

Building Record



18 Thames Street, Windsor

On behalf of Byron Hamburgers Ltd

October 2016

Project Ref: AC0250A

OASIS ID: archaeol34-268071

Project Number:	HC-1883C
Authored by:	Jody O'Reilly
Date:	November 2016
Document version	M:\HC\Projects\Projects 1501-2000\Projects 1801-1900\1883 - 18 Thames st (Byron Burgers)\1883C - building record\Reports\2016.11.15 HBR 1883C 18 Thames Street Windsor-final.docx

CONTENTS	PAGE NO.
EXECUTIVE SUMMARY	4
1.0 INTRODUCTION	5
2.0 AIMS, OBJECTIVES AND METHODOLOGY	7
3.0 DESCRIPTION	11
4.0 HISTORIC BACKGROUND	19
5.0 ANALYSIS AND DISCUSSION	22
BIBLIOGRAPHY	24

APPENDICES

Appendix 1:	Site Location
Appendix 2:	Building plans and drawings
Appendix 3:	Photographs
Appendix 4:	Historic maps

EXECUTIVE SUMMARY

No. 18 Thames Street, Windsor is a grade II listed building dating from the first half of the 18th century. It has a long history of use as a shop, café or restaurant. In 2015 listed building consent was granted for a series of alterations to convert the building to a restaurant for the Byron Burgers chain. Listed building consent was granted with a condition requiring historic building recording with a particular focus on the recording of aspects of the building's floor structures being exposed to facilitate increased floor loading and improvements to the air conditioning provision for the building.

Initial recording of the building before alteration was carried out in March 2016 with a future visit to observe areas of fabric exposed carried out in July 2016.

The building retains various aspects of historic fabric and plan form including several rooms with extant 18th and 19th century panelling and fireplaces. The investigation suggested that the canted bay window on the rear of the building was a comparatively early extension, and its creation led to the amalgamation of small original rooms at the rear of the property to form large well lit rooms on the first and second floors. The ground and basement floors had been more comprehensively altered with the original plan and partitions removed to create larger open spaces for restaurant and cafe use.

The opening of areas of the floor structures revealed floor structures comprising a series of main beams with a series of secondary floor joists and separate ceiling joists supporting the lath and plaster ceilings. All floor structures had been subject to some degree of strengthening in the past with steel supports inserted alongside and cradling the timbers. These alterations were particularly comprehensive on the first floor.

The archive for this project consists of a series of high resolution digital photographs, and this report. Copies of the report are deposited with Berkshire Archaeology and the Berkshire HER and with the Archaeological Data Service. The image archive is uploaded with the ADS.

1.0 INTRODUCTION

- 1.1 This report has been prepared by Heritage Collective on behalf of Byron Hamburgers Ltd. It presents the results of a programme of historic building recording carried out at no. 18 Thames Street, Windsor, in the Royal Borough of Windsor and Maidenhead (RBWM), Berkshire. The site is located at national grid reference: SU 496708 177006 (Appendix 1.1).
- 1.2 No. 18 is a grade II listed building (National Heritage List for England entry no. 1319332) and forms part of an important group of listed buildings within the town centre including no. 2 Thames Street; Knights Tavern; nos. 5 to 16 (consec) and nos. 18 to 25 (consec) Thames Street. Nos. 17-19 form a prominent corner on Thames Street directly opposite the Curfew Tower and walls of Windsor Castle. The building lies fully within the Windsor Town Centre Conservation Area. The list description for no. 18 reads:

No 18 SU 9677 SE 1/60 4.1.50.II GV 2. Circa 1730-40 3 storeys and attic. Vitreous brick with red brick dressings. Moulded red brick 1st floor sill course and similar, deep, architrave to 2nd floor. Moulded dentil red brick deep cornice, brick parapet with stone coping. Old tile roof, hipped to right hand. One hipped roof dormer. 4 segmental headed windows to upper floors with fluted brick keystones. Plain pilastered mid C19 shop front with frieze and cornice. 6 panel house door to right hand in architrave case with console brackets, cornice and pediment.

No 2 Thames Street; Knights Tavern; Nos 5 to 16 (consec) Thames Street and Nos 18 to 25 (consec) Thames Street, form an important group.

Project background

- 1.3 The building record was required by a condition of listed building consent (RBWM ref: 15/03074/LBC) granted for the conversion of no. 18 for restaurant use. The condition read:

Condition 2. No works shall commence until a programme of historic building recording has been secured in line with a Written Scheme of Investigation which has been approved by the Local Planning Authority in

advance of the works. The programme shall include both recording in advance of works and additional recording during the works of areas exposed and impacted. The record shall be submitted to Berkshire Archaeology to be placed on the Historic Environment Record.

2. Reason: To ensure that a proper record of the historic building is achieved. Relevant Policies: Local Plan LB2.

- 1.4 The methodology for undertaking the record is described in more detail within section 2 of this report and was set out within a Written Scheme of Investigation (WSI) produced by Archaeology Collective (2016) which was approved by Archaeological Officer Roland Smith of Berkshire Archaeology and also by RBWM Conservation Officer Rachel Fletcher.
- 1.5 No specific brief was prepared by the local planning authority and consequently the WSI defined the aims, objectives, methods and details for the required building recording.
- 1.6 The Royal Borough of Windsor and Maidenhead/Berkshire Archaeology have not issued a site code for this work and all original records were marked with the internal Archaeology Collective project reference AC0250A. The archive for this project, comprising this report, a disc of high resolution digital images, and original site drawings is to be deposited with Berkshire Archaeology for inclusion within the Berkshire Historic Environment Record. Further copies of the report will be deposited with the Archaeological Data Service (ADS) via the OASIS scheme under reference: **archaeol34-268071**.

2.0 AIMS, OBJECTIVES AND METHODOLOGY

Aims and project objectives

- 2.1 The aim of the building recording programme was to understand the building's most recent form, its history and development and in particular the fabric and construction of the floors within the building facilitated by the opportunity to examine areas of the floors exposed during the works to enable the upgrading of the building's air conditioning and the reinforcement of the floors to comply with loading standards for the proposed restaurant use.
- 2.2 The survey aimed to produce a level 2 record enhanced in places to level 3 as defined in Historic England's *Understanding Historic Buildings: A guide to good recording practice* (HE 2016, 25-29). A combined level 2/3 record was deemed sufficient for this building giving a broad descriptive record of the structure as a whole (level 2) with more analytical analysis (level 3) of historic fabric where it was exposed during the works allowing inspection and recording.
- 2.3 The objectives of the project as set out in the WSI were:
- To undertake all historic building recording work in advance of repair and conservation.
 - To undertake work in accordance with national best practice and guidelines.
 - To archaeologically and analytically inspect the subject building.
 - To undertake a comprehensive, detailed and accurate permanent record of the evidence of construction, development and function of the building.
 - To undertake an archival digital photographic record of the structure, its features and context.
 - To correct, complete and annotate with archaeological and architectural evidence existing survey drawings of the subject building.

- To produce additional drawings (if necessary) in order to record detail not readily documented by film and digitise them for inclusion in the final report.
- To produce a written account to include: summary; appraisal of methods, aims and objectives; site description; building descriptions (architectural forms, materials, construction; historic background; a discussion of the building's development).
- To disseminate the findings of the record in an illustrated report.
- To provide an ordered archive to Berkshire Archaeology.

2.4 These objectives were achieved through on-site survey, an analysis of the structure in light of the known history, and through the production of this report.

Methodology

2.5 The building record at no. 18 Thames Street, Windsor was carried out during two phases, an initial record of the building during April 2016 followed by a visit to inspect areas of the fabric opened up during initial works in July 2016. Conditions for both visits were good with good levels of natural light available in all areas and assistance from on site crew to provide access and clear areas for observation.

2.6 Site inspections led to a series of annotations to plans and site notes, this report represents the most final collection of all site observations. Additional scale drawings of the opened areas of fabric were compiled during the second site visit.

Research

2.7 A thorough programme of research was undertaken for the Heritage Assessment (Heritage Collective, 2016) submitted with the application. As the recording exercise was focussed on increasing the understanding of the building with regard to specific interventions into the fabric no further documentary research was undertaken. Selected historic maps are included at Appendix 4 to illustrate the evolution of the site and wider urban context.

- 2.8 The complete bibliography of the Heritage Statement has also been included within this report in order to thoroughly document the sources of information for the building as recorded.

Drawings

- 2.9 As existing surveyed floor plans were been used as the base for on site observations and as a base for the interpretive figures provided in Appendix 2 of this report.
- 2.10 Additional drawings of the areas of the floor structure exposed during initial works were compiled through hand survey on archivally stable permatrace film to scales best suited to the details being drawn – generally 1:20. These drawings were digitised for inclusion within this report.

Photography

- 2.11 Photographs were taken on a high resolution fixed-frame Nikon D700 SLR camera fitted with fixed lenses of 35 or 50mm aperture as appropriate. Natural light and a tripod were used throughout the building except for within the basement/lower ground floor where a lack of natural light required flash photography to illuminate spaces. A selection of the photographic archive illustrates the text and is included at Appendix 3.

Statement of Limitations

- 2.12 The building was empty during the initial inspection with all internal areas available. The basement area had minimal natural light and inspection and the photographic record was by overhead lighting in combination with camera mounted flash.
- 2.13 During the opening up works the areas of floor which were the subject of the record had floor boards removed and lifted but only minimal clearance of the dust and debris within the floor void. This did not prevent an understanding of the structure of the floors but may have obscured some more subtle markings on timbers if they were present. Aside from on the first floor, which was exposed on a greater level, only small areas of floor were exposed preventing analysis of how the floor structures related to the external and supporting walls. On the first floor skirting boards and panelling were not removed

which, combined with the steel supports limited the ability to investigate the junction of the floor and wall structures.

- 2.14 It was clear that the extensive later strengthening works to the floors and ceilings had involved the relaying of floor boards, the removal and reinsertion with steel supports of common floor joists and the strengthening of ceiling plaster by means of expanded steel mesh. These modern interventions appear to have respected the historic structure but it was clear that what was recorded in this phase of work was an altered structure not the original.

Effect on the record

- 2.15 The above limitations have restricted the degree of detail available for observation and interpretation as part of the record. It is, however, not considered to have prevented a better understanding of the floor structures being gathered and preserved photographically for the future.

3.0 DESCRIPTION

Site location

- 3.1 No. 18 Thames Street is part of a continuous row of houses on the western side of Thames Street which wraps around the western side of Windsor Castle (See Appendix 1). No. 18 sits almost directly west of the Curfew Tower of Windsor Castle. On the southern side of no. 18 is a small pedestrian path, the entrance of which is incorporated into the façade of the adjacent building no. 17, leading west down steps to the gardens, car parks and sports areas close to the Thames.

