

DORRAN HOUSES OR SULIVAN BUNGALOWS - ROSS ROAD WEST AND RACECOURSE ROAD

These prefabricated houses were known locally as Dorran Houses as they were supplied by Dorran Construction Limited, Perth, Scotland.

The first essential for the 1964 development programme for the Falkland Islands was the construction of houses in which technical staff specially imported could live while engaged on work in the Falkland Islands. It was proposed to construct and equip six houses at an estimated total cost of £32,400. Other houses were also required for staff of the DSIR radio research station and for the British Antarctic Territory office in Stanley. The houses were to be allocated two each to BAS, DSIR and FIG commencing with the two BAS houses.

In September 1964 an order was placed with the Crown Agents for two Dorran 3-bedroom bungalows to be shipped on board the RRS *John Biscoe*. Government had gone with the Dorran house of concrete panelling largely on the grounds that the type of construction required very little maintenance and the quotations received for this house, £3,100 FOB, including toilet fittings and sinks, and for a timber house were approximately the same. Both BAS and ESRO thought this type of building best. The buildings were constructed of timber to BSS/CP3 and CP112 design comprising of a kitchen/dining room, larder, lounge, three bedrooms, toilet, bathroom and built in cupboard with an area of approximately 28' by 40'. The roof was based on TDA design clad with WBP plywood and aluminium sheeting. External walls consisted of prefabricated panels of 3" x 2 ½" nominal timber framing with mineral wool insulation, clad with 5 MM WBP exterior quality plywood and aluminium sheeting; windows rust proof steel. The internal partitions and ceilings were prefabricated panels 3" x 2" nominal framing with acoustic filling and clad with 5 MM WBP exterior quality plywood. The floors were ¾" T&G boarding, 5" x 2" joists set on concrete foundations. There was an "Octopus" electrical system and plumbing to BSS standard with prefabricated copper and compression joints. A Rayburn Royal Cooker and Water Heater with Bower Barffed Boiler and a Rayburn No 3 Convector Fire were also supplied for each bungalow at extra cost.

695 packages weighing over 35 tons was loaded on the RRS *John Biscoe* in Southampton in October 1964.

Approval was given to the erection of two single storey buildings 28' x 42', one on Ross Road West and one on Davis Street East on 3 December 1964.

On 11 December 1964 the allocation of housing sites were in stage one; Ross Road West from Sullivan House westwards two houses to British Antarctic Survey, one to the Department of Scientific and Industrial Research and one to the Falkland Islands Government. Stage two; Messrs Beardmore and Clements to investigate the site running west behind the Dental House in Ross Road West (*now Racecourse Road*).

[BUS/GEN/3#8]

The land to the west of Sullivan House was leased to the Scientific Research Council for 25 years.

On 14 May 1965 the Governor was advised by telegram that Dorran could undertake the erection of five ESRO houses and also take on the RSRS third and fourth houses and station extension. They proposed to send a brick layer in advance to organise the local unskilled squad to lay the foundations and an erector, two joiners and one plumber would follow. The foundations would take four months and the erection a further five months.

On 18 May 1965 Jim SHIRTCLIFFE signed an agreement to erect two Dorran houses for a sum of £1,295 per house, paid in four instalments:

1. £430 on completion of foundations and ancillary works.
2. £350 on assembling of 32 pairs of roof trusses plus cedar cladding on gables and chipboard cladding on roof, erection of wall panels, roof sections and temporary flooring, weatherproofing and laying of insulation and flooring.
3. £450 on completion of chimneys, installation of stoves, hearth and fireplaces, and general finishing.
4. £65 on completion of paths and doorsteps.

The building programme required that nine houses were completed by December 1966 with the order of priority being two for FIG, two for Space Research, three for BAS, and two for FIG.

Stage one for both houses was finished 30 June 1965 and by 30 September 1965 stage 3 was completed for the first Government bungalow.

By 1 June 1965 the first BAS house only needed air vents and a hand railing to the front outside step and the house was ready for occupation.

On 27 August 1965 a further order was placed by the Falkland Islands Government for two Dorran bungalows as modified by the latest order by BAS. Space was reserved for delivery by BAS ship. Owing to existing BAS and DSIR commitments Dorrans were unable to deliver in time to connect with the BAS ship.

On 14 October 1965 suitable sites for four house were identified immediately to the west of the last Ajax bungalow and BAS were allocated the sites for building two, possibly three, Dorran bungalows in 1966 and two, possibly one, Dorran bungalow in 1967.

On 2 November 1965 BAS advised the Colonial Secretary that they had two houses arriving on the RRS *John Biscoe* in late November and that a further two houses were expected in November 1966.

The newly erected Sullivan Bungalow No 3 was rented to Mr Rogers of the Radio and Space Research Station on 14 October 1965 for £24 a month until they were able to build a similar quarter which would be handed over to the FIG in exchange.

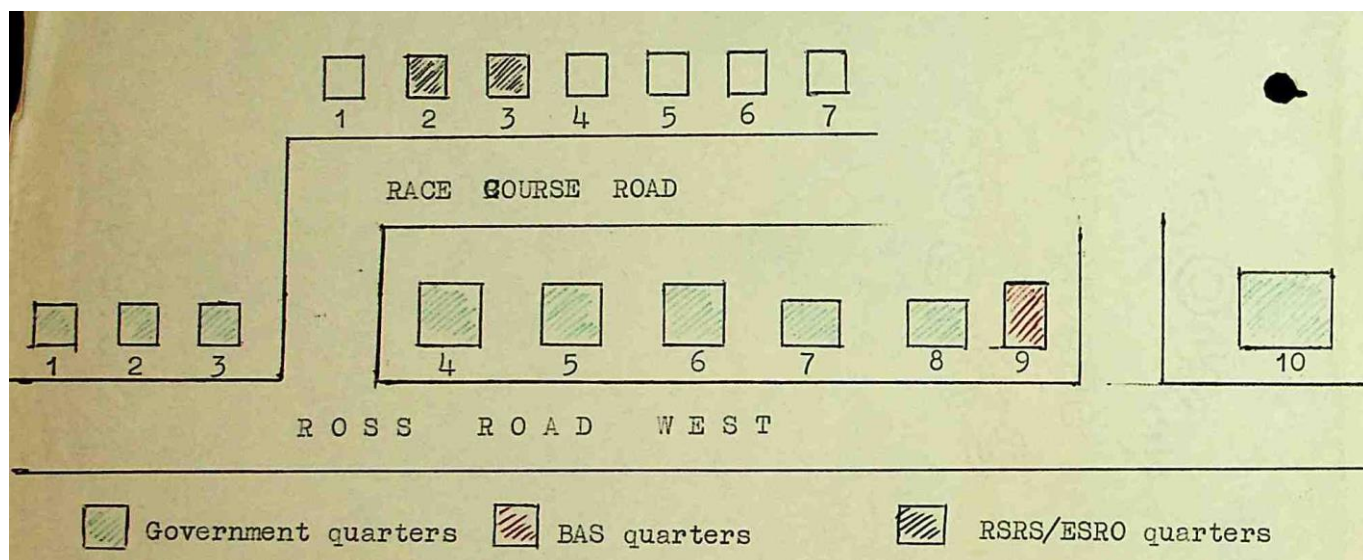
On 5 February 1966 approval was given to R D CLEMENTS, of BAS, to erect two Dorran bungalows west of the Ajax bungalows and on 6 February 1966 Jim SHIRTCLIFFE advised the Colonial Secretary that at the present rate of progress they would be finished the two BAS houses west of the Ajax Bungalows by the end of May.

On 18 February 1966 the Colonial Secretary advised the Superintendent of Works that it was doubtful that FIG would go ahead with the full six houses and it may be that the scheme would be cut back to the present two houses. The final cost of the two Dorran houses, or Sullivan Bungalows, was £11,855-4-7.

In 4 April 1966 approval was given to R D CLEMENTS, of BAS, to erect two Dorran bungalows and two garages at 11 and 12 Ross Road West.

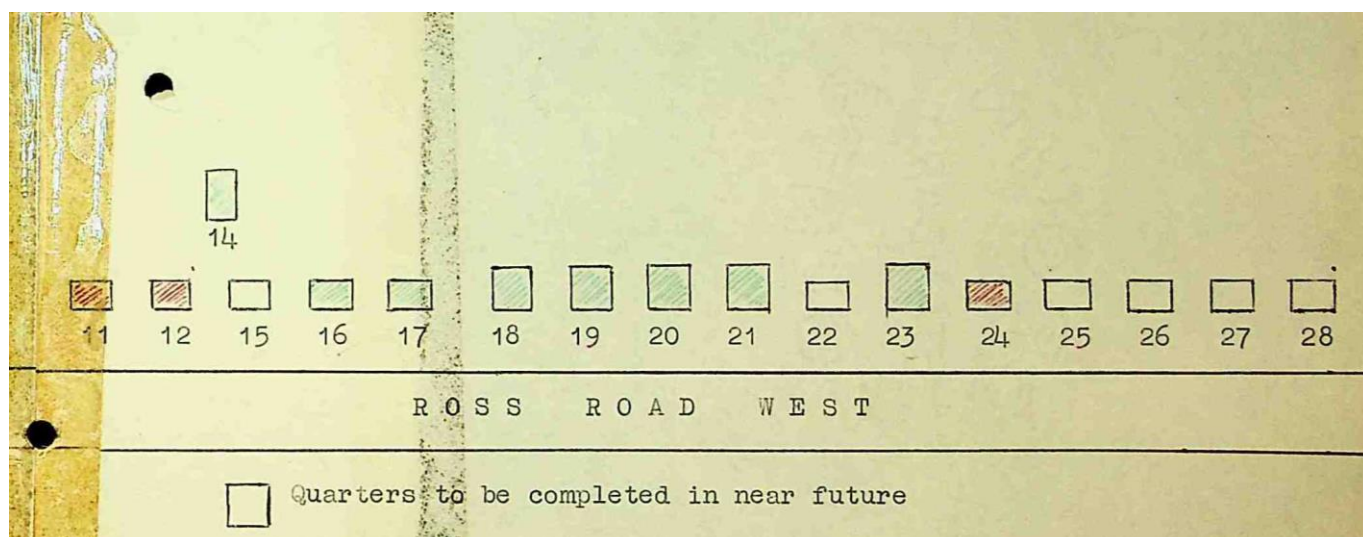
[BUS/GEN/4#2]

On 14 April 1966 it was suggested that with the erection of 18 new houses that the address system for Ross Road West needed to be extended and standardised as at that time the houses were known as Junior/Senior Quarters 1-3, Ajax Bungalows 1-5, etc. The suggested name for the new road behind Ross Road West was Race Course Road. This was approved.



Ross Road West - from East to West:

FIG - 1, 2, 3, 4, 5, 6, 7 (Kelper Bungalow), 8 (Guinea Pig Bungalow);
BAS (Clements - Jhelum House) - 9;
FIG (Sullivan House) - 10

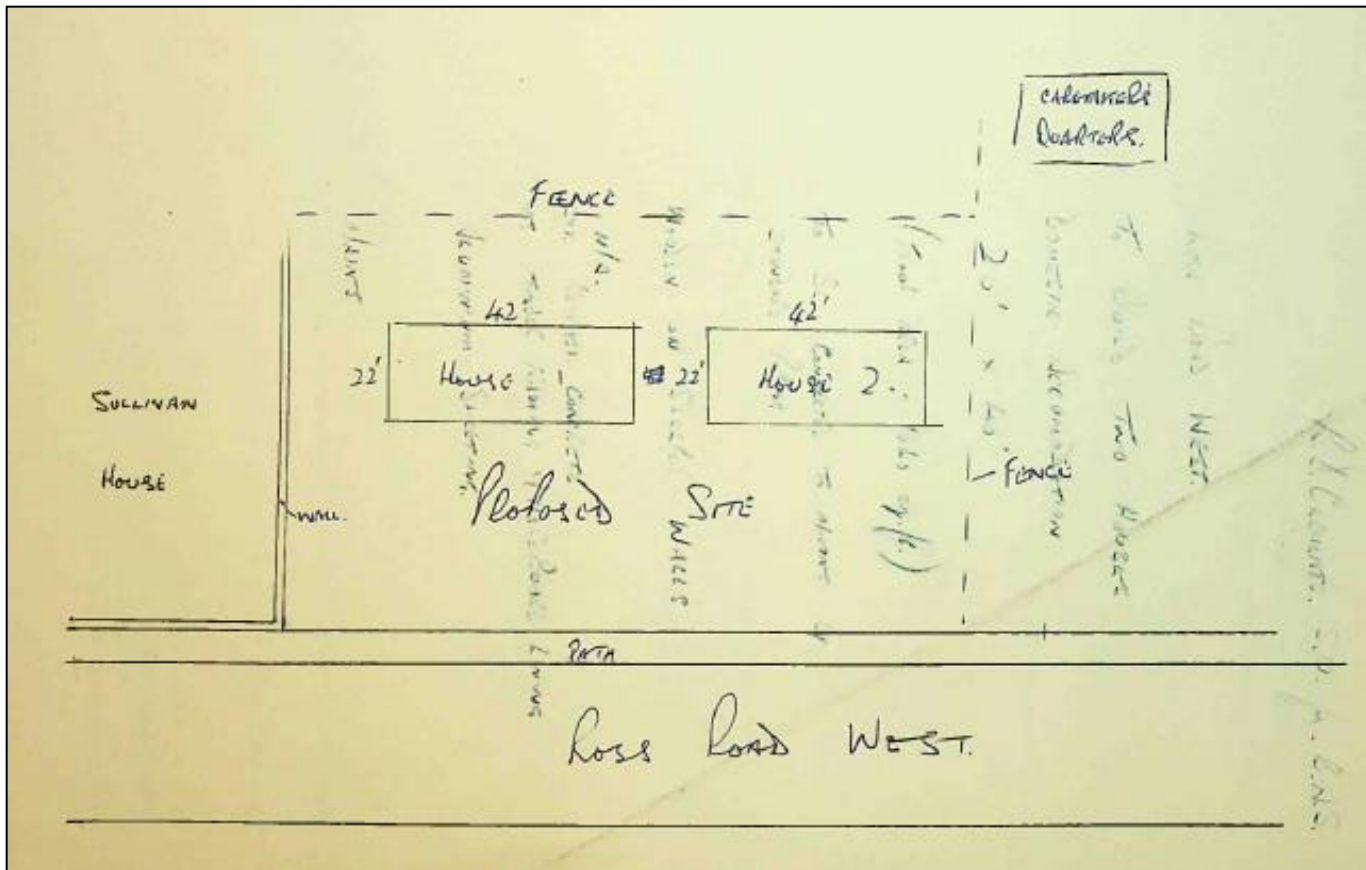


BAS - 11, 12;
Control Station (Skillling) - 14;
RSRS (being built) - 15,
FIG - 16, 17, 18, 19, 20, 21 (18 to 21, Ajax Houses),
RSRS - 22;
FIG - 23 (Ajax House);
BAS - 24, 25;
RSRS - 26;
RSRS (Cable and Wireless) - 27, 28.

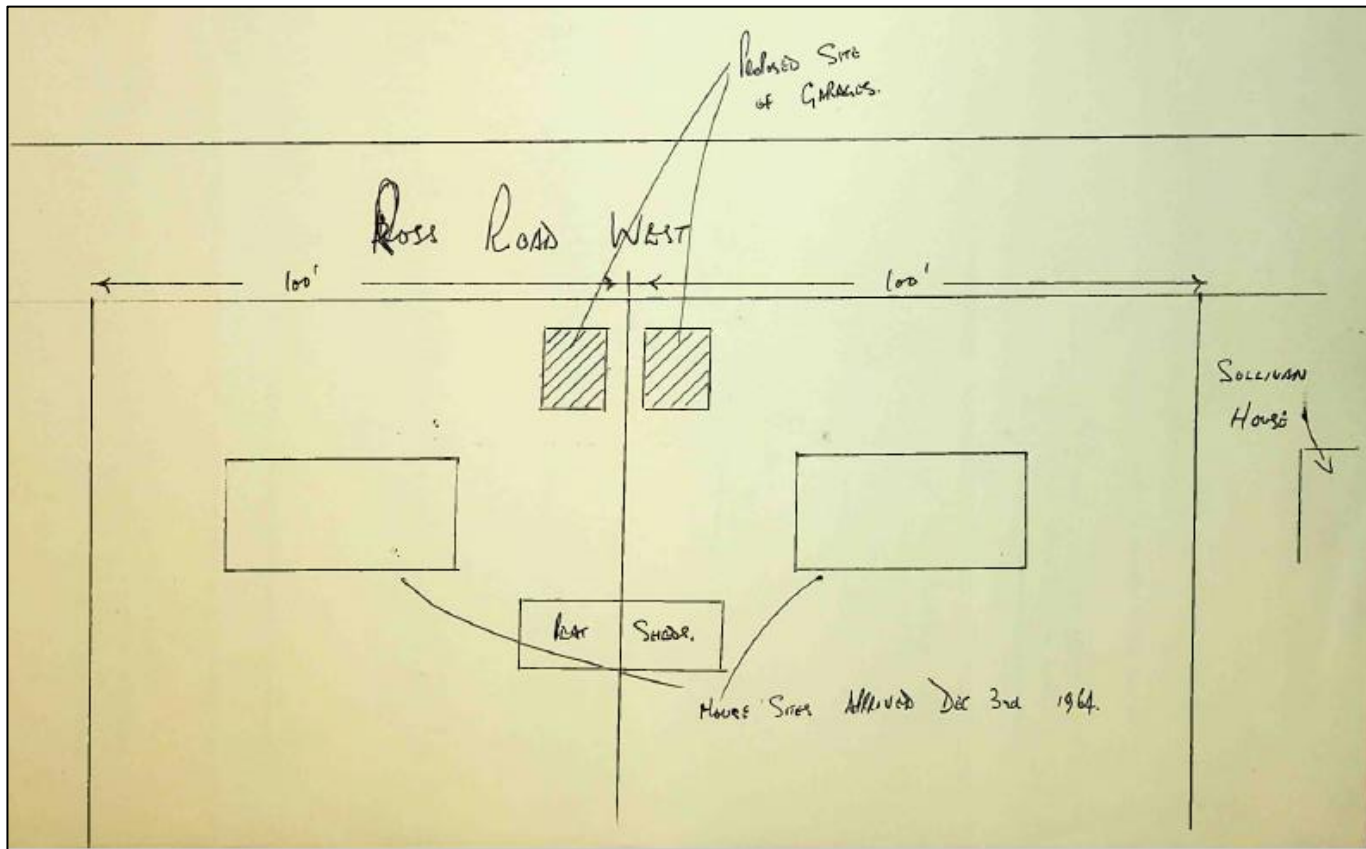
[TEL/DSI/2#6]

Sullivan Bungalow No 3 (Control Station)
 Sullivan Bungalow No 4
 Sullivan Bungalow No 5
 BAS
 BAS
 [BUS/GEN/4#1; 76, 78]

14 Ross Road West (Dorran - finished 1965)
 16 Ross Road West (Dorran - finished 1965)
 17 Ross Road West
 22 Ross Road West (Dorran - built 1966)
 25 Ross Road West (Dorran - built 1966)



Planning applications for 11 and 12 Ross Road West



In April 1966 local men working on the Dorran building contract were Burned PECK, Patrick WHITNEY, Gerald DICKSON and Allan GREEN. Those working on the ESRO building contract were Richard HILLS, employing Peter KIDDLE, George BETTS, Gerard SMITH, Sydney SMITH, John MARSH, William POOLE and Hamish JENNINGS. [TEL/DSI/2#6]

Housing to west of Sullivan House:

What appears to be a minor village is gradually growing to the west of Sullivan House. The buildings are prefabricated and are referred to locally as "Dorran" houses.

In November, 1964, Mr. Willie Flynn arrived to advise on the erection of the first of these buildings, which was being erected by Mr. Jim Shirtcliffe and his gang. Jim finished three for the British Antarctic Survey, after which he handed over to Mr. John Rowlands. Mr. Flynn left for the United Kingdom in April, 1965, and John has three houses nearing completion - two for Government and one for the Survey.

In October, 1965, Mr. Flynn returned with skilled workers from Perth to erect 12 houses and a Radio Research Station, plus Store Rooms.

Of the 12 houses, six are for the Radio and Space Research Organisation, two, plus Store Rooms, for Cable and Wireless, and four for E.S.R.O.

To date five of the houses have been fully completed and a further three, as well as the Radio and Space Research Station, are in the course of construction. Four of these are for the Radio and Space Research Organisation and four are for E.S.R.O.

FI Monthly Review July 1966

By 11 July 1966 local men working on the Dorran building contract were Burned PECK, Patrick WHITNEY, Allan GREEN, Jack ATKINS, Valderma BERNTSEN, Colin ROSS, Christopher JACOBSEN, J McLEAN and J SILLARS. Those working on the ESRO building contract were Richard HILLS, employing Peter KIDDLE, Gerard SMITH, Sydney SMITH, William POOLE, Hamish JENNINGS, Patrick LEE, and William WHITNEY. Also on the ESRO contract were George BETTS, Frederick FORD, Colin McDONALD, Michael ROBSON, Tyrone GOSS, Barria COFRE, Norman MORRISON and Ian McMILLAN.

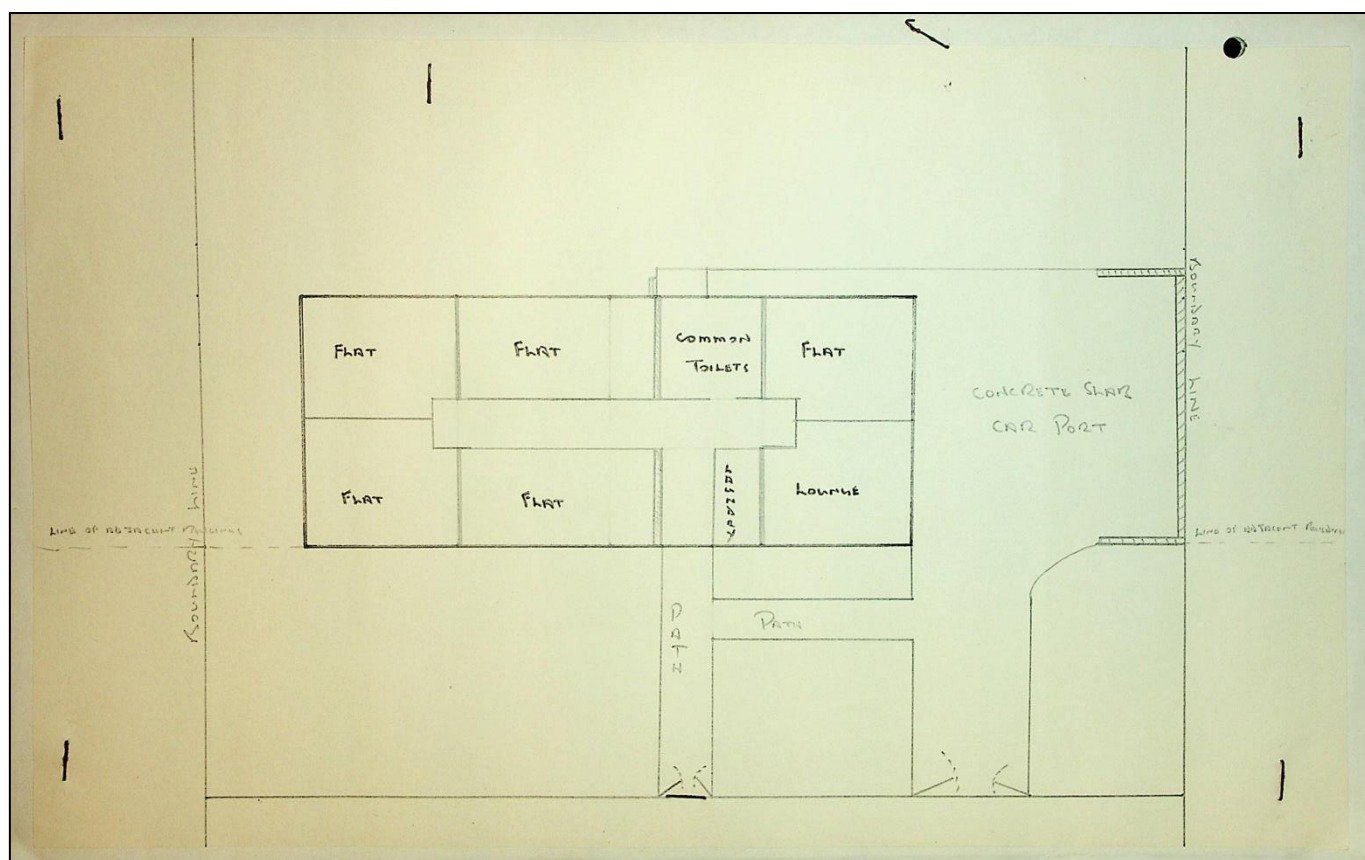
By 11 September 1966 there were 22 local men working on the Dorran constructions: Burned PECK, Jack ATKINS, Valderma BERNTSEN, J SILLARS, Christopher JACOBSEN, J McLEAN. Colin ROSS, Gerald FINLAY, Henry STEWART, William POOLE, John ROWLAND, Colin McDONALD, Hamish JENNINGS, Ronald BUCKLAND, Allen GREEN, Peter KIDDLE, Gerard SMITH, Sydney SMITH, Patrick LEE, William WHITNEY, William MORRISON and Trevor MORRISON.

By 14 October 1966 the position of the ESRO Dorran construction programme was that four houses on Racecourse Road were occupied and three were complete except for drains, some plumbing and decoration. One house on Ross Road West was complete except for minor plumbing, outside decorations and fencing, two had their walls and roofs erected and two were at foundation level. The Mains Telemetry Station needed solid concrete floors in some rooms, weatherproofing, decorating, plumbing and joinery. The Cable and Wireless Receiving Station was complete except for a solid floor at one end, some plumbing, wall grouting and decoration. The Cable and Wireless Engine House at the Transmitting Station was not yet started.

By 29 December 1966 the new Dorran bungalows were leased with: 1 and 2 Racecourse Road to Cable and Wireless; 3, 4 and 6 Racecourse Road and 14 Ross Road West to the Science Research Council; 5 and 7 Racecourse Road and 22, 26, 27 and 28 Ross Road West to the European Space Research Organisation; and 11, 12, 24 and 25 Ross Road West to BAS.

[TEL/DSI/2#6]

On 1 August 1968 R D CLEMENTS of the British Antarctic Survey, made a formal application for the site on Racecourse Road between numbers 5 and 7 to build a house for single wireless operators. The building purchased was of a Dorran type construction, to fit in with those already on the road, and measured 75' by 30' and was expected to be shipped to the Falkland Islands by the September AES. The site was leased to Bas on a 21 year lease at an annual rental of 1/- and with a right to renewal. BAS was responsible to improve the open flood water drain to the west of the site and ensure it was kept clear and free of obstruction.



Approval for a Dorran building containing five flats for single officers' living quarters at 6 Racecourse Road was approved in August 1970.

Building sites 3, 4, 5, 7 and 8 in Racecourse Road were leased to the Scientific Research Council for 25 years with an option for renewal. [BUS/GEN/4#2]

In November 1973 Vicecomodoro César A de la Colina, on behalf of LADE, applied to purchase the house that he occupied at 3 Racecourse Road as it was coming up for sale with the closing down of ESRO in the Falkland Islands. The house and furniture was valued at £9,000.

By May 1974 the ESRO houses and furniture at 5, 7 and 8 Racecourse Road and 22, 26, 27 and 28 Ross Road West were valued at £8,800 each and 14 Ross Road West was valued at £9,000. In June 1974 the FIG offered ESRO £25,000 for four of their Dorran bungalows. ESRO advised that Johnston Construction were prepared to purchase all of their accommodation and

asked that FIG increase their offer to the valuation. The FIG bid the going price for 5, 7 and 8 Racecourse Road. ESRO sold 4 Racecourse Road to the Science Research Council.

On 12 November 1975 the Science Research Council conveyed 14 Ross Road West and 22 Ross Road West to Johnston Construction Limited. [HOU/13/3]

On 29 January 1976 the Natural Environment Research Council conveyed 11 Ross Road West to the Falkland Islands Government for £6,650. [HOU/1#6]

On 11 February 1976 the Science Research Council conveyed 26 Ross Road West and 28 Ross Road to Johnston Construction Limited for the sum of £7,700 each. [HOU/13/3]

In November 1976 the Standing Finance Committee agreed to investigate the possible purchase of 24 Ross Road West and 25 Ross Road West from the British Antarctic Survey. [HOU/1#6]

In November 1977 Johnston Construction Limited sold six properties to the Falkland Islands Government for £41,000, including 14 Ross Road West and 22 Ross Road. [HOU/13/3]

In March 1978 Johnston Construction Limited sold 26 Ross Road West and 28 Ross Road to the Falkland Islands Government for £14,000. [HOU/13/3]

ALGINATE HOSTEL PURCHASE

Recently, Government announced that their offer to purchase the dwelling in Racecourse Road, Stanley, belonging to Alginat Industries had been agreed to and accepted by the firm. Government have now allocated the building to the Education Department who will utilise the place as a hostel for female pupils from Camp.

The terms of the allocation are similar to those governing the lease of Stanley House, a building in Stanley owned by the Falkland Islands Company and leased to the Education Department as a hostel for boy pupils, in which it is made clear that the buildings will be used only until such time as the School Hostel proper (currently under construction by F.I.C. subsidiary Transocean Construction) is finished.

Alterations to the Racecourse Road hostel are already under way.

FI Times Oct 1980

4 Racecourse Road was completely destroyed during the Argentine occupation in 1982. By January 1983 the site was used for temporary British military structures. The site was purchased from Appleton Laboratories (formerly ESRO) in 1983 and a Brewster House was later erected on the site. [TEL/DSI/2#6; HOU/1#6]

15 Ross Road West, known as Uncle Tom's Cabin, was sold to Colin and Eileen DAVIES by the Falkland Islands Government in 1989. [BUS/RRW/3#11]

In 1986 Executive Council approved the sale of the Falkland Islands Government owned Dorran houses to their occupants, subject to valuation by PWD, and providing the occupants were settled Falkland Islanders or immigrants. The tenants as at 10 October 1986 were:

- 1 Racecourse Road - Andrez SHORT - purchased 1987
- 2 Racecourse Road - Peter MAITLAND - purchased 1988
- 3 Racecourse Road - J S FAIRFIELD - purchased 1986

5 Racecourse Road	- R ASHTON
7 Racecourse Road	- J MAHONEY
8 Racecourse Road	- Tony SUMMERS - purchased
11 Ross Road West	- Mrs M HOBMAN
12 Ross Road West	- P COOMBE - purchased
14 Ross Road West	- R GILBERT
16 Ross Road West	- M ZUVIC-BULIC - purchased
17 Ross Road West	- R J CLARKE - purchased
22 Ross Road West	- H WATSON - purchased
26 Ross Road West	- W S HILLS
28 Ross Road West	- M CAREY

28 Ross Road West was sold to John SMITH in August 1989. [HOU/16#1-2]

26 Ross Road West was sold to A S JONES in 1992. [BUS/RRW/3#17]

7 Racecourse Road was sold to R T MORRISON by the Falkland Islands Government.
[HOU/16#3(D)]

5 Racecourse Road was sold to J SIMPSON by the Falkland Islands Government in 1992.
[HOU/16#3(AU)]



14 Ross Road West was put up for sale by tender by the Falkland Islands Government in February 1994 and was purchased by J R & G S COCKWELL. [BUS/RRW/3#19]

11 Ross Road West was put up for sale by tender by the Falkland Islands Government in 1995 and was purchased by J ROBERTSON & J POMPERT

The Racecourse Road Hostel at 6 Racecourse Road has been separated into individual flats and to date is still owned by the Falkland Islands Government.