

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**Kiosks, Water Pumping Station, Tidmarsh Road,
Pangbourne, West Berkshire**

Building Recording

by Genni Elliott

Site Code: TRP22/85

(SU 6352 7639)

Kiosks, Water Pumping Station, Tidmarsh Road, Pangbourne, West Berkshire

Building Recording
For Jadeplant Forest Ltd

by Genni Elliott
Thames Valley Archaeological Services Ltd

Site Code TRP 22/85

July 2022

Summary

Site name: Kiosks, Water Pumping Station, Tidmarsh Road, Pangbourne, West Berkshire

Grid reference: SU 6352 7639

Site activity: Building Recording

Date and duration of project: 26th May 2022

Project coordinator: Danielle Milbank

Site Supervisor: Danielle Milbank

Site code: TRP 22/85

Summary of results: The Kiosks consists of two distinct buildings both present by the time of the Tithe map of 1841 and are likely 19th century in date. The northern building may well be the granary referred to in the Robert Stone diaries with the corn stored on the first floor and a further store or workshop on the ground floor along with a separate cart shed. No internal fittings remain relating to its use as an ancillary mill building. The southern building was likely used for further storage though no evidence survives as to its function.

Location and reference of archive: The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with the Archaeology Data Service in due course.

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Report edited/checked by:	Steve Ford✓ 21.07.22
	Steve Preston✓ 21.07.22

Kiosks, Water Pumping Station, Tidmarsh Road, Pangbourne, West Berkshire Building Recording

by Genni Elliott

Report 22/85

Introduction

This report documents the results of a building recording at Kiosks, Water Pumping Station, Tidmarsh Road, Pangbourne, West Berkshire (SU 6352 7639) (Fig. 1). The work was commissioned by Mr Joshua Harrison of Cohanim Architecture, 3rd Floor, 207 Regent Street, London, W1B 3HH on behalf of Jadeplant Forest Ltd.

Planning consent (21/02191/FULD) has been granted by West Berkshire Council for the redevelopment of the building for residential use. The consent includes a condition (4) which requires a building recording to be carried out prior to renovation. This report documents the results of the building survey.

This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2021), and the Council's policies on the historic environment. The fieldwork was undertaken by Danielle Milbank on 26th May 2022 and the site code is TRP 22/85.

The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with the Archaeology Data Service and a copy sent to the Historic England Archive in due course.

Location, topography and geology

The Kiosks is located centrally within Pangbourne, to the south of the High Street, west of The Moors and east of Tidmarsh Road (SU 6352 7639) (Fig. 1). Pangbourne is located west of Reading, within a fork of the River Pang, a tributary of the River Thames to the north. The building to be recorded stands on the eastern side of the pumping station complex, to the south of the Mill House. The site lies at approximately 41.8m above Ordnance Datum and the underlying geology is recorded as alluvium above upper chalk (BGS 2000).

Historical Background

The building lies within the site of the former Pangbourne water mill, which may be on the site of one of the two mills mentioned in Domesday Book for Pangbourne (Williams and Martin 2002, 140; 152), one belonging to Miles Crispin and one to the King. The current site contains a mix of buildings of varying date with the Mill House thought to date to the 18th century, of brick construction with exposed beams internally. Little is recorded of the early history of the mill site until 1871 when the tenancy was purchased by Alfred Stone on behalf of his

underage son, Robert, from Thomas Smith. Robert kept a diary recording a miller's life and the running of a mill (Major 1980). From it we learn that Pangbourne Mill had two waterwheels and four pairs of French mill stones. The diary mainly records a social history with little mention of the actual buildings with the exception of entries for 21st October 1873 which mentions the possible conversion of the granary into a house and a general entry for October of plans for a proposed new millhouse. Pangbourne Mill was closed in 1929 and converted to a water pumping station.

A range of Ordnance Survey and other historical maps of the area were consulted at Berkshire Record Office and online in order to ascertain the development of the site. The earliest maps of the area such as Roque in 1761 and Pride in 1790 (not illustrated) show the splitting of the River Pang but do not show enough detail to identify individual buildings.

The first map to show the site in detail is the 1841 Pangbourne tithe map (Fig. 2) which shows the kiosks building as a north-south rectangular building with a small extension to the east. The First Edition Ordnance Survey map of 1879 (Fig. 3) with its larger scale shows a similar situation but changes within the building can be observed. The building is larger than the current one, extending further to the north and with a small extension to the south. The map shows there to be at least two buildings. Later maps of 1899 (Fig. 4) show a second building to the north of the current buildings. The southern division of buildings however is not shown on this map. The 1912 map (Fig. 5) shows the additional building to the north no longer present, though the small extension to the south is still present. No further maps at this scale are available until 1967 (Fig. 6) when the extension to the south has been demolished. The building is now mapped as it is currently and there are no further changes to the plan form of the building (Fig. 7; 2003).

Methodology

The building survey was carried out in accordance with guidelines set out by Historic England for a level 2-3 record (HE 2016; RCHM(E) 1996). The survey comprised a fully analytical record of the building's development, a comprehensive photographic survey, paying attention to the methods of construction, chronological development and alterations, and features of special interest. The building has been recorded photographically using digital media which is catalogued (Appendix 1). Figures 7, 8 and 9 show the building in plan and the locations and directions of view of the record photographs (numbers relate to the appendix) while the appendix provides cross references to the plates selected to illustrate the report.

Description

The Kiosks building is aligned north-south backing onto a branch of the River Pang. It consists of two buildings; the larger building to the north and a smaller building with outshot to the south (Pl. 1) (Fig. 7).

The Northern Building (Figs 7-12)

Exterior (Fig. 7)

The northern building consists of a two-storey building with half-hipped roof. It is brick built in Flemish bond with a red clay tiled roof (Pl. 1).

The main, western elevation (Fig. 10; Pls 2 and 3) consists of an area of horizontal weather boarding at the northern end, with the ground and first floors divided by a steel RSJ. On the ground floor the boarding is broken up by a modern garage door located centrally. To the south is a further steel RSJ dividing the ground and first floors. On the ground floor are a pair of wooden doors, each with three window lights in the top third. On the first floor is a window and a stable-type door with a wrought iron fence in front. The RSJ extends well beyond the first floor doorway but there is no indication as to its purpose. None of the openings appear to have been reduced in size; quarter bricks are present on either side of all the openings suggesting they are original and there appears to be no infilling of brickwork. Above the RSJ is a line of bricks laid rowlock bond. Within the weatherboarded section are two top-hung hatches that open outwards.

The southern gable end (Fig. 12; Pl. 4) is mainly obscured by the building to the south but the area above the roofline can be seen to consist of brickwork laid in Flemish bond up to the level of the wall plate, above which it appears to have been rebuilt in stretcher bond.

The rear, eastern elevation (Fig. 11; Pl. 5) has limited accessibility as it backs directly onto the river. It can be seen to be built entirely in Flemish bond, as the frontage. Within the elevation are four casement windows; two on each of the ground and first floors. The windows are wooden and contain eight lights each. Above the ground floor windows is a line of rowlock bond bricks.

The northern gable end (Fig. 12; Pl. 6) is partially obscured by an adjacent, open garage building. Beneath the roofline the wall has been rendered over to create an ashlar effect whilst within the garage space the render is rough and painted white. Above the garage roofline the wall is brick built in Flemish bond with no openings. At the eastern end is a supporting pillar, ending just below the wall plate level.