Building exterior

- 3.2 The front elevation (Appendix 3.1) was four bay's wide with a timber ground floor shop front incorporating a plain door between wide pilasters and two windows all beneath a continuous fascia on the left hand side and, in the right hand bay an entrance beneath an open pediment with ball ornament. The door had a bolection architrave and curved consoles supported the pediment.
- 3.3 The first and second floors were constructed of grey vitrified brick with red brick dressings to the windows and forming a moulded storey band between the first and second floors. The façade bond was primarily headers with stretcher bricks at the windows. Each window was a 6/6 sash with a cambered head, the openings had narrow brick flanks and a deeper rubbed brick arch with enlarged 'key stone' section featuring recessed reeded decoration.
- 3.4 Above the second floor was a brick dentil cornice projecting over the front façade with lead flashing at the base of a parapet which partly concealed the roof. The roof form was hipped on the northern (right hand) side with a single hipped dormer in the centre of the façade. Two red brick stacks rose above the roof, one just behind the ridge adjacent to the building to the south, and one set further back on the right hand side.
- 3.5 At the rear much of no. 18 Thames Street was obscured by the late 20th century 'Cavendish House'. This structure met the rear of the historic building with a large glazed structure abutting the three sided bay window which

spanned ground, first and second floor with a cornice and stone storey bands. Each of the sides of the bay featured a single 6/6 sash with splayed flat arch in rubbed brick. The bond of the bay was Flemish and all was a bright orange brick.

- 3.6 Ground level at the rear of the building was considerably lower than at street frontage level. The point of entry into the lower parts of the building was through Cavendish House.

Interior

Basement

- 3.7 The basement discussed and described here falls within the footprint of the historic building fronting to Thames Street, it was accessed from a lower basement level within Cavendish House, the modern extension to the west, and from the pedestrian pathway to the south of the building. The lower basement levels fell outside the historic footprint and did not include any areas of intervention to expose fabric. They remained fully covered and plastered and did not retain any historic character; the later extensions are not described within this report.
- 3.8 The basement area (Appendix 2.1, and 3.3-3.4) was furnished to form a kitchen, serving and part dining area for the former Indian Restaurant 'Spice Route'. Beyond the line of the bay window (the historic back wall of the building) was a reception and bar area as well as access to the basement level below. All walls were plastered; the floor was tiled in modern ceramic tiles. The ceiling featured false timber beams and suspended tiles in areas as well as air-conditioning ducting and heating units. The northern half of the area was partitioned off to form the kitchen area. The southern area was open for the full depth of the property and formed a dining area. No historic items or fixtures survived within the basement area.
- 3.9 The plan (See Appendix 2.1) provides the best clues to the former historic layout of this level of the building. Partly surviving sections of angled wall suggest the position of early chimney stacks, which are retained on the upper floors of the building. Between these angled stacks is suggested the most likely position for original partitions at this level. Openings in the eastern wall

of the area led into a former basement light well, now enclosed. There was no internal stair from this level to the rest of the building above, it is suggested that originally the stair would have continued down from the ground floor but this was not confirmed through observations within the fabric.

- 3.10 During initial works some small areas of wall plaster were removed in areas proposed for impact. They revealed red brick fabric of a similar character to the external walls but no specific detail to further aid in understanding when the alterations to this area were carried out.

Ground floor

- 3.11 The ground floor, accessed from Thames Street, was divided into two sections by a modern stud and plaster board partition. The southern section was a narrow corridor (G2) leading from the southern street door and giving access to the stair to the upper floors of the building. An angled wall opposite the door represented the position of a former fireplace and chimney stack, and the blocked opening for this feature was exposed during the works (see Appendix 3.5). It was clear when plaster was removed that the floor level within this corridor had been raised.
- 3.12 The lowest part of the stairs had been enclosed with a stud and plasterboard partition creating a modern WC and a raised floor enclosing the newel and lowest step. The stair was a winder stair with narrow open well rising to all floors of the building. It featured slender turned balusters two to a tread and more substantial newel posts with drop finials and squared caps. The stair had an open string with scroll moulded plates beneath each tread. On the wall of the stair was a simple dado with recessed panels. In the lower flight the balustrade handrail swept up to the newels (Appendix 3.6), higher in the building the hand rail met the newels square on.
- 3.13 The main part of the ground floor (G1) had been opened up into a single open plan space with modern décor retaining some aspects of historic character including a fireplace in the rear part (obscured by builders' equipment during the record), simply moulded ceilings to front and rear and some aspects of panelling adjacent to the fireplace and in the rear part of the room. The windows in the rear bay had been removed; one window being opened up to create access into the Cavendish House extension (G3) and the others to

create open arches into Cavendish House, but the southern of the three openings retained working shutters (Appendix 3.7). The flooring throughout the ground floor was modern laminate material. In the centre of the space was a large arch through what was most likely an angle set chimney stack (see appendix 3.8).

First floor

- 3.14 The first floor featured a central narrow bay featuring the stairs rising to and from a small lobby which gave access to front and rear rooms as well as a small WC in line with the stair. Immediately to the left of the rising flight was a blocked doorway (Appendix 3.9). At the front of the house were two rooms (F2 and F3) with a fixed closed door between them. F2 featured an open fireplace with stone surround (no mantel) and iron hob grate. The walls were panelled with a dado and main field leading up to a cornice with simple linear profile. The cornice projected into the room by the windows suggesting that there had originally been shutter boxes projecting into the room. F3 featured similar panelling and cornice though not the evidence for projecting shutter boxes. The fireplace in this room was blocked and the blocked opening featured a simple eared surround beneath a mantel (Appendix 3.10). There was a shallow cupboard with panelled door to the right of the fire place. The main door into this room was a modern hollow panel door on fire closer.
- 3.15 At the rear of the house was a single large room the full width of the building (F5) which had been partitioned with a very narrow angled partition with glazed upper parts creating a corridor through to Cavendish House. The northern of the three former bay window openings had been blocked by the creation of Cavendish House and steps and a doorway inserted through the historic rear wall – possibly within an original window location. A fire place with grey marble surround and basket grate was set into an angled chimney breast in the south eastern corner of the room (Appendix 3.11). The north eastern corner of the room was also angled suggesting a second fireplace at some point. The room was panelled with a dado and main field (which covered the blocked doorway visible adjacent to the stair within room F1) and there was a flat ceiling cornice with leafy motif. This cornice extended around an approximately square area in front of the main bay window. A short downstand ran from the window to the southern side of the angled stack and to the north of this downstand was a different linear cornice (Appendix 3.12).

- 3.16 The removal of one of the panels from the northern angled corner in room F5 revealed part of a hidden feature which appeared to be a set of stone shelves set into a former fire place recess. Only part of this feature was ever exposed so its full form and extent was never revealed to enable a closer understanding of its original form or development (Appendix 3.13).

Second Floor

- 3.17 The second floor followed the pattern of the first with a central stair and hallway (S1), two front rooms (S2 and S3) and a large rear room (S5) divided by a light weight modern partition. A WC at this level (S4) was accessed both from the stair hallway and from room S3. This level was at roof level of Cavendish House. Room S2 was only accessed from room S3, the doorway to the stair hallway had been fixed closed but was still visible within the stair hall (S1). The fireplace in Room S2 was blocked but had an arched iron insert beneath a timber mantel. Within room S5 were two iron hob grate fireplaces with timber mantels set into the corner set chimney stacks in the north east and south eastern corners of the room (Appendix 3.14). All the rooms featured simple dado and main field panelling beneath a simple cornice of linear profile. A section of the panelling in room S5 had been removed, it was a plywood panel but set into an older framework. Behind the panel was red brickwork with narrow timbers (Appendix 3.15)

Third Floor

- 3.18 The third floor was much smaller in scale and had none of the decorative finishes (panelling or cornices) of the floors below. The stair was enclosed at the top for fire prevention though the formerly open balustrade was present (Appendix 3.16). There was a single room to front (Th2) and rear (Th4) with a small bathroom between. Only room Th2 preserved a blocked fireplace in an angled north western corner wall (Appendix 3.17). All rooms were set beneath sloped ceilings reflecting the roof form above which featured staggered purlins between principal rafters. A cupboard accessed from Th2 showed how the roof had been extended to meet the wall of the property to the south resulting the current asymmetrical form. Insufficient access was available to confirm the extent or type of original or earlier roof structure. Room Th4 featured a modern sink, counter and kitchen cupboards.

Areas of floor exposed during works

3.19 During the initial works a series of floor structures were exposed to view. Floor boards were comprehensively lifted in rooms F2, F3 and F5 as these floors had been identified as requiring strengthening to increase the load capacity during the works. On the second floor, two areas were opened up in S5 Areas B and C. On the third floor a single area A was opened up in room Th4. These smaller areas related to areas proposed for interventions relating to air conditioning and other service runs being inserted into the building. Each area was photographed and aspects were recorded using hand drawn survey. The following presents a discussion of the structures observed.

Area A

3.20 This area was a narrow rectangular area in the rear of the third floor (See Appendix 2., Appendix 3.18, 3.19). It revealed a series of common floor joists running east to west supporting the floor boards, which in this room ranged from 9-11 inches wide. Beneath the floor joists was a second set of joists running perpendicular to the floor joists. Between these joists the spaces over the mesh was filled with a plaster type material which appears to have provided support to underlying lath and plaster. The precise relationship of the steel mesh to any historic lath and plaster beneath was not clear. No joints between common or principal joists in this area was visible.

3.21 The floor joists were well squared regularly sized soft wood timbers. The wide oak floor boards had been re-laid at some time and showed multiple sets of nail holes.

Area B

3.22 Area B was located against the northern wall of Room S5. It revealed a single large principal joist running north to south with secondary floor joists running east to west. The principal joist was flanked with 'C' shaped steel sides, and fixed to this were steel cradles supporting the feet of the common floor joists. The steel arrangements obscured the timber joint between principal and common joists though peg holes were visible in the top of the principal joist (see appendix 3.20, 3.21).

- 3.23 Beneath the common joist, and perpendicular to them were a series of smaller ceiling joists; laths for the first floor ceilings were affixed to the underside of these ceiling joists. The floor joists were of two types, at the northern side of the area was a tall joist into which the smaller ceiling joists were tenoned. Overlying the ceiling joists in the centre of the area the common joist was squarer in section; the joist exposed had a lapped scarf joint and an empty peg hole.
- 3.24 To the right hand side (east) of the principal joist was an angled trimmer joist to support the hearth stone of the adjacent fireplace. This feature was not exposed in full.

Area C

- 3.25 This area was a larger square opening in the centre of room S5 measuring approximately 2m by 2m (Appendix 3.22 And 3.23). It exposed a large principal beam aligned with the rear wall/bay window on the western side of the building. Smaller floor joists were jointed into this large principal with tenons with sloped, or diminished, haunches above and single pegs. The exposed joints at the principal beam showed wider mortices than the joists within them suggesting that the joists were perhaps replacements of wider earlier examples.
- 3.26 The lath and plaster ceiling was visible fixed to a smaller series of ceiling joists tenoned into taller floor joists.
- 3.27 The eastern face of the principal floor beam featured a series of long inscribed Baltic timber marks (see appendix 2.8). Baltic Timber marks do not relate to the construction of the floor but instead reflect marks applied to baulks of timber at the timber yard or port and relate to the quality and or quantity of the timber in the baulk. They are almost always partial when observed in buildings as the large timbers on which they are inscribed originally are cut down later to form smaller timbers for use within a building. They are most usually found on late 18th and 19th century timbers after the increase in timber from the Baltic states.

