a good example of a nineteenth century public house with stabling. Its simple architectural details are indicative of its age and its use, including its attractive yellow stock brick elevations, gauged brick lintels, timber sash windows and, on the rear of the roadside building, dentilled brick eaves.
- 4.8. Its historic interest derives from its canal-side location and its historic function as a public house with stabling built to serve those travelling on the Grand Union Canal. It is deliberately positioned

by Batchworth Lock and close to the road, benefiting from passing travellers and those waiting to access the lock. There is some archaeological interest in the building's nineteenth century construction techniques and use of materials.

Setting and contribution to significance

- 4.9. Due to its historic use, the building is a deliberately prominent feature of the streetscene on London Road and at the side of the Grand Union Canal (**Figure 27**). Its location on both the road and the canal contribute to an appreciation of its significance as a former public house serving those travelling both by road and on the canal.



Figure 27 Batchworth Lock and 99 Church Street.

Contribution made by the Site

- 4.10. The Site forms part of the wider historic industrial setting of the listed building. The Site is bounded by the Grand Union Canal and the historic industrial and infrastructure buildings surviving on the Site permit an understanding of the use of the canal and surrounding network of waterways. The former public house was constructed here to serve canal traffic some of which would have originated from or arriving at the Site. In this regard, the Site, including the historic buildings within it, makes a positive contribution to the setting of the heritage asset.
- 4.11. There are glimpsed views of the Site and its buildings between buildings on the south side of the canal from beside 99 Church Street, and further views travelling east along the canal and towpath (**Figure 28**).



Figure 28 View looking south from 99 Church Street towards Site. Buildings on the Site visible in a glimpsed view between the orange brick building and white rendered two storey cottage.

1 Batchworth Hill (Grade II listed, List Entry Number: 1296258)

- 4.12. 1 Batchworth Hill is located to the south of the Site. It is a house dating from the sixteenth or early seventeenth centuries and the list description notes that it could be a late example of a hall house, with a later first floor inserted and converted to a pair of cottages. In the nineteenth century it was in use as a public house called The Queens Head. It is two storeys and four bays and is of timber frame construction with a later red brick front and rendered gable ends under a clay plain tile roof (Figure 29).



Figure 29 1 Batchworth Hill with buildings on the Site to the left.

Significance

- 4.13. The heritage asset derives its significance from its architectural and historic interest. Architecturally, it is a good example of a vernacular late sixteenth or early seventeenth timber-framed house which has been altered and adapted over time. Details including the form of the timber frame, brick corbelled chimney stacks, segmental arches to the ground floor openings, bracketed canopy and dentilled brick cornice to the front elevation all contribute to its architectural interest.
- 4.14. The building's historic interest is apparent in its adaptations over time which reflect changes in architectural fashion and the needs of the occupiers. It is indicative of the age and historic development of the settlement of Batchworth.
- 4.15. It also derives significance from its archaeological interest. Its fabric illustrates the use of vernacular materials and changing construction techniques, as well as changes to living habits and accommodation over time. The list entry notes that the timber frame features a stop chamfered binding beam at ground floor and a king post truss roof with straight windbraces. These are features of both archaeological and architectural interest.

Setting and contribution to significance

- 4.16. 1 Batchworth Hill forms an important, early part of a multi-period streetscene along Batchworth Hill alongside buildings from the nineteenth and twentieth centuries. Its location at the bottom of the hill fronting the historic route of Batchworth Hill forms part of its setting, although this route is now curtailed by the widened London Road to the north.
- 4.17. Moor Park Registered Park and Garden to the east of the asset, along with intervening trees and vegetation lining London Road, provides it with a verdant backdrop indicative of its more rural historic surroundings.

Contribution made by the Site

- 4.18. The Site is located to the north of the heritage asset. The 1930s office building with later mid-twentieth century extensions and part the early twentieth century office building are prominent in views north from Batchworth Hill and from the front of the heritage asset. They form part of its setting in illustrating the evolving industrial use of this part of Batchworth resulting initially from its location beside the rivers and later the Grand Union Canal. The buildings at the south-east of the Site are of a scale and materiality which is not intrusive to the building's setting (**Figure 30**).



Figure 30 View looking north from Batchworth Hill with 1 Batchworth Hill on right and buildings on the Site, including the 1930s and c.1910s office buildings, in the centre.

17 Moor Lane (Grade II listed, List Entry Number: 1100857)

- 4.19. 17 Moor Lane is located to the east of the Site and to the north of the Moor Park Registered Park and Garden. It is a former lodge and tea pavilion to Moor Park and is now a house. Likely designed by Robert Adam, it dates from 1763-5 and was built for Sir L. Dundas of Moor Park. It has an unusual planform of an octagonal block linked to a square block, with later extensions in the nineteenth and twentieth centuries. It is constructed in red brick with stone dressings under a tiled roof and was originally thatched (**Figure 31**).



Figure 31 West and south elevations of 17 Moor Lane.

Significance

- 4.20. Architecturally, the building is of interest due to its unique planform and appearance, despite later alterations. The original form comprising an octagonal block with gables and a central pyramidal roof, connecting to a square-plan block with gabled roof and round-arched windows with gauged brick arches remains legible. Its features high-quality architectural detailing in the brickwork and stone dressings.
- 4.21. The building is of historic interest in its association with the Moor Park estate. It was built in the 1760s for the then owner of Moor Park, Sir L. Dundas, as a lodge and tea pavilion at the northern edge of the parkland. It also has historic interest in its connection to Robert Adam, an influential neo-Classical architect.