Interior (Figs 8 and 9)

Internally the building consists of two rooms on the ground floor and a single room on the first floor. On the ground floor the northern room is a separate garage with a concrete floor and the upper parts of the brick walls

painted white (Pl. 7). The lower section of wall has been rendered and painted white. The northern wall contains a lintel, above which is a partial line of header bricks (Pl. 8). Its function is uncertain and there is no indication within the brickwork of a blocked opening. Within the eastern, rear wall is a central pillar (Pl. 7). Floor joists are laid on edge, aligned north-south. On the northern side they sit upon a wooden wall plate (Pl. 8) whilst on the southern side they appear to sit on wooden pads (Pl. 9). The southern side is more complex with gaps suggesting that the existing joists are a replacement for an earlier floor and that it is likely that the northern wall plate is also a replacement as there is no indication of the earlier floor.

The southern room of the north building (room 1) is accessed via a pair of double doors leading straight into the room. The brick walls are painted white and the ceiling has been boarded over and painted white (Pl. 10). The floor is concrete. The ceiling contains a pair of steel RSJ's supporting the first floor (Pl. 11), both supported on a brick pillar in the east wall and the brick wall beneath the RSJ in the west wall. A set of stairs are located along the western wall giving access to the first floor (Pl. 12). These stairs are basic and of simple timber construction, consisting of a steep set of steps with a closed string but no balusters or hand rail. A metal hand rail is attached to the brick wall but the stairs are otherwise open. In the area beneath the stairs a kitchen has been inserted. The windows are simple consisting of a wooden frame and two casement windows each containing eight lights (Pl. 10). There is no window sill other than the brick wall in which the frame is inserted. Above the windows is a slim lintel. Within the south wall is access to the outshot to the rear of the southern building (room 2) (Pl. 11).

The first floor (Fig. 9; Pl. 13) consists of a single room (room 5) accessed via the staircase. A hatch and door are located within the floor of the room to close off the stairs (Pl. 14). The hatch is of plank construction and shadows within the wood show that it formerly had a diagonal bar holding the planks in place but it is now held together by a bar at either end. The walls and roof structure are exposed on the first floor and the floorboards are visible and consistent throughout. The windows are in the same style as those on the ground floor with a wooden lintel above. The weatherboarded opening (Pl. 15) in the west wall consists of a central post supporting a diagonal brace on each side. These in turn support other posts which extend to the wall plate. Across the top of the weather boarding are two hatches which open outwards as window openings. The central window in the west wall (Pl. 16) has a simple wooden frame containing a single pane of glass. It sits beneath the wall plate and has a wooden plank sill. The stable style door within the same wall is a modern plank door with modern hinges (Pls. 14 & 16). The northern gable end wall (Pl. 17) contains a central brick pier to support the end truss along with one at the western end of the wall. There is no pier at the eastern end of the wall, it is

instead located externally (Pl. 6). There is evidence of repair in the form of cement repointing in the area. The southern gable end (Pl. 18) retains all three brick piers. Both gable end walls are laid in stretcher bond and may indicate rebuilding.

The roof structure consists of four trusses (Pl. 13); one at either end of the building of queen post type supporting a raised collar and the base of the half hip (Pl. 19) and two central trusses with a central iron bar and two raking struts (Pl. 20). The purlins are supported on the back of the principal rafters of the central trusses and on the raised collar of the end trusses. The common rafters are all laid on edge and meet at a central ridge plank. Diagonal bracing is present in some of the bays (Pl. 21).

The Southern Building

Interior (Figs 8 and 9)

The southern building is single storey with a half-hipped roof at the southern end whilst the northern end butts up against the northern building (Pl. 1). The walls are brick built in a mixture of Flemish bond and Monks bond. To the rear is an outshot built in a mixture of Monks bond and Flemish garden wall bond. The main roof is covered in red clay tiles and the outshot in corrugated iron sheets.

The main, western elevation (Fig. 10; Pl. 22), is bonded into the northern building in Flemish bond. At the northern end is a window containing two panes of glass set beneath a curved arch of rowlock bond bricks beneath a curved row of headers. To the south is a narrow set of double doors of plank construction set beneath a curved row of headers. The area above the door and to the south has been rebuilt using modern cement mortar. A narrow brick pillar to the south divides the door and the larger opening to the south that is infilled with a modern door and timber board panels.

The southern gable end (Fig. 12; Pl. 23) is formed of two parts; the main building and the outshot to the east. The main wall is built in Monks bond and this extends across the outshot, with the walls tied in together. Above the tie beam in the main building the walls have been rebuilt in stretcher bond and modern cement mortar. The tie beam supports a pair of queen posts which in turn support a raised collar and the half hip. Within the outshot is a single wooden window containing one pane of glass.

The rear, eastern wall consists solely of the outshot which contains no openings (Pl. 24). The wall is laid in Flemish garden wall bond. It extends further to the east than the northern building resulting in a small section of northern wall with a stepped finish at the top (Pl. 25).

Interior (Figs 8 and 9)

Internally the building consists of two rooms within the main building. The outshot has been divided into two but no dividing wall is present between the southern room (room 4) and the outshot, so that the main building and outshot here form a single room (4).

The northern half of the outshot (room 2) is accessed via an opening in the southern wall of room 1 in the north building (Pl. 26). The room consists of a concrete floor, partially whitewashed brick walls and an exposed roof structure. The wall sub-dividing the outshot, is constructed of a simple wooden frame of horizontal rails and vertical planks. A diagonal brace is present above the uppermost rail. Within the western, internal, wall is a blocked doorway (Pl. 27). The roof structure is simple, consisting of timbers laid on edge, spanning the internal dividing wall with room 3 and the eastern external wall. Battens separate the rafters and the corrugated sheets are laid on top (Pl. 26).

Room 3 (Pl. 28), forming the northern part of the southern main building is accessed from the doors in the west elevation into a single room. The floor is concrete and the walls vary in treatment. The upper part of the wall has been whitewashed whilst the lower part appears to have been reinforced with a second skin, laid in stretcher bond using Fletton bricks. The ceiling has been boarded over. Along with the main access a window is present within the western wall (Pl. 28). Within the northern wall part of the second skin of brickwork has been removed and a pipe inserted through the wall beneath a concrete lintel (Pl. 29). The area of the former doorway is present at the southern end of the eastern wall with the second skin of brick work obscuring the lower scar. The southern, dividing wall is of concrete blockwork.

Room 4 (Pl. 30) has a separate access via a single door in the west elevation. Internally construction is similar with whitewashed walls and a concrete floor. The roof structure is exposed. The west wall can be seen to be a former opening, similar to the garage in the northern building (Pl. 31). The north wall is the concrete block dividing wall with room 3. There is no wall dividing the outshot from the main building (Pl. 30); the wall has been replaced with a wooden beam set on an upright post in addition to resting on the concrete block dividing wall and on the southern wall of room 3 (Pl. 30). Within the southern wall of the outshot is a single window opening (Pl. 32) and within the wall of the main building are three upright posts; two full-height and one slightly shorter. Two posts are joined with a rail. Roof construction consists of common rafters meeting at a ridge plank and resting on a purlin, which in turn rests on the raised collar in the southern wall (Pls 33 & 34).

Interpretation

The pair of buildings appear to be those shown on the Pangbourne tithe map of 1841 and a 19th-century date would tally with the style of the buildings and the brickwork.

The original function of the building has been largely lost with alterations to the original openings and a loss of any internal historic fabric. Both the roof and parts of the floor have been replaced, though these are likely to be more sympathetic to the original than the replacement doors. The northern building would appear to have previously functioned as a store, perhaps with a workshop and cart shed on the ground floor. The southern building has no clear function but may have provided further storage. The presence of a doorway opening on the first floor may have been for the loading/unloading of corn to the first floor along with the larger, now weather boarded opening. The function of the RSJ below is less clear as the doors appear earlier in date rather than later and there is no indication of a sliding door. Furthermore the RSJ itself is likely a replacement for an earlier wooden beam.

