### Spring 2015



The Newsletter of the Royal Gunpowder Mills Friends Association

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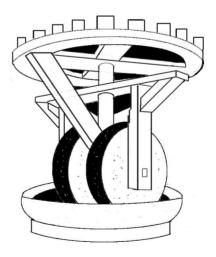
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Spring 2015

# **Officers of the Friends Association**

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Deadline for the next issue is 22nd May 2015

# **Chairman's Chat**

On other pages in this issue there is discussion on whether PGL should take over a lot of our site. My only comment at this stage is that the Foundation/Company are short of money. Some financial input is necessary if we are to survive. Any suggestions of possible new attractions which could be introduced particularly towards the north end of the site would be very welcome.

We now have another listed building. L134, one of the buildings used post war by the Non-Metallic Materials Division, has now been listed as a result of its use in WWI as part of the cordite factory. The other buildings in what was the cordite factory are in very poor condition and not worth listing.

I am very pleased that the outside walls of L157, our Grade 1 listed building can now be re-faced with matchboarding on the outside. The present felt panels were put on before we opened to the public but they have been badly damaged by birds. Various light walling materials were tried on the steam powered mills in the 19th century but matchboarding is now thought to have been the best and longest lasting. We have photographic evidence of it being used during the gunpowder period.

John Wright

# Editorial

Welcome to the first issue of 2015. I hope everyone will find something to interest them.

On the next page is a statement produced by the Friends Committee to explain our position.

Two members of the Committee are on a sub-committee of the operating company board to investigate alternative buildings to be used. There are also representatives of the volunteers as well as company staff. There is nothing clandestine about this, just an attempt to prepare for the future. The Friend's constitution states that our object is:

"The advancement of public education in the history, archaeology and technology and natural history of the Waltham Abbey Royal Gunpowder Mills and its environs by the collection, collation and distribution of relevant information and by the provision of such financial or material assistance to facilitate the continued operation of the Site, buildings and grounds as the trustees shall from time to time determine."

This is what we are trying to do.

There have been some misleading and confused statements appearing on websites. Your committee intends to do what we can to keep the RGM site open to the general public to visit and enjoy.

Any letters on this subject with the views of our members will be welcome.

Don't forget the AGM and Social on 8th May, if you haven't yet booked do so now.

.Brian Clements

The WARGM Friends Association, as an interested body and stakeholder has no objection, in principle, to the limited development of the Royal Gunpowder Mills site by private companies or public bodies. However the 'Friends' Committee is unable to support the Charitable Foundation / PGL development plan as currently proposed.

In our view, these plans are inappropriate, excessive and unrealistic:

1. PGL will take over more than 80% of the RGM site's public areas and most of the historic buildings for its exclusive use. Eventually the Foundation will receive rental income from its new tenant but, in the short term, its reserves will be severely depleted by expenditure on remedial works to buildings, roads and services.

2. The Foundation's proposal for establishing a new visitor attraction in the northern wooded area of the site is fundamentally flawed. The few buildings large enough for exhibiting historic artefacts and visitor facilities are in a very poor condition. Vehicle and pedestrian access is either non-existent or totally inadequate. There are no connections to electrical, water and sewage services. The work required is unaffordable unless the Foundation can obtain very substantial grants from public bodies or charitable donors.

We believe public access to the RGM site and its historic buildings should be maintained. The RGM's collection of historic artefacts should continue to be exhibited on the site. We welcome the commercial development of under-utilised areas of the RGM site to generate the funds needed for repairs to buildings and infrastructure, and improvements to visitor facilities.

# Gobbledegook

### (from Civil Service Retirement Magazine 'Avanti')

This fascinating item was sent in by John Porter

If yuo can raed this, you hvae a sgtrane mnid too. Can you raed tihs? Olny 55 plepoe out of 100 can.