Setting and contribution to significance

- 4.22. The building's location opposite the northern approach into Moor Park Registered Park and Garden and its known historical associations with the estate are key aspects of its setting in providing an understanding of its historic use and context. The Grand Union Canal, close to its junction with the River Colne, forms the northern property boundary, and within its large garden is the Grade II listed obelisk erected in 1825 due to disputes regarding water levels. The canal forms part of its setting and its historic industrial character and use contrasts with the former formal parkland setting of the heritage asset, contributing to an appreciation of its wider setting within Batchworth.

Contribution made by the Site

- 4.23. The Site is located to the west of the heritage asset with its northern and eastern boundaries also formed by the canal and the River Colne. From the south of the asset on Moor Lane, there are glimpsed views of the end of the early twentieth office building at the south-eastern corner of the Site. From the garden, there are likely views of the northern island part of the Site along the canal. The Site makes a limited contribution to the setting of 17 Moor Park as it has no historic links and the intervisibility is limited. Nonetheless, the Site is part of its wider context and, as a historic industrial site, illustrates the varied land use and character within Batchworth and Rickmansworth, contrasting with the formal, designed parkland of Moor Park of which the heritage asset is a part.

Obelisk on south bank in garden of Number 17 Moor Lane (Grade II listed, List Entry Number: 1100840)

- 4.24. The obelisk is located within the rear garden of 17 Moor Lane, close to the side of the Grand Union Canal. It was constructed in 1825 as a water gauge and sits within a small pond. It is approximately 2.5 metres in height and is stone with a moulded base and cornice with shallow pediments (**Figure 32**). It was erected by the Company of the Grand Junction Canal (now the Grand Union Canal) to resolve a dispute regarding water levels between John Dickinson, the owner of Batchworth Mill (formerly located on the Site), the owner of Moor Park, R. Williams, and the Grand Junction Canal Company. An inscription on the obelisk testifies to the agreement made between the parties to fix the water level at this location.



Figure 32 Obelisk on south bank of Grand Union Canal. © Mrs Jane Black. Source: Historic England Archive (ioe01_09728_24)

Significance

- 4.25. The obelisk's simple, neo-classical form and detailing are of architectural interest and reflect architectural fashions at the time of its construction. It derives historic interest from the reason for its construction and its association with key local landowners in the early nineteenth century. As noted above, it was erected as a water gauge to resolve a dispute between landowners including the Grand Union Canal Company, the owner of Moor Park, and the owner of Batchworth Mill (on the location of the Site). It provides an insight into the land ownership, land use, and local events of the early nineteenth century in Batchworth.

Setting and contribution to significance

- 4.26. The canal and the nearby River Colne are key elements of the obelisk's setting and are fundamentally linked to the reason for its construction and its function as a water gauge. It has a shared association with 17 Moor Lane, a building which was part of the Moor Park estate, and the Moor Park Registered Park and Garden.

Contribution made by the Site

- 4.27. The obelisk is located to the east of the Site. It shares a canal-side setting with the northern boundary of the Site. There is also a historic association between the Site and the obelisk which contributes to understanding the reason for its construction in this location; John Dickinson the owner of Batchworth Mill (located on the Site) is one of the landowners noted in the inscription and he relied on water for paper manufacture and transportation. This historic connection with the Site contributes positively to its setting, however, there appears to be limited intervisibility between the Site and the asset.

Rickmansworth Conservation Area

- 4.28. Rickmansworth Conservation Area is located to the north of the Site. The designation covers the historic town centre of Rickmansworth, centred on the High Street and Church Street (**Figure 33**).



Figure 33 View of Rickmansworth Conservation Area from Church Street.

Significance

- 4.29. The Draft Conservation Area Character Appraisal (July 2025) provides a summary of its special interest:

“The conservation area holds historic and architectural significance due to its evolution from a medieval village into a thriving town, shaped by historic industry and transport. Rickmansworth’s medieval origins remain visible through its street patterns, historic buildings, and waterways, preserving its distinct character.

The area features a range of historic buildings from the fifteenth to twentieth century, with its medieval core centred around the church. Key landmarks, including the Grade II listed Church, Basing House, Joan of Arc School, and the locally important building the railway station, contribute to its architectural significance. Many earlier timber-framed buildings are concealed beneath brick facades, such as the fifteenth century Old Vicarage on Church Street, adding to the architectural variety. Common materials used in the construction of Victorian terraced railway workers’ housing include yellow stock brick, slates, and render, further defining the distinctive residential character of the conservation area.

Whist predominantly urban in character, water is a prominent feature throughout the conservation area, with elements such as the canal, rivers, town ditches, and water meadows contributing to its unique character and setting.

The mid-nineteenth century arrival of the railway dramatically influenced the development of Rickmansworth, leading to a decline in canal-based commerce and the expansion of residential areas.”²⁸

Setting and contribution to significance

- 4.30. The setting of the Conservation Area contributes to an understanding and appreciation of its significance. It has a varied setting featuring historic transport routes, infrastructure and industry, and elements of rural landscape and parkland, permitting an appreciation of the town’s development over time.
- 4.31. As noted in the Draft Conservation Area Character Appraisal, *“Rickmansworth’s canals and waterways are central to its historical development. The Grand Union Canal, located to the south of the Conservation Area, facilitated historic trade and commerce. The network of rivers and canals also contribute to the aesthetic value of the town, with scenic views that enhance the historic landscape. Protecting these waterways, and the legibility of their connection to the town, enhances our understanding of the historic development of the Conservation Area.”²⁹*

Contribution made by the Site

- 4.32. The Site is located between the Grand Union Canal and the River Colne to the south of the Conservation Area. It is positioned here because of its historic and present use, first as a site of industry which needed a ready supply of water and, since the late nineteenth century, as part of the infrastructure providing water to the residents of the town and surrounding area. The Site makes a positive contribution to the setting of the Rickmansworth Conservation Area as an important part of its industrial history.
- 4.33. Views between the Conservation Area and the Site are limited due to distance and intervening development and vegetation. Nonetheless, the Site, with its industrial character, is experienced in conjunction with the canal and waterways on the approach towards the Conservation Area from the south, contributing to an understanding of the town’s historic development and industry. In views from the Conservation Area looking south-east towards the Site, the buildings on the Site do not feature but their heights permit views of the trees at the edge of the Moor Park Registered Park and Garden behind the Site (**Figure 34**).