There was some evidence of fire damage on the first floor of building 1 with charred timbers within the gable end walls and evidence of burning from above in the roof of the garage (Pl. 35). A fire may well account for the replacement roof and parts of the floor.

Conclusion

The Kiosks consists of two distinct buildings with the northern one likely to predate the southern one, though both are present by the tithe map of 1841 and are likely 19th century in date. The northern building may well be the granary referred to in the Robert Stone diaries with the corn stored on the first floor and a further non-food store or workshop on the ground floor. The current garage may have been a separate cart shed. Internally there are no fixings present relating to the use of the building as an ancillary mill building. The southern building was likely used for further storage though no evidence survives as to its function.

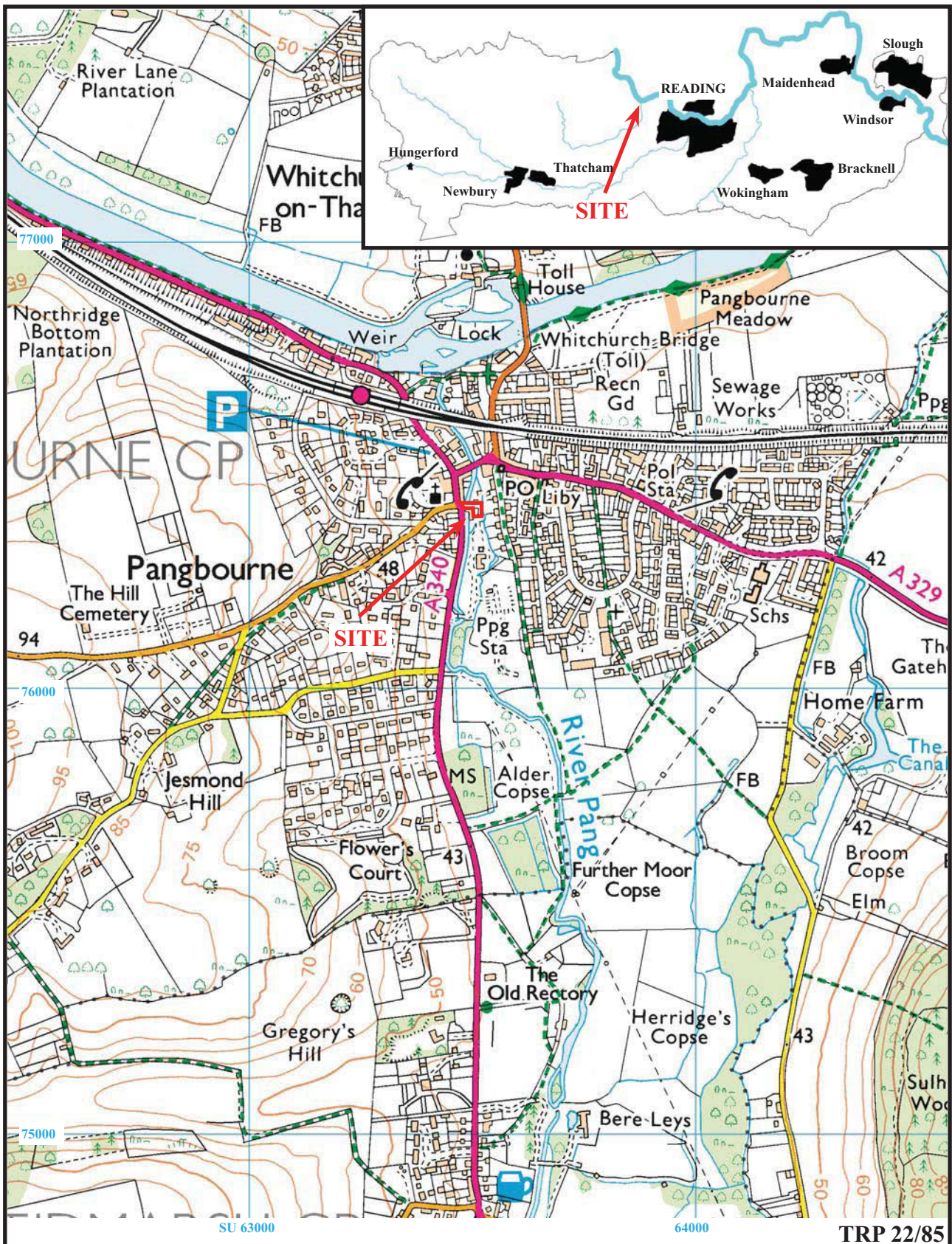
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APPENDIX 1: Photographic Catalogue

Cat. No.	Scales	Location	Direction	Description
1	-	External	SE	Oblique view of building [PI. 1]
2	-	External	SE	Oblique view of building
3	-	External	NE	Oblique view of building
4	-	External	NE	Southern gable end
5	-	External	N	Southern gable end
6	-	External	N	Oblique view of building showing outshot
7	-	External	SW	Along outshot wall
8	1x2m	External	SE	Oblique to northern gable end [PI. 6]
9	1x2m	External	SE	Oblique to northern gable end, ground floor
10	-	External	SE	Oblique to northern gable end, first floor
11	1x2m	External	E	Frontage, north end [PI. 2]
12	1x2m	External	E	Frontage, centre [PI. 3]
13	1x2m	External	E	Frontage, centre
14	1x2m	External	E	Frontage, southern end [PI. 22]
15	1x2m	External	NE	Southern gable end, oblique [PI. 4]
16	1x2m	External	N	Southern gable end, oblique [PI. 23]
17	1x2m	External	NW	Outshot, oblique
18	1x2m	External	NW	Rear wall of outshot [PI. 24]
19	1x2m	External	WW	Rear, centre [PI. 25]
20	1x2m	External	NW	Rear, northern end [PI. 5]
21	-	External	NW	First floor windows, rear
22	-	External	NW	First floor windows, rear
23	1x0.5m	Garage	NE	Oblique north wall [PI. 8]
24	1x0.5m	Garage	NW	Oblique north wall
25	1x0.5m	Garage	E	East wall [PI. 7]
26	1x0.5m	Garage	SW	Oblique south wall
27	1x0.5m	Garage	SE	Oblique south wall [PI. 9]
28	-	Garage	W	Door opening
29	1x0.5m	Room 1	E	View to window [PI. 10]
30	1x0.5m	Room 1	E	View to window
31	1x0.5m	Room 1	S	View to door to room 2 [PI. 11]
32	1x0.5m	Room 1	N	North wall
33	1x0.5m	Room 1	W	View to stairs [PI. 12]
34	1x0.5m	Room 1	W	View to double doors
35	1x0.5m	Room 2	S	Outshot [PI. 26]
36	1x0.5m	Room 2	W	Blocked door [PI. 27]
37	1x0.5m	Room 2	N	Outshot
38	1x0.5m	Room 3	E	East wall
39	1x0.5m	Room 3	N	North wall [PI. 29]
40	1x0.5m	Room 3	S	South dividing wall
41	1x0.5m	Room 3	W	West wall [PI. 28]
42	1x0.5m	Room 3	N	Outlet detail
43	1x0.5m	Room 4	E	Outshot [PI. 30]
44	1x0.5m	Room 4	SE	South wall, oblique [PI. 32]
45	1x0.5m	Room 4	SW	South wall, oblique
46	1x0.5m	Room 4	W	West wall [PI. 31]
47	1x0.5m	Room 4	N	North dividing wall
48	-	Room 4	E	Roof detail
49	-	Room 4	W	Roof detail [PI. 33]
50	-	Room 4	S	Hip detail [PI. 34]
51	-	Room 4	S	Hip detail
52	1x0.5m	Room 5	E	View to window
53	1x0.5m	Room 5	E	View to window
53a	1x0.5m	Room 5	N	North gable end [PI. 17]
54	-	Room 5	N	Hip detail
55	1x0.5m	Room 5	W	Weatherboarding, internal view [PI. 15]
56	1x0.5m	Room 5	W	West wall [PI. 16]
57	1x0.5m	Room 5	W	Stair opening [PI. 14]
58	1x0.5m	Room 5	S	South gable end [PI. 18]
59				NOT USED
60	-	Room 5	S	Hip detail [PI. 19]
61	-	Room 5	S	Hip detail
62	1x0.5m	Room 5	SE	Oblique of truss and roof detail
63	1x0.5m	Room 5	NW	Oblique of truss and roof detail
63a	1x0.5m	Room 5	NW	Oblique of truss and roof detail [PI. 13]

