



Heritage Statement For Generator Building Demolition

at

Eton Borehole
Tangier Lane
Eton
Windsor
Berkshire
SL4 6AZ

Project Ref: 3686

Issue: 3

August 2023

Prepared by:

Dovetail Building Consultants Ltd Sevenoaks Business Centre 15 Lime Tree Walk Sevenoaks Kent. TN13 IYH



CONTENTS

- I. Introduction
- 2. Historic Development of the Site
- 3. Heritage Assets Significance
- 4. Impacts of the Proposed Development
- 5. Conclusions

Appendices

- A. Bibliography
- B. Photographs
- C. Supplementary Documents
 - i. Tangier Island Water Works Site Plan (2021 08 10 P DP)
 - ii. Eton Conservation Area Southern Area Map
 - iii. Property History Application Reference 10/01333/TLDTT
 - iv. Heritage Gateway Results
 - Search Results
 - Berkshire Archaeology HER Record | Result (Antler)
 - Berkshire Archaeology HER Record I (Monument)



I Introduction

Instructions

- 1.1 Dovetail Building Consultants Ltd were appointed by Thames Water Ltd (Client) to prepare a Heritage Statement to support a Listed Building Consent application by the Client for the proposed works at Eton Borehole, Tangier Lane, Eton, Windsor, Berkshire, SL4 6AZ (Site).
- 1.2 All of the site to which the application relates is owned by Thames Water Utilities Ltd.
- 1.3 The site plan shown in **Figure I** below provides further details on the site's location in respect of its local area.

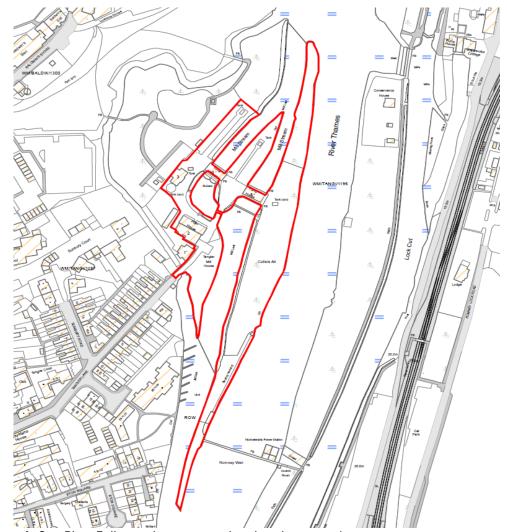


Figure 1: Site Plan. Full site plan contained within the appendices.

Project Ref: 3686 August 2023 Page **2** of **41**

Eton Borehole (Tangier Island Waterworks) Heritage Statement – Generator Building Demolition



Proposed Works

- 1.4 The Listed Building Consent application that this Statement supports is for the proposed demolition of the redundant Generator Building at the subject Site. Specifically, the proposed works include:
 - Specialist contaminated waste disposal of redundant fuel bunds and flue equipment.
 - Full demolition of Generator Building structure.
 - Making good and re-surfacing of building footprint as tarmacadam to match adjacent areas.

The Site

Site Name/Address: Eton Borehole, Tangier Lane, Eton, Windsor, Berkshire, SL4 6AZ

District: Windsor and Maidenhead

Parish: Eton

National Grid Reference: SU 96862 77703

- 1.5 Eton Borehole formerly Windsor and Eton Waterworks is situated on the eastern edge of Eton town, on the area of land referred to as Tangier Island.
- 1.6 The River Thames running downstream south to north forms the eastern boundary of the site, with a brook joining the Thames at the south and north of the Site to form the Island.
- 1.7 The Site does not occupy the whole of Tangier Island.
- 1.8 The western boundary of the site borders the grounds of the prestigious Eton College which is a Grade II Listed Park and Garden (1000584). Part of the grounds is isolated on Tangier Island, accessed by two footbridges. This isolated area of the grounds is named Luxmoore Garden after it was developed from 1871 by Assistant Master at Eton College, Henry Elford Luxmoore.
- 1.9 To the south, between the Site entrance gates and the brook is Tangier Mill House, built early 19th century and Grade II Listed (1211472). The property previously formed part of the subject Site until it was purchased from the Client in 2010.
- 1.10 Further to the north of the Site is Romney Island and Lock where the former mill there was replaced by the pump house referred to as 'The Kings Engine' which supplied water to nearby Windsor Castle.
- 1.11 The Site is in close proximity to Eton Conservation Area however not within its limits. The Conservation Area boundary roughly follows the line of the brook, across Tangier Lane to the western bank of the Mill Stream and joining the northern bank of the River Thames.





Figure 2: Nearby Eton Conservation Area. Blue line demarks Conservation Area boundary line. Full Eton Conservation Area (south section) map contained within the appendices.

- 1.12 At present there are currently four structures on the site. These are as follows;
 - Two Pump Houses. Built circa 1870
 - Filter House. Built 1915 1923
 - Generator Building. Built 1915 1923
- 1.13 The two Pump Houses are located to the north of the site, each spanning a mill stream that has been cut from the River Thames through the site to serve former mill and operational equipment. These Pump Houses are Grade II listed buildings (List Entry Number: 1211475). For the purposes of this report, Pump House I is the building spanning the western mill stream and Pump House 2 spans the eastern mill stream.
- 1.14 Refer to **Figure 3** below for building location references.



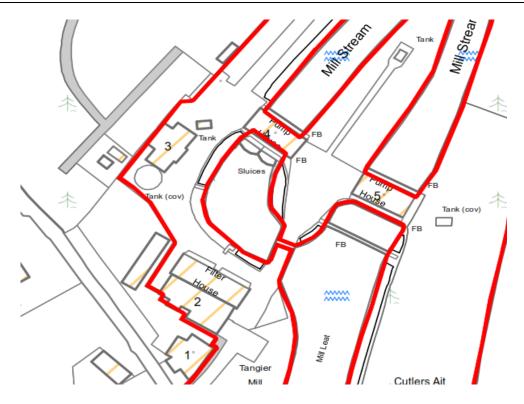


Figure 3: Buildings 2-5 within the current Site boundary. Building 3 is the Generator Building subject to this report. Full site plan contained within the appendices.

1.15 The building that the Listed Building Consent application relates to, and therefore the primary subject of this report is the Generator Building.