²⁸ <https://moderngov.threerivers.gov.uk/documents/s14068/Rickmansworth%20CAAMP%20July%202025.pdf>, page 4

²⁹ Ibid., page 60



Figure 34 View looking south-east towards the Site from the edge of St Mary's Churchyard within Rickmansworth Conservation Area.

Moor Park Registered Park and Garden (Grade II*, List Entry Number: 1000251)

- 4.34. Moor Park Registered Park and Garden (RPG) is located to the south-east of the Site. There is a driveway into the estate from the north, south of the Site, and a public footpath (Batchworth 054). The RPG is now in use as a golf course.

Significance

- 4.35. Moor Park is a highly significant historic landscape with high architectural, historic, artistic and archaeological interest, recognised by its designation at Grade II*. It is recognisable as an eighteenth-century landscaped park and pleasure grounds, laid out by Lancelot “Capability” Brown in c.1753. The formal gardens were established later, c.1830.
- 4.36. The Grade I listed mansion, rebuilt in the 1720s and later refined by Robert Adam, is an excellent example of eighteenth century country house design, set within the centre of the park. The grounds reflect phases of nationally notable landscape design, including early eighteenth century formal concepts associated with Charles Bridgeman and the transformative naturalistic work of Capability Brown from the 1750s, with later nineteenth century Italianate additions contributing further artistic interest.
- 4.37. The RPG’s historic interest is high, having once been a royal residence closely associated with Wolsey, and occupied by Catherine of Aragon during divorce proceedings with Henry VIII, as well as influential later owners such as Admiral Lord Anson. Its associations with influential landscape designers and architects, including Capability Brown and Robert Adam, also add to its historic interest.
- 4.38. Archaeological potential survives within the park and former pleasure grounds, including traces of earlier formal layouts, terraces, and earthworks. Together, the house, gardens and park form a layered designed landscape of national importance.

Setting and contribution to significance

- 4.39. The setting of the RPG is varied but largely comprises residential development, including the Metroland development around Moor Park Station to the east and ribbon development along Moor Lane and London Road to its north and south. The surrounding historic rural landscape has largely been lost, but the openness of the Batchworth Park Golf Club to the south-west permits some appreciation of the wider open landscape which once surrounded much of the RPG.
- 4.40. The small settlement of Batchworth and the larger town of Rickmansworth to the north-west both contribute to its setting in permitting an understanding of the development of the rural estate at the edge of historic settlements.

Contribution made by the Site

- 4.41. From the northern approach into the RPG, the land raises in height permitting views over the Site to Rickmansworth beyond.

4.42. At the northern extent of the RPG, there are views of the eastern end of the early twentieth century office building at the south-eastern side of the Site. From further within the RPG, on the public footpath (Batchworth 054), there are long views towards Rickmansworth town centre featuring the tower and spire of the Church of St Mary. These views contribute to the setting and significance of the RPG as they allow the historic relationship between the estate and Rickmansworth to be appreciated. Due to the topography and the heights of the buildings within the Site, the Site does not intrude into or interrupt these views.



Figure 35 View looking north-west from Moor Park RGP (public footpath Batchworth 054) over the Site to Rickmansworth town centre. The tower and spire of the Church of St Mary is visible in the centre of the image.

5. Potential Impact of Development

- 5.1. This section assesses the potential impact of development within the Site upon the heritage significance of the identified heritage assets. The Site has been identified as having potential for allocation within the local authority's draft Local Plan; no specific usage or outline masterplan has been provided for the Site. As such, the assessment is based on the principle of development. The scoping of heritage assets and assessments will have to be reconsidered if the proposals exceed the typical development found in the area.
- 5.2. The assessment of the potential impact of development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's *GPA3: The Setting of Heritage Assets*³⁰.
- 5.3. As identified within Section 4, the Site is within the settings of 99 Church Street, 1 Batchworth Hill, 17 Moor Lane, the Obelisk on the south bank of the Grand Union Canal, Rickmansworth Conservation Area and Moor Park Registered Park and Garden. It makes a minor positive contribution to the settings of 99 Church Street, the Obelisk and Rickmansworth Conservation Area. It is limited in its contribution to the settings of 1 Batchworth Hill, 17 Moor Lane and Moor Park Registered Park and Garden.
- 5.4. The potential impact of any development of the Site could, nevertheless, vary dependent on the nature of any scheme brought forward. A thorough, further and specific Heritage Impact Statement should be produced in relation to any proposed development of the Site.