64	1x0.5m	Room 5	SW	Oblique of room 5
65	-	Room 5	NE	Roof detail [Pl. 20]
66	-	Room 5	E	Roof detail
67	-	Room 5	E	Roof detail
68	-	Room 5	W	Roof detail [Pl. 21]
69	-	Room 5	W	Roof detail
70	-	Room 5	W	Roof detail
71	-	Garage	Up	Detail of charred timber in the ceiling [Pl. 35]



**Kiosks, Water Pumping Station, Tidmarsh Road,
Pangbourne, West Berkshire, 2022
Building Recording**
Figure 1. Location of site within Pangbourne and Berkshire.

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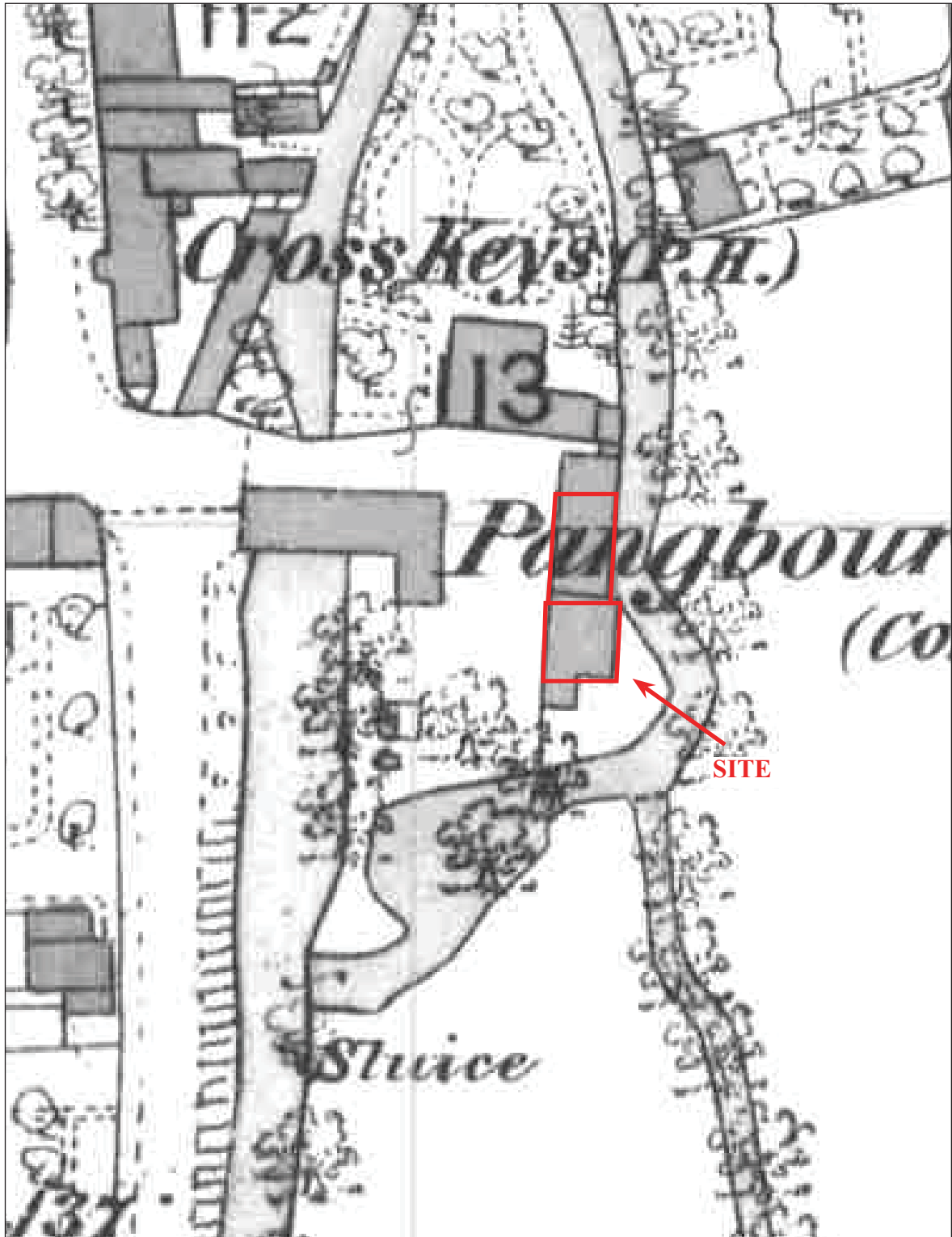


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Figure 2. Pangbourne Tithe Map, 1841.

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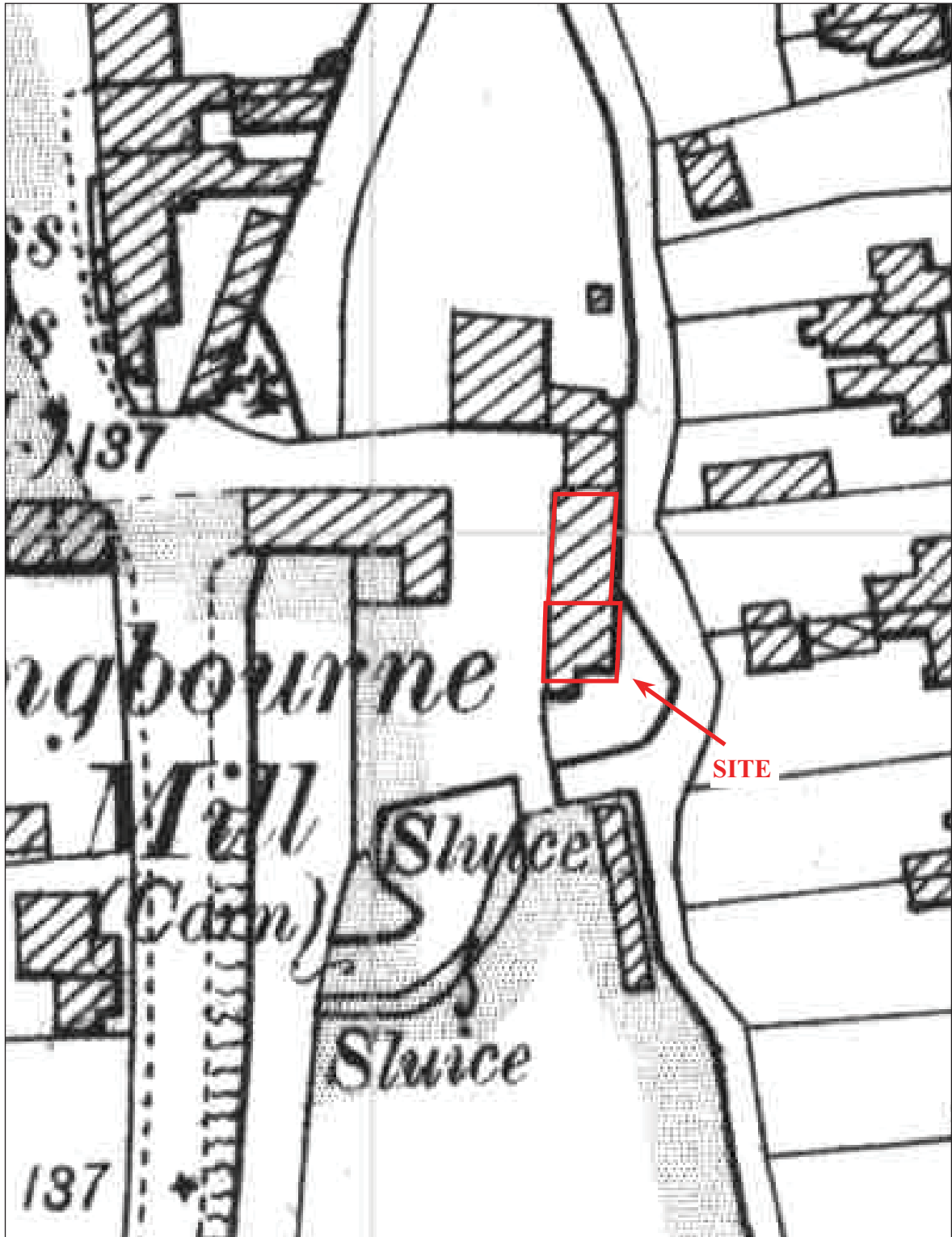