First floor

- 3.28 The floor boards throughout the first floor were lifted exposing the underlying structures. At the time of inspection the floor had not been cleaned and there was a considerable amount of debris between joists. The first floor also appeared to have been subject to a greater degree of repair and structural adaptation resulting in the widespread insertion of steel supports alongside timbers and obscuring the joints between timbers. Later timber spacers were also inserted between joists and almost all timbers had later timber fillets overlying them which appeared to relate to levelling up of floor surfaces.
- 3.29 Two large spine beams were revealed running north to south approximately mid way across the front and rear rooms. Further beams were seen beneath the walls defining the stair and hallway. These beams measured 250mm by 250mm or 9 1/2- 10 inches square (see Appendix 2.3 - 'A'). Running perpendicular to the main beams were a series of 6-7 common floor joists measuring c.100mm wide and originally 2500mm deep (appendix 2.3 - 'B'). These were originally jointed to the main beams with pegged mortice and tenon joints but all had been reduced in height and reinforced with steel to both sides and fixed to the main beams (see Appendix 3.30). Between these joists were smaller secondary joists resting on the steels and smaller still, c.100mm square (Appendix 2.3 - 'C'). The ceiling joists supporting the lath and plaster below were situated beneath these joists and, in contrast to the upper floors, they ran parallel to the floor joists, not perpendicular to them. All the secondary joists appeared to have been sawn or truncated in order to insert the steel support for the primary floor joists and main beams. This intervention made it difficult to be certain that the arrangement observed replicated the original form of the floor.

The bay window floor was constructed of a series of square timbers (80 x 80mm) running at approximately 300mm intervals east to west and supported by the brick walls of the bay (and timbers embedded in the walls) and on a large beam spanning the opening into the bay with flatter timbers (80 x 40mm) crossing these creating a lattice (See Appendix 3.27 and 3.29). A series of regularly cut carpenters' marks were seen on the square joists rising from numeral I at the southern end of the bay to XII on the northern-most joist (See Appendix 3.29).

4.0 HISTORIC BACKGROUND

- 4.1 This historic summary is derived from the heritage statement presented in support of the planning and listed building applications. No additional research was undertaken for the record as the focus of the recording exercise was primarily the opportunistic recording of areas of fabric to be impacted and exposed by the proposals.
- 4.2 This section presents the historic development of the building based upon cartographic and historic photographic evidence, for copyright reasons the photographs referred to are not reproduced in Appendix 4 where the historic maps can be seen.

Map and documentary evidence

- 4.3 18 Thames Street was built, according to the list description, c.1730-40 and has a mid 19th century shop front.
- 4.4 Collier's plan of the town of Windsor dated 1742 shows buildings on the site (Appendix 4.1). Although lacking in detail the map shows property fronting Thames Street with some rear projections and yardage. The property boundaries at the rear appear more divided with smaller parcels depicted at this early time.
- 4.5 A 1793 picture of Windsor Castle¹ includes the earliest sourced depiction of the rear of the subject building. It would appear to show the rear parts of no.18 which included the canted bay, thought to be an addition rather than an original feature.
- 4.6 The 1817 Clewer Enclosure Map (Appendix 4.2) shows no.18 as a thin rectangular building, the rear bay is not shown clearly but the Clewer Tithe map dated 1841 shows no.18 more distinctly with a rounded rear bay window filling much of the rear elevation and a number of outbuildings on the north side of a long continuous property boundary (Appendix 4.3). The tithe apportionment does not give the owner or occupier of the building, simply stating that building, along with a number of others in the town centre, did

¹ Picture is: Windsor Castle 1793, in Lee, *The Story of Royal Windsor* (London, n.d.)

not pay any tithe. The fields to the rear of the property were orchard and meadow and garden and meadow.

- 4.7 A photograph of the rear of the Thames Street properties dating from c.1850s clearly shows the rear of 18 Thames Street. The building appears largely as it is today².
- 4.8 The first edition Ordnance Survey (OS) map dated 1866-68 shows the buildings occupying a similar footprint to that shown in the 1841 Clewer Tithe map. (Appendix 4.4).
- 4.9 A map dated c.1881, which appears to be based on the OS map, shows the site in greater detail (Appendix 4.5). To the rear of no.18 it shows two flights of steps, leading to a long driveway, reflecting the drop in ground level to the rear of the building. An 1894 plan of nos.16 & 17 Thames Street shows a very small part of the front elevation of no.18 which is shown as it is today.
- 4.10 Subsequent OS maps depict similar footprints at no. 18 with an increase in other buildings at the rear which increasingly obscures the form of the bay window in the maps (see 1897 OS at Appendix 4.6 and 1910 OS at Appendix 4.7).
- 4.11 The 1915 plans for the rebuilding of the adjacent nos.16 & 17 Thames Street are the first to show no.18 in any detail (Appendix 4.8). The plans include a basic block plan giving the footprint of the building, and the front elevation as it currently exists.
- 4.12 In 1934 a garage was added at the very rear of no.18 and alterations were made to the building directly behind the shop. The alterations were small and included the closing up of an opening. A plan dated 1937 shows minor alterations to the drainage of no.18.
- 4.13 For a large part of the 20th century no.18 was owned by E.V.Tull, and run as a confectioners and restaurant. A photograph of the front elevation from 1930

² Thames Street, 1850 in *Underhill, Windsor As it Was* (Nelson, 1972)

shows that it advertised the fact that the dining rooms overlooked the Thames³.

- 4.14 The 20th century maps replicate the property boundaries of earlier maps but the form of the principal building, with its distinctive bay window at the rear, is obscured by extended structures and other elements at the rear of the property (see example from 1957 at Appendix 4.9). The bay window appears again in the maps from the 1980s (see Appendix 4.10) which must shortly predate the construction of Cavendish House and follow a period of clearance at the rear of the property. Cavendish House was built as an extension in the late 20th century (1980s) at which time extensive works were undertaken within no.18. Any external clues or indications of the earlier structures which had been located at the rear of the property were most likely removed during this phase of work.
- 4.15 According to MacNaghton in his book *Windsor in Victorian Times*, no.18 had been the residence of Sir John Chapman and his son, both surgeons. There are a number of photographs of Thames Street dating from the early 20th century up to the 1960s.

³ See photographs of: 43-44 Thames Street 1904 and E V Tull's restaurant, 18 Thames Street, 1930 both reproduced in in Kupfermann, *Vanished Windsor* (Windsor, 2010)

5.0 ANALYSIS AND DISCUSSION

- 5.1 The 18th century Collier map of Windsor, combined with the early 19th century tithe and enclosure maps support the assertion made in the list description that no. 18 Thames Street was constructed in the first half of the 18th century. Internally the characteristics of the structure (brickwork and timber floor frames) would also fit with this date
- 5.2 The large bay window at the rear of the building appears to be a comparatively early addition to the building also constructed in the 18th century and appearing in a picture looking towards Windsor Castle at the end of the 18th century. It seems that the addition of the bay also involved the creation of single large reception rooms at the rear of the building and removed the need for two fireplaces, one of which was converted to form some shelving.
- 5.3 The presence of two angle set chimney stacks, some with retained fire surrounds and grates, within the large rear rooms, as well as the presence of blocked doors on the first and second floor landings suggests that originally the rear of the building was constructed with two smaller rear rooms, matching the arrangement at the front.
- 5.4 The extent of alteration at ground floor level rendered it impossible to confirm the original ground floor plan but there do appear to have been two stacks at this level and it may be that the ground floor replicated the first floor plan. The basement level was similarly altered preventing an understanding of the original form. These levels of the building also had greatest degree of alteration to the rear elevation removing clues to rear access from ground or basement levels before the construction of Cavendish House in the later 20th century. These late 20th century alterations also removed evidence pertaining to structures at the rear of the building illustrated on the map regression.
- 5.5 The opportunity to investigate parts of the floor structures revealed that the timber work within the building was constructed from large well cut timbers (oak) jointed in manner appropriate for the mid 18th century with pegged mortice and tenon joints. The ceilings were supported on a separate system from the floors with smaller joists, which on second and third floor ran perpendicular to the joists supporting the floor boards. No carpenters' or

assembly marks were observed in the main floor structures but a regular series of roman numeral marks, neatly cut with a 2" chisel, were seen numbering the smaller joists within the first floor bay window structure. The use of such a comprehensive system of marks in this single location, along with the markedly different structure with a close spaced lattice of joists supports the assertion that the bay window structure was not part of the primary phase of construction.

- 5.6 The first floor structure had been comprehensively re worked in the later 20th century, including the insertion of major steel work to support the main beams and intermittent smaller joists. The common joists appear to have been realigned so that they ran parallel to the ceiling joists, in contrast to the upper floors where the floor and ceiling joists ran perpendicular to each other. The principal beams on the first floor had peg holes visible suggesting that the floor joists within their steel cradles were broadly reset in their original location. Smaller junctions between the secondary joists were disrupted by the insertion of steel work. It was difficult to be certain about the precise form of the first floor structure before the 20th century strengthening works.
- 5.7 Elsewhere in the building on the upper floors work involved the insertion of steels and the support from above of plaster ceilings using expanded steel mesh over the older lath and plaster. The ground floor and basement remodelling associated with the creation of café and restaurant also dated to the latter part of the 20th century.

BIBLIOGRAPHY

Note: The following bibliography present the sources consulted during the production of the Heritage Statement. Not all sources or images cited here are reproduced in this report but the extended bibliography presents a compilation of information gathered for this property and of relevance for future researchers into the building at no. 18 Thames Street.

Primary Sources

Berkshire Record Office

Ordnance Survey map Berkshire XXXII.9 1:2500 1897
D/ENP4 Collier's plan of the town and castle and the little park, and town and college of Eton. 1742
WI/ZP5 Binfield's survey of Little Park and Parish of New Windsor, 1785
Q/RDC/52B Clewer enclosure map, 1817
D/D1/39/1 Clewer Tithe Map, 1841
MF 97072/5 Clewer Tithe Apportionment, 1839
D/EX 1915/5/7 Plan of Clewer, New Windsor and Eton. C. 1881
WI/SBI/A26 Nos 16 and 17 Thames Street. Plans for house and shop. Owner: Mr Waterman. 1894 (Shows part of elevation of 18)
WI/SBI/591 Nos 15-17 Thames Street. Plans for rebuilding shops. Owner: Boots Ltd. 1915 (includes plans of 15-18 and 20)
WI/SBI/695 No.19 Thames Street. Plans for alterations to shop. Owner: Fullers Ltd. 1921
WI/SBI/1872 No.18 Thames Street. Plans for shop and flat. Owner: E.V. Tull. 1934
WI/SBI/1873 No.18 Thames Street. Plans for two garages. Owner: E.V. Tull. 1934
WI/SBI/2286 No.18 Thames Street. Plans for drainage of restaurant. Owner: E.V. Tull. 1937
WI/AT3/1 Book of plans of property owned by the corporation, 1793-1835. [not relevant, this does not contain any plans of the property]
PM84 Map of Windsor, new and neighbourhood, n.d., note in archives states that it is 1820, and taken from Hackewill's book on Windsor [not relevant, this is a poor reproduction on a small scale of an original map]

British Library

Ordnance Survey maps: Berkshire XXXII.9 1:2500 1866-68, 1910, 1924, 1932

SU 9677 SE 1:1250 1957, 1971, 1982, 1988, 1993, 1994

Photographs

Berkshire Record Office

Rear of Thames Street with Curfew Tower, in Logan, Round and About. A Series of Photographs taken in Windsor, Slough, Eton district (Windsor, c.1939)

Sketch of Curfew Tower, with Thames Street in Richards, Windsor and Eton. A Sketch Book (London, 1914)

Thames Street n.d. in Wooller, A Photographic Album of Windsor (Windsor, 1969)

English Heritage Archives

These two photographs have not been viewed. They would need to be ordered from the National Monuments Record at Swindon.