99 Church Street (Grade II listed, List Entry Number: 1100875)

- 5.5. Due to the proximity and glimpsed views of the Site from 99 Church Street (both from the elevated roadside frontage and the canal-side rear range), development of the Site is likely to have an impact upon the setting of the heritage asset. Subject to the nature of the proposals, this could result in harm to the significance of the listed building. Harm could occur if, for example, historic buildings within the Site which provide historic context to 99 Church Street are lost, the prominence of the heritage asset is challenged by tall buildings, or if the character of its canal-side setting is changed.
- 5.6. Redevelopment of the Site should consider the contribution the historic buildings, namely the former mill, 1930s pump house and early twentieth century office buildings, make to the setting of 99 Church Street. Constructed to serve canal traffic as a public house with stables, the industrial use of the Site and its connections to its canal-side location, creates a shared historic context. The loss of these structures could result in harm to the significance of 99 Church Street.
- 5.7. The scale and massing of any development on the Site also requires consideration to ensure views from and of the heritage asset are not compromised or undermined by development which is

³⁰ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

incongruous to the scale of the surrounding townscape. Due to the scale of buildings on the Site, glimpsed views of the trees and woodland to the south of the Site, including those within Moor Park RPG, form a semi-rural backdrop to the heritage asset in views from Church Street. Large scale buildings could undermine this.

1 Batchworth Hill (Grade II listed, List Entry Number: 1296258)

- 5.8. Redevelopment of the Site which alters views north from Batchworth Hill could potentially have a harmful impact on the setting of 1 Batchworth Hill if the scale and massing of new buildings were incongruous with their surroundings. The buildings within the Site currently viewed from Batchworth Hill are two storeys in height and utilise materials consistent with the Site's historic context and local vernacular. Any variation from this could increase the visual prominence of the Site, detracting from the vernacular form and appearance of 1 Batchworth Hill and the ability to appreciate it as an early part of the historic settlement of Batchworth.

17 Moor Lane (Grade II listed, List Entry Number: 1100857)

- 5.9. The significance of 17 Moor Lane is unlikely to be harmed by the redevelopment of the Site. However, the scale and massing of any development is still an important consideration to ensure buildings of an inappropriate or incongruous scale to not intrude into views of the heritage asset looking west along Moor Lane.

Obelisk on south bank in garden of Number 17 Moor Lane (Grade II listed, List Entry Number: 1100840)

- 5.10. The loss of historic buildings within the Site, particularly the former mill building, whilst not directly perceivable in views of the obelisk, could have a harmful impact on its significance through the loss of an associated historic building which directly corresponds to the reason for the obelisk's construction.

Rickmansworth Conservation Area

- 5.11. Redevelopment of the Site should consider the contribution the historic buildings, namely the former mill, 1930s pump house and to a lesser extent the early twentieth century office buildings, make to the setting of the Rickmansworth Conservation Area. Whilst intervisibility is limited, the canal and waterways and the industries and infrastructure which were established beside them form part of the wider historic context and setting of the Conservation Area. The Site was played a role in the manufacturer of paper, an important local industry, and later in providing drinking water to the population of the town. The loss of buildings associated with this could be harmful to the significance of the Conservation Area.
- 5.12. The scale and massing of any development on the Site also requires consideration to ensure views south from the Conservation Area are not compromised or undermined by development which is incongruous to the scale of the surrounding townscape. Due to the scale of buildings on the Site,

glimpsed views of the trees and woodland to the south of the Site, including those within Moor Park RPG, form a semi-rural backdrop when looking south along Church Street from within the Conservation Area. Large scale buildings could undermine this.

Moor Park Registered Park and Garden (Grade II*, List Entry Number: 1000251)

- 5.13. Redevelopment on the Site should consider the topography and views from within the Moor Park RPG looking north-west towards Rickmansworth. In these views, the wider surroundings of the RPG can be appreciated and a view of the tower of the Church of St Mary provides a landmark. The intrusion of new development of an inappropriate scale into these views could detract from this experience.

6. Conclusions and Recommendations

- 6.1. This Heritage Impact Assessment has been prepared by Place Services for Three Rivers District Council. This document provides an assessment of heritage impact for the proposed development site of CFS60 Affinity Water, Rickmansworth ('the Site') as referred to in the Local Plan.
- 6.2. Some of the buildings within the Site are of local historic and architectural interest and could be considered non-designated heritage assets due to their significance. Further assessment is required to establish the extent of their significance, but it is likely that the nineteenth century former mill building, the 1930s pump house, and the early twentieth century office building at the south of the Site have "a degree of heritage significance meriting consideration in planning decisions".³¹ The loss of the buildings would result in a complete loss of their significance.
- 6.3. These buildings have also been found to contribute positively to the settings of 99 Church Street (Grade II listed), the obelisk on the south bank of the Grand Union Canal (Grade II listed), and Rickmansworth Conservation Area because of shared historic associations or the contribution they make to the experience and understanding of the heritage assets. Their loss could result in harm to the significance of these three heritage assets.
- 6.4. The above noted buildings are also well-designed elements in the local streetscape due to their scale, form, detailing and materiality and, for these reasons, they are appropriate and unobtrusive within the settings of 1 Batchworth Hill (Grade II listed), 17 Moor Park (Grade II listed) and Moor Park Registered Park and Garden.
- 6.5. The retention of the former mill building, pump house, and early twentieth century office building is strongly recommended to mitigate or remove any potential harm to the significance of the nearby heritage assets. A sensitive scheme of adaptive reuse could provide these buildings with a viable future use compatible both with their conservation and with the preservation of the settings of the identified heritage assets.
- 6.6. The Grand Union Canal and Batchworth Lock could also be considered as non-designated heritage assets due to their local significance as examples of late eighteenth century transport infrastructure which contributed to the growth of industry along the canal's length, including within Rickmansworth and Batchworth (on the Site itself). Redevelopment of the Site would need to consider the impact on the settings of these potential non-designated heritage assets.
- 6.7. Redevelopment on the remainder of the Site, if poorly designed and of an inappropriate scale and massing, could result in harm to the significance of all six identified heritage assets through unsympathetic change within their setting: 99 Church Street (Grade II listed), 1 Batchworth Hill (Grade II listed), 17 Moor Lane (Grade II listed), the Obelisk (Grade II listed), Rickmansworth Conservation Area and Moor Park Registered Park and Garden.