Figure 4: Generator Building. Eton College seen behind.

Project Ref: 3686 August 2023 Page **5** of **41**

Eton Borehole (Tangier Island Waterworks) Heritage Statement – Generator Building Demolition



- 1.16 Considering Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990, particularly with the Generator Building known to predate 1st July 1948 and it forming an ancillary structure to the other structures, the building is curtilage listed. Thus, a Listed Building Consent application has been submitted for the proposed works.
- 1.17 The Generator Building is no longer operational and is redundant for future operational requirements. An element of the building is currently cordoned off due to structural collapse presenting health and safety issues.
- 1.18 The Site remains operational, with currently three live boreholes within the site, with water pumped via the Filter House building to nearby Datchet for processing, ready for supplying water to the local areas.
- 1.19 The two Grade II listed Pump Houses are no longer operational.

Planning History

- 1.20 There is limited information on previous listed building consent / planning applications relating to the current Site.
- 1.21 Desktop searches did identify a prior approval application (10/01333/TLDTT) dated 21st June 2010 for the installation of a twelve-metre lattice tower and six antennas for improvements to telephone signal in the area. The application was withdrawn on the 22nd July 2010.
- 1.22 Prior to withdrawal, we note for the purpose of this statement that review of the applications documents identified widespread community objection to the proposals. The majority of the objections generally relate to the proposals at the time detracting from the 'views, charm and unique character of the adjacent historic garden, Luxmoore Garden'.
- 1.23 Other than the above, much of the planning history relates to the Tangier Mill House that was purchased from the Client in 2010. The planning history of this property includes Listed Building Consent (11/00863/LBC) for renovation works shortly after acquiring the property from Thames Water.
- 1.24 From review of the information available, there also appeared to be an application (EU/43/69) submitted on 30th November 1970 on behalf of Middle Thames Waterboard for 'demolition for bricks (sic) for new pump house' It appears this application was withdrawn.

Project Ref: 3686 August 2023 Page **6** of **41**



2 Historic Development of the Site

Introduction

- 2.1 This section provides a summary of the historical development of the Site based on the available sources which have been listed within the appendices.
- 2.2 Understanding the history and context of the heritage assets can take into account the degree which proposed changes could enhance or detract from its significance and the ability to appreciate it.

Domesday Survey

- 2.3 The parish of Eton is considered to be a settlement from the Saxon era, with the parish founded in the 10th Century. At the time of the Domesday Survey (1086), Eton was held by Walter Fitzother, Constable of Windsor Castle and recorded as Ettonne that had two mills, meadow, woodland and fisheries.
- 2.4 It is widely considered that one of these mills recorded in the Domesday Survey was located at Tangier and on the site subject to this statement. The other mill is thought to have been the one previously discussed located at Romney Island, and latterly replaced by the Kings Engine.
- 2.5 The purpose of the mill on Tangier Island was for the production of flour. The Mills Archive states that "the mill, of wood with a tiled roof is long gone. An old print from 1779 shows the mill with a low breast-shot wheel, about 12 ft in diameter. The last miller was probably William Mitchell in about 1860".
- 2.6 There is limited information available for the site from its first recordings in the Domesday Survey up until its development as a waterworks.

The Waterworks and its early Victorian Developments

- 2.7 John Yarnold known as the 'Plumber of Worcester' acquired a lease for the Site and completed his first successful waterworks there in 1701.
- 2.8 Where Queen Victoria's statue by Windsor Castle is now, is thought to have been the position of the cistern that provided river water from the site, pumped via wooden pipes.
- 2.9 Ownership of the waterworks changed several times between 1701 and 1888. A new cistern was installed at St George's Chapel in 1732 under the ownership of John Davis. The Cutler family were mostly in control of the Waterworks between 1747 1888.
- 2.10 Except for the Tangier Mill House, the layout of the Site did not begin to take its current form until the 1870's. As seen in **Figure 5 and 6** below, none of the current buildings were present. The second Mill Stream is not present. There were many buildings on the Site at this time, likely associated with both the flour mill and the waterworks.

Project Ref: 3686 August 2023 Page **7** of **41**



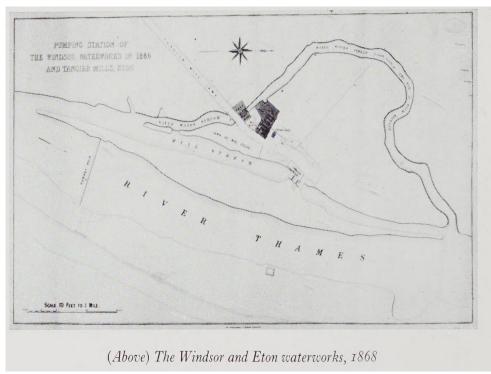


Figure 5: 1868 Map – Two Pump Houses and second Mill Stream not constructed. Structure in Pump House 2 location however appears to be of different proportions, likely earlier structure, possibly timber mill structure referred to previously.



Figure 6: 1870 Map.



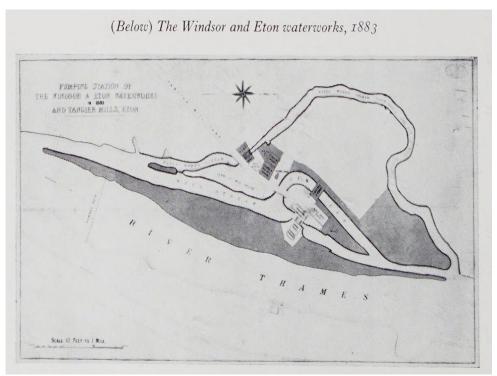


Figure 7: 1883 Map – second Mill Stream now formed. Two Pump Houses now shown.