DD000032 General view looking west down alleyway near 18-No.19 Thames Street. 29/10/1978

DD000062 General view looking east up alleyway to Thames Street. 15/01/1979

Reading Central Library

Aerial of Castle and Thames Street, n.d. in Girouard, Windsor The Most Romantic Castle (Sevenoaks, 1993)

Watercolour by Paul Sandy, of The Horseshoe Cloister and Curfew Tower, 1770s in Girouard, Windsor The Most Romantic Castle (Sevenoaks, 1993)

Rear of River Street, and Thames Street, 1927 in Rooney, Windsor and Eton. Centuries of Change (Derby, 2002)

Windsor Castle 1793, in Lee, The Story of Royal Windsor (London, n.d.)

Windsor from the Great Western Railway, c.1910. Painting by Haslehurst. In Farrar, Windsor Town and Castle (Chichester, 1990)

Two undated images of Thames Street, n.d., in Hedges, Around Windsor in Old Photographs (Stroud, 1992)

in Stiles, The Archive Photographs Series. Windsor and Eton (Stroud, 1998): 1) Aerial view of Windsor, postmarked 1922; 2) Thames Street n.d

Thames Street n.d., in Hedges, Windsor in Old Photographs (Gloucester, 1988) in Kupfermann, Vanished Windsor (Windsor, 2010): 1) Thames Street 1906; 2)

Thames Street 1950; 3) Thames Street 1904; 4) Thames Street 1906; 5) Thames Street 1846, watercolour by John Preston Neale ; 6) E V Tull's restaurant, No.18

Thames Street; 7) Thames Street c. 1863, drawing by John Lessels ; 8) Lower Thames Street 1846, watercolour by John Preston Neale; 9) Lower Thames Street c.1800; 10) Lower Thames Street c.1910; in Underhill, Windsor As It Was (Nelson, 1972): 1) Rear of Thames Street, 1850s; 2) Thames Street, 1850

Secondary Sources

Books

Farrar, Windsor Town and Castle (Chichester, 1990)
Girouard, Windsor The Most Romantic Castle (Sevenoaks, 1993)
Hedges, Around Windsor in Old Photographs (Stroud, 1992)
Hedges, Windsor in Old Photographs (Gloucester, 1988)
Kupfermann, Vanished Windsor (Windsor, 2010)
Lee, The Story of Royal Windsor (London, n.d.)
Logan, Round and About. A Series of Photographs taken in Windsor, Slough, Eton district (Windsor, c.1939)
MacNaghton, Windsor in Victorian Times (Ascot, 1974)
Richards, Windsor and Eton. A Sketch Book (London, 1914)
Rooney, Windsor and Eton. Centuries of Change (Derby, 2002)
South, The Book of Windsor (Chesham, 1977)
Stiles, The Archive Photographs Series. Windsor and Eton (Stroud, 1998)
Tyack, Bradley and Pevsner, The Buildings of England. Berkshire (London, 2010)
Underhill, Windsor As It Was (Nelson, 1972)
Wooller, A Photographic Album of Windsor (Windsor, 1969)

Other Reports and technical guidance

Archaeology Collective (2016) *Written Scheme of Investigation: Building Recording. 18 Thames Street, Windsor*. Unpublished report
Heritage Collective (2015) *Heritage Statement: 18 Thames Street, Windsor*.
Historic England (2016) *Understanding Historic Buildings: A guide to good recording practice*. Historic England publication

Internet

Access to Archives <http://www.nationalarchives.gov.uk/a2a/> [date accessed 19/03/2012]

Country Life Picture Library <http://www.countrylifeimages.co.uk/> (no results) [date accessed 19/03/2012]

English Heritage Archives <http://www.englishheritagearchives.org.uk/> (online search only. There is a possibility of the library having images not yet on the online search engine) [date accessed 19/03/2012]

Mary Evans Picture Library <http://www.maryevans.com/> (online search only, no relevant results. There is a possibility of the library having images not yet on the online search engine) [date accessed 19/03/2012]

The National Heritage List for England <http://list.english-heritage.org.uk/> [date accessed 19/03/2012]