³¹ National Planning Policy Guidance, Paragraph: 039 Reference ID: 18a-039-20190723

- 6.8. Consideration must be given to these assets as part of any development proposal for the Site. A sensitive redevelopment of the Site must occur in order to prevent any harm, seeking to retain those aspects of the Site which respond well to its location (for example, the scale of the buildings, the materiality of the older buildings, and the areas of open space).
- 6.9. The below recommendations are made in order to limit the impact of any development upon the significance of the heritage assets.

Recommendations

- 6.10. Buildings within the Site should be assessed to consider their potential to be non-designated heritage assets. The below buildings in particular are considered to have historic and architectural interest. Their potential archaeological interest is known, for example the internal survival of any historic machinery or fixtures and fittings.
- Nineteenth century, yellow stock brick former mill building to the south of the River Colne.
 - Pump house dating from c.1930s, south of the former mill building, constructed in red and purple brick.
 - Early twentieth century red brick office building with stone dressings fronting Moor Lane.
- 6.11. The Grand Union Canal and Batchworth Lock, outside of the Site, should also be assessed to consider their potential to be non-designated heritage assets due to their historic interest.
- 6.12. It is recommended that any allocation of this Site features agreed parameters, specifying a land use for the Site, indicative yield (for example, number of dwellings) and requiring any application to submit a robust heritage assessment of any proposals. It is also recommended that the indicative yield and/or parameters should be limited and minimal to avoid inappropriate development within the Site.
- 6.13. The density of any proposed development should be carefully considered and any change of use or increase in density of the Site highly justified. Retention of the existing industrial and utilitarian character of the Site should be aimed for, to preserve the Site's history and the contribution it makes to the settings of the identified heritage assets.
- 6.14. It is recommended that any redevelopment of the Site should carefully consider the height of surrounding development, seeking to emulate prevailing building heights of the location. An increase in the scale and massing of built form on the Site could result in harm to the significance of the heritage assets.
- 6.15. Careful consideration should be given to the use of materials which should respond to the local context and historic vernacular.

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Appendix A: Legislation, National Planning Policy & Guidance

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	Section 66: General duty as respects listed buildings in exercise of planning functions. Section 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2024) DCLG	Chapter 16: Conserving and enhancing the historic environment Annex 2
National Planning Guidance	National Planning Practice Guidance (2019) DCLG	ID: 18a
National Planning Guidance – Historic England	Historic Environment Good Practice Advice in Planning 1 - The Historic Environment in Local Plans (2015) Historic Environment Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment (2015) Historic Environment Good Practice Advice in Planning 3 - The Setting of Heritage Assets (2nd Edition, 2017) Historic England Advice Note 4: Tall Buildings (2015) Historic England Advice Note 12: Statements of Heritage Significance (2019)	

Appendix B: Glossary

Glossary (National Planning Policy Framework)³²

<i>Archaeological interest</i>	<i>There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i>
<i>Conservation (for heritage policy)</i>	<i>The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.</i>
<i>Designated heritage asset</i>	<i>A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</i>
<i>Heritage asset</i>	<i>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</i>
<i>Historic environment</i>	<i>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</i>
<i>Historic environment record</i>	<i>Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.</i>
<i>Setting of a heritage asset</i>	<i>The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</i>
<i>Significance (for heritage policy)</i>	<i>The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.</i>

³² Department for Communities and Local Government, February 2021. *National Planning Policy Framework*

Appendix C: Designation Descriptions

1 Batchworth Hill³³

Heritage Category: Listed Building
 Grade: II
 List Entry Number: 1296258
 Date first listed: 21-Feb-1979
 List Entry Name: 1, BATCHWORTH HILL
 National Grid Reference: TQ 06371 93853

Details

TQ 09 SE RICKMANSWORTH BATCHWORTH HILL (Northeast side) Rickmansworth

9/120 No. 1 21.2.79

- II

House, once 2 dwellings. C16 or early C17 refronted in late C18. Timber frame. Red brick front, rendered gable ends, exposed frame with brick nogging to rear. Tiled roof. Possibly a late hall house, floored and rebuilt as a symmetrical pair of cottages. 2 storeys. 4 bays. Ground floor: entrance to left with dentil cornice bracketed hood, blocked entrance to right, inner 3 light C20 casements, segmental heads to all openings. Rendered plinth. First floor: blind openings flank 3 light casements. Dentilled eaves. Large stack to rear right. 1 storey 1 bay C19 addition to left with end stack. To rear a gabled extension. Interior: stop chamfered ground floor binding beam. King post trusses to roof with straight windbraces.