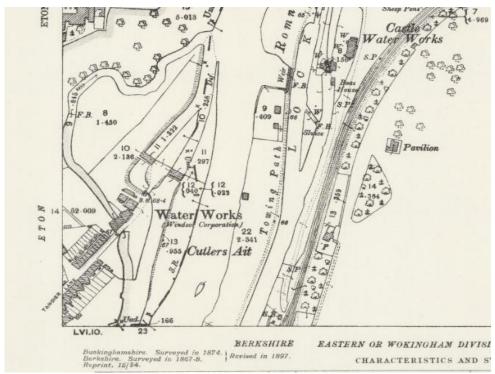


Figure 8: 1897 Map – Two Pump Houses now shown with second Mill Stream

2.11 In the 1870's the two Grade II Pump Houses were constructed, with an additional mill stream cut to serve Pump House I. See **Figures 7 & 8**. Two Fourneyron Outward Flow Turbines built in 1873 were installed within the river to drive the double acting pumps within the Pump

Project Ref: 3686 August 2023 Page **9** of **41**



- Houses to subsequently pump the water directly to the mains system. The turbines installed are the oldest type of reaction turbine of the outward flow class.
- 2.12 The adjacent Tangier Mill remained dual purpose until 1871, driving both flour machinery and water. From 1871, its purpose was solely relating to water operations.
- 2.13 In 1888 Windsor Corporation took control of the works from the Cutler family.

Windsor Corporation

- 2.14 When Windsor Corporation took control of the Waterworks in 1888 it was stated that in addition to the two turbines known to be built in 1873, there were two more engines powering three-throw pumps.
- 2.15 The other engines including the Cornish Boilers that run them are thought to have been located within the other buildings on the site, specifically in the location of the now Filter House.
- 2.16 At this time no operational filtering process was in place, with the water being taken directly from wells lined with perforated cast iron cylinders. The water running into the wells through the underlying geology of gravel and chalk acted as the sole filter process, providing good quality water directly to the mains supply with no storage facilities. **Figure 9** below shows the well positions outlined in the 1890 Sanitary Condition Report.

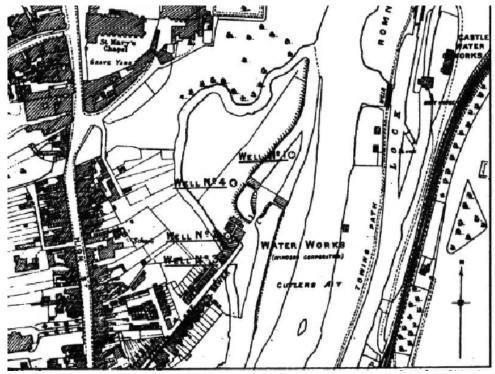


Figure 9: 1890 Sanitary Report Map showing Well Locations

2.17 The equipment within the waterworks was regularly changing to accommodate the increase in the towns population and demand for water. The Boiler Company condemned the steam

Project Ref: 3686 August 2023 Page 10 of 41



- engines and their boilers in 1890, leading to their replacement, whilst two more turbines are understood to have been installed in 1891.
- 2.18 In 1899 the steam plant was further extended by the installation of a non-condensing pumping engine with Cornish Boiler and then in 1904, a further engine with jet condenser installed.

Electricity and Filtration

- 2.19 In 1915 the steam plant on the site was scrapped and replaced with electric centrifugal pumps. This corresponded with the installation of filters and the first chlorination plant.
- 2.20 As seen in **Figure 10** below, the six Candy 'De Clor' filters with electrically driven pumps were installed in 1915 and set to work by Mayor W. Carter on the 16th September 1915.



Figure 10: Sign kept on-site recording the installation of the 'Candy Filters' in 1915.

2.21 As noted from the change between **Figures 11 and 12** below, the layout of the site as seen today appears to take full form between 1910 and 1923. These changes are associated with the introduction of electrically driven plant.

Project Ref: 3686 August 2023 Page II of 4I



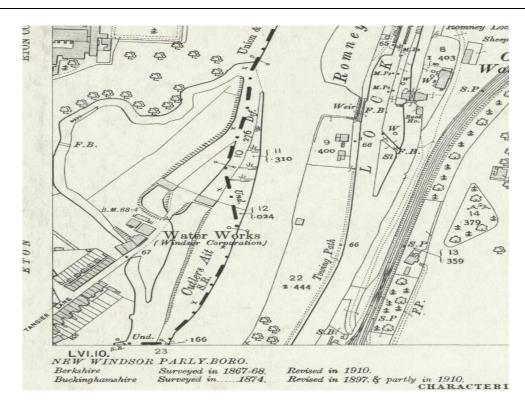


Figure 11: 1910 Map – Location of Filter House still three induvial structures. No Generator Building.

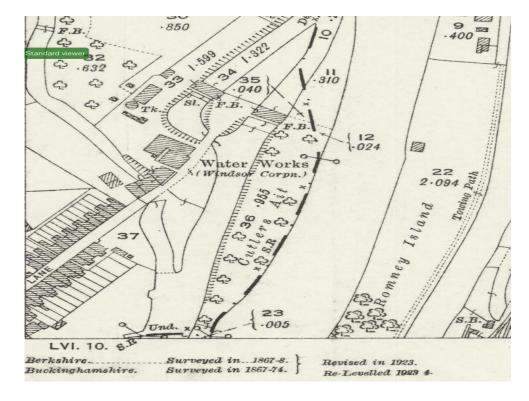


Figure 12: 1923 Map – Filter House in its current footprint shown. Generator Building now constructed.

Project Ref: 3686 August 2023 Page 12 of 41



Modern Day

- 2.22 The Site remains operational, with currently three live boreholes within the site, with water pumped via the Filter House building to nearby Datchet for processing, ready for supplying the local areas with clean water.
- 2.23 Operationally the site was relatively unique with the water having been supplied direct to mains with no storage or reservoir until the 1960's. The uniqueness was complimented by the Fourneyron Outward Flow turbines that remained in use until 1971.
- 2.24 The electrical supply is now via the sub-station and switch gear equipment to the west of the Filter House. A permanent on-site generator is no longer required and therefore the Generator Building is no longer in use. All previous equipment has been stripped out from the building.



Figure 13: Generator Building.





Figure 14: Generator Building collapsed northern roof.



Figure 15: West Pump House





Figure 16: East Pump House



Figure 17: Filter House Building



3 Heritage Assets - Significance

Overall Significance of Eton Borehole (Formerly Windsor & Eton Waterworks)

- 3.1 The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic'.
- 3.2 The different heritage assets on the Site have varying degrees of individual significance. Our report specifically assesses the value of the Generator Building. However, when reviewing the site as a whole, its significance can be attributed primarily to the historic interest as a waterworks. It was the main infrastructure for water supply to Eton and its immediate surrounding areas from 1701, providing a critical role in the town's development.
- 3.3 This historic interest further enhanced by the operational features of the site, with the supply, only until recently, pumped directly to mains to provide a constant service without storage facilities. With the pumped water a result of the unique 1873 Fourneyron Outward-Flow turbines using the head of river water to power the double acting pumps within the Victorian pump houses that span the mill streams. The outward flow turbines are a unique system and an important influence on the Grade II designation of the two pump houses.