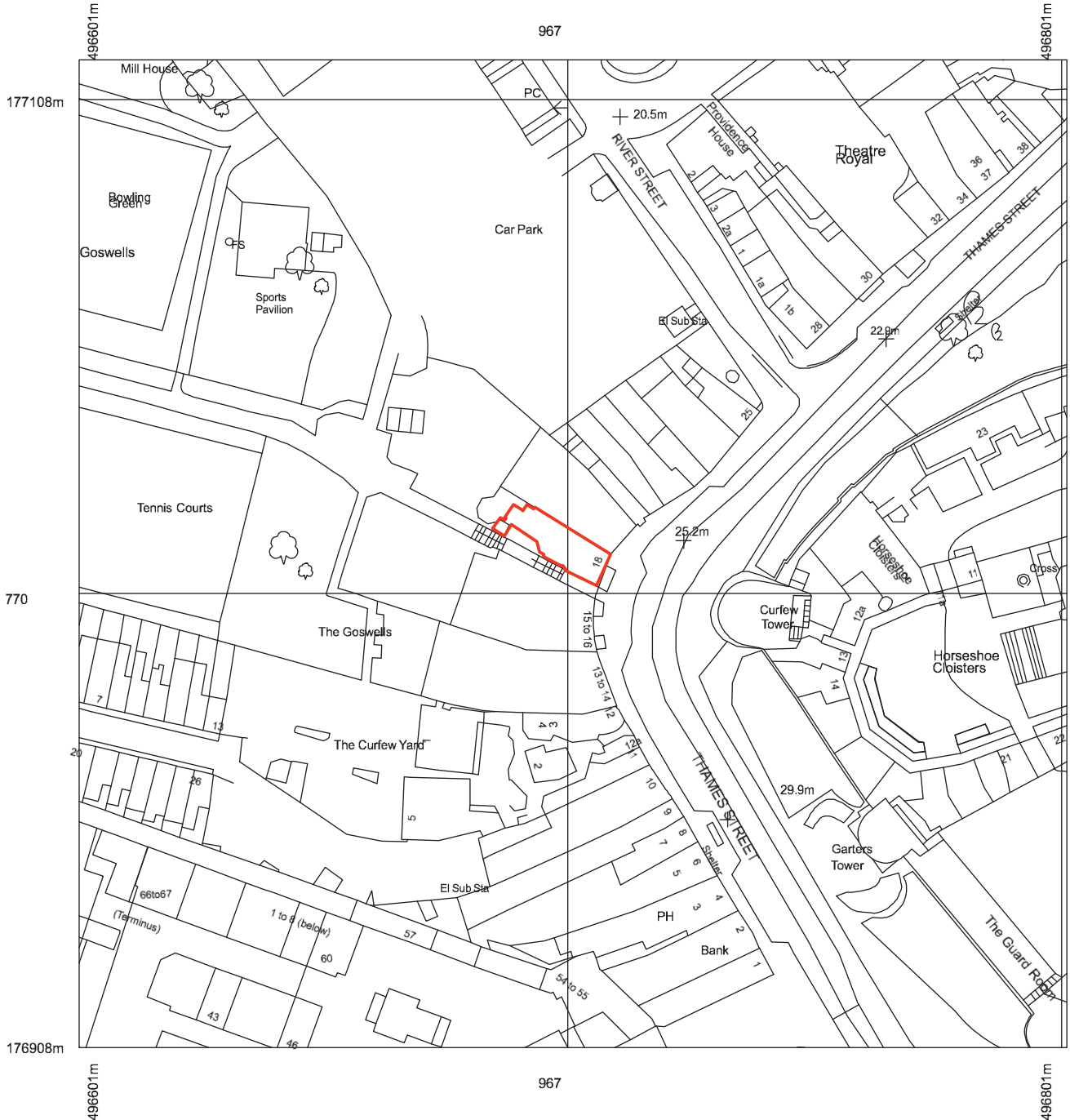
Repositories consulted

Berkshire Record Office

British Library

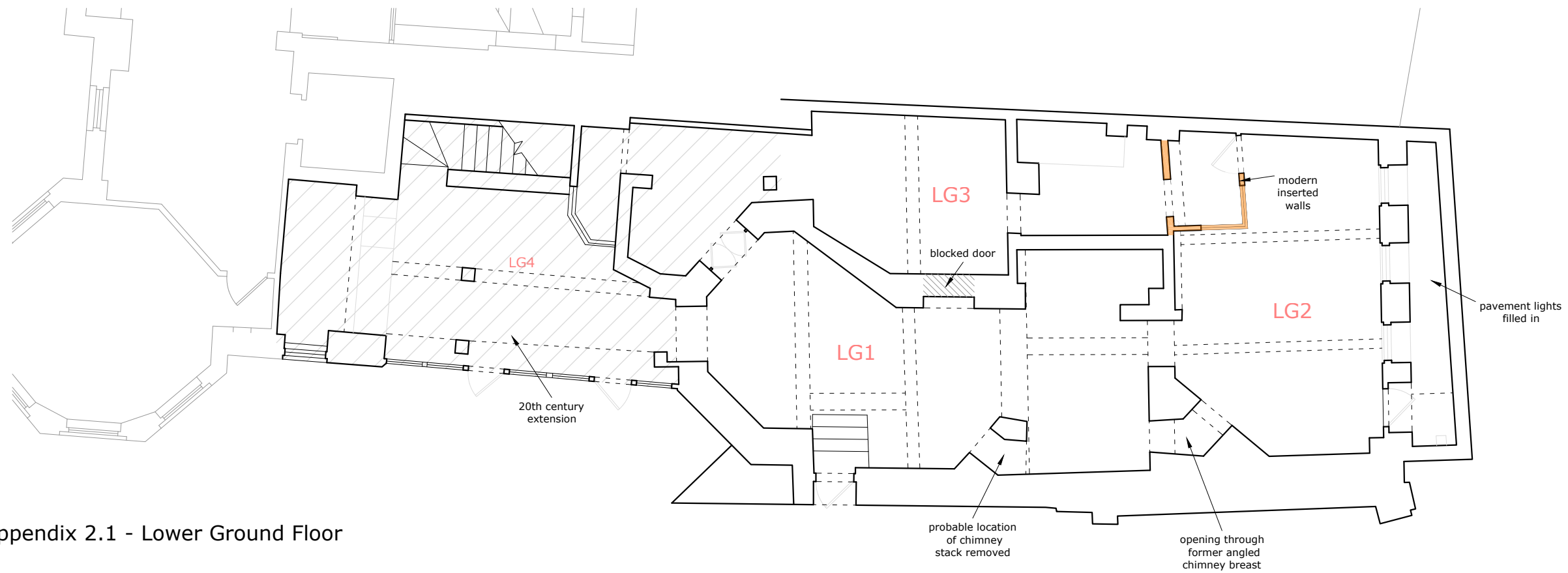
Reading Central Library

APPENDIX 1: Site location maps

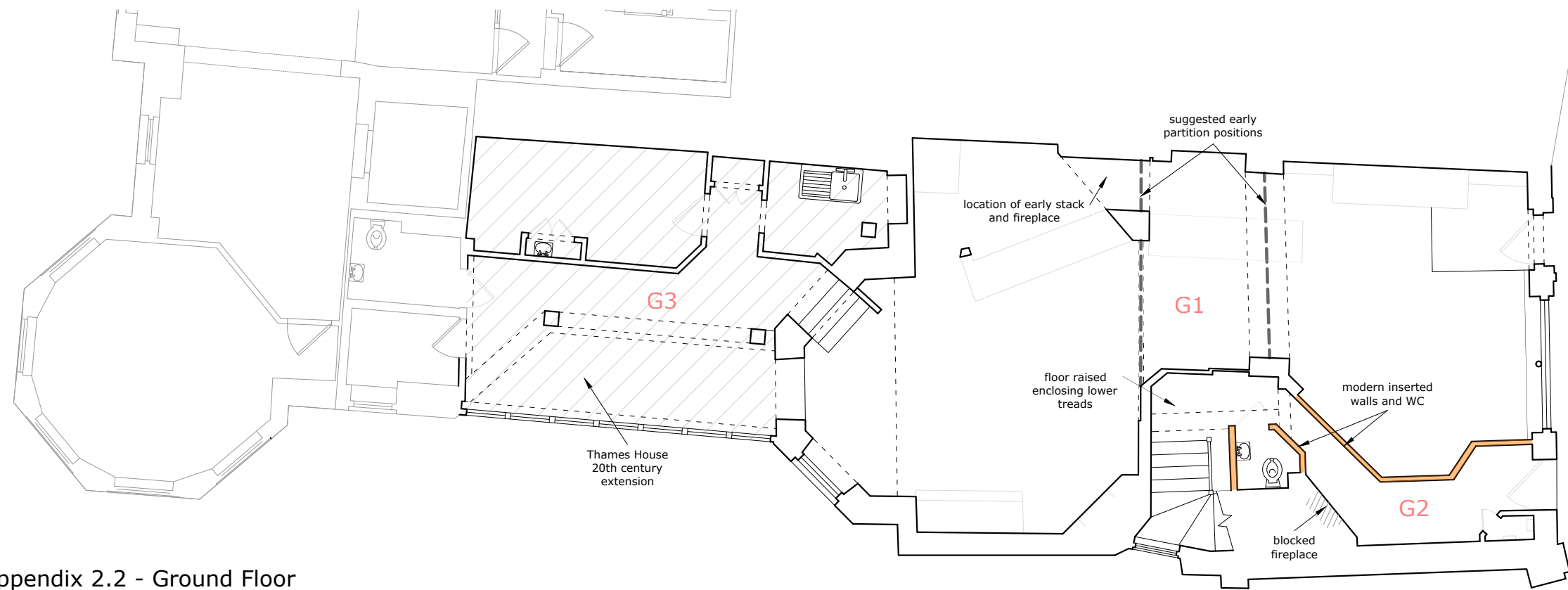


APPENDIX 1.1: Site Location


APPENDIX 2: Building plans showing suggested areas for monitoring during works (Plans supplied by Michaelis Boyd Associates)