21 and 25 Harefield Road³⁴

Heritage Category: Listed Building
 Grade: II
 List Entry Number: 1348224
 Date first listed: 03-Oct-1985
 Date of most recent amendment: 01-Nov-2006
 List Entry Name: 21 AND 25, HAREFIELD ROAD, RICKMANSWORTH
 National Grid Reference: TQ 06084 93842

Details

474/9/161

RICKMANSWORTH
 HAREFIELD ROAD (Southeast side),
 21 AND 25

03-OCT-1985

II

Pair of semi-detached houses, formerly a single dwelling, originally an agricultural building. Late C16, converted to house late C17/early C18 and divided into two cottages early C19. C20 alterations. Timber

³³ <https://historicengland.org.uk/listing/the-list/list-entry/1296258?section=official-list-entry>

³⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1348224?section=official-list-entry>

framed enclosed in red brick, stucco to No. 25, steeply pitched tiled roof. 2 bays with central entrance to each. No. 21 is 2 storeys. No. 25 is 1 storey with attic. Later brick and timber gabled porches. No. 21 has a panelled door and 12 pane horizontal sliding sashes. No. 25 has C20 12 pane 2 light casements. Gabled tile-hung dormers. Central stack behind ridge. External end stacks with offsets. Lean-to and flat roofed additions to rear. Interior: chamfered bridging beams to ground floor.

Statement of importance: This is a good example of a building in a formerly rural area being adapted to changes in agriculture and housing needs over a long period and yet preserving significant amounts of the original structure.

Source: Adrian Gibson, unpublished report on 21 and 25 Harefield Road. Feb. 2004

99 Church Street ³⁵

Heritage Category: Listed Building
Grade: II
List Entry Number: 1100875
Date first listed: 03-Oct-1985
List Entry Name: 99, CHURCH STREET
National Grid Reference: TQ 06194 94020

Details

TQ 0694 SW RICKMANSWORTH CHURCH STREET (East side) Rickmansworth

13/133 No. 99

II

House, former shop and public house serving canal traffic. Early C19 altered later C19. Stock brick, roughcast to road, whitewashed to rear. Slate roofs. Facing Grand Union Canal and Batchworth Lock (not listed) are two 3 bay 2 storey ranges, each with central entrances, that to left with round arched gauged brick surround, door in reveal with reeded lintel, ground floor left tripartite sash, ground floor right glazing bar sash with flat arched head, first floor glazing bar sashes. 3 bays to right have central loft opening, smaller windows, ground floor segmental heads. Projecting eaves with shallow pitch to roof. Central ridge stack. Right return at obtuse angle. Rear faces River Chess, sashes and casements mixed. To road 2 bays with a 1 bay addition to left. Entrance in left addition which is lower with a hipped roof. Sashes, a ground floor canted bay. End stacks. Basement and exposed brick on right return to canal. Interior not inspected.

Obelisk ³⁶

Heritage Category: Listed Building
Grade: II
List Entry Number: 1100840
Date first listed: 03-Oct-1985
List Entry Name: Obelisk on South Bank in Garden of Number 17 Moor Lane
National Grid Reference: TQ 06471 94068

Details

³⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1100875>

³⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1100840?section=official-list-entry>

TQ 0694 SW RICKMANSWORTH GRAND UNION CANAL (South side) Rickmansworth

13/148 Obelisk on S bank in garden of No. 17 Moor Lane (q.v.)

II

Obelisk in a pond on the S bank of the Grand Union Canal serving as a water gauge. 1825, dated in inscription. For Company of Grand Junction Canal. Stone. Moulded base and cornice with shallow pediments about 1/3 of the way up the obelisk which is about 2½m high. 2 faces inscribed testifying to an agreement between John Dickinson at Batchworth Mill, the landowner R. Williams of Moor Park (q.v.) and the Grand Junction Canal whereby the water level at this spot was fixed following a long dispute. (A.H. Faulkner, *The Grand Junction Canal*, 1972, p.119).

17 Moor Lane ³⁷

Heritage Category: Listed Building

Grade: II

List Entry Number: 1100857

Date first listed: 27-Jul-1972

List Entry Name: 17, MOOR LANE

National Grid Reference: TQ 06474 93992

Details

TQ 09 SE RICKMANSWORTH MOOR LANE (North side) Rickmansworth

9/190 No. 17 27.7.72

II

House, former lodge/tea pavilion to Moor Park (q.v.). 1763-5. Said to have been designed by Robert Adam for Sir L. Dundas, extended C19 and C20. Brick with stone dressings. Tiled roof, originally thatched. Built as an octagonal block with a link to a square block. 1 storey with attic to square block. C20 leaded casements throughout. Entrance with later timber and tiled porch to left on link with 2 light casement to right. Octagonal block has round-headed windows on 3 sides, gauged brick arches. All around the building runs a stone impost band with frosted rustication. Stone plinth. Gables to each of the surviving faces of the octagon with a central pyramidal roof. French windows with a blind opening above to garden. Square block has a ground floor 2 light window and first floor Diocletian window with a lowered sill in a gable on entrance front. Gable to left over link. Right return to road: large pseudo-Venetian timber window with Doric pilasters, flank tympanum, in a large relieving arch beneath a gable. Stacks to rear adjoin extensions, that to road set back slightly, similar materials, windows and a frieze imitating the original. Interior: original features removed. (VCH 1908: *Country Life* 6 and 13/1/1912: Colvin 1954: Pevsner 1977).

Moor Park³⁸

Heritage Category: Park and Garden

Grade: II*

List Entry Number: 1000251

Date first listed: 11-Jun-1987

National Grid Reference: TQ 07336 93265

³⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1100857?section=official-list-entry>

³⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1000251?section=official-list-entry>

Details

An C18 country house with formal gardens of c 1830, surrounded by an C18 landscape park and pleasure grounds laid out by Lancelot Brown c 1753. Charles Bridgeman produced a plan for the pleasure grounds (c 1720s); it is not known how much of this was executed.