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Figure 3. First Edition Ordnance Survey, 1879.

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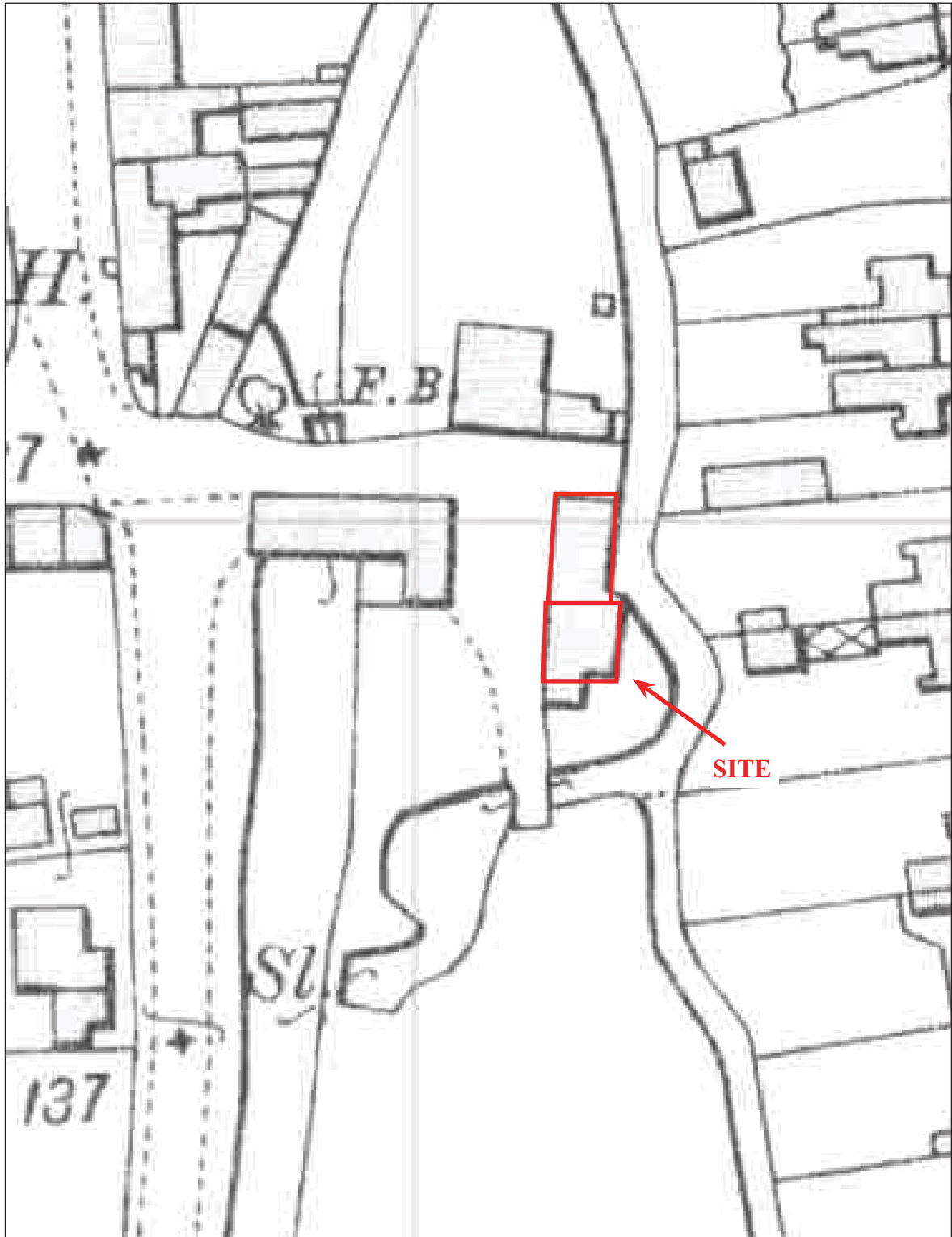
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Figure 4. Second Edition Ordnance Survey, 1899.

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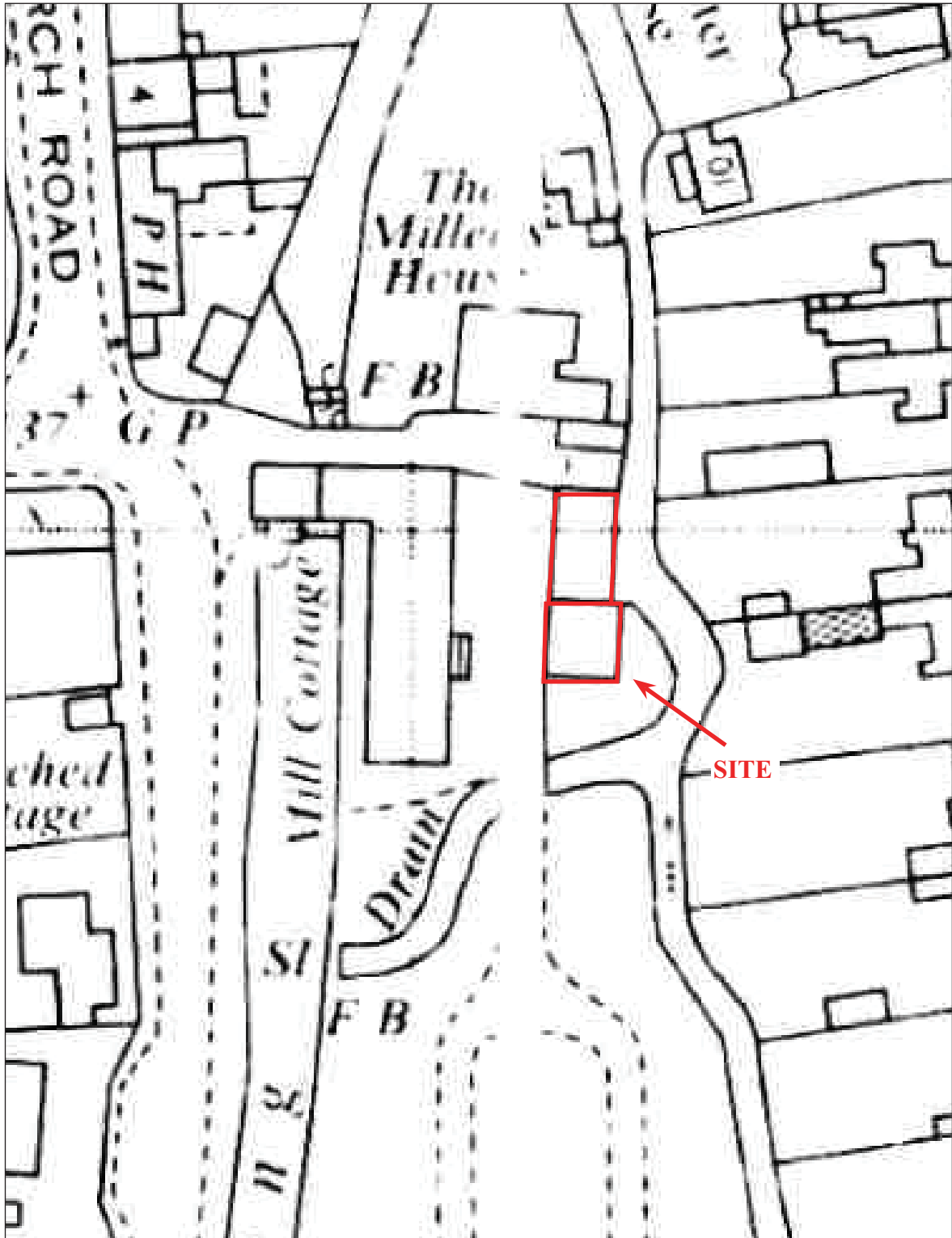