I cdnuo'lt blveiee that I culod aulacilty uesdnatnrd waht I was rdanieg. The phaonmneal pweor of the hmuan mind! Aoccdrnig to rscheearch at Cmabrigde Uinervtisy, it dseno't mtaetr in what oerdr the ltteres in a wrod are, the olny iproamtnt thnig is taht the frsit and lsat ltteer be in the rghit pclae. The rset can be a taotl mses and you can sltil raed it whotuit a pboerlm. This is bcuseae the haumn mnid deos not raed ervey lteter by istlef, but the wrod as a wlohe. Azanmig huh? Yaeh and I awlyas tghuhot slpsling was ipmorantt!

Frutherr poorf of the pweor of the biarn is the nembur of raderes who oesbvre the 'sllpnieg' mtsikae in the frsit wrod of tihs snteence.

## **Puns for Educated Minds**

1. The fattest knight at King Arthur's round table was Sir Cumference. He acquired his size from too much pi.

2. I thought I saw an eye doctor on an Alaskan island, but it turned out to be an optical Aleutian.

3. She was only a whiskey maker, but he loved her still.

4. No matter how much you push the envelope, it'll still be stationery.

# Aftermath of War - Mysteries

Two military mysteries, both relating to remembrance and both from Dorset, one from WW1 and one from WW2

### World War 1 1914-1918 series – 2

### A World War 1 mystery in Dorset - Unvergessen

The basic facts surrounding the mystery are known.

Shortly after the beginning of the War the first batch of German prisoners of war arrived at Poundbury, on the outskirts of Dorchester.

Initially they were housed in an empty artillery barracks. The flow soon increased and a hutted camp was built to supplement the barracks.

By 1919 Poundbury Camp held 4500 prisoners.





There were deaths in the camp, including one prisoner shot while trying to escape. Ironically the escape attempt took place after the end of the War, in May 1919. The pressure to return home must have been intense. The camp was finally cleared in August 1919.

Total number of deaths was 45 and burial took place at nearby Fordington Cemetery.

At this point the mystery enters the scene.:



An actual German war memorial was constructed in the cemetery, which gives rise to the following questions.

The idea of a German war memorial on British soil must have been unique and almost unthinkable, bearing in mind the strength of feelings at the time and permission must have been sought at high Church and military level – by whom ?

Who built it - a report mentions a master mason from the camp.

Who supplied and paid for the material - unknown

## Epilogue

Poundbury is now the site of Prince Charles' model village.

In the 1960's an area was allotted in Cannock Chase, Staffordshire as a central point to contain German war graves – Deutscher Soldatenfriedhof and German dead from both World Wars were taken from graves around the country, including Fordington, and re-interred there.

The Joint Burial Committee of Dorchester Town Council continue to approve expenditure on maintenance of the memorial.

Les Tucker

# A remembrance mystery from WW2 - Soviet Journey

In the quiet surroundings of the military section of Shaftesbury Cemetery in Dorset there is a unique headstone;



Headstone, with Red Army star, of Pte. Vladimir Duschin of the Soviet Forces

Apart from Allied graves, the military section contains ten foreign graves in a separate section set aside from the Allied group - three German combatants, six Italian and the Russian.

Protocol demands that opposing combatants are not buried together, so the Russian grave is set aside from the others, standing alone.

What lonely military odyssey brought Pte. Duschin to find his last resting place in a Dorset cemetery, far from his homeland.

### Epilogue

The original article terminated at the above. However, before it was sent to Touchpaper, by sheer chance it was discovered that a record of an interview in 1995 with Celia Diblee existed, taken in the course of a visit to Duschin's grave.

Celia had been the medical sister who nursed Duschin when he arrived in Britain on 5th. February 1945 and her recollections enable us to resolve the mystery.

As British Forces liberated prison camps and so on, amongst the released prisoners were large numbers of Russian prisoners of war who had been employed in appalling conditions as slave labour. The most serious medical cases, amongst them Duschin, were immediately transported to Britain in the hope they could be saved.