HISTORIC DEVELOPMENT

In the 1480s King Edward IV seized The Moor estate from George Nevill, Archbishop of York, who had enclosed c 270ha as a deer park. The estate was one of Cardinal Wolsey's chief residences, it being seized upon his disgrace by Henry VIII and occupied by his queen Catherine of Aragon during their divorce proceedings. Sir John Russell was keeper of the park by 1533, and in 1576 the estate was granted to Francis, Earl of Bedford. From 1617 to 1627 Lucy Harington, Countess of Bedford seems to have 'created [at Moor Park] what was to be a celebrated garden with "very great care, excellent contrivance and ... much cost"' (Strong 1979). The Earl and Countess of Pembroke occupied Moor Park from 1627 to 1630, with further additions to the garden, it being described in detail by Sir William Temple in 1685, some thirty years after he visited on his honeymoon. He referred to it as the 'perfectest figure of a garden' he had ever seen (Hunt and Willis 1975). A new house was built some distance south-west of the earlier mansion in the late C17 by the Duke of Monmouth. In 1720 Benjamin Styles, a merchant who made a fortune from the South Sea Bubble, bought the estate, rebuilding the house and employing Charles Bridgeman (d 1738) to provide a plan for the gardens (Willis 1977).

Admiral Lord Anson (d 1762) bought the park c 1754 (VCH), employing Lancelot Brown (1716-83) from 1753 to carry out extensive works to it during the 1750s, including remodelling the pleasure grounds. The estate passed through several further hands, including Sir Lawrence Dundas, who employed Robert Adam in the house and to design park buildings, and the first Marquess of Westminster who employed Robert Cundy II, and laid out the Italian Garden. Lord Leverhulme employed Thomas Mawson c 1910. In the mid C20 the park was laid out with golf courses and the mansion became the clubhouse, in which use it remains (1999).

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Moor Park lies between Rickmansworth to the north-west, from which it is separated by the River Colne and the Grand Union Canal, and to the south-east the London suburb of Northwood. The centre of Watford lies c 4km north-east of the estate. The roughly triangular, c 115ha estate is bounded largely by a belt of early C20 houses, built along the C19 park boundary which was marked by Moor Lane to the north, Batchworth Heath Hill to the south-west and Pembroke and Astons Roads to the east. The house is built on high ground which rises further to the south and west, falling away to the park boundaries. The setting is rural to the south-west and immediately to the north, and suburban beyond the river to the north and north-west, and to the south-east and east. Long views extend north towards Cassiobury Park (qv) and north-east towards Watford from the high ground running from the north-west to the south-east corners of the park.

ENTRANCES AND APPROACHES

The main approach from London enters the park off Batchworth Heath, 850m south-east of the house, via a stone and rendered entrance arch and flanking pedestrian doorways attached to flanking lodges (c 1763-5, probably R Adam, listed grade II). The drive curves around and up a hill on which stands the circular earthwork Bathend Clump, with views north-east towards Bushey and Watford. It continues north-westwards across undulating ground before descending a hillside overlooking the house, stables and orangery, with long views extending to the countryside beyond. The drive approaches the south-west front via an adjacent open gravel forecourt, now (1999) used as a car park. Stone steps give access to the front door set within a portico the full height of the house. On the north-west side of the forecourt stands the stable block, its south-east range an orangery, now (1999) used as a golf shop, connected to the house by a quadrant link. From here the drive continues north-west through the park, along a ridge, with long views north and east, leaving the park 1.2km north-west of the house and emerging onto Moor Lane,

giving access to Rickmansworth and Watford. Opposite this entrance on the north side of Moor Lane, outside the area here registered, stands a former lodge/tea pavilion (R Adam 1763-5, listed grade II), built as a thatched octagonal block with a link to a square block. North-east of this lies an area of brick-walled gardens, adjacent to the canal. In the early C20 the garden adjacent to the tea pavilion was described as 'a charming garden of an informal type with a thatched cottage and summerhouse said to be the work of the Adam brothers' (VCH).

Further drives give access from the north off Moor Lane, past the brick Keeper's Lodge standing 550m north of the house; from the south via Home Farm (this entrance now (1999) partly built over) standing 600m south of the house adjacent to the east side of the walled gardens; and from the north-east off Astons Road, 550m east of the house. This latter drive ascends a hillside as it enters the park, then enjoying long views north-east towards Watford, before passing through a cutting reducing the gradient. The drive curves around the north side of the hill on which Brown's pleasure grounds lie, turning north to arrive at the south-west front.

PRINCIPAL BUILDING

Moor Park mansion (C17, rebuilt 1720-8 by Sir J Thornhill, remodelled later C18 including by R Adam, reworked again C19, listed grade I) stands at the centre of the park. The three-storey, rectangular stone building is linked by a stone quadrant link to the enclosed stable yard and orangery (listed grade I with the house) to the north-west. The 1720s rebuilding of the house added two flanking pavilions which were demolished in 1785. The curved quadrant wall may be a remnant of these features, but the stables and orangery seem to be a later rebuilding.

GARDENS AND PLEASURE GROUNDS

The gardens lie to the north, east and south-east of the house, the garden door lying at the centre of the giant order portico on the north-east front. The door leads out onto a flight of broad stone steps flanked by balustrading overlooking the formal Italian Garden, laid out in the 1830s for Robert, second Earl of Grosvenor, cr Marquess of Westminster (d 1845). A sunken basement is surrounded by further balustrading. The steps lead down to the Garden: a terrace laid to lawn crossed by a broad gravel path running parallel to the garden front, bounded to the north-east by a bank overlooking a lower lawn. Four evenly spaced flights of stone steps give access to paths crossing this lawn, leading north-east to the stone garden wall (c 1830, listed grade II) which forms the boundary with the park. A circular stone pool (c 1830, listed grade II) is set on the lawn, aligned with and 50m from the main entrance to the house. At its centre stands a stone dolphin fountain (early C18, listed grade II with the pool). In the early C20 (CL 1912), what is now the lower lawn was laid to gravel, embellished with narrow ribbons of lawn, and set with a formal geometric pattern of beds. Adjacent to the south of the Italian Garden lies a block of tennis courts.