Generator Building

- 3.4 The Generator Building is a single storey structure built circa 1915.
- 3.5 The central element comprises red clay brick to rear and sides, with pitched clay tile roof. Abutting the front elevation is a timber clad extension with felt covered flat roof. The front extension is known to have been built between 1949 and 1974.
- 3.6 Adjoining both sides of the central section are single storey elements constructed from yellow stock bricks, both with barrel vaulted roofs. The southern side is covered with profiled corrugated metal roof sheeting. The northern side comprises concrete overlaying the profiled corrugated metal roof sheeting.



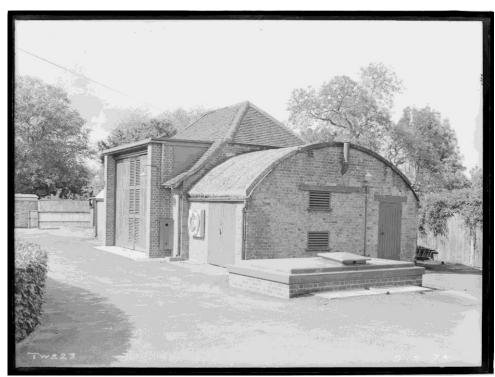


Figure 18: Generator Building 1974. Front elevation shown as full height doors. Upper louvre with lintel on side elevation (Bottom louvre and door only present at current day).



Figure 19: Historic England Aerial Archive Photo (EAW026472) showing site on 10th September 1949. Front extension not constructed yet.

Project Ref: 3686 August 2023 Page 17 of 41



Significance of Generator Building

Historic Interest

- 3.7 The Generator Building is considered to be an ancillary structure and of low historic interest. The building was not directly associated with the sites primary interest, the Pump Houses.
- 3.8 The Fourneyron Turbines used the river water to produce the power to run the pumps within the Pump Houses and therefore the Generator Building was not operationally associated with the Grade II Pump Houses.
- 3.9 The Generator Building is associated with the later phase of the Site's development (from circa 1915). The Generator Building was built as electric powered plant was installed on the site, replacing the steam powered plant.

Architectural Interest

- 3.10 The building offers low architectural interest to the site. The building was constructed as an ancillary structure to aid the primary function of the site. More architectural significance is applied to the other assets on the site.
- 3.11 The Filter House built at a similar time offers an example of a simpler plain classic style with Georgian era influences whilst being sympathetic of the more elaborate Pump Houses that demonstrate more typical Victorian era features.
- 3.12 The architectural significance of the Generator Building is further diminished by the unsympathetic replacement timber cladding to the front elevation. The frontage of the building is post 1949 construction. Furthermore, the current cladding is a replacement to that known to be installed in 1974. The presence of the modern fuel bunds to the rear also detracts from its significance.
- 3.13 Further impact on the architectural interest can be found in the Generator Buildings disused state. The northern vaulted roof has been subject to significant collapse causing that section of the building to be unsafe. The redundant nature of the building has led to general deterioration of the building.
- 3.14 As discussed in the Section 4: Impacts of Proposed Development, in order to adequately repair the structure to leave weathertight, the roof structure, roof coverings, leadwork, lintels, doors and glazing will need to be replaced. This notable loss of original fabric will further detract from any architectural interest.
- 3.15 The reason for the concrete covering to the northern vaulted roof is not clear. It is known from the 1974 archive photos that the covering was in place at that time. Archive photographs from 1939 (**Figure 20**) potentially show the presence of the concrete covering, however it is not clear. Speculated purposes include fire proofing, weatherproofing or bomb protection.



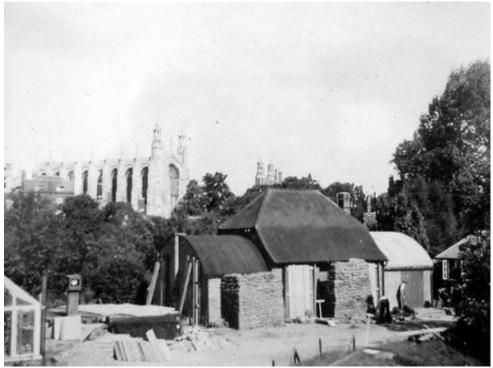


Figure 20: Generator Building September 1939. Sandbagged in preparation for air raids. Chimney visible to northern side that is no longer present. Not clear if concrete covering installed. No extension to front elevation.

Archaeological Interest

- 3.16 Archaeological interest should be considered when assessing the significance of the heritage asset, considering if either the features of the existing building or those that may have previously existed hold historic evidence that may be affected or worthy of expert investigation.
- 3.17 The features of the existing building offer little 'archaeological' interest. The later age of the building arguably lessening the significance of any contents that may have been present, particularly given the buildings ancillary nature. Furthermore, the contents of the building have largely been stripped out as the site has developed operationally and the building made redundant to operational requirements.





Figure 21: Generator now stripped out.

- 3.18 The generator is no longer present, with only fuel and flue connections remaining.
- 3.19 The Eton Conservation Area Appraisal Document advises that little fieldwork has been carried out in the town centre, with any excavations tending to reveal deposits relating to medieval settlement and craft activities and post medieval structures.
- 3.20 Furthermore, the appraisal document advises that groundworks within much of the Conservation Area would likely have an impact on the archaeological remains relating to medieval and post-medieval settlement, craft, industry and waterside activity, with archaeological mitigation often being required in line with local and national planning policy.
- 3.21 Given the proximity of the site to the Conservation Area, the above comments are considered when assessing the site.
- 3.22 Based on the above, we undertook a desktop review of the Historic Environment Records (HER) using the Online Gateway facility.
- 3.23 Details of the search records are contained within the appendices.
- 3.24 Limited results were achieved based on a 100 metre search distance from the Site. The most notable being a broken pre-historic antler pick (HER Number: 0154.00.005) found at the waterworks in 1871. The pick now forms part of the Windsor Guildhall Museum Rawlins Collection (W184/53/E <1>). The pick is shown in **Figure 22** and its approximate location based on the HER information is shown in **Figure 23**.