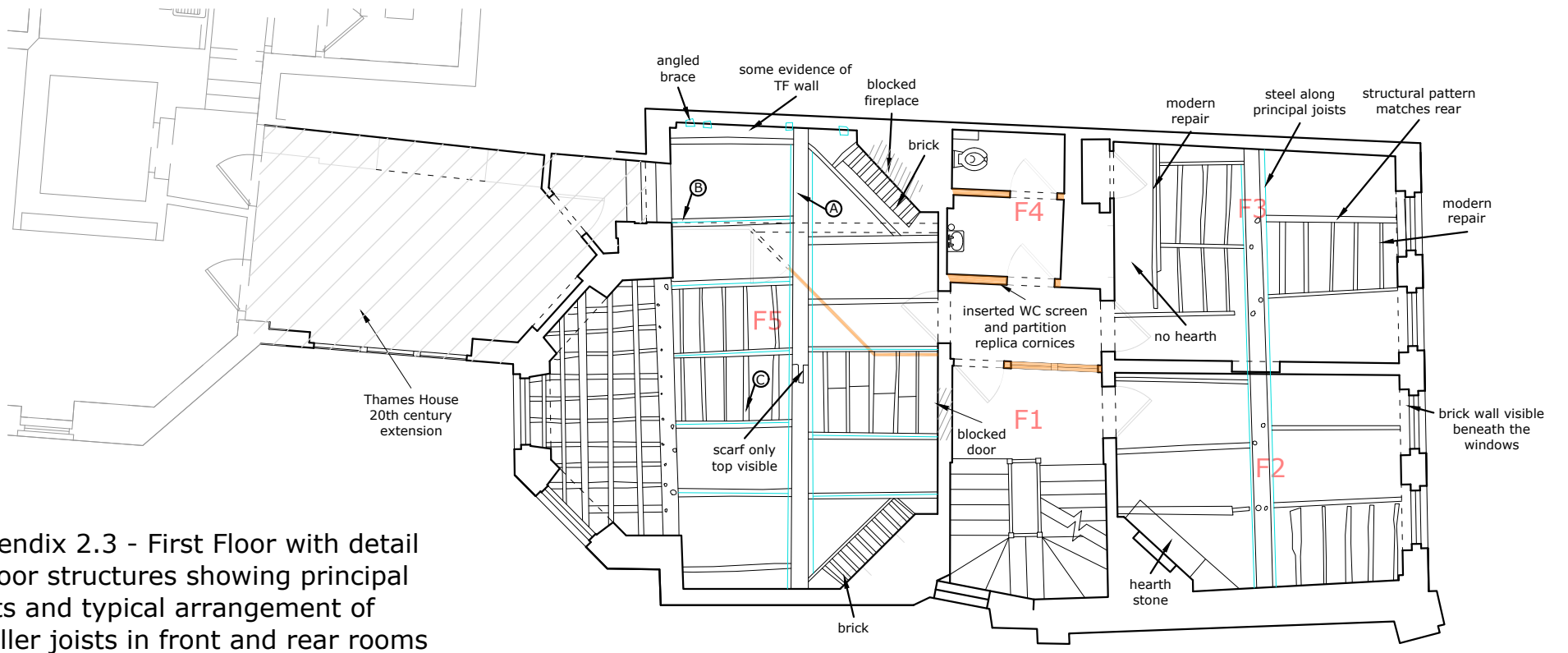
Appendix 2.1 - Lower Ground Floor



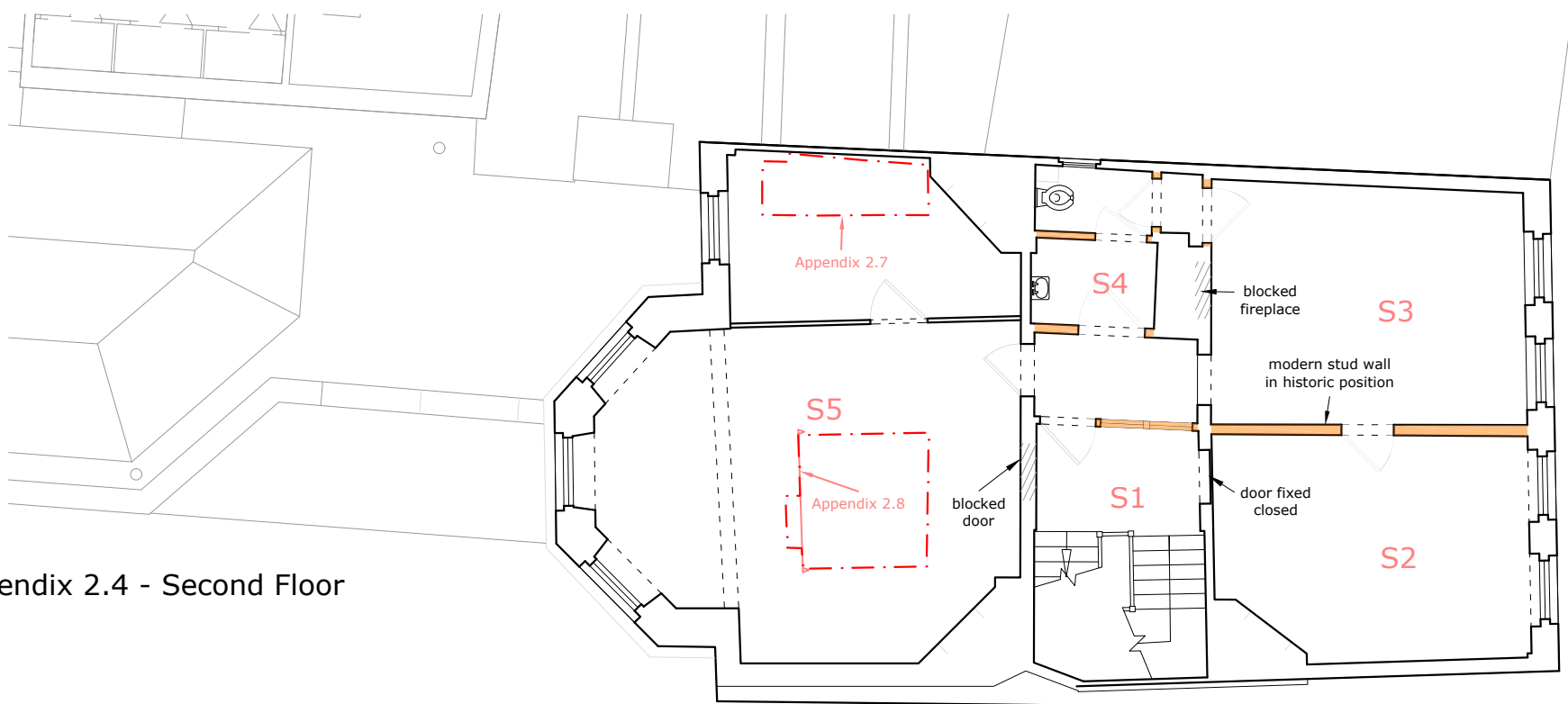
Appendix 2.2 - Ground Floor

 modern wall

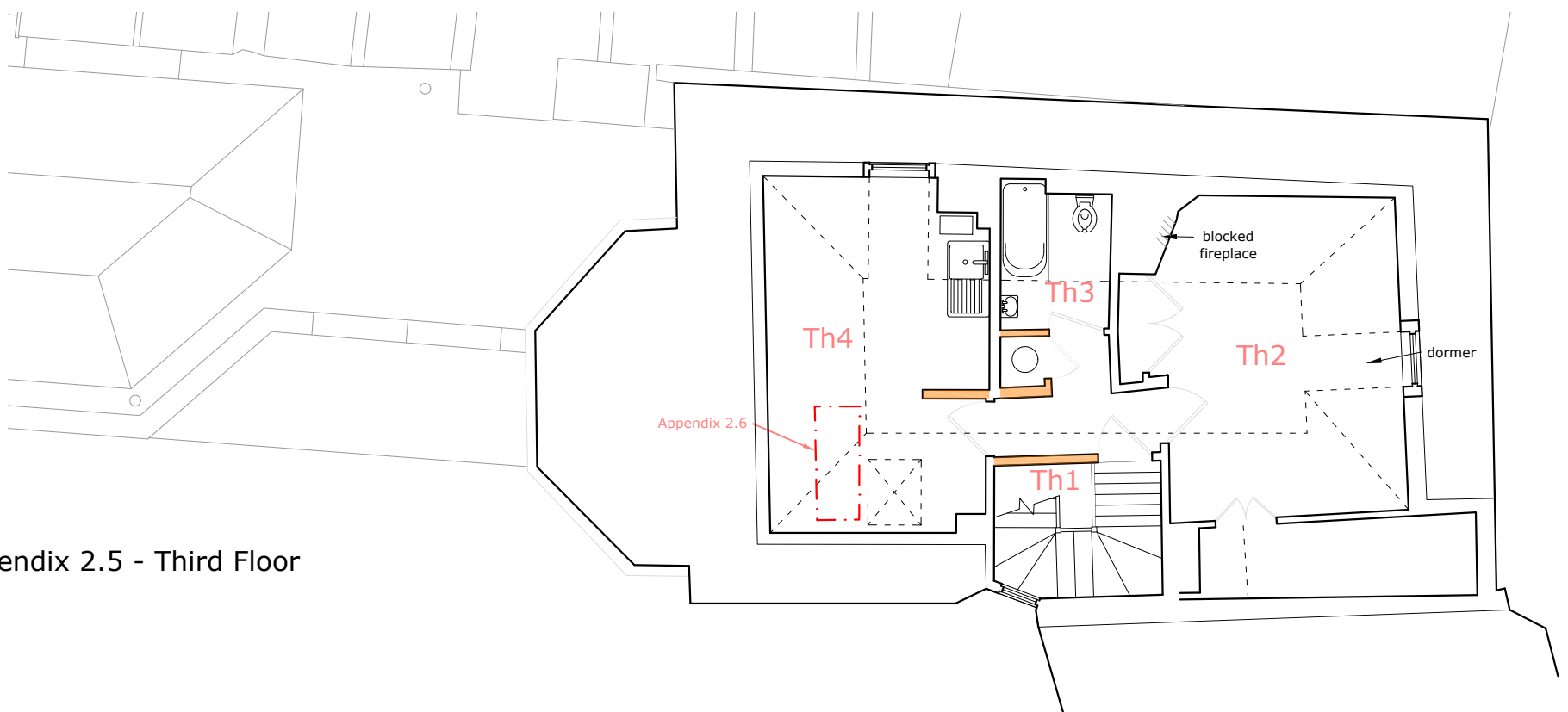
0  5m





Appendix 2.3 - First Floor with detail of floor structures showing principal joists and typical arrangement of smaller joists in front and rear rooms and bay window



Appendix 2.4 - Second Floor

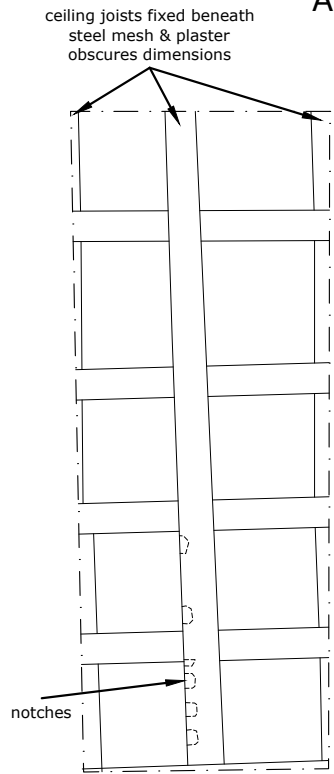


Appendix 2.5 - Third Floor

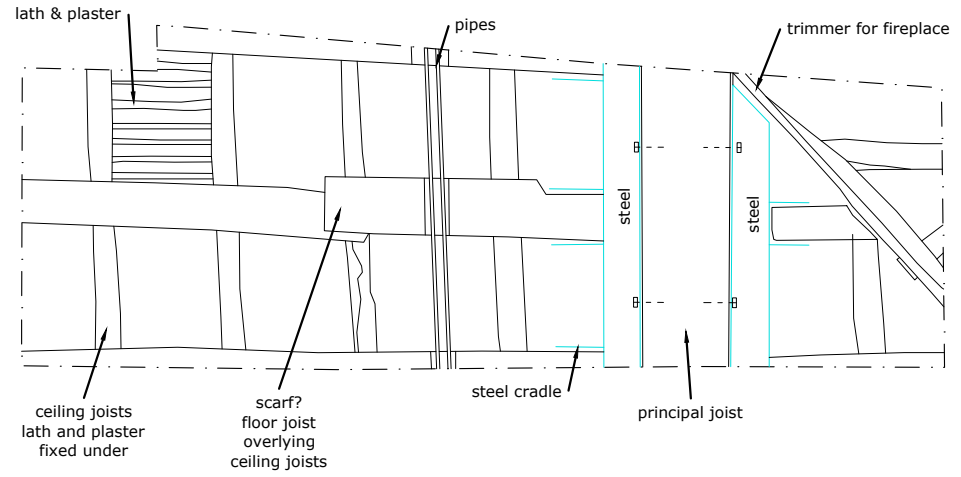
-  modern wall
-  steel cradles and beams supporting individual floor structure timbers




Appendix 2.6 -
Area A Room Th4
- 1:20



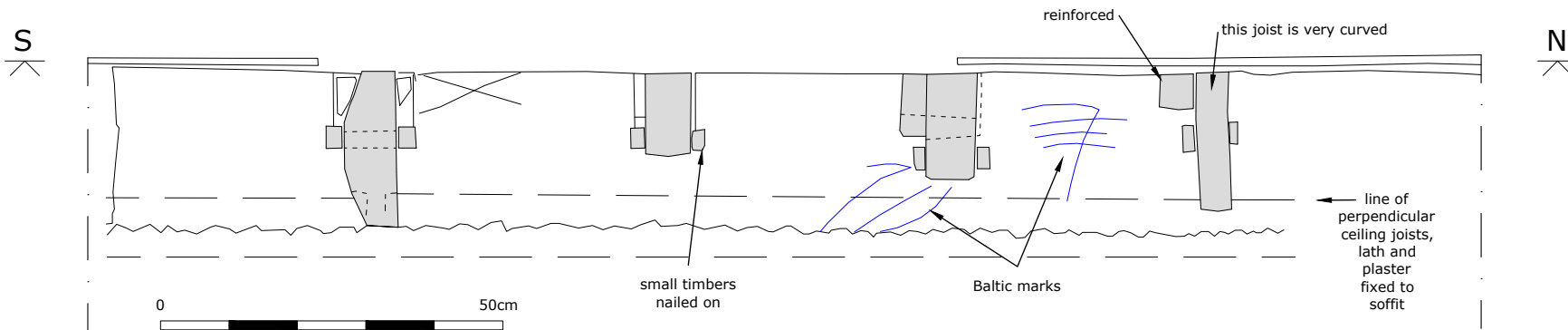
Appendix 2.7 - Area B Room S5 - 1:20



0 50cm

 steel cradles and beams supporting individual floor structure timbers

Appendix 2.8 - Area C, Sectional Elevation of side of principal joist showing Baltic timber marks Room S5- 1:10



APPENDIX 3: Site Photographs (April and July 2016)



Appendix 3.1: Front elevation to Thames Street with, below, a detail of the shop front. W





Appendix 3.2 (left): Rear elevation with canted bay representing the primary historic fabric. The late 20th century Cavendish House with glazed link is visible abutting the historic structure on the left of the picture. E

Appendix 3.3 (below): Basement/Lower ground room 1 looking towards the street, arched opening on right of image is in former angled stack and suggests a possible early partition. E





Appendix 3.4: Basement/Lower ground floor room1 looking towards the rear of the property. Steps on left lead to the alley S of the building. W



Appendix 3.5 (above left): Former fireplace, bricked up, in G2 entry passage. Note raised floor level. W



Appendix 3.6 (above right): stair detail in G2 showing tread end decoration, balusters and swept balustrade. S



Appendix 3.7: Room G1 looking towards the front of the building. Arch on left in former angled stack, note decorated ceiling. E



Appendix 3.8: Room G1 looking towards rear bay with extant shutters. SW



Appendix 3.9 (left): F1, blocked doorway formerly from stair into F5. Within F5 this doorway is panelled over. W

Appendix 3.10 (below): F3 blocked fireplace, door to right into cupboard. W





Appendix 3.11: Room F5 angle set fireplace with marbled surround, note panelling to the left of the fp obscuring former doorway. SE



Appendix 3.12 (left): F5 small area divided from main room with modern partition. Note downstand in ceiling representing possible earlier partition at corner of second stack, different cornices to either side. SE



Appendix 3.13 (right): Removed panel on angled stack in F5 revealing stone shelving feature within former fireplace. E



Appendix 3.14: Room S5, angled stack with grate. SE



Appendix 3.15: Room S5, wall with exposed fabric, blocked doorway embedded within the panelling left of the opening. E



Appendix 3.16: Stair balustrade embedded within later fire partition.
Th1. N



Appendix 3.17: Room Th 2, blocked fireplace in angled stack, exposed principal rafters and staggered purlins. N



Appendix 3.18: Room Th 4, Area A.W



Appendix 3.19: Room Th4, Area A. Note perpendicular ceiling joists obscured by expanded steel mesh and ceiling plaster reinforcement. S



Appendix 3.20: Room S5, Area B. NW



Appendix 3.21: Room S5, Area B, eastern end of open area showing principal floor beam, angled trimmer for the fireplace and steel reinforcements to main beam and joist on left hand side. N



Appendix 3.22: Room S5, Area C. W



Appendix 3.23: Room S5, Area C. note perpendicular floor and ceiling joists, extant lath and plaster, steel cradles for floor joists on left hand side, surviving historic joints on right hand side into beam at the front of the rear bay. S



Appendix 3.24:
Room F2 after removal of floor boards revealing primary floor beam with steel reinforcement, altered floor joists. SE



Appendix 3.25:
Room F2 after removal of floor boards revealing structure around fireplace. SW



Appendix 3.26:
Room F3 after removal of floor boards revealing floor structure, main floor beam continues from that in F2. E



Appendix 3.27: Room F5, looking towards rear canted bay after removal of floor boards. SW



Appendix 3.28: Room F5 after removal of floor boards, looking towards the southern part of the room. S