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Figure 5. Ordnance Survey, 1912.

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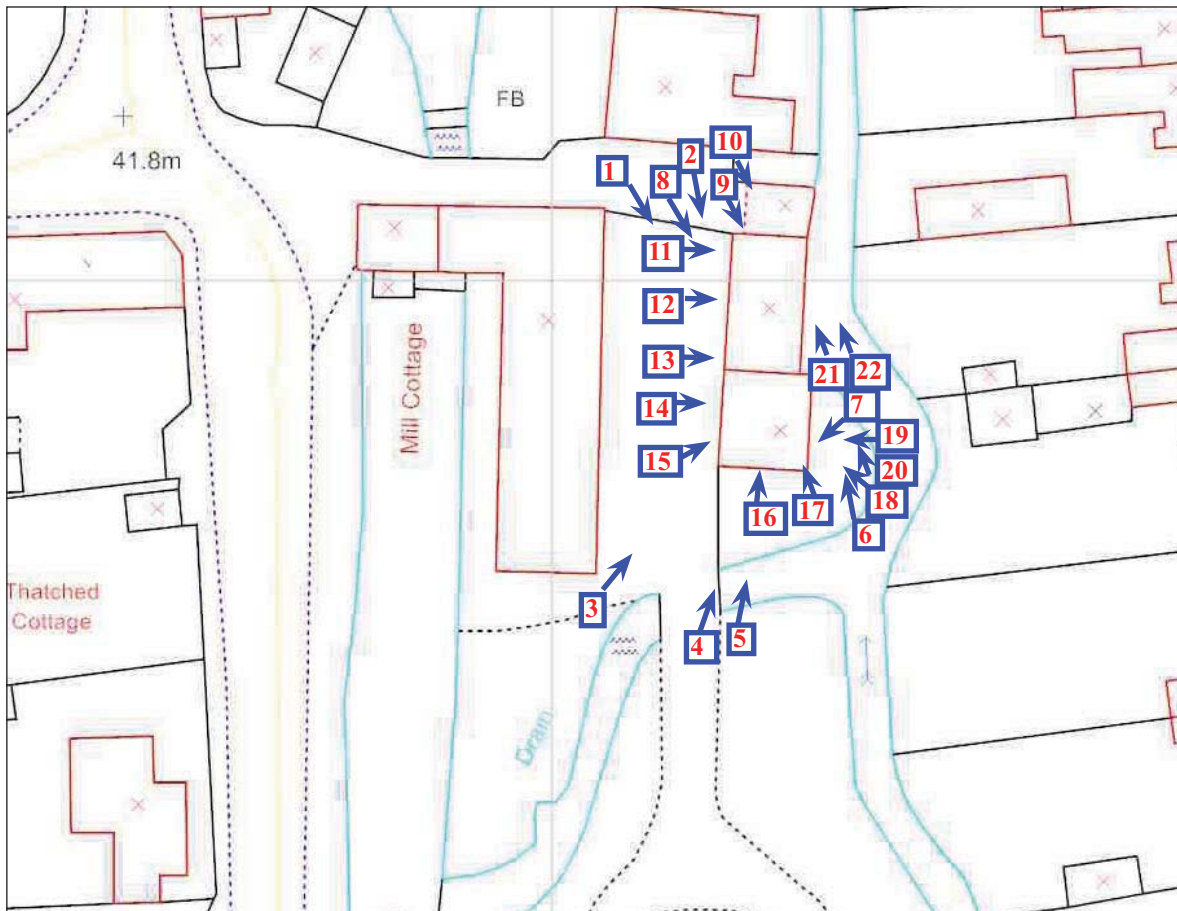
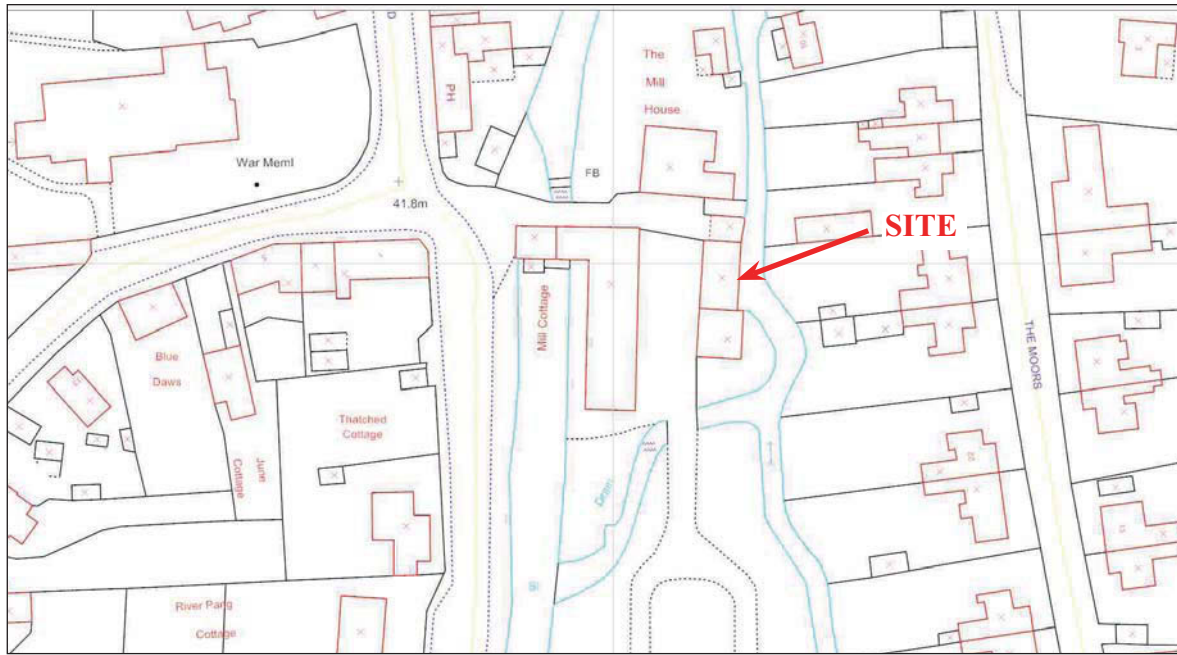


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Figure 6. Ordnance Survey, 1967.