Figure 22: Broken pre-historic antler pick (HER Number: 0154.00.005)



Figure 23: Location where antler was found according to HER Online Gateway.

3.25 The museum and HER records appear to slightly contradict one another however it is understood the pick was found between 10-15 feet below the water level.

Project Ref: 3686 August 2023 Page 21 of 41



- 3.26 When widening the search further, greater archaeological interest was unveiled. The results were consistent with the comments of the Conservation Area Appraisal document, with several bronze age, Saxon and medieval finds recorded within the town area.
- 3.27 The focus of the archaeological finds within the surrounding areas are generally within the riverbed and adjacent areas.
- 3.28 Based on the historical maps available, there is no evidence that any previous structures or similar were previously situated within or nearby to the Generator Building's footprint. The Generator Building is some distance from the river where the majority of archaeological items have been found.
- 3.29 It is therefore considered unlikely that the proposed groundworks would have an impact on archaeological remains. This considers the above findings in addition to the extent of excavation proposed not impacting the depths that archaeological remains would be anticipated.

Setting

3.30 The setting of the site contributes to the significance of the Pump Houses and the appreciation in the value of the site as a whole for its contribution to the development of Eton. The grounds of the site appear isolated despite its location within Eton alongside buildings it historically provided a direct water supply to. Whilst the riverside setting and the mill streams that still divide the site, provide the direct visualisation to the site's former use as a mill and its unique Pump House installations.



Figure 24: Generator Building with mill stream to front and Eton College in background.

Project Ref: 3686 August 2023 Page **22** of **41**



4 Impacts of Proposed Development

- 4.1 The proposed works are the full demolition of the Generator Building including the removal of the redundant fuel bunds and flue equipment. Following removal of the Generator Building and its foundations, the surfacing will be made good to match the surrounding areas in tarmacadam.
- 4.2 Although the proposed works include for the removal of a heritage asset that is curtilage listed, the proposed works have carefully considered the wider significance of the site and its setting.
- 4.3 The whole structure is currently in a significantly poor state of repair and without immediate intervention it will continue to deteriorate. The northern end of the building is already unsafe due to structural collapse, with no access permitted for health and safety reasons.
- 4.4 The building is no longer required for its original purpose and due to operational developments of the site and supply infrastructure, the building is redundant to any future use. The proposed works are for the demolition of the building only. No new structure is required to replace the building.
- 4.5 With the demolition of the building and no new structure proposed it will open up the sight lines from both the site and the nearby Grade II Park and Garden, Eton College. Currently the Generator Building lines the boundary between the site and Luxmoore Garden. The proposed works would improve the aesthetics from the garden, removing the unsafe and deteriorating structure and redundant fuel bund that currently detract from its setting. Luxmoore Gardens will benefit from improved sight lines of the Filter House which offers greater historic and architectural interest, as well as the trees that line the east boundary of the site.
- 4.6 Space on the Site is limited and demolition of the building with no replacement structure will offer the Client greater capacity to undertake maintenance on both the operational and heritage assets of greater significance on the Site.
- 4.7 If a repair scheme were to be selected, it would result in a large loss of the building's original fabric in order to leave the building weathertight. As a minimum replacement works would include roof coverings, new leadwork, lintels, doors, glazing and new brickwork. These repairs would be undertaken to a building that already offers little significance due to its age, purpose and previous alterations.
- 4.8 Due to operational developments the Generator Building is redundant to future operational use. The position of the building within the secure operational site also does not lend itself to be subject to a repair scheme and repurposed for use by third parties.
- 4.9 The proposed works do not involve any works to the heritage assets of significance on the site; the Pump Houses or the Filter House.
- 4.10 The significance of the Pump Houses and Filter House is partly derived from their setting. The proposed works will enhance the sites feeling of being an isolated location and provide focus to the more significant heritage assets and their former uses.
- 4.11 The sites significance is primarily attributed to the historic interest of the Pump Houses with its unique river powered engineering installations. The proposed demolition relates only to

Eton Borehole (Tangier Island Waterworks) Heritage Statement – Generator Building Demolition



- the Generator Building, a structure that was not associated with the Pump Houses and built at a later date when the site partially changed operationally to electric driven pumps.
- 4.12 The proposed works include for removal of the buildings footings that are anticipated to be minimal given the age of the structure. They are not anticipated to impact the depths of previous archaeological finds on the site. Furthermore, the structure is relatively far away from the main riverbanks where items of archaeological interest would more typically be expected.



5 Conclusions

- 5.1 Dovetail Building Consultants Ltd were appointed by Thames Water Utilities Ltd to produce a Heritage Statement to accompany a Listed Building Consent application for the proposed demolition of the Generator Building.
- 5.2 Eton Borehole is a site on Tangier Island within Eton, that has history as a flour mill dating back to at least 1086 but has been in its current use as a waterworks since 1701. The buildings on the site include two Grade II Listed Pump Houses constructed around 1870 and the Filter House and Generator Building constructed in circa. 1915 when the site introduced electrically driven equipment.
- 5.3 This Statement demonstrates that the proposals have considered the impact of the proposed removal of a heritage asset. The proposed works are to an ancillary building considered to have little significance in itself due to its disconnect from the sites primary significance that is associated with the historic interest of the Pump Houses. The building requires urgent action due to its poor state of repair and the health and safety risks associated with its partial collapse. The alternative solution of a full restoration scheme would involve the loss of much original fabric to an already altered structure in order to leave the structure weathertight.
- 5.4 The harm perceived from the removal of a heritage asset is considered less than the benefits associated with its removal, particularly improvements to the setting and sight lines of more significant assets including the adjacent Luxmoore Garden and the Pump Houses.