Celia's story:

'He was 29 years old then. He was in an extremely serious state. He was a skeleton lying there.

'We, of course, did everything we could for him. But, as we could see, he was already dying.

'He didn't have a word of English and I on my side didn't have a word of Russian. But I wanted to say something to give him some comfort and I whispered "Moscow, Stalingrad, Leningrad". I saw my patient smile at what I was trying to do. The moment he began to smile he passed away peacefully.'

Vladimir died on 7th. February 1945, one of the 26 million Russian citizens, civilian and military, who died in the Second World War.

Les Tucker

# **Guy – who? The Other Gunpowder plot**

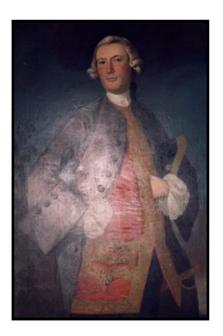
In November Liz Went reported that the Mills Guy Fawkes weekend had gone very well, but in the Caribbean they celebrate a very different Gunpowder Plot

### Bermuda

Bermuda was colonised by Britain in 1609 and in 1615 a charter was granted to administer the colony.

In 1616 Capt. Daniel Tucker, who owned plantations in Virginia, was appointed second Governor of Bermuda. His descendants were to play a prominent part in the life of the colony.

Among them Henry Tucker, appointed a colonel in the Bermuda militia, was one of the most influential, with important trading interests and serving as President of the Governor's Council.



The standing figure in the painting is Colonel Henry Tucker Henry and his wife had six children, amongst them : Thomas Tudor Tucker b. 1745.and St. George Tucker b. 1752



The cameo portrait is St. George Tucker

Both sons went to the US for their further education – Thomas to study medicine and St. George to study law.

# 1775 The start of the American War of Independence

Bermuda was profoundly affected. There was considerable sentiment in Bermuda in favour of the American colonists against the British, leading to a state of tension.

The Americans had declared an embargo on all trade with and shipping movement to British colonies, including Bermuda, leading to considerable hardship. Virtually the only traded product of the island was salt, extensively traded to America. Apart from this and some fishing, the island's economy relied on the revenue from maritime transport services and associated trading and distribution facilities, in the US and other British colonies– the Bermudians were expert sailors and shipbuilders. Supplies of food and other provisions were largely obtained from America.

Colonel Tucker and his sons favoured the American cause and in 1775 he travelled to America to try and negotiate an arrangement by passing the embargo, bartering salt for food. However the Americans had a larger military ambition. Possibly informed by Tudor Tucker, they had become aware that the Government magazine at St. George's on Bermuda held 100 barrels of gunpowder, guarded by only one member of the militia.

Gunpowder was desperately needed by the Continental Congress and they negotiated a deal with Col. Tucker under which in return for aid in seizing the gunpowder food would be supplied and the embargo would be lifted.

In the meantime St. George Tucker had returned from Virginia and was to play a prominent part in the operation which followed.

On the night of 14th. August 1775 two American sloops the *Lady Catherine* and the *Packet* anchored off the coast near Tobacco Bay and put ashore a raiding party, who were guided to the magazine by Bermudians sympathetic to the American cause, including St. George. The militia guard was over powered and an American was lowered into the magazine via an air vent aperture in the roof. From there he was able to unlock the magazine doors from the inside. The 100 barrels were rolled down to the shore and taken out to the American ships in waiting whalers.

The alarm was raised in the morning and a coast guard cutter succeeded in catching up with the Americans. It was hopelessly out gunned however and had to content itself with identifying the American vessels.

The operation became known as the Bermuda Gunpowder Plot.

In 2014 the Bermuda authorities issued four stamps commemorating the plot.