The south end of the terrace walk gives access to a formal area on the south-east front, reached from the house via french windows leading out onto a raised stone balcony with iron railings. At either end of the balcony, steps lead down to a gravel path aligned on the centre of the south-east front, flanked by panels of lawn. A low stone wall (c 1830, listed grade II) bounds the south-west side, in which low stone gate piers flank a path out to the forecourt. The wall extends c 25m from the south corner of the house, turning north-east and continuing on to enclose the rest of the formal garden.

The north end of the terrace walk on the north-east front gives access to an informal pleasure ground lying north of the house. A stone former pond basin lies c 30m north of the house, now (1999) used as a flower bed and shaded by a very large cedar of Lebanon. From here an informal lawn, now (1999) laid out as a golf practice area, extends down a gentle gradient to the north, formerly flanked to west and east by paths (OS 1898) and planted with specimen trees. The lawn, as formerly did the paths, leads north to the north terrace, a broad grass terrace with the remains of a gravel path overlooking the north park and beyond, the views extending north and north-east towards Cassiobury Park (qv) and Watford. The terrace is bounded and retained by a brick wall on which stands a solid stone wall (c 1830-40, listed grade II). The ends of the terrace are marked by two elaborately carved stone seats (in parlous condition, 1999). A flight

of stone steps (derelict, 1999) leads south down from the north-east end of the terrace, formerly giving access to the path (its northern end now lost) which leads back to the north front and the Italian Garden.

The Old Pleasure Ground lies 250m south-east of the mansion, formerly (OS C19) reached from the south-east front via an axial path but now (1999) partly lost beneath C20 tennis courts. The path reappears c 120m from the house, continuing through the park up a hillside to the remains of a formal entrance (late C19, listed grade II) to the pleasure grounds, lying 250m from the house. Here a flight of stone steps leads up to a stone retaining wall topped by balustrading which supports a rough grass platform with a further short central flight of steps up to a higher level. To the north-east and south-west two flanking flights of stone steps lie within shrub planting (steps derelict and planting overgrown, 1999). From the higher level a grass ramp leads up to a statue (listed grade II) standing at the edge of an oval pond. The ramp is flanked by woodland with an understorey of rhododendrons and laurels. The south-east bank of the pond is bounded by lawn, beyond which stand a number of early to mid C20 houses, part of the C20 development called Temple Gardens. Formerly (OS C19; CL 1912) the entrance to the Old Pleasure Ground was laid out with clipped lawns and gravel paths giving access to a path through the open woodland which encircled an open lawn dotted with specimen trees. A classical stone temple with an open pedimented portico stood c 50m south-east of the pond at the head of the open lawn (its site now occupied by one of the C20 houses), overlooking the pond and the south-east front of the house.

The area of the Old Pleasure Ground was shown as part of a formal axis within Bridgeman's c 1720s plan, although it is uncertain if this scheme was actually carried out. He seems to show a formal cruciform pond in a similar position to the oval pool present now, surrounded by terraced earthworks (Willis 1977). Lancelot Brown, as part of his extensive work for Lord Anson in the 1750s, is said to have laid out the area in its present naturalistic form, at the same time erecting the Ionic temple which was dedicated to The Winds (Stroud 1975). Brown's pond was given a symmetrical outline in the 1830s, during work for the first Marquess of Westminster.

PARK

The park encloses the mansion, gardens and pleasure grounds. It is laid out across hilly ground and is now (1999) largely taken up with three golf courses. It retains many mature parkland trees and copses, as well as containing late C20 planting to define fairways. The remains of two avenues to the north-west of the house are aligned on the northern pleasure ground terrace. An informal, largely level, open grass sward extends north-east from the Italian Garden, aligned on the garden front of the house, with views of Watford beyond below the hillside. This may have been an area levelled in the 1720s by Styles in order to open up the view down to Watford, and occupies much of the main axis in Bridgeman's design.

Warburton (surveyed 1720-3, published 1749) shows two avenues aligned on the house, one on the north-east front, and one on the north-west front. Benjamin Styles is said in 1725 to have removed a sizeable hill which obscured the south view from the house at a cost of £5000 (Stroud 1975). Brown's work involved considerable earth moving, as he considered that the surroundings of the house were not sufficiently varied. He endeavoured to remedy this by scooping out more earth in front of the house, and building up some hillocks on either side (ibid). In the late C19 (OS 1878) the remains of three avenues, arranged in the form of a goose foot, extended west and north-west from the house and northern pleasure ground to the park boundary. Traces of further formal lines of trees throughout the park were also evident. A drive called King's Drive (now gone) encircled the hillside west of the mansion, extending north and east to meet the north approach drive close to the park boundary.

KITCHEN GARDEN

The brick-walled kitchen garden lies on the southern boundary of the park, 500m south of the house, adjacent to the west side of Home Farm. The area is divided into three main compartments, now (1999) largely laid to pasture.

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OS 6" to 1 mile: 1st edition surveyed 1878
2nd edition published 1899
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OS 25" to 1 mile: 2nd edition published 1899

Description written: March 1999
Register Inspector: SR
Edited: October 2000