APPENDICES

Appendix A

Bibliography

Appendix B

Photographs

Appendix C

Supplementary Documents

- i. Tangier Island Water Works Site Plan (2021 08 10 P DP)
- ii. Eton Conservation Area Southern Area Map
- iii. Property History Application Reference 10/01333/TLDTT
- iv. Heritage Gateway Results
 - Search Results
 - Berkshire Archaeology HER Record I Result (Antler)
 - Berkshire Archaeology HER Record I (Monument)



Appendix A - Bibliography

Statham, H. *The Builder. Volume XCI. July to December 1906.* Windsor House Printing Works 1907.thetails/gri_33125007023845/page/398/mode/2up?q=%22Waterworks-tompany+in+the+year+1888%22&view=theater

Powell-Smith, A. Open Domesday — Eton, Buckinghamshire. https://opendomesday.org/place/?indexChar=E>

Royal Borough of Windsor & Maidenhead (2009). Conservation Area Appraisal, Eton. Adopted November 2009. Royal Borough of Windsor and Maidenhead. Planning Policy Manager. https://www.rbwm.gov.uk/sites/default/files/2020-05/pp_eton_conservation_area_appraisal_part1.pdf>

Farley, M., Legg, E. and Venn, J. (2007). The Watermills of Buckinghamshire: A 1930s account by Stanley Freese with original photographs (Buckinghamshire Archaeological Society, 2007)

Institution of Municipal Engineers (1915). The Surveyor and Municipal and County Engineer. Vol XLVIII (The St. Bride's Press Ltd).

https://archive.org/details/surveyormunicipa48lond/page/n7/mode/2up?q=%22Tangier+lsland%22+%22generator+House%22>

Hudson, K. (1969). *Industrial Archaeology 1968* (Augusta M. Kelley Publishers, New York). https://archive.org/details/industrialarchae0005unse_l9d6/page/n7/mode/2up?q=%22Tangier+lsland%22+%22electric+centrifugal+pumps+%22+waterworks+Eton

The Local Government Board (1899-1900). Supplement Containing Report of the Medical Officer For 1899-1900. London. His Majesty's Stationary Office.

https://archive.org/details/annualreportmed01unkngoog/page/n138/mode/2up?q=Dr.+Bulstrode+windsor&view=theater

Planning (Listed Buildings and Conservation Areas) Act 1990.

English Heritage (2008). Conservation Principles, Policies and Guidance. English Heritage.

Ministry of Housing, Communities & Local Government. (2021) *National Planning Policy Framework*. London: Ministry of Housing, Communities & Local Government.



Appendix B - Photographs



Figure 25: Generator Building adjacent to Eton College and its Luxmoore Garden.



Figure 26: Generator Building collapsed northern roof.





Figure 27: Generator Building in poor state of repair with redundant fuel bunds adjacent to boundary shared with Eton College.



Figure 28: More recent front extension to Generator Building.





Figure 29: Historic England Aerial Archive Photo (EAW003710) showing Generator Building on March 18th 1947 from rear. Alterations have been made to the rear and its window arrangements since date of archive photo.



Figure 30: Historic England Aerial Archive Photo (EPW000037) showing site on 8th January 1920.





Figure 31: Significant Pump Houses with Fourneyron turbines.



Figure 32: 1974 Archive photo of Pump House I.





Figure 33: Filter House 1939 archive photo. Being protected from air raids with sand bags and shutters.



Figure 34: Candy Filter Installation in location of now Filter House in 1915.



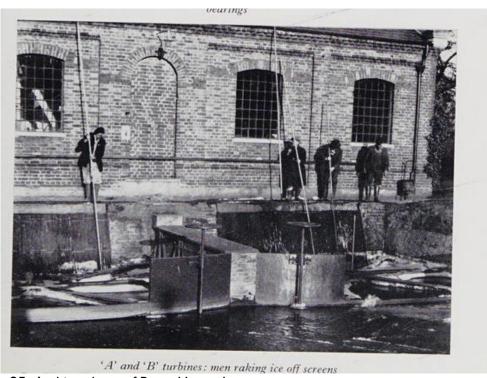


Figure 35: Archive photo of Pump House I

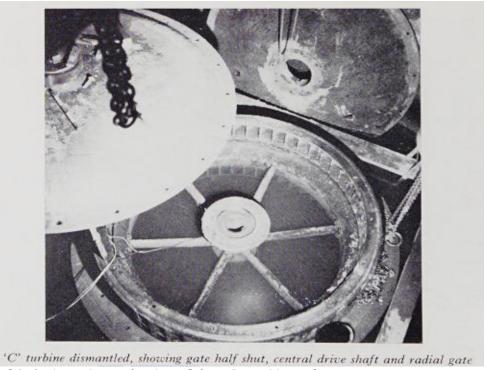


Figure 36: Archive photo of turbine C from Pump House 2.



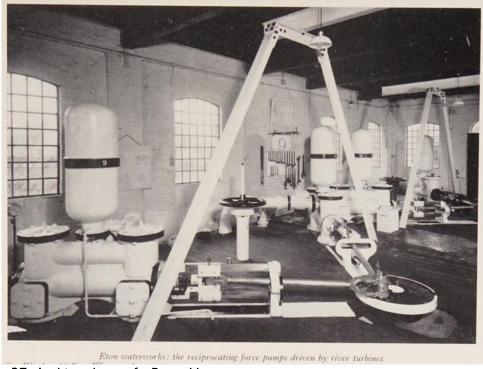


Figure 37: Archive photo of a Pump House.