#### The four stamps were issued by the Bermuda Government to commemorate the Gunpowder Plot.

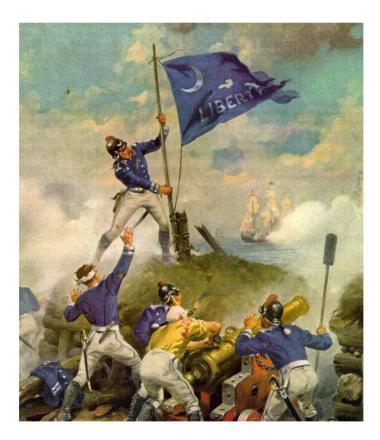
Governor Bruere ordered Col. Tucker to be put on trial. The proceedings had to be abandoned as no one could be found to stand as a witness against Tucker.

Communication in the Continental Congress was extremely poor and in September 1775 Governor Bruere ordered Col. Tucker to be put on trial. The proceedings had to be abandoned as no one could be found to stand as a witness against Washington, Commander of the American Forces, addressed a letter to the Bermudians proposing that they seize the gunpowder, totally unaware that this had already been done.

The gunpowder was safely delivered, the *Lady Catherine* to Philadelphia and the *Packet* to Charleston, South Carolina and was employed in action by the Americans – an altogether more

successful conclusion than the other gunpowder plot.

The Americans were building a fort to defend Charleston when it was attacked by nine British ships. In the day long battle which ensued the British ships were badly damaged and withdrew. The Bermuda gunpowder was used by the Americans in this action. The victory was a significant boost to American morale and the fort was named after the commander of the defenders – Colonel William Moultrie.



The flag raising is the defence of Fort Moultrie

The Americans later clumsily re imposed the embargo on Bermuda. Sentiment for their cause amongst the Bermudians waned and a number took to privateering, wreaking havoc on American shipping until the end of the war.

St. George Tucker returned to America and was wounded at the Battle of Guilford Courthouse. He was a fluent French speaker and later served as American liaison officer with the French forces present at the Battle of Yorktown. After the war he returned to the law in Virginia, ultimately becoming the Chief Justice of the Virginia Supreme Court.

Tudor Tucker became Congressman for S. Carolina, then entered Government service, ultimately serving as Treasury Secretary in four presidential administrations.

Colonel Tucker had named his residence Tucker House. His descendant Robert Tucker, who died in 1950, aged 102, bequeathed it to the Bermuda National Trust.

British Forces gunpowder was supplied from the Royal Gunpowder Mills at Waltham Abbey, prior to 1787 under private ownership, and Faversham and private contractors. It is not possible therefore to say categorically that the Bermuda powder came from Waltham Abbey. However Waltham Abbey was a significant supplier so it can at least be said that there is a strong possibility that it came from Waltham Abbey.

At a 1755 cost of around £2 per barrel, perhaps the American Government should be invoiced for £200, suitably adjusted for inflation 1755 – 2015 and converted, covering compensation for cost of material unlawfully removed.

Les Tucker (No relation)

#### A Poem That Some Can Relate To

I remember the cheese of my childhood, And the bread that we cut with a knife, When the children helped with the housework, And the men went to work not the wife.

The cheese never needed a fridge, And the bread was so crusty and hot The children were seldom unhappy And the wife was content with her lot.

I remember the milk from the bottle, With the yummy cream on the top, Our dinner came hot from the oven, And not from the fridge; in the shop.

The kids were a lot more contented, They didn't need money for kicks, Just a game with their mates in the road, And sometimes the Saturday flicks.

I remember the shop on the corner, Where a pen'orth of sweets was sold Do you think I'm a bit too nostalgic? Or is it...I'm just getting old?

I remember the 'loo' was the lav And the bogey man came in the night, It wasn't the least bit funny Going "out back" with no light. The interesting items we perused From the newspapers cut into squares, And hung on a peg in the loo, It took little to keep us amused.

The clothes were boiled in the copper With plenty of rich foamy suds But the ironing seemed never ending As Mum pressed everyone's 'duds'.

I remember the slap on my backside, And the taste of soap if I swore Anorexia and diets weren't heard of And we hadn't much choice what we wore.