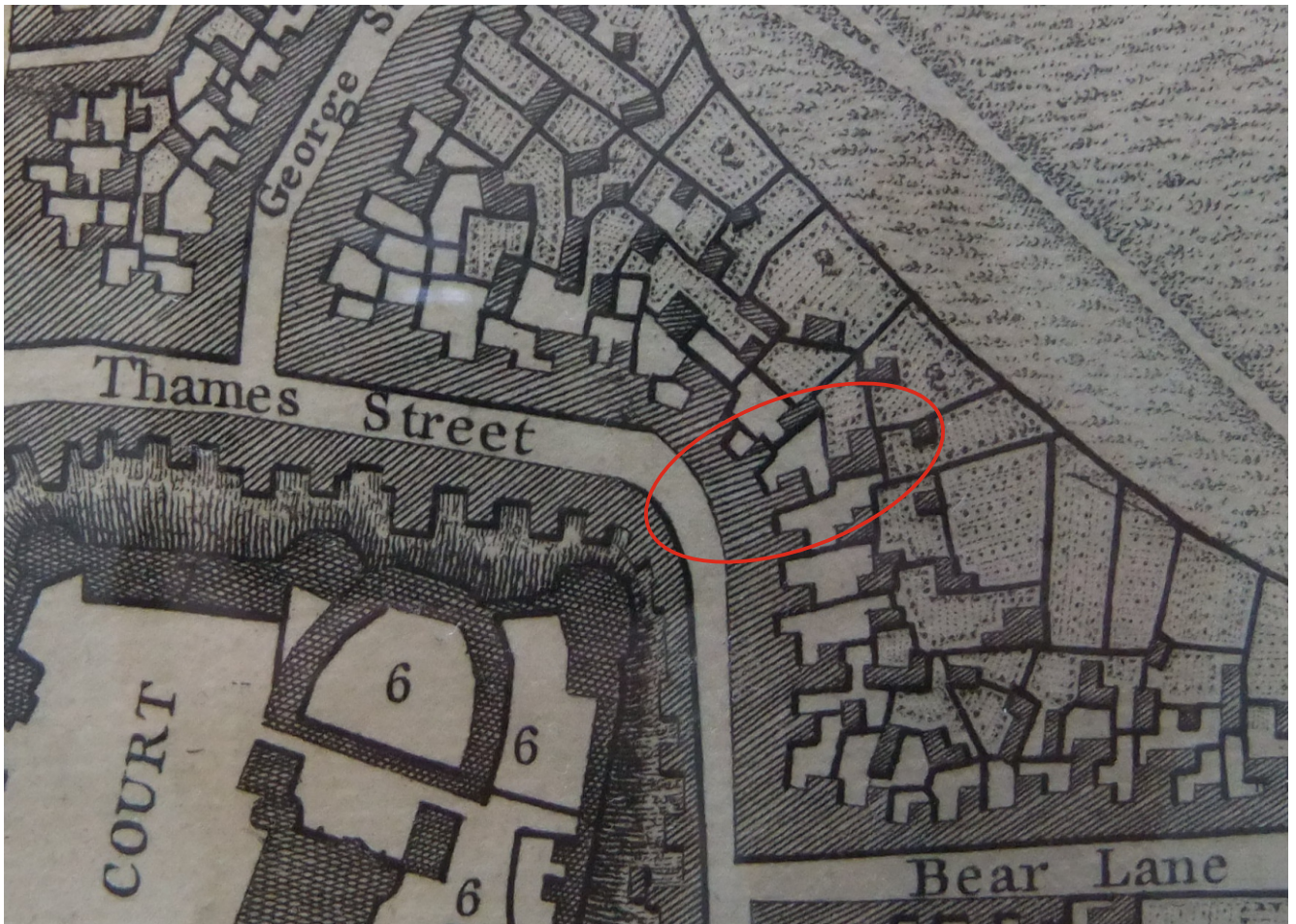


Appendix 3.29: Room F5, detail of beam between main room and rear canted bay showing alternate grid floor joists and position of carpenter's marks. Tracings of the chisel cut marks in red to right of the joists. E



Appendix 3.30: Room F2 detail of main spine beam showing the steel cradles each side of the beam and smaller steels supporting floor joists, cut ends of secondary floor joists and peg holes within the main beam indicating original location of joists. S

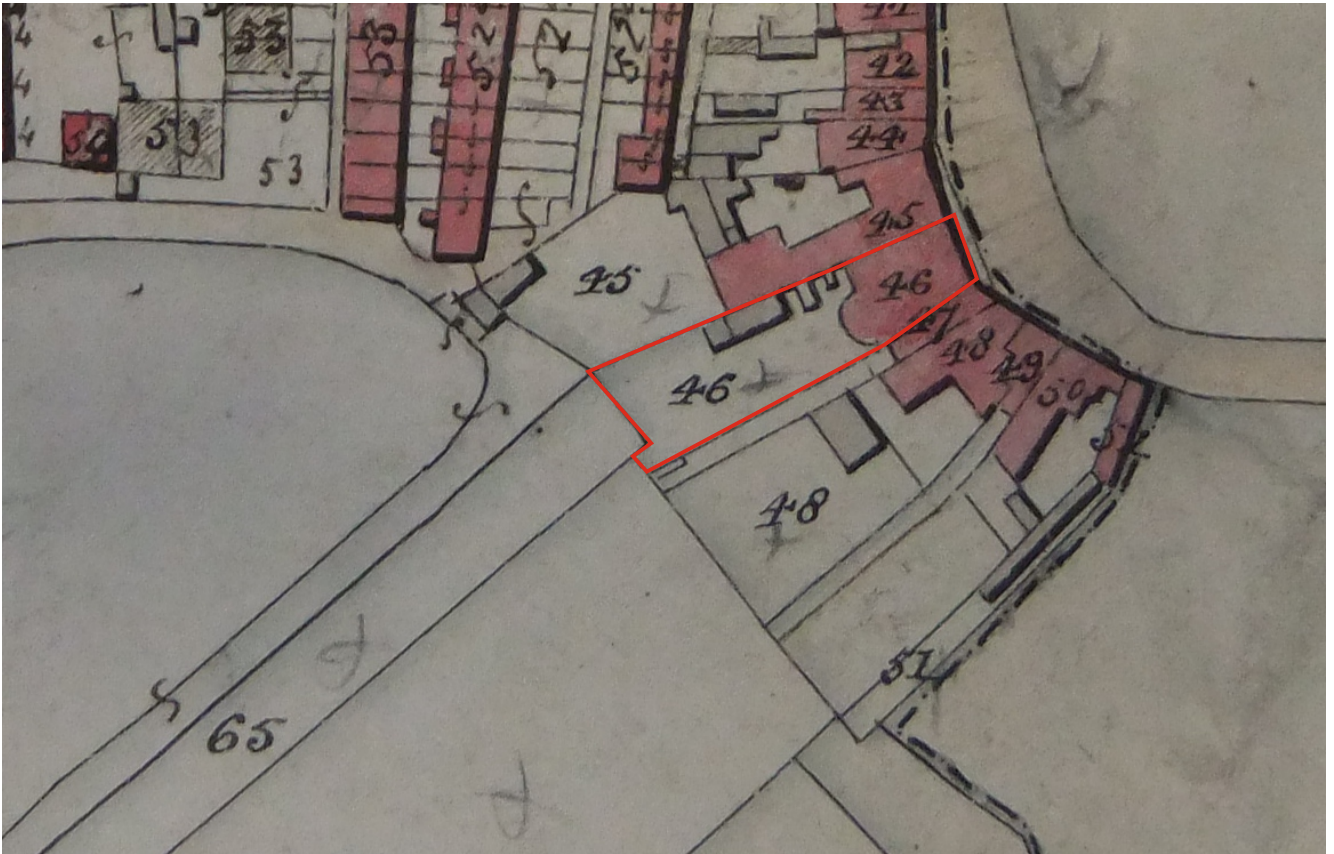
APPENDIX 4: Historic maps and images



Appendix 4.1: Collier's plan of the town and castle and the little park, and town and college of Eton. 1742



Appendix 4.2: Clewer enclosure map, 1817



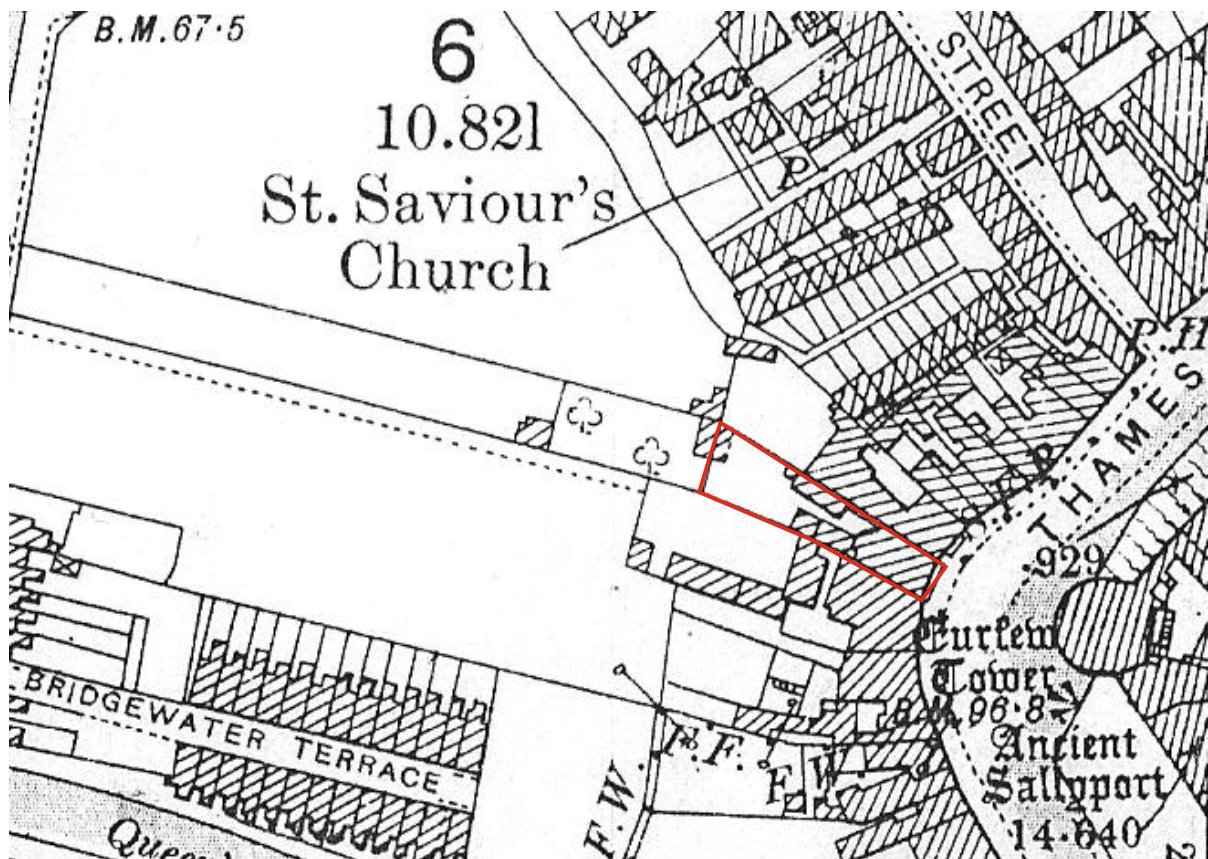
Appendix 4.3: Clewer Tithe Map, 1841



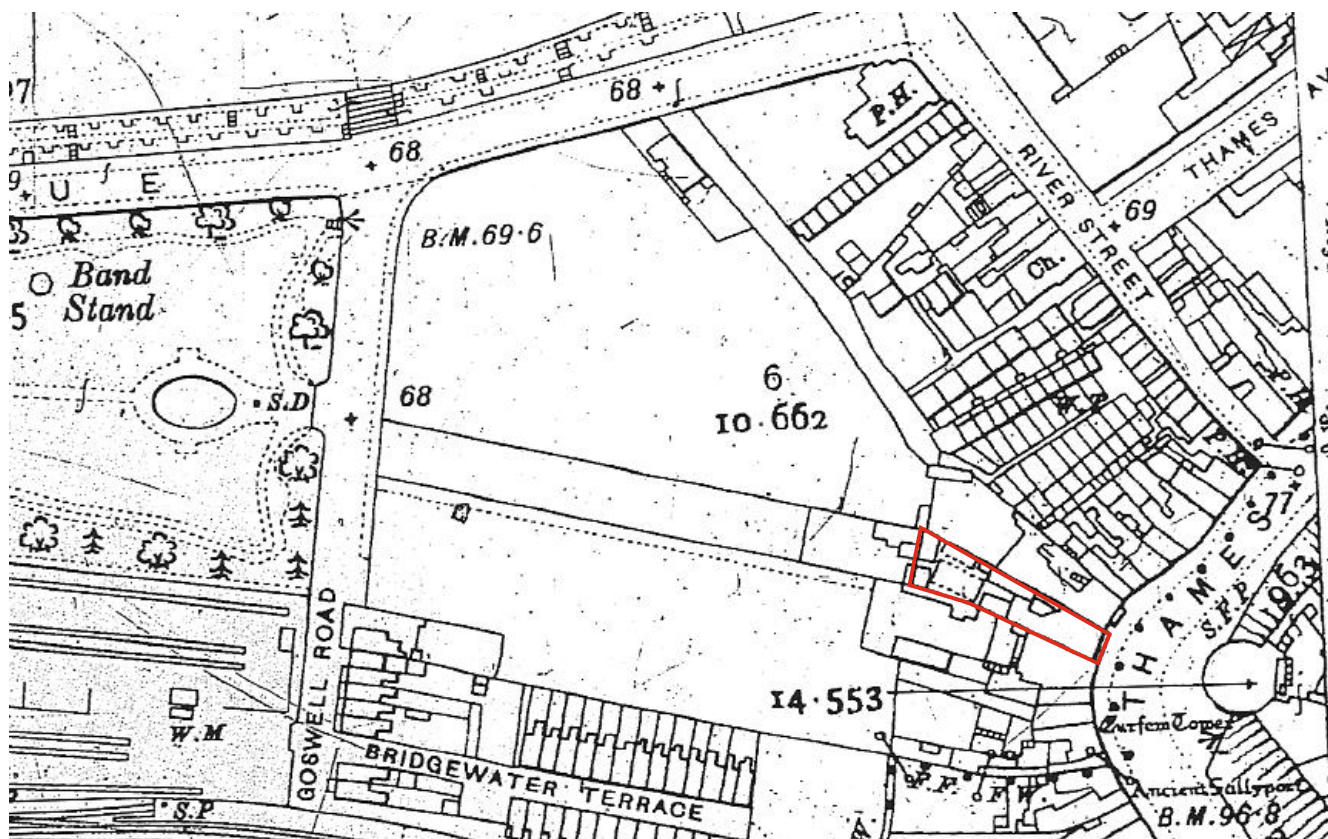
Appendix 4.4: 1866-68 OS map



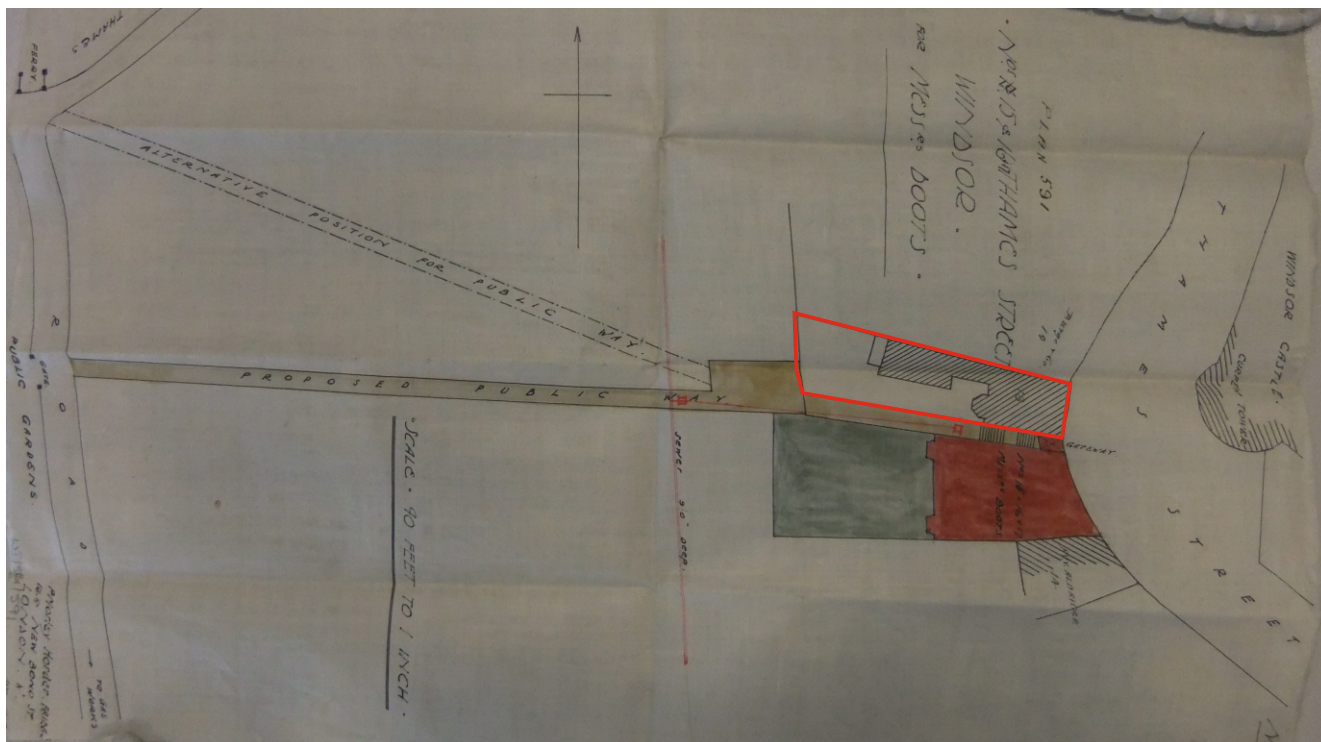
Appendix 4.5: Plan of Clewer, New Windsor and Eton. C. 1881



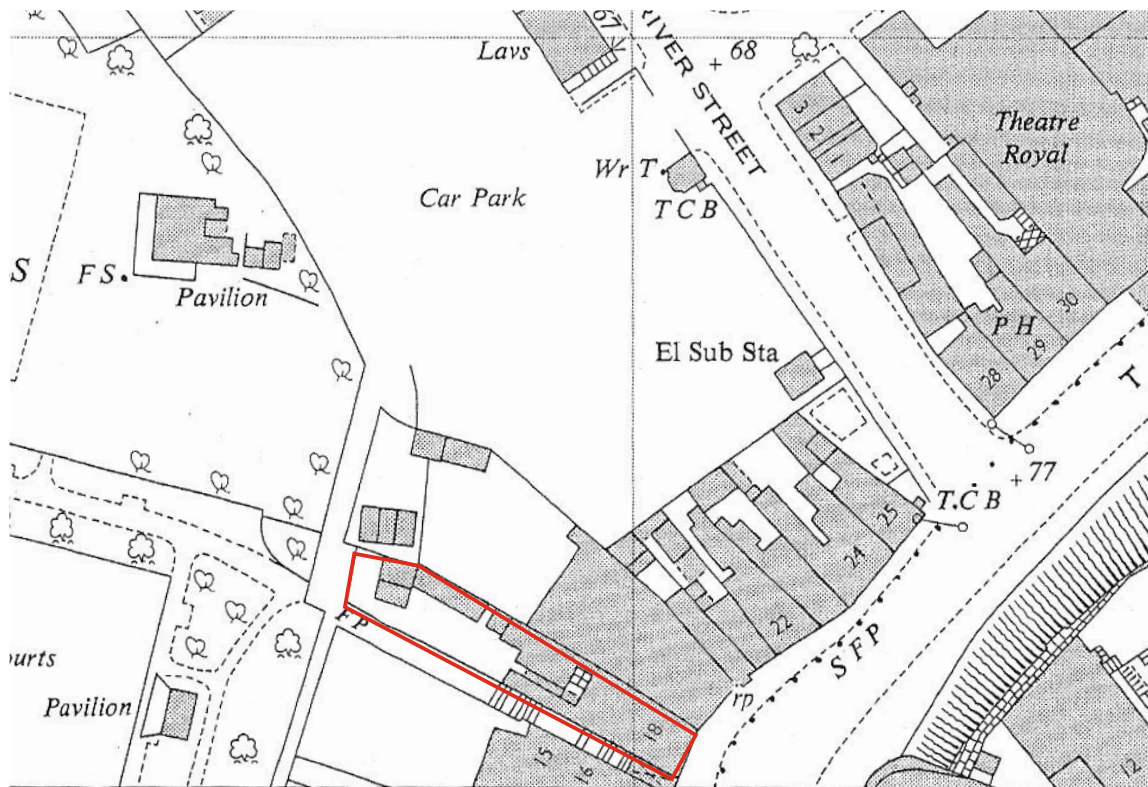
Appendix 4.6: 1897 Ordnance Survey Map



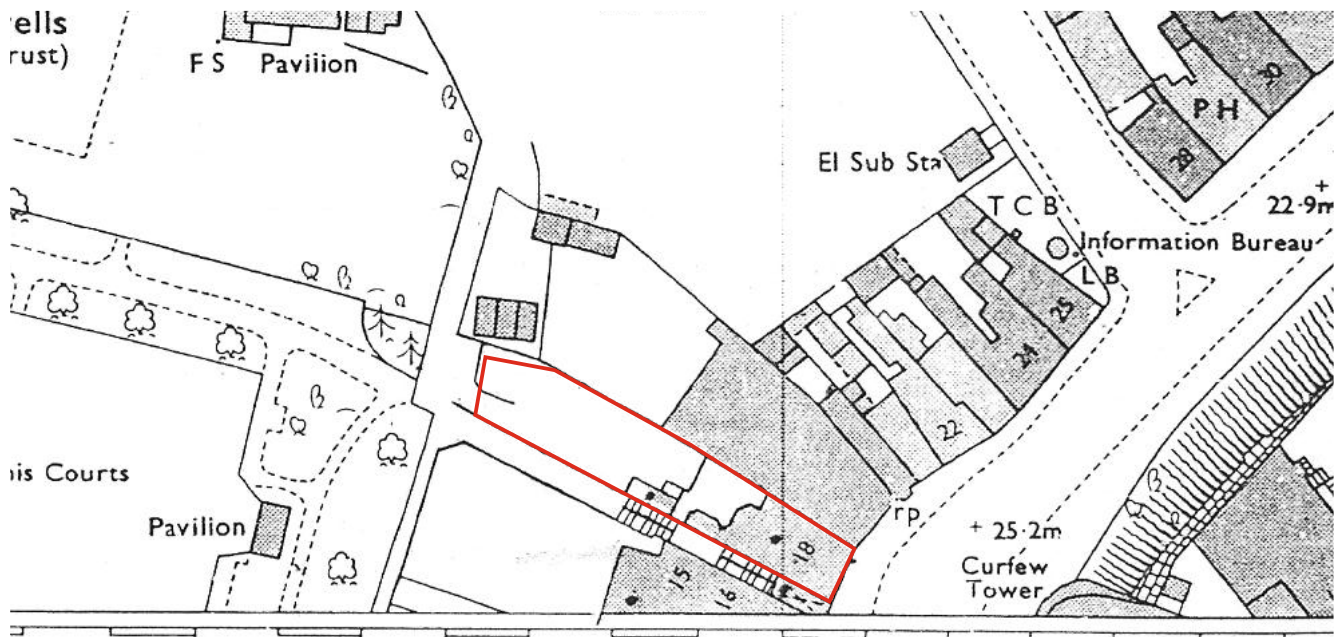
Appendix 4.7: 1910 Ordnance Survey Map



Appendix 4.8: Numbers 15-17 Thames Street. Plans for rebuilding shops. Owner: Boots Ltd. 1915 (includes plans of 15-18 and 20)



Appendix 4.9: 1957 Ordnance Survey Map



Appendix 4.10: 1982 Ordnance Survey Map