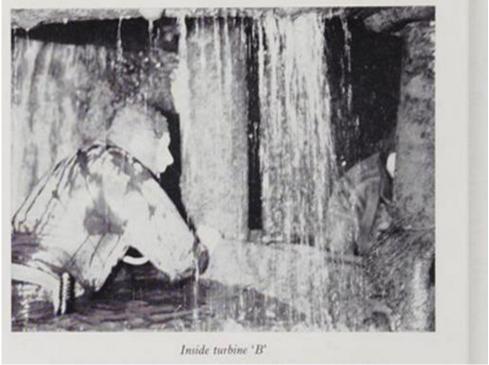
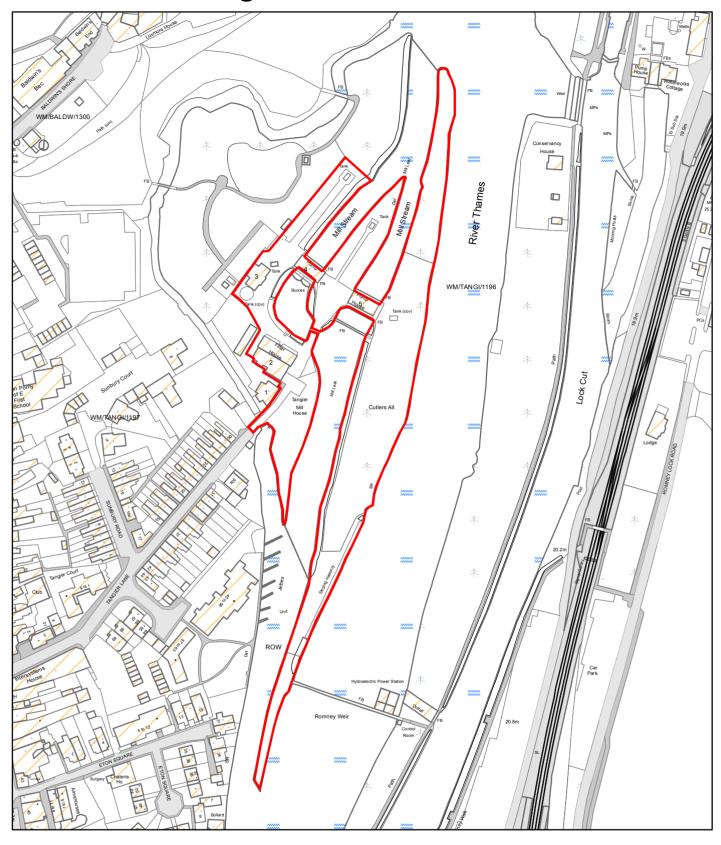


Figure 38: Archive photo of a Turbine B of Pump House I.



Appendix C – Supporting Documents

Tangier Island Water Works



Thames Water Printed By Map

: mhazeldi : 10/08/2021 Print Date Map Centre On: 496891, 177662

Centre Tile No.: SU9677NE



Comments:

Α4 SL4 6BB

20 120 160 Meters Current Scale: 1:2,000

Disclaimer: Based on the Ordnance Survey Map with the Sanction of the Controller of H.M Stationery

Office License Number:- 100019345

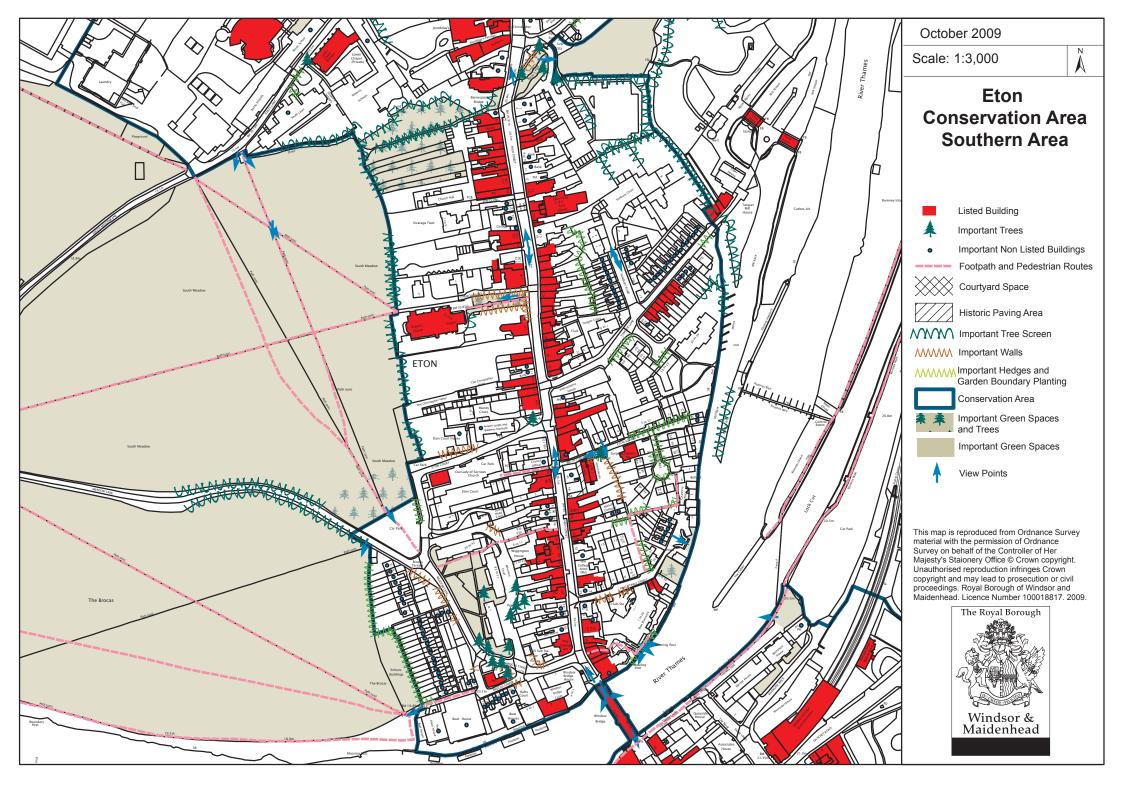
The position of any boundary or apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed.

Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified on site before any works are undertaken.

Copyrights: Unauthorised reproduction prohibited.

Crown Copyright Reserved.





Print Version

Close Window Print

Summary

Reference	10/01333/TLDTT
Alternative Reference	N/A
Application Received	Mon 21 Jun 2010
Application Validated	Mon 21 Jun 2010
Address	Middle Thames Water Plc Tangier Island Tangier Lane Eton Windsor SL4 6BU
Proposal	Application to determine whether prior approval is required for the siting and design of a 12m lattice tower, 6 antennas and associated equipment cabinet
Status	Decided
Decision	Application Withdrawn
Decision Issued Date	Thu 22 Jul 2010
Appeal Status	Unknown
Appeal Decision	N/A

Further Information

Application Type	Telecom Dev Determination 56 days
Decision	Application Withdrawn
Actual Decision Level	Delegated
Expected Decision Level	N/A
Case Officer	David Johnson
Parish	Eton Town Council
Ward	N/A

1 of 2

District Reference	N/A
Applicant Name	Vodafone Ltd
Agent Name	Mono Consultants
Agent Company Name	N/A
Agent Address	48 St Vincent Street Glasgow G2 5TS
Environmental Assessment Requested	No

Contacts

Important Dates

Application Validated Date	Mon 21 Jun 2010
Actual Committee Date	N/A
Neighbour Consultation Expiry Date	Thu 12 Aug 2010
Agreed Expiry Date	N/A
Decision Made Date	Thu 22 Jul 2010
Decision Issued Date	Thu 22 Jul 2010
Determination Deadline	Mon 16 Aug 2010

Related Information

There are 15 documents associated with this application.