Do you think that bruised our ego? Or our initiative was destroyed? We ate what was put on the table And I think life was better enjoyed.

ANON

## Word Quiz

How many words (three or more letters) can you make from 'Waltham Abbey'? Try to beat 60!

**Minnie Fenton** 

Some answers on page 29

## Julie's Nature Column

With Spring just around the corner much of the wildlife will be feeling some relief as their food supply will start to increase. During the winter months the Mills will supply haylage and a special dry formula food to help the deer. Some fruit and vegetables are gratefully received by them too. The haylage will soon become a comfy bed instead of food once the grass starts growing again.



We had a young swan arrive on one of our small ponds in late November and we all kept an eye on her to make sure she was in good health. She stayed much longer than we thought she would and as two months passed by and the water was beginning to freeze it was time to have her rescued and taken to a better environment. She was taken to the Swan sanctuary to receive a must needed boost of food and some swan company.



Soon it will be time for hibernating animals to emerge such as newts, grass snakes and bats. Spring is a great time of year to lift up boards that have been purposely placed on the ground and discover what has emerged. Young grass snakes are only pencil thin, but I discovered that they have a very loud hiss for such a small creature.



I have already heard my first woodpecker drumming on a tree. The Great Spotted Woodpecker starts early and they often drum on the metal lamp-posts as they have learnt that it sounds much louder. Most birds are now singing their territory to each other and seeking out suitable nesting sites. Hopefully the 30 or so new nest boxes we put up will be filled this year.

Julie Matthews The Mills Nature Conservationist

# End of WWII, The Fryth ISRG - Explosives concealed in coal



The lady is holding a piece of exploding coal.

Photo supplied by Sheilagh Owens, can you identify anyone?

# Car Quiz

Who will be remembered for the cars they drove?

Who had a Mini called Minnie Ha Ha 1 2 Who drove a Morris Minor be looking through the steering wheel 3 Who had a chessman stuck on the top of his bubble car Who owned a large white American car 4 5 Who owned an E Type Jag 6 Who drove a 'Squatting Toad' Citroen 7 Who had a Sunbeam Alpine Sports car 8 Who owned a convertible Morris Minor (Reg. PDL) Who preferred the Alpha Sud so he could fit his long legs into 9 it in comfort Who opted for a water cooled Velocette bike 10 Who had a sand coloured Saab 11 12 Who had his Simca given a karate chop by a car park barrier arm Who had a Morris Minor Traveller that lived in the Cobbins 13 and when the handbrake failed it smashed into a garden wall 14 Who had a Mini that was written off when a wandering cow was scooped up on a dark night in Epping Forest 15 Who earned pin money by using his Landrover to pull out cars that were stuck in the Epping Forest mud Who drove the Morris Minor 'Betsy' 16 Who lived in the Cobbins and drove a Reliant Robin 17 18 Who had a Morris Oxford but went upmarket with a Rover 19 Who owned many cars in the Cobbins but usually rode a bike 20 Whose cars were always one step before the breakers yard

#### Bryan Howard

(You need to have known the establishment staff to do this, answers on page 29. Ed)

# **Railway Model**





# Tony Barratt's model of the Waltham Abbey 18" railway and buildings will be on display at:

The Moseley Railway Trust Gala, Apedale Heritage Centre, Newcastle under Lyme 16/17 May 2015 http://www.avlr.org.uk/

Narrow gauge steam train rides, model railways, Country Park and Mining Museum.

Also at Lymm Heritage Transport Day, Cheshire (nr Warrington) on 28 June 2015 http://www.lymmtransport.org.uk/

500 vehicles, 14 traction engines, working canal boats, model railways.

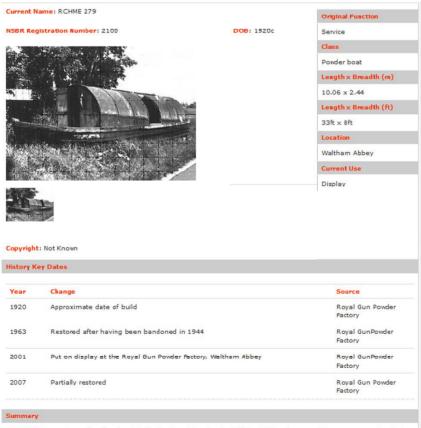
Further details on their websites.

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## **Powder Boat Registration**

The Powder Boat was registered with the small boat register (entry number 2100). The register can be searched at:

http://www.nmmc.co.uk/index.php?/collections/nsbr/



RCHME 279 was a type of craft ordered by by the Royal Gun Powder Mills in 1812 and was used to move gun and rocket propellants around the canals at Waltham Abbey Gunpowder Mills. It was a simple double-ended design with a rounded canvas covered light planking and was poled or towed (by man). RCHME 279 was built in the 1920's by unknown builders. Post 1944 following the cessation of production at the Waltham Abbey Mills, the vessel was abandoned in the Black Ditch. South Site. In 1964 it was restored and moored in the Canal at Library Building. For a while it was moved to Fort Halstead but later returned to Waltham Abbey. After the opening of the Waltham Abbey Mills as a heritage centre, it was put on display. It was partially restored by the Mills Friends Association in 2007. March 2011 (Archive)

# Letters to Touchpaper

# **Holiday Camp**

I read in the RGMWA homepage/Touchpaper that there are plans circulating about transforming the powder mills into a Holiday Camp. What a terrible thought.

As you know I paid a very giving visit to the Waltham Abbey Mills Museum when I was still working in our local Powder Mill Museum. I travelled – together with my wife – to England to see your museum and compare it with ours. Mr. Les Tucker was so kind to use most of a day showing me around and explaining the layout of the plant, how it had worked and what was left of the factory. This was very different from ours as we have the old machines and would be able to produce black gunpowder in a couple of weeks if there were a need for it. And the necessary money was available.

In Waltham Abbey there is no such possibility, but there are other qualities that we don't have. One of them is that there is a small army of voluntary "employees" putting much energy into restoring transport facilities, machines and other outfit and having much fun about it.

In our town the Council has seen that the Museum is an outstanding possibility for the Danes to see how our town was founded as an industrial community around powder production and bronze-gun foundry, all because a canal was dug out in the beginning of the 1700-years and a man with visions, General Classen, saw the possibilities of 7.5 meters water level difference and 30 million cubic meters of water running down to the sea every year.

Our local authorities are therefore supporting the museum commemorating the first industrial plant outside Copenhagen. In fact gunpowder was produced here as late as 1965.

I do hope your authorities will find ways to keep your museum working for many years to come.

Kristen Jensen

Kristen visisted WARGM in December 2005. He wrote about the Danish mills in an article published in TP June 2006.

Daphne & I visited the Danish mills, the visit was reported in TP March 2007.

Ed.

## **Cordite trucks**

The Powder Wagons (and indeed all such wagons) were pulled by Blue "BEV" tractors'. Latterly we used Lansing Bagnal units. Legend had it that the red powder wagons were converted from railway wagons by fitting road wheels and I think that is probably true.

The Greenbat was, as you say, steered by tiller and was similar to those used on railway stations for moving luggage etc. around at some time; it was used exclusively by CDB, but why this was I have no idea. I drove both at different times and the Greenbat was very difficult to steer!

All Units were powered by electric batteries and had "dead man handles". So that when I fell off the Greenbat it stopped!

Peter Stone

John Jenkins's booklet shows a picture of narrow gauge rail "bogie wagons" almost certainly carrying trays probably of cordite. I think that the term "powder wagon" was mainly reserved in later years for the road vehicles that collected NC and NC/NG paste from Bishopton at the main line rail goods depot (Harlow) or that collected or delivered energetic materials to and from other establishments.

I may be wrong, but my feeling is that trucks were used on site for moving bags of ingredients including wet and dry paste around the site. These would have been on narrow gauge rails and later on establishment roads. There was certainly the process known as truck drying where these trucks were employed. I would not be surprised if "cordite" or "powder" qualifiers were used to describe different trucks intended to carry these items.

#### Dave Hewkin



WAI 1490\_16 Cordite drying truck

Some months ago, I asked Peter Stone which building Truck drying was done in, but he couldn't be certain. My guess is P712, beyond the press house at P716, and not far from the Quinan drying pans (P741?)

#### Truck drying procedure (P712?)

Canvas sleeves directed warm air from ceiling mounted blowers into the truck containing trays of wet NC or NC/NG paste. An exit filter was attached at the other end. The Main Lab checked moisture content before the paste was removed.

Dave hewkin

# **NG Wash Tub**

In the last Touchpaper, in relation to the nitroglycerine washing vessel in the Green Hut you raised the question of whether it would have been difficult to fit lead lining to it, in which case it could be deduced that it was an actual washing tank and not a casing.

The following are two extracts from Explosives Vol.1 by A. Marshall 1917, who wrote the definitive work on Waltham Abbey :

The wooden casing of the washing tanks has also been done away with. It was always possible that a small leak might be formed through which nitroglycerine would pass and soak into the wood and there set up a dangerous decomposition, and nitroglycerine was always liable to get spilt or splashed on to the wood.

Which indicates that wood would be impracticable for the tank itself.

In relation to possible electrical causes of explosions in washing tanks and conductors :

The nitroglycerine is surrounded on all sides by conductors ; on its upper surface by soda solution, and everywhere else by lead.

I.e. the tank is of lead.

Les Tucker

## To be read on 1st. April - Early Tweets

It is not generally known that the ancients had a version of Twitter written on wax tablets. Here are some examples :

#### Invention of the Chair

What's wrong with standing up, that's what I'd like to know ? My family has been standing up for centuries and we're certainly not going to change now Simon R

You won't catch me on one of those. Death trap. It'll never catch on Blokybloke

I met this guy who said his friend has tried sitting on this newfangled chair and it doesn't work. After a few minutes you get so bored you just feel like standing up again TerryM

#### **Completion of the Parthenon**

TripAdvisor rating : 1 star	
Slightly disappointing	Mrs. Mouse

Whatever happened to good old fashioned architecture RPM

Clashes with all the lovely old temples around it PMQ

Terrible eyesore

Chas

In urgent need of draught proofing. It may be OK in summer but come winter you'll catch your death.

That's the trouble with modern architects – everything's for show, with no consideration for the poor people who have to occupy it Angryman

## **Quiz Answers**

#### Some 'Waltham Abbey' Words

abate	bawl	elm	lath	may	the
ablate	bay	hale	lathe	maybe	them
ale	beam	halt	law	meal	wealth
baby	beat	ham	lay	meat	web
bale	belt	hat	lea	meaty	welt
balm	bet	hate	male	melt	whale
balmy	bleat	heal	malt	tab	what
bat	blew	helm	mat	tabby	wheat
bath	byte	hem	mate	tea	yet
bathe	ebb	lamb	maw	team	yew

#### Car quiz answers

- 1 Colin Lawson 11 Dr Uri 2 12 3 Alan Owen 4 Phil Freeman Dr Bell 5 Dr Bellamy 6 Mike Harper 7 Dave Hewkin 8 Mike Farey 9 'Gudge' Taylor 10 20
- Reg Duke
  - Geoff Stocks
  - 13 Bob Shaw
  - 14 Rick Richards
  - 15 Roy Livermore/Geoff Munns?
  - 16 Ron Treadgold
  - 17 John Holloway
  - 18 Jack Powling
  - 19 Alec Pryde
    - Tom Lewis

#### Tony Barrat's model of the Sandhurst Hospital for Women





The old boiler house after restoration by Hills for Office use (August 2009)