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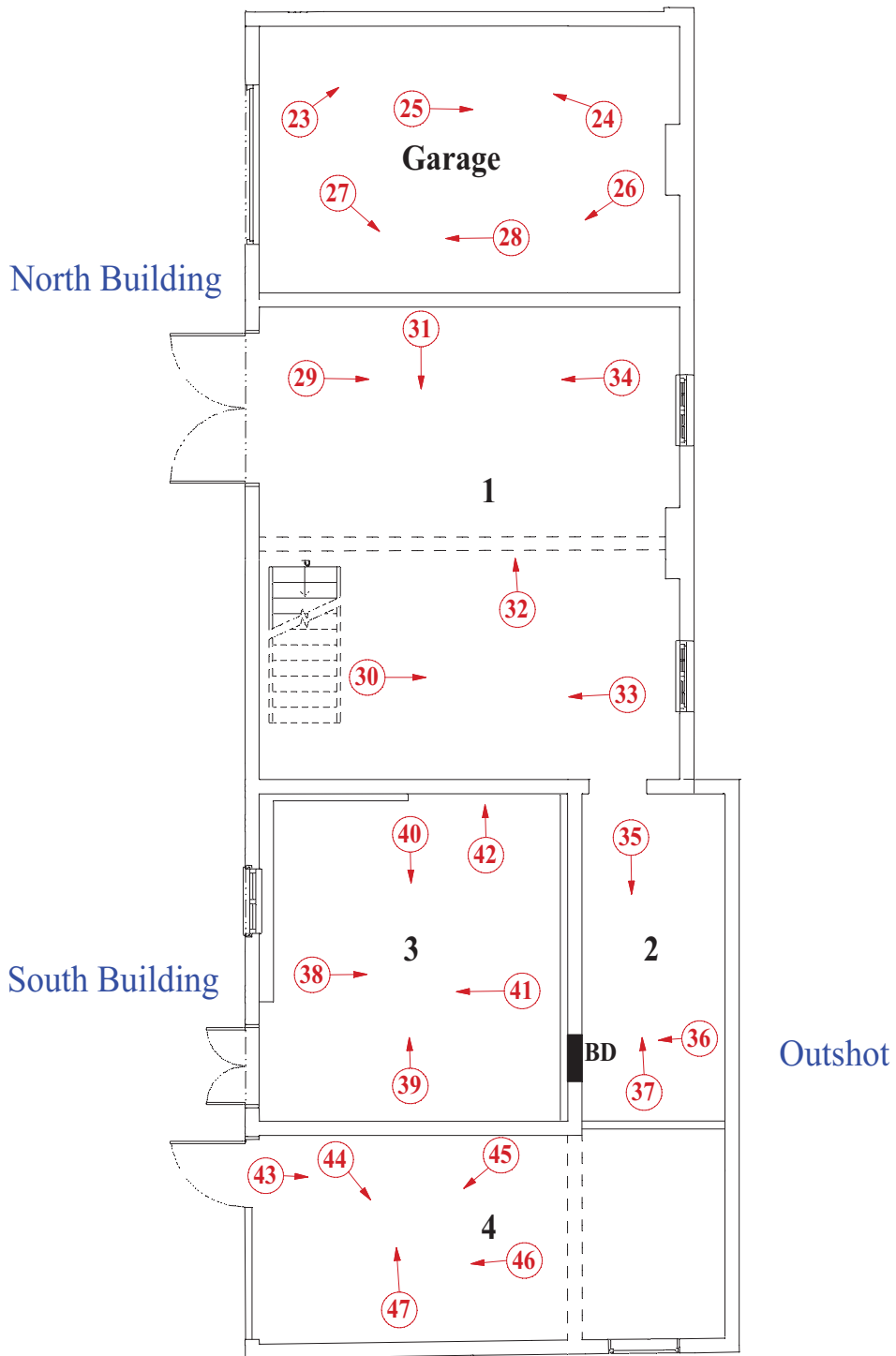
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Figure 7. Ordnance Survey, 2003 (above),
and (below) enlarged to show photo locations



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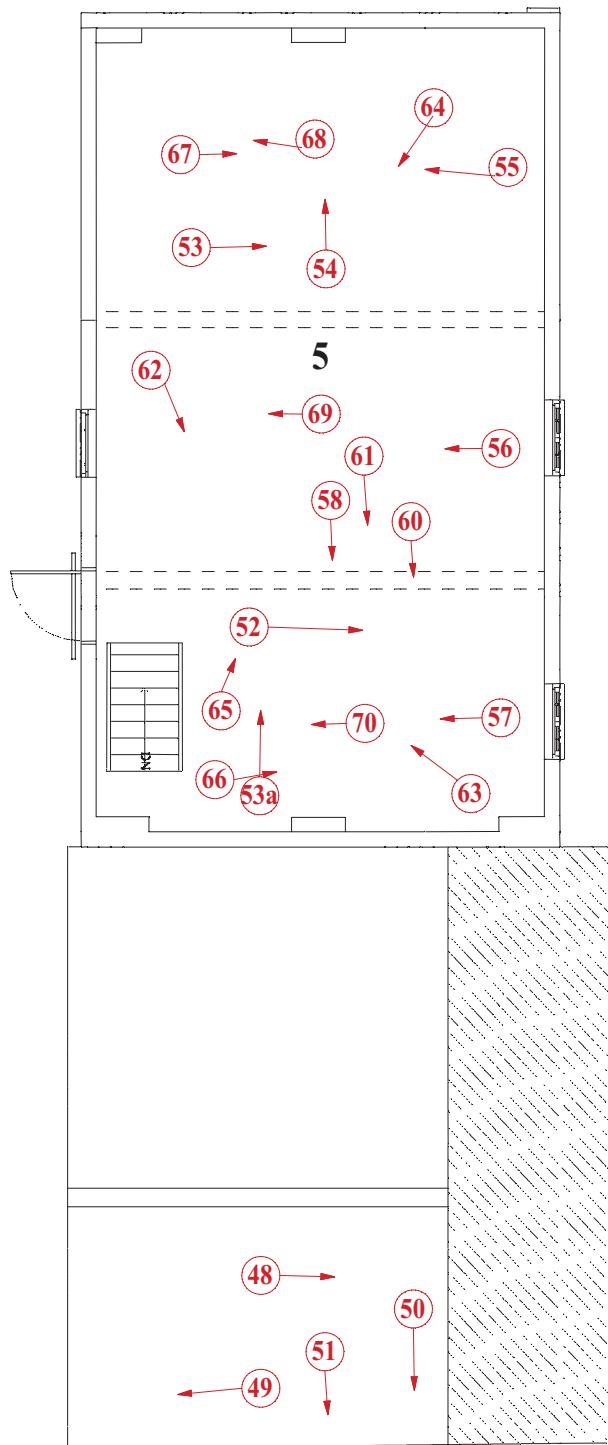
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Figure 8. Ground Floor Plan
showing photo locations



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Figure 9. First Floor Plan
showing photo locations



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Plate 1. Oblique view of building, looking South East;
Scale: 2m.



Plate 2. Frontage, north end, looking East; Scale: 2m.



Plate 3. Frontage, centre, looking East; Scale: 2m.



Plate 4. Southern gable end, oblique, looking North East;
Scale: 2m.

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**Kiosks, Water Pumping Station, Tidmarsh Road,
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Plates 1 to 4.**

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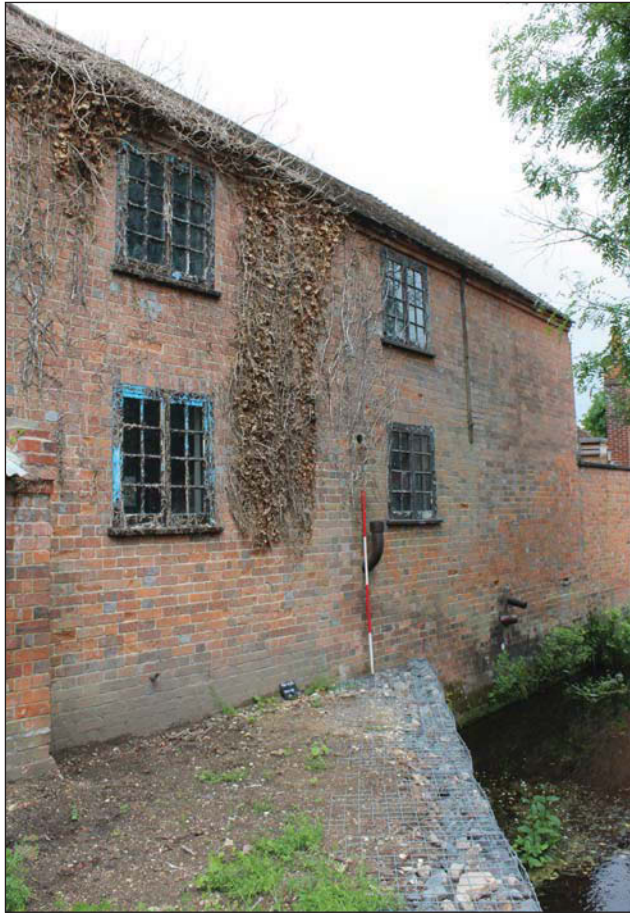


Plate 5. Rear, northern end, looking North West.



Plate 6. Oblique to northern gable end, looking South East.



Plate 7. Garage, East wall, looking East; Scale:0.5m.



Plate 8. Garage, Oblique view to north wall, looking North East; Scale: 0.5m.

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**Kiosks, Water Pumping Station, Tidmarsh Road,
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Plates 5 to 8.**

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Plate 9. Garage, Oblique view to south wall looking South East; Scale: 0.5m.



Plate 10. Room 1, View to window looking East; Scale: 0.5m.



Plate 11. Room 1, View to door to room 2 looking South; Scale: 0.5m.



Plate 12. Room 1, View to stairs, looking West.

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Plate 13. Room 5, General view and oblique of truss and roof detail, looking North West; Scale 0.5m.



Plate 14. Room 5, Stair opening, looking West; Scale: 0.5m.



Plate 15. Room 5, Weatherboarding, internal view, looking West; Scale: 0.5m.



Plate 16. Room 5, West wall looking West; Scale: 0.5m.

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Plate 17. North gable end looking North; Scale:0.5m.



Plate 18. South gable end looking South; Scale:0.5m.



Plate 19. Hip detail, looking South.



Plate 20. Roof detail, looking North East.

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Plate 21. Roof detail, room 5, looking West.



Plate 22. Frontage, southern end, looking East;
Scale: 2m.



Plate 23. Southern gable end, oblique, looking North,
Scale: 2m.



Plate 24. Rear wall of outshot, looking North West;
Scale: 2m.

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Plate 25. Rear, centre, looking West; Scale: 2m.



Plate 26. Room 2 looking South to Outshot;
Scale: 0.5m.



Plate 27. Room 2 Blocked door to room 3,
looking West; Scale: 0.5m.



Plate 28. Room 3, West wall, looking West; Scale: 0.5m.

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Plate 29. Room 3, North wall, looking North,
Scale: 0.5m.



Plate 30. Room 4, Outshot, looking East;
Scale 0.5m.



Plate 31. Room 4, West wall, looking West, Scale: 0.5m.



Plate 32. Room 4, South wall, oblique,
looking South East; Scale: 0.5m.

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Plate 33. Room 4, Roof detail, looking West.



Plate 34. Room 4, Hip detail, looking South.



Plate 35. Garage, evidence of burning in the ceiling, looking up.

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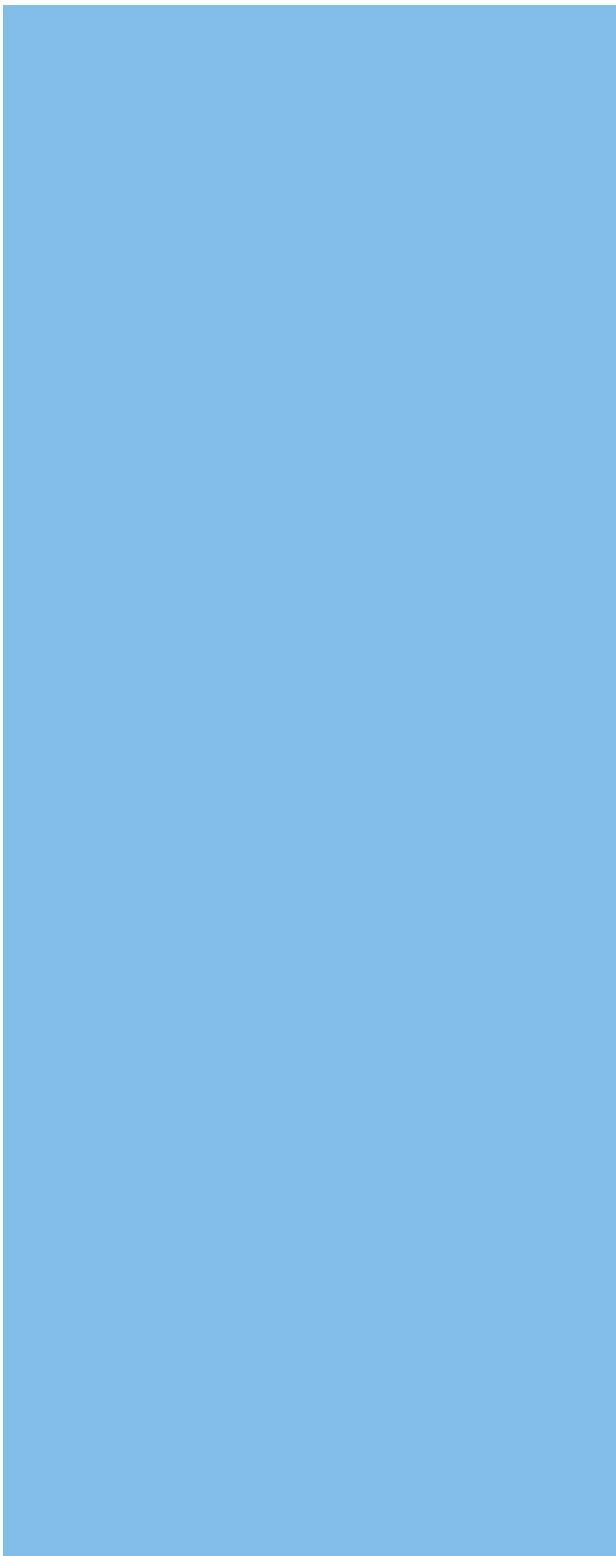
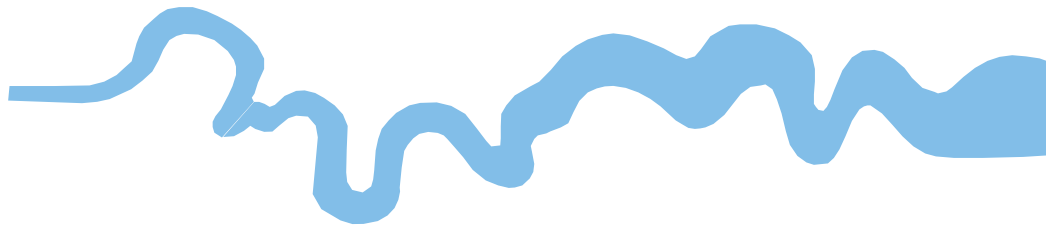
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Plates 33 to 35.

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TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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