There are O cases associated with this application.

There are 2 properties associated with this application.

2 of 2

HERITAGEG ATEW AY

Site Map
Text size: A A A

You are here: Home > More Detailed Search > Gateway Results

Your request was sent to 17 resources.	
Total Results: 4	
Refine your search	
Start new search	
Help and FAQs	
Cookies	

Your search returned 4 results from 2 of the 17 resources available on the Heritage Gateway.

Results from 1 of the 2 resources are visible on the map. These are indicated by the 🔍 icon in the results list.

• Where = Within 100m of selected location (SU968777)

[Refine your search]

Summary Results View Results on a Map

Statutory Data

The National Heritage List for England

2 results



The National Heritage List for England

The National Heritage List for England is the official and up-to-date database for all nationally designated assets, including Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites.

The National Heritage List for England returned 2 records matching your search.

Title Type Location

Grade

TANGIER MILL HOUSE

NORTH OF ...

Listing TANGIER MILL HOUSE, TANGIER LANE, ETON, Eton, Windsor and $_{\mbox{\scriptsize II}}$ Maidenhead

PUMP HOUSES TO LIGHT PUMP HOU

Listing PUMP HOUSES TO NORTH OF TANGIER MILL HOUSE, TANGIER LANE, ETON, Eton, Windsor and Maidenhead

View all The National Heritage List for England results...

National Designation Decisions

Designation Decision Records (Expired Certificate of Immunity from Listing entries)	No records matched your search	Q <u>Q</u>
<u>Designation Decision Records (De-listed entries)</u>	No records matched your search	Q 0
<u>Designation Decision Records (Non-designated entries)</u>	No records matched your search	Q 0

Non-Statutory National Data

<u>Historic Milestone Society Database</u>	No records matched your search	Q 🕡 🙆
Historic England research records	No records matched your search	<u>(1)</u>
National Trust HBSMR	No records matched your search	Q 0
Parks and Gardens UK	No records matched your search	Q @ @
NMR Excavation Index	No records matched your search	Q 0 0
Church Heritage Record	No records matched your search	Q 0 0

Local Records

Berkshire Archaeology HER 2 results

B E R K S H I R E

Berkshire Archaeology HER

The Berkshire Archaeology Historic Environment Record (HER) is a record of the known archaeology and historic environment within the 5 Unitary Authorities areas in the east of Berkshire - Reading Borough Council, Wokingham Borough Council, Bracknell Forest Borough Council, Slough Borough Council and the Royal Borough of Windsor and Maidenhead. The western half of what was the post 1974 county of Berkshire is covered by West Berkshire HER.

Berkshire Archaeology HER returned 2 records matching your search.

04/08/2023, 10:16

Name Location

<u>Prehistoric antler pick - Eton Water Works, Windsor, Berkshi...</u> Windsor <u>Eton Mill No 4, Eton, Berkshire</u> Eton

View all Berkshire Archaeology HER results...

Buckinghamshire HER	No records matched your search	() ()
<u>Durham Historic Environment Record</u>	No records matched your search	(1)(2)(3)(4)(5)(6)(7)(7)(8)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)(9)<l< td=""></l<>
Gloucestershire County Council: Historic Environment Record	No records matched your search	<u>@</u> @
Greater London HER	No records matched your search	0
Northumberland Historic Environment Record	No records matched your search	@ @

National Image Collections

<u>ViewFinder</u> No records matched your search	(1)
--	------------







Manage Cookies

© 2012 Heritage Gateway. All rights reserved.

< Back to Heritage Gateway





Any Questions? Please try here first

If you have any comments or new information about this record, please email us.

Name: Prehistoric antler pick - Eton Water Works, Windsor, Berkshire

HER Number: 00154.00.005 **Record Type:** Find Spot

Grid Reference: SU 969 777

Administrative Windsor, Windsor And Maidenhead, Berkshire

Area/Parish:

Map: Show location on Streetmap

Summary

A broken antler pick found at Eton Water Works in 1871.

Monument Type(s):

FINDSPOT (Prehistoric - 500000 BC to 42 AD)

Description

A broken antler pick found at Eton Water Works in 1871. It was found 15 feet below the surface and 10 feet below water level. The butt end is sawn from the main antler. Windsor Guildhall Museum Rawlins collection W184/53/E <1>.

<1> Britnell, W.J, ?, Some Iron Age Bone Objects from the River Thames at Windsor (Unpublished document). SRM14612.

Sources

<1> Britnell, W.J. ?. Some Iron Age Bone Objects from the River Thames at Windsor. [Unpublished document / SRM14612]

Associated Events:

None

Associated Monuments

None

Associated Finds:

FRW431 - PICK (Prehistoric - 500000 BC to 42 AD)

Search results generated by the HBSMR Gateway from exeGesIS SDM Ltd.

1 of 1

< Back to Heritage Gateway





Any Questions? Please try here first

If you have any comments or new information about this record, please email us.

Name: Eton Mill No 4, Eton, Berkshire

HER Number: RW15744 Record Type: Monument

Grid Reference: SU 968 776

Administrative Eton, Windsor And Maidenhead, Berkshire

Area/Parish:

Map: Show location on Streetmap

Summary

This mill was called Tangier Mill and there was a mill at this site from the 11th century.

Monument Type(s):

MILL (Medieval - 1066 AD to 1539 AD)

Description

Called Tangier Mill. Place name experts tell us that it gets its name from the capture of Tangier from the Barbary pirate in the time of Charles II. But Tangier is here mentioned in 1371 and there was a mill there in the 11th century. The names comes from its position TAN GEIRWON that is, 'below the rapids or falls' <1>.

<1> Michael Bayley, 2001, Canals, Page 23 (Bibliographic reference). SSL12646.

Sources

<1> Michael Bayley. 2001. Canals. Page 23. [Bibliographic reference / SSL12646]

Associated Events:

None

Associated Monuments

None

Associated Finds:

None

Search results generated by the HBSMR Gateway from exeGesIS SDM Ltd.

04/08/2023, 10:13