

1 # 7

D
(Formerly)

D/3/58	6/3/58

New Discovery House - South Georgia.

Plans & Contract kept in ACS's classified room.

CONNECTED FILES.

NUMBER

D/3/58

TELEGRAM.

e Officer Administering the Government of the Falkland Islands.

e Secretary of State for the Colonies.

th March, 1958

6 SAVING. COLONY.

South Georgia Medical Services and Accommodation
for Government Staff

D/11/58.
The Government Station at King Edward Point, Grytviiken, South Georgia, is probably the prize Colonial example of "out of sight, out of mind", and it is an exceedingly poor advertisement for British administration. As I think you are aware, there is a feeling amongst the whaling companies that South Georgia gets very little return for the large revenues derived from the whaling industry which are used, for the most part, to finance the Falkland Islands Dependancies Survey. I consider this feeling justified, and I am anxious to improve the standards of administration and facilities provided by Government by recruiting staff of a higher calibre, and by introducing the mail service suggested in my telegram No:16 FIDEP of the 29th January.

2. In the past, consideration has been given to the construction of a central hospital to be equipped and staffed by Government. I have considered this but have come to the conclusion that it would not be a satisfactory arrangement for the following reasons:-

(i) The South Georgia Company (Selwens) and Tonsberg employ medical officers on the stations and both companies have extremely well-equipped surgical and hospital blocks at Leith and Husvik respectively. Consequently, there would be no point in duplicating the excellent arrangements which already exist.

(ii) Even if Government built, equipped and staffed the central hospital, the whaling companies, or alternatively Government, would still have to recruit doctors and provide some hospital facilities at the stations because of the difficulties of travel between the stations in the bad weather conditions which are common at South Georgia.

3. Although the medical arrangements are satisfactory at Leith and Husvik, the same cannot be said for the facilities provided by the Compania Argentina de Pesca at Grytviiken, upon which the men at the whaling station and Government staff at the King Edward Point have to rely. The hospital facilities provided by Pesca are indifferent, to say the least, and quite unsuitable and inadequate for female patients from amongst the families of Government Officers at the Point.

/Second

SAVING TELEGRAM.

From: The Officer Administering the Government of the Falkland Islands.

To: The Secretary of State for the Colonies.

Date:

27th March, 1958

No.

56

SAVING.

COLONY

- 2 -

Secondly, the general standard of doctors employed by Pesca, with some few notable exceptions, leaves much to be desired. Ryan's general attitude appears to be that so long as he employs a doctor of sorts that is all that matters. In these circumstances I think it essential, particularly with more married officers serving in South Georgia, for Government to provide a doctor, and medical and surgical facilities at the Point. A Government medical officer would also be able to supervise the importation and use of drugs, and administer public health and quarantine regulations.

4. I am also concerned about the living conditions of the single men at the Point. The Government establishment consists of 19 officers, and we cannot do with less. There are now married quarters available for 7 of them and these are normally occupied. The dentist travels round from whaling station to whaling station and is provided with accommodation by the whaling companies. The remaining 11 officers live in "Discovery House", and expedition personnel have usually to be accommodated in the gaol. "Discovery House" was built 34 years' ago and is far too small. It is inconvenient in design, and the kitchen, dining room, recreational space, bedrooms and bathroom facilities are inadequate for officers who are required to live under the rigorous conditions of a South Georgia winter.

5. What I have in mind, taking into account the need to provide better medical facilities and better living conditions, and combining the two from the point of view of domestic services such as heating, cooking and laundry facilities, is:-

- X |
- (i) The construction in the 1959/60 summer at King Edward Point of two blocks (one residential block and one hospital block) connected by common kitchen and domestic facilities which will serve both wings.
 - (ii) The appointment of a Government medical officer, a nursing sister, orderly and a cook/steward which would increase the total establishment from 19 to 23, for 16 of whom accommodation would be provided in the new residential block or hospital wing (together with some additional accommodation for expedition personnel and for officers who arrive in South Georgia to relieve outgoing personnel who have not yet left the station).

SAVING TELEGRAM.

From: The Officer Administering the Government of the Falkland Islands.

To: The Secretary of State for the Colonies.

Date: 27th March, 1958

No. 56 SAVING. COLONY

- 3 -

6. The new "Discovery" wing would provide accommodation for a total of 16 single officers, together with:-

- (i) dining room
- (ii) lounge
- (iii) recreational room
- (iv) bathrooms, showers and usual offices
- (v) a small dormitory and office for expedition personnel.

The hospital wing would consist of:-

- (i) two 4 bed wards (one medical and one surgical)
- (ii) two side wards (which would normally have one bed in each but which would be large enough for two beds)
- (iii) theatre with sterilising and anaesthetic annexes
- (iv) X-ray room and dark room
- (v) consulting room and small treatment room
- (vi) dispensary and drug store
- (vii) dental surgery
- (viii) waiting room to serve both dental surgery and consulting room
- (ix) duty room and usual offices
- (x) accommodation for one orderly.

7. We would also need to provide residential quarters in the hospital block for the nursing sister or the medical officer and his wife if we could recruit a doctor married to a nursing sister who is prepared to nurse.

8. The hospital wing would be sufficiently large to provide hospitalization for both Government staff and for whaling personnel at Grytviken, the Compania Argentina de Pesca being required to pay some contribution for the medical service. King Edward Point is sufficiently close to the whaling station for the medical officer to hold the necessary daily surgeries at Grytviken to deal with the normal run of medical cases arising amongst the whaling personnel.

/ 9.....

F. I. ref:

O. ref:

SAVING TELEGRAM.

From: The Officer Administering the Government of the Falkland Islands.

To: The Secretary of State for the Colonies.

Date: 27th March, 1958

No. 56 COLONY.
SAVING.

- 4. -

9. I appreciate that the financial implications are very considerable, and we may need to employ architects and to put the project, if it is approved, out to tender by United Kingdom contractors who will have to provide the necessary labour, materials and equipment. It is impossible, at this stage, to estimate, with any accuracy, the cost of a project of this nature, and the costs involved in equipping a new "Discovery House" and the hospital. It is very likely, however, that it will be something of the order of £30,000 which would have to be found from South Georgia revenues. Moreover, additional recurrent expenditure would amount to approximately £6,000 to £7,000 per annum. I can, therefore, take no further steps until I know your views on this project, but since I am anxious to take advantage of the fact that my Colonial Secretary will be on leave in the United Kingdom from the latter part of April, and will be available for consultation and discussion with the Crown Agents and architects, I should be grateful to have an early indication of whether this project is likely to meet with your approval. In the meantime, I am providing a nominal amount in the 1958/59 Estimates to meet any preliminary expenditure in the way of fees, clearing the site, etc.

10. For reference purposes, I enclose a photograph taken from the air which shows the whaling station at Grytviken and King Edward Point.

GOVERNOR.

IPA/PT

18/6
24/5 (mail)
30/4
Bea
24/5
a.m. 58
No mail
D.C.
23.6.58.
Bea 31/4 (mail)
(3)

xxx

Extract from the Acting Colonial Secretary's Report
on his Visit to South Georgia - July, 1958.

Discovery House.

If we are to keep staff reasonably happy and contented, new living quarters should, in my estimation, be given priority. Each man at present has a bedroom in which the furniture is old and dilapidated. The rooms are much too small, and there is little space to store personal equipment. The occupants of the rooms have made an effort to improve matters, but it is a losing battle with such small quarters. The communal living room is on the small side but is reasonably cheerful with a bar. The dining room is dingy with a table seating 10. Two rooms are at present vacant: the Senior Customs Officer has vacated his room and is now living in the Magistrate's house, but will return to Discovery House should Mrs. Matthew return, although Nesbitt told me that he had heard it was unlikely she would do so at the beginning of the season. The other vacant room is the largest in the building and is partially divided into a bed-sitter; this room was previously occupied by the Gilberts.

I found the kitchen and scullery to be dirty and was informed that the electric cooker had been cleaned once since the Gilberts arrived and that this was done by one of the men living in Discovery House.

Owing to lack of space, provisions are stored in three different places, two of them being out buildings.

I strongly recommend that early steps be taken to provide reasonable living quarters for the men now in Discovery House, and the following proposals are submitted for consideration :-

- (a) At least 12 bedrooms, each of a reasonable size, and properly furnished (12 are recommended so that transients can be accommodated, although it may even be desirable to have more than 12).
- (b) With 12 bedrooms at least 3 modern bathrooms with the usual offices, and a wash basin in each bedroom.
- (c) A larger living room to occupy 12 - 14 persons in comfort. A small built-in bar would be an added amenity.
- (d) A dining room to seat at least 16 people at tables for 4.
- (e) A larger kitchen with a refrigerator.
- (f) A larger scullery and pantry.
- (g) A games room open to all Government officers, and including a table tennis table, a dart board, a full sized billiard table, 2 or 3 tables for cards, draughts, chess, etc., and a small, but up-to-date, library. (There is at present a half-sized billiard table with full sized balls in a separate building, and also a table tennis table and dart board).
- (h) A small dark room for photographic purposes.
- (i) Separate, but attached, quarters for the cook/steward with bedroom, living and bathroom.

(j).....

- (j) Adequate storage space for provisions.
- (k) A small cold store or a large deep freeze.

It is a cause of some discontent among the occupants of Discovery House that the present cook/steward should reside in a £6,000 house, when the 8 single men have to live in such cramped and old fashioned quarters. There were complaints that unlike in the past, when the cook/steward gave all rooms at least one good cleaning weekly, the present holders of the posts do not, and they confine their activities to cleaning the passages and bathroom. Furthermore, all laundry from Discovery House is now sent to Pesca for washing, whereas previously it was done by the cook/steward. I have also received complaints about meals. Whether these are justified it is difficult to say, as Gilbert complained that the occupants did not appreciate what they are given. A good and varied diet should be possible in view of the large variety of stores carried.

B.O. 5/8/58
10/9/58

24/7.

EXTRACT FROM LETTER OF 24.7.58 TO H.E. FROM H.C.S.

South Georgia.

I have pointed out to the C.O. until words failed me that a decision must be reached about the new Discovery House, and its not worth spending a lot of money on plans and tenders etc. unless and until we have the green light for the capital expenditure involved. I have also explained the timetable - the need for medical facilities, etc., but without much avail, and when I last returned to the charge - a few days ago - for the fourth time - all I could get out of Willis was "I have not seen the file for some time, we had better get it out". When I asked him whether he had any serious intention of seeing that something was done he just laughed, as did Whitefield who has given Willis up, but does himself try on our behalf.

BW.
2/10/58

ORIGINAL FILED IN D/19/51.

EXTRACT FROM LETTER FROM OFFICER IN CHARGE, SOUTH
GEORGIA TO COLONIAL SECRETARY DATED 30th JULY, 1958.

Possibly we may need some-one to take over the duties of Chief-steward. With the prospect of a new and larger Discovery we may be able to combine the two and have a total of three cook/stewards for Discovery and Government stores. Urgent though the problem is the various alternatives need detailed examination before any decision is made and action taken.

B.J. 20/11/58

NOTE

10

When the new Discovery House is considered the question of a new storage unit should also be explored (see 349 in D/5/39/14).

8
13/x/58.

GOVERNMENT TELEGRAPH SERVICE

FALKLAND ISLANDS

SENT

W. & S. LTD.

Number	Office of Origin	Words	Handed in at	Date
Original filed in D/5/39/IV				
Copy filed in D/3/58. ✓				
To				
ADMINISTRATIVE SOUTH GEORGIA.				
Dep a/c				

335 in
D/S/39/IV
No. 249 Your letter 16th August stop Deep Freeze unit being considered in conjunction with the new Discovery House proposal.

SECRETARY.

Time

50/171

30. 5/2/59 to 1.2.

KIV 9 pl

844.

KI

See letter from on 20/11/58

GOVERNMENT TELEGRAPH SERVICE.

FALKLAND ISLANDS AND DEPENDENCIES.

SENT.

Number	Office of Origin	Words	Handed in at	Date
	Pay			1.9.59.
To				
Adminoff North Georgia				(Deps A/c)

No. 221. Yourtel No. 220 stop Water supply stop We have not yet had H.M.C.'s approval for new Discovery House and at this stage only likely development if any this summer would be architect's visit stop In any case it will be two or three years before it is designed built and occupied and we will keep water problem and your comments well in mind stop Immediate problem in ^{your} to solve difficulty and if you will let us have your recommendations as soon as you can get at the den and surroundings we will see what we can do to help

Secretary

AGIVE/IM

Copy in D/20/59
D/3/58 (Kewin)

Time

G.E.

Do you know whether anything is happening about the "New Discovery House" proposals in J2 (dated 27 March 1958) and in the Development Plan note? The last time I spoke to Willis about it - he had lost the file. That can happen in the best ordered families but it is the complete lack of interest in South Georgia and colony affairs shown by the Colonial Office at the lower levels that I find frustrating and indeed increasingly disturbing.

B.G.J.

2.11.59.

14.

HCS

We spoke. The S.G. plan was discussed in the CO. at a meeting with Rogers. (We shd. have been sent a memo. of the meeting). It was decided that the new Discovery House block was a "good" project, & that the preliminary visit by an architect shd. go ahead. I thought it wd. be desirable that a person who would be directly concerned with the work, rather than someone like the SPS's adviser on housing - Woodhouse - shd. come out. The snag was how to get a contractor's representative before calling for tenders; and it was considered whether it was absolutely essential

to call for Finders. Rogers remarked
there were probably very few firms
who would be interested in such
a project.

2. It was eventually decided to
seek the advice of the Crown
Agents; and I heard no more
before I left.

3. Tel. to Sigs at back cover.

TH. 3.11.59

15

Officer

- 1 month.

Pl. issue telegram at b.c. B. L. date

0.4.7.1

6.21.59.

GOVERNMENT TELEGRAPH SERVICE.

FALKLAND ISLANDS AND DEPENDENCIES.

SENT.

Number	Office of Origin	Words	Handed in at	Date
	Psy			5.12.59
<i>To</i>				
		(Conf. copy - 'PHoned W/T Station 1145/5th.)		(Deps A/c)
Adminoff	South Georgia			

No. 286. New Discovery House stop Crown can arrange visit of arthitect but firm wish to know how long their representative will be away from United Kingdom stop Am investigating possibility passage Stanley to South Georgia stop Grateful to know if any opportunities likely by direct whaling vessel either to or from South Georgia after Xmas

SECRETARY

Reply at 21

*26.
Jas tel. in from Sel.*

9/12/59

Time JB/LH

DECODE.

TELEGRAM.

No. 242.

From Administrative Officer, South Georgia.

To Colonial Secretary, Stanley.

Despatched : 14th December, 19 59 *Time* : 1630

Received : 15th December, 19 59 *Time* : 1000

21 No. 293. Your telegram No. 286.

Architects representative.

Only outward opportunity apart from F.I.D.S. vessels and Protector will be by whaling vessels and of March. F.I.D.S. vessel and Protector only firm inward opportunities.

Reply at 24

Administrative Officer.

23

DECODE.

TELEGRAM SENT.

From GOVERNOR to SECRETARY OF STATE

Despatched: 18.12.59 Time: 1430 Received: Time:

17

Fidep No. 110. Your telegram No. 98 Fidep.

New Discovery House.

Architect could leave Montevideo by "Darwin" January 30th. Visit South Georgia by "Shackleton" leaving Stanley February 10th and return to Stanley in time to catch "Darwin" sailing for Montevideo 17th March.

Governor.

23A

Provisional working memo on Darwin 14th June

B
18/12/59.

G.T.C.
EPA/LH

Copy at 30,

GOVERNMENT TELEGRAPH SERVICE

FALKLAND ISLANDS

SENT

24

W. & S. LTD.

Number

Office of Origin

Words

Handed in at

Date

Psy

19.12.59

To

Adminoff South Georgia

(Deps A/c)

22

No. 298. Yourtel 293 Have suggested architect visit you on February Shackleton returning here in time connect northbound Darwin 17th March

SECRETARY

Time

JB/LH

Reply at 25

Del. 10.1.60
m
Q

DECODE.TELEGRAM SENT.

From SECRETARY OF STATE to GOVERNOR

Despatched : 16.1.60

Time : 20.22

Received : 17.1.60

Time : 900

23

FIDEP No.6. Your tel. 110/1959.

New Discovery House. Arrangements made for Mr. Borys to visit South Georgia as a principal of Messrs. Borys, Rigby, Childs and Glover to investigate etc. the proposal for a new Discovery House and medical block. He will leave Montevideo by Darwin 30th January. Details follow by Savingram.

32

GTC : MW

3i

HCS

Y.E.

The program at the beginning of this file sets out our original outline proposals.

The P.O. would like to go further and incorporate:-

1. P.O.'s flat.

2. Administration Offices

3. Mat (Board does not like this but there is no reason why they should not make a little further to their instruments).

4. W.T. room (e.g. at the top as at Leith).

If you included a W.T. flat - then you could simplify maintenance and administration by putting down Admin. a P.O. - Throwing W.T. & the P.O.'s house. - and tidy up the station considerably.

There is a further point. I think if we are going to have a Dental Surgery then we need a small Dental Lab - even if we don't for the time being accept the action commitment of a Dental Practice.

I think it would be sensible and reasonable
to do all these things but I doubt whether
we can take a final decision until we
are told how much we can do with £85,000.
If we have to modify in the light of the whaling
position then (assuming £85,000 covers the
lot) we should design for the whole project
but perhaps defer building the medical block.

May I discuss before we have the
Architect on the drawing.

B.G.H./

29.1.60

32

Note.

Discussed with the Governor who considers
we should stand by the original proposals.

B.G.H./

1.2.60

EC/367/21

7th January, 1960.

Gentlemen,

I am directed to refer to your letters of the 31st December, 1959, and of the 4th January, 1960, regarding the proposal to erect a new Discovery House and Medical Block in South Georgia and to the terms submitted by you to provide a Principal or a Senior Architect to proceed to South Georgia to investigate, report and provide designs together with estimates of cost generally in accordance with the accommodation listed in this office letter to you on the 22nd December, 1959.

2. The Crown Agents have been authorised to engage your services on behalf of the Government of the Falkland Islands for the above work as Commission Number 1 to undertake the following duties:-

(a) To arrange for a visit of a Principal or a Senior Architect to South Georgia to make investigations. The person selected by you for this assignment will be required to proceed by air to Montevideo from either Freetown or London to arrive in Montevideo in time to proceed to Port Stanley, Falkland Islands by 'Darwin' scheduled to sail from Montevideo on the 30th January, 1960. On arrival at Port Stanley he will proceed to South Georgia by 'Shackleton' sailing from Port Stanley on the 10th February, 1960. He will be required to return to Port Stanley in time to catch 'Darwin' sailing for Montevideo on the 17th March, 1960. He will then return immediately by air to his original place of departure. It is considered he should leave Freetown or London on or soon after the 25th January and should arrive back about the 26th March. Passages on 'Darwin' and 'Shackleton' will be arranged for your representative together with his accommodation at South Georgia. You will yourselves make the necessary arrangements for air passage either from Freetown or London.

(b) To arrange for your representative to make investigations regarding the proposed site, to suggest alternatives if necessary, to ascertain the availability and cost of local materials, artisans, storage and unloading facilities of imported materials, to ascertain climatic conditions in relation to design and construction and to obtain all other information to enable sketch designs of a fully considered scheme to be prepared.

(c) Upon return to base by your representative, to cause sketch designs to be prepared showing the scheme envisaged to a scale of not less than 1/16th" to 1 foot with sections and elevations as necessary to illustrate the whole scheme.

(d) To provide a written report containing your recommendations together with estimates of cost. These estimates should show separately the cost each of the Discovery Wing and the Medical Block.

Yours, Derys, Fifty Childs & Glover,
100, Millbank Street,
London, W.1.

3) To provide free of charge four sets of your Report, and Drawings illustrating the Scheme. The copies of the Report and Drawings should be presented to this office by the end of April 1960 or within such extended time as shall be mutually agreed.

In consideration of the duties set out above you will be paid:-

(a) A lump sum fee of \$1,800.

(b) A daily compensatory fee of 20 guineas per day for a Principal (i.e. a Senior Partner) from the date of his departure to the date of his return to base or should a Junior Partner or Senior Architect be assigned to undertake the visit to South Georgia a fee of 15 guineas per day likewise.

(c) Reimbursement of necessary and reasonable hotel and other incidental expenses in connection with the visit to South Georgia.

(d) Reimbursement of the cost of any necessary articles of clothing specially required for the investigations. This cost not to exceed \$40 without prior reference to this office.

(e) Reimbursement of the cost of 1st Class return air passage for your representative to Montevideo from either London or Freetown as the case may be.

Note: Both routes go via Dakar, the cost being from London \$510 return, from Freetown \$393 return.

(f) Reimbursement of the cost of insurance cover on the life etc. of your representative during his visit to South Georgia in a sum of \$20,000. The amount of premium shall not exceed \$20 but the right is reserved to effect this insurance through this office.

4. Payment of the lump sum fee and the compensatory fee shall be paid in London on the presentation of your Report and Drawings to the satisfaction of the Government of the Falkland Islands. Payment of reimbursements shall be made in London on production of certified accounts.

5. Should you be commissioned to proceed further with the scheme the lump sum fee referred to in paragraph 3 (a) above shall merge into the total fee payable to you. The percentage fee payable for these services and other terms of your engagement will first be arranged by mutual agreement.

6. It is agreed that, if at any time any question, dispute or difference shall arise between the Government of the Falkland Islands and yourselves in connection with the engagement or remuneration payable to you as provided for in this letter, either party may forthwith give to the other notice in writing of the existence of such question, dispute or difference, and the same shall be referred to the arbitration of a person to be mutually agreed upon or failing a agreement within six weeks, some person appointed by the President for the time being of the Royal Institute of British Architects on the written request of either or both of the parties. Such submission would be deemed to be a submission to

/ arbitration

- 3 -

arbitration within the meaning of the Arbitration Act of 1950, or any statutory modification thereof, and the award of the Arbitrator shall be binding upon both parties. Work shall, if reasonably possible, continue during the arbitration proceedings and no payments due, or payable, by the Government of the Falkland Islands shall be withheld.

7. If you agree to undertake these duties on the terms set out above, this letter, and your written acceptance thereof, shall constitute your formal engagement.

8. When replying to this letter please give the name and particulars of the person selected to visit South Georgia.

I am, Gentlemen,
Your obedient servant,

Attitudes

New Discovery House, South Georgia - Outline Proposals.

Construction of two blocks - one residential and one medical and dental - connected by common kitchen, laundry and domestic facilities.

The residential block to provide accommodation for 16 single officers together with -

- (i) Dining room
- (ii) lounge with a small writing room or writing annexe
- (iii) 2 recreational rooms (one of which should be designed to contain a full size billiard table)
- (iv) bathrooms, showers and usual offices
- (v) an additional room, a dormitory, an office and a laboratory for expedition personnel.

The hospital block to provide for -

- (i) two 4 bed wards (one medical and one surgical)
- (ii) two side wards (which would normally have one bed in each but which would be large enough for two beds)
- (iii) theatre with sterilising and anaesthetic annexes
- (iv) X-ray room and dark room
- (v) consulting room and small treatment room
- (vi) dispensary and drug store
- (vii) dental surgery and laboratory
- (viii) waiting room to serve both the consulting room and the dental surgery
- (ix) duty room and usual offices
- (x) accommodation for a married Medical Officer (small self-contained flat)
- (xi) accommodation for a nursing sister (small self-contained flat)
- (xii) accommodation for one orderly.

Copy of this Memoir given to Mr. Rye of Rye, R. 7/4

Ch. 14th and 15th on 3.2.1960.

4/7/7
3.2.60

GOVERNMENT TELEGRAPH SERVICE

FALKLAND ISLANDS

SENT

W. & S. LTD.

Number	Office of Origin	Words	Handed in at	Date
	Psy			3. 2. 60.
To	Adminoff South Georgia		(Dops A/c)	

of

No. 28. Discovery House stop Mr Borys comma/ Borys Rigby
 Chillis and Groves will be arriving on Shackleton to investigate
 new Discovery House project stop Returning here on warship stop
 He is a senior principal of a big firm stop After careful
 consideration Governor has concluded original proposals for
 Discovery House as mainly a residential and medical block
 should stand and that A.O.'s Accommodation, Office Post Office
 Net and W.F. should remain separate entities

Secretary

Time AGDT/IN

See 41.

Sec. F. I. D. S.

1. The Governor here I think already spoken to you about the architect for South Georgia and his passage to South Georgia on Shackleton.

2. His name is Borys and he is one of the principals of a very big concern of architects - engineers etc. I should be grateful if you could see that he is well fixed up on Shackleton and I think the "stateroom" is appropriate.

3. Have you any surveyors on the Shackleton on the next trip?

B.G.F.
3.2.60.

H.C.S.

40

1. A passage has been booked for Mrs Borys.
2. There will be no surveyors on board the Shackleton for her next trip.

J.H.S.
3/2/60

B.G.F.
4.2.60

~~42~~ 41

GOVERNMENT TELEGRAPH SERVICE

FALKLAND ISLANDS

SENT

W. & S. LTD.

Number	Office of Origin	Words	Handed in at	Date
	Psy			5. 2. 60.
To				
Adminoff South Georgia			(Deps A/c)	

39 No. 30. Mytel 28 stop Discovery House stop Borys will wish to consider question of foundations and it would be a great help if you could get some reasonably deep soil pits dug in the site area just before his arrival

Secretary

Time AGDT/IM

Sec. F. I. D. S. *W.B.* 5.2.60

For information - Boys is going to want some lumber run off on the site of the new Discovery House. We have no one to do it.

I gather it is only a matter of a quarter of an hour or so and could be done while the Skate is unloading at Grytвикen. It won't hold up the ship - Commander Gratten can and will do it. Turnbull has no objection so I am asking Boys to tie up details on the way down.

C. G. J. / 1

5-2-60.

T.A.

C. G. J. / 1

5.2.60

F

From THE CROWN AGENTS FOR OVERSEA GOVERNMENTS AND ADMINISTRATIONS,
4 Millbank, LONDON, S.W.1.

43

DEPARTURE NOTICE

Company Wakefield Fortune Ltd.,
52, Maymarket,
S.W.1.



M/ 1A/B/VAR DATE 12/1/60.
Administration

Falkland Islands
Account

Falkland Islands

Appointment Special Visit

Departure Notices to:—
Colonial Secretary,
Port Stanley,

Falkland Islands. 100

Maclean & Stapledon,

Casilla de Correo 193,

Montevideo. 100

A.L. McClure, Esq. EC

12

I

Air Passage to Falkland Is. via
for Mr. Z. Borys & return to London

by Flights as detailed below

leaving Freetown

on 23.1.60

The Crown Agents have booked accommodation as shown. Special notes for
Administrations or their Agents appear in Section 5 below.

2

The Passenger has been advised as follows

Flights: AM214	First 01808	First AF091	Tourist PU151	Tourist PU158	First PA202
leaving Freetown	Conakry	Dakar	Montevideo	B. Aires	Montevideo
on 23.1.60	23.1.60	25.1.60	27.1.60	29.1.60	25.3.60

3

Flights: First AF050	Tourist LF830
leaving: Rio de Janeiro	Paris
on : 30.3.60	31.3.60

The Company has been advised as follows

4

Your attention is drawn to the following

5

F

From THE CROWN AGENTS FOR OVERSEA GOVERNMENTS AND ADMINISTRATIONS,
4 Millbank, LONDON, S.W.1.

DEPARTURE NOTICE

Company Falkland Islands Trading
120, Pall Mall,
S.W.1.



M/ HA/E/VAR DATE 14/1/60
Administration
Falkland Islands
Account
Falkland Islands
Appointment N/A
Special Visit

Z. BORYS, ESQ.

Premium
Grade Passage to Port Stanley via
for Mr. Z. Borys
by "DARWIN" (Berth guaranteed)
leaving Montevideo
on 30.1.60

Departure Notices to:—
Colonial Secretary,
Port Stanley,
Falkland Islands, 100
Maclean & Stapledon,
Casilla de Correo 193
Montevideo, 100

The Crown Agents have booked accommodation as shown. Special notes for Administrations or their Agents appear in Section 5 below.

The Passenger has been advised as follows

The Company has been advised as follows

The Colonial Secretary, Falkland Islands is being requested to arrange a passage Falkland Islands/Montevideo in the "Darwin" leaving Port Stanley on 17th March.

Your attention is drawn to the following

GOVERNMENT TELEGRAPH SERVICE

FALKLAND ISLANDS

SENT

Number	Office of Origin	Words	Handed in at	Date
	Pay			13. 2. 60
To	Adminoff South Georgia		(Deps A/c)	

No. 40. Following for Coleman from Denton Thompson stop Shackleton sailed 5 pm 12th February stop Hope you can manage to put Borys up stop I enjoyed having him regards

Secretary

Time AGDT/IM

Reply at 47

DECODE.

No. 346.

TELEGRAM.

From Administrative Officer, South Georgia.

To Colonial Secretary, Stanley.

Despatched : 13th February, 1960. *Time :* 2235

Received : 16th February, 1960. *Time :*

46.

No. 50. Your telegram No. 40.

Following for Denton-Thompson from Coleman.

Have arranged and will enjoy having Borys
with us.

Administrative Officer.

P/L: LH

(Intld.) JB

GOVERNMENT TELEGRAPH SERVICE

FALKLAND ISLANDS

RECEIVED

48

Number	Office of Origin	Words	Handed in at	Date
379	South Georgia	47	-----	17.2.60.

To

Denton Thompson Stanley

Investigating tree possible sites for new Discovery House stop No
survey plans or levels are available stop Advisable if not essential
survey be made stop Could at least helicopter make photo survey stop
shall attempt get few levels locally stop Otherwise all well

Borys.

JC

Time

GOVERNMENT TELEGRAPH SERVICE

FALKLAND ISLANDS

SENT

500

Number	Office of Origin	Words	Handed in at	Date
	Psy etat			19.2.60
To	Adminoff South Georgia			(Deps A/c)

No. 45. Addressed H.M.S. Protector repeated to you for information Borys stop Following for Governor stop Borys has telegraphed from South Georgia saying that it would be great help if Protector's helicopters could make photo survey of point area

Governor's Deputy

Time AGDT/LH

DECODE.

No. 417.

TELEGRAM.

From Administrative Officer, South Georgia.

To Colonial Secretary, Stanley.

Despatched : 19th February, 19 60. *Time :* 2115.

Received : 20th February, 19 60. *Time :* 1030.

No. 53. Following from Borys to Denton-Thompson.

Please request Met. Office Stanley to prepare 10 years annual meteorological table for Grytviiken showing page weather No. of days. Refer page 53 annual tables 1957. Data not available South Georgia

Administrative Officer.

P/L : IM

52. Phoned to P/Secretary for Mr. Denton-Thompson 11-30.
Cmo, has this in hand - Bel. 27.3.60. J. PHW 20/2/60.

DECODE.

TELEGRAM.

No. 460.

From Administrative Officer, South Georgia.

To Colonial Secretary, Stanley..

Despatched : 22nd February, 19 60. *Time :* 1850.

Received : 23rd February, 19 60. *Time :* 1030.

No. 58. Following urgent cable sent F.I.D.S. London also to Borys London Office.

"Most desirable site on King Edward Point for New Discovery House is situated at point 250 feet west of Shackleton Memorial Cross and 150 feet from base of Mount Duse. Proposed buildings four stories high raised above ground level by pillars. Architect and I desire assurance from your geological section that site selected is free from possible large rock fall which would damage building. Request your reply in straightforward terms site dangerous or safe. No serious avalanches experienced in past." Message ends.

Administrative Officer.

Y.H.

54

⑥⁵¹ Cmo. is working on this - presumably
Mr. Bony's requires this information on his way
through? Cmo. says it would be more
difficult to telegraph - there are no mailing
opportunities.

2. ⑧⁵³ for inf.

26/2/60.

A.C.S.

55.

ft.⁵¹ It's not worth telegraphing anything now - and they
can wait. Could you check with C.M.O., however, that
he will have them ready for Perry's return

fs.⁵³ I think A.O. is a bit off the rails here but o.k.

Record

56.

has. took mail boxes for Mr. Bony's travel

Ba. 12.3.60

6/1/1

T.3.60

6.4.2.3.60 for Mr. Bony's
(10/1/1)

P.O. BOX 551 FREETOWN SIERRA LEONE

TELEPHONE: FREETOWN 2730

CABLES: TECHIC FREETOWN

NICKSON AND BORYS & PARTNERS
ARCHITECTS AND TOWN PLANNERS

Z. BORYS, DIPL. ARCH., DIPL. CIVIC DESIGN (L'POOL), A.M.P.T.I.

ALAN CHAMBERS, DIPL. ARCH. (L'POOL), A.R.I.B.A.

CONSULTANT: RICHARD S. NICKSON, M.A., F.R.I.B.A., A.A.D.IPL.

ASSOCIATED OFFICES

UNITED KINGDOM

BORYS, RIGBY CHILDS & GLOVER

67 WELBECK STREET, LONDON, W1

TELEPHONE: WELBECK 1681-2

CABLES: TECHIC LONDON

NIGERIA

NICKSON AND BORYS & PARTNERS

14-16 PORTO NOVO MARKET STREET, LAGOS, NIGERIA

TELEPHONE: LAGOS 24018-0

CABLES: TECHIC LAGOS

GHANA

NICKSON AND BORYS & PARTNERS

P.O. BOX 1647, ACCRA, GHANA

TELEPHONE: ACCRA 4100

CABLES: TECHIC ACCRA

RESIDENT ARCHITECT

9th March, 1960.

Dear Sir,

New Discovery House and Medical Block
at King Edward Point, South Georgia

1) For the sake of order I wish to confirm that the commission to provide you with a report and sketch design for the above buildings, as set out in terms of reference on your behalf by the Crown Agents in their letter to us dated 7th January, 1960, (reference: EC/367/21), has been accepted by my associated professional organisation, Borys, Rigby Childs and Glover in their letter of 14th January, 1960.

2) As commissioned, I have visited South Georgia between 17th February and 3rd March and obtained all available data required for the execution of sketch design and report. In addition, however, I have collected sufficient data to enable the future contracting organisation to estimate for building.

At the same time I wish to express through you, Sir, my personal appreciation to Captain Coleman, the Administating Officer, and his staff at South Georgia who, apart from great interest, gave me all their enthusiastic help not only in collecting the information but also passed on their valuable experience of other seasons. My work would not have been completed without the most kind co-operation of Captain D. N. Forbes, D.S.C., of H.M.S. Protector and his officers in preparing the photographic survey of the King Edward Point.

3) As I believe it is your intention, Sir, to proceed with building operations if possible this October, I propose that, owing to very limited time, the following course be adopted:

(a) Pending the final report and sketch design, together with the estimates which, according to terms of reference, we are to submit through the Crown Agents to you by the end of/

NICKSON AND BORYS & PARTNERS

end of April, I intend, before my departure on 17th March from the Falkland Islands, to hand over a brief summary of my investigations, together with the preliminary sketch plans and recommendations, for your approval in principle.

With regard to the estimates, it is exceedingly difficult to arrive at any realistic figure, mainly due to lack of information on the cost of freight, accommodation of the contractor's men and other miscellaneous but important matters. I shall, however, after consultations with various organisations through my office in London before departing give you a figure of an overall cost for your guidance. You will appreciate, however, that this will be at this stage a reasonable guess and not an estimate.

(b) On my return to the United Kingdom a full report will be prepared with estimates as accurate as circumstances will permit and submitted to you through the Crown Agents for the final approval. We hope to be able to cable the figure directly to you as soon as possible. (Our present commission, as you know, in accordance with the terms of reference ends at this stage.)

(c) If we may assume that you will wish us to continue with our work and intend to commence building operations this year (it is apparent that the building operation will have to be carried out in two stages and spread over the next two whaling seasons) it means that:

(i) Building materials and structural elements for the first stage have to be ready for shipment in August, 1960, (for foundation and superstructure);

(ii) It will be necessary to place orders for building materials not later than the end of May. By this time it is expected that the selected contractor would be appointed and the contract price agreed and approved by you;

(iii) Prior to ordering materials and to obtaining quotations, we and other professional organisations have to prepare working drawings, structural calculations, bills of quantities and a schedule of material which should be completed by us not later than by the middle of May;

(iv) Before, however, we could commence our working drawings and continue our professional activities not only your approval of sketch plans and estimates is essential but also a further commission

(v) For your information we shall endeavour to submit our final sketches and estimates on or before 15th April, 1960, and the final report on 30th April.

The above/

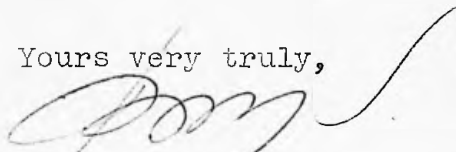
NICKSON AND BORYS & PARTNERS

The above shows an extremely tight progress schedule and if not adhered to will delay building operations for one more year, it could only be achieved by full and speedy co-operation of all concerned.

4) Your guidance and instructions as to the possibility and necessity of starting building operations this season will be greatly appreciated.

For your information it is our intention, on our part, to fulfil your expressed desire to commence building this year.

Yours very truly,



for Borys, Rigby Childs and Glover

P.S. I hope you will excuse my using the above headed letter paper which I have brought with me instead of that for Borys, Rigby Childs and Glover.

The Honourable A. G. Denton-Thompson,
O.B.E., M.C.,
Colonial Secretary,
Stanley,
Falkland Islands.

571A

Report on a Preliminary Design

By Z. Borys, Dip. Arch., Dip Civic Design
(L'pool), A.M.T.P.I.

NEW DISCOVERY HOUSE AND MEDICAL BLOCK AT KING EDWARD POINT, SOUTH GEORGIA

1) THE SITE

The site selected (the Shooting Range) is about 20 feet above sea level and is covered with grass and some tussac.

Sub soil conditions as described in the summary of investigations for the selection of the site are of raised beach type with good load bearing capacity of about two to three tons per square foot.

The Shooting Range site is one of the best at King Edward Point and a detailed description of it has been given in the summary of investigations.

2) ACCOMMODATION AT THE DISCOVERY HOUSE AND HOSPITAL

(New Discovery House with Kitchens)

Ground Floor:

- entrance hall
- summer cloakroom
- winter cloakroom (and ski store)
- toilet
- switch room
- boiler room
- tank room
- laundry
- drying space
- ironing room
- bakery
- kitchen entrance and porch

First Floor:

- lounge bar
- toilet
- sitting room
- writing room
- dining room
- food store
- kitchen and pantry
- two cold rooms
- office
- hospital tray and trolley store

Second Floor:

- six bedroom units
- bathroom
- toilets
- pantry
- linen cupboard
- luggage store

Second Floor
(continued)

general store
household goods store
linen store

Third Floor:

six bedroom units
bathroom
shower
toilets
pantry
dark room
billiard room
table tennis room

Fourth Floor:

four bedroom units
one spare bedroom
office
dormitory
laboratory
bathroom
shower
toilets
pantry

(Hospital Block)

Ground Floor:

entrance hall
staircase with hand operated lift
medical store
general store

First Floor:

duty office room
pantry
two open wards (each for four beds)
two single wards
day room
three toilets
two bathrooms
washing facilities
clean utility room
dirty utility room
anaesthetic room
scrub room
operating theatre
sink room
sterilising room
surgeons toilet

Second Floor:

waiting room
consulting room
treatment room
dispensary
dentists room and laboratory
X-ray and dark room
Medical Officer's flat:
sitting/dining room
kitchenette
bedroom

Second Floor
(continued)

bathroom and toilet
orderly room with bathroom

Third Floor:

Nursing sister's flat
sitting/dining room
lounge
kitchenette
bedroom
bathroom and toilet
solarium

3) ARCHITECTURAL CONCEPT

Climatical considerations which were carefully taken into account called for a building combining both the new Discovery House and the Hospital Block and main emphasis on the architectural concept was given owing to winter conditions on the Point.

High velocities of wind, be it summer or winter, demand streamlining of the building, which has been expressed both in plan and section.

It is hoped that the scheme submitted will allow for complete freedom from snow drifts and will eliminate any hardships during the winter period.

It is one of the first attempts known to meet the sub-Antarctic conditions fully.

From the design point of view, emphasis was given to the design of individual rooms for the new Discovery - each room having its own shower, including wash basin and a place for drip drying, which is going to be concealed in a cupboard. Normal wardrobe, built-in chest of drawers, a divan surrounded by book shelves, an easy chair and a flap-type desk with shelves. The floor being carpetted to minimise cleaning, and an electrical point provided for reading at the desk and at the divan.

In addition, each room will have an aerial for individual wireless sets, as in the summary of investigation it has been emphasised that individual rooms should have all the amenities to create a homelike atmosphere the design suggested provided for.

The recreation rooms are proposed to be fully equipped with billiard room, table tennis room and solarium and also a bar for external entertainment.

The design, as conceived, in my opinion provides basic facilities for indoor activities of the Government personnel.

One of the principal amenities of the site being the view, full consideration was given to this and all habitable rooms are facing the mountain range of Mount Pageant.

Apart from the view, the winter conditions and fall of snow dictate that secondary type of accommodation, such as stores, should be placed on the ground floor. Shape of stores, however, in aerodynamic design eliminates completely any possibility of drift formation.

Habitable rooms, as pointed out before, have been given the principal view aspect with windows which are of most up-to-date design and manufacture. They are composed of double plate glass with Venetian blinds inserted between the panels. The Venetian blinds will control the very strong glare which is common in South Georgia.

The full use of open plan type design has been utilised. Where ever possible, corridors have been eliminated and incorporated into the recreation space.

4) DESCRIPTION OF SCHEME

As has been emphasised in the summary of investigations, the indoor amenities in conditions such as those existing in South Georgia are of great importance.

Usual billiard and table tennis space has been allowed but in addition a spacious and large solarium facing the north has been designed.

The amenities of having flowering plants in barren South Georgia cannot be over stressed and any limitations imposed upon this site will be a false economy.

The hospital is designed with most up-to-date instruments to cope with any emergency and it is considered that it may be better to omit the hospital wing all together rather than to cut down on such facilities.

It should be remembered that the whaling stations provide a reasonable medical service for their own staff and if the Point is to provide a hospital to cover the whole of South Georgia then surely it must have the facilities for medical treatment greater than any whaling station possesses at the moment.

5) STRUCTURE

The structure itself was considered carefully and I have arrived at the conclusion that in order to minimise site labour it is essential that a maximum amount of prefabrication be carried out in the United Kingdom.

It was obvious that steel type of construction should be used.

Limited building site available and the accommodation required resulted in a five storey structure and this coincided with the desirable limitation of foundation work.

6) MATERIALS

A dry type of construction has been suggested using steel as a framework and curtain walling with large windows. All internal partitions will also be prefabricated and will include where ever possible built-in furniture.

With regard to finishes, both external and internal, a maximum amount of permanent materials will be used in particular on external panels, internal doors, cupboards and walls.

Pending further investigation, it is suggested that externally aluminium fluted or dimple stacco type of finish to panels should be used.

Internally, so long as conditions will permit, formica will be used in conjunction with hollow-plast partitioning.

All services be it electrical, heating, drainage or water supply will be placed in internal ducts with easy access for services.

7) ESTIMATES

As I have mentioned before, the cost of labour either recruited locally from the whaling stations or imported, is approximately four times as much as in the United Kingdom. It is obvious, therefore, that prefabrication of structure should take place and only assembly work done on the site.

It cannot be avoided, however, that a certain amount of site work, such as foundation, drainage and road work, must be done on the site but this will be kept to a minimum.

The size of the rooms as at present designed, may be on the generous side and in view of the cost no doubt they will be reduced.

When preparing the preliminary scheme, the cost allowed for the scheme was unknown and the plans were prepared in accordance with the needs and not the proposed expenditure.

The original scheme, as enclosed, was prepared to meet all the full needs of the Point, and the contingencies, such as water, electricity and professional fees would cost half a million pounds.

It is appreciated, however, that such an amount may not be forthcoming and that considerable economies will have to be made, but short of erecting further barracks of a temporary nature, the cost of erecting

New Discovery House and Hospital should be	<u>£225,000</u>
In addition the cost of furnishing the Hospital and New Discovery will be	<u>£50,000</u>
Provision of water supply, new generator and fuel tank	say <u>£25,000</u>
Professional services, including supervision and expenses	say <u>£43,000</u>
Contingencies	<u>£30,000</u>
GRAND TOTAL	say <u>£375,000</u>

5718

Preliminary Contractual Recommendations

By Z. Borys, Dip. Arch., Dip. Civic Design
(L'pool), A.M.T.P.I.

NEW DISCOVERY HOUSE AND MEDICAL BLOCK AT KING EDWARD POINT, SOUTH GEORGIA

The following recommendations are based on experiences gained as a result of a short visit to South Georgia and my work during the past 12 years in almost equally difficult conditions in other Colonies.

I am passing on to you my first reactions prior to submitting them to the Crown Agents, in order to diminish any possible future delays owing to postal difficulties. I hope that it will give us an opportunity of discussing this involved problem before my departure from the Falkland Islands.

On the assumption that our report, together with sketch plans for the new Discovery House, will be accepted, I suggest that in order to achieve a smooth flow of building operations at all stages:

1) PROFESSIONAL CONSIDERATIONS

Our parent organisation, called Plan Group, should be appointed through the Crown Agents to act not only as your architects, but also as your agents throughout all phases of the contract.

The Plan Group should be responsible through their associate professions for:

- a) Basic architectural services, i.e. preparing a design and working drawings, selection of materials, specifications and finally providing supervision and cost control on the site during the erection of the building by a resident architect.
- b) Consulting engineers, being responsible for structural calculations, structural drawings, water, electricity, heating and air conditioning services.
- c) Hotel consultant to advise on equipment of kitchens, stores, linen, crockery, etc.
- d) Hospital consultant, responsible for general advice and selection of appropriate equipment.
- e) Quantity surveyor, to prepare Bills of Quantities necessary for pricing and negotiating for the contract, together with Schedule of Materials and labour for

ordering imported materials and finally agreeing and preparing final accounts.

- f) Correlation Officer, responsible for timing and control of all operations, professional and contractual.

The above services can be provided by our organisation called Plan Group, which is a professional consortium, working on a non-profit basis.

I would suggest that I discuss this matter with the Crown Agents, but for your information the fees consist of an overall charge covering all professions. The fees are composed of professional charges as laid down by respective professional institutes, such as the Royal Institute of British Architects, the Royal Institution of Chartered Surveyors, Institute of Civil Engineers, etc. The fee charged by respective professions applies to the portion of their work they are carrying out in the scheme.

It is usual for the Crown Agents to employ the above-mentioned professions individually, on any scheme where such services are required. Our organisation, Plan Group, eliminates the need for the Government to deal with individual professions.

As mentioned above, the fees can be negotiated and agreed through the Crown Agents.

Further, for your information, our organisation has been working recently in West Africa and has proved successful, especially where difficult contractual and professional conditions exist.

During the past year, the Plan Group have handled professionally an aggregate of work amounting to £15,000,000.

Although the Plan Group usually takes on work only above half a million pounds, the specific conditions where, apart from physical difficulties, the control of finances is essential, the services of a professional consortium such as ours, would be highly recommended.

Finally, commission should cover not only the design of the building with all its services and site supervision with costs control, but also provision of all fittings, linen, crockery, hospital equipment, etc. for the building to be handed over ready for occupation.

It is also highly recommended that a liaison officer, representing the Government, should be appointed in London and/or in South Georgia, responsible for obtaining immediate decisions when and where required.

2) SHIPPING OF MATERIAL, MEN AND THEIR
ACCOMMODATION ON THE SITE

The ultimate cost of the building will depend largely upon the accurate timing of all operations, cost of freight of materials and cost of labour, which will have to be imported and accommodated in South Georgia.

The element of risk involved for a contractor will undoubtedly be taken into consideration during tendering or negotiating for the contract. It will be our duty to minimize all unforeseen elements and make provision for them.

Although it is the usual contractual procedure for a selected contractor to be responsible for all import of materials, freight, provision of labour and their accommodation on the site, the contractor in such adverse conditions as South Georgia may have to allow for large contingencies to cover himself for unknown circumstances.

As Government experiences, and now our own knowledge, will be greater than that of the tendering contractor, we suggest that Prime Costs figures be allowed in the Bills of Quantities based on quotations obtained from whaling companies.

The above figures will be adjusted in accordance with prevailing and actual conditions in each building season.

It will give you and us an opportunity of selecting the most advantageous means of transport and accommodation, both from a cost and time point of view.

It cannot be stressed more, that the time of operation and particularly the supply of materials must be such as to eliminate the very costly outlay for labour which cannot be used elsewhere during building operations at the Point.

Preliminary investigations indicated that not only owing to the close proximity of the de Pesco Company at Grytviiken, but also their willingness to co-operate, provided that their quotations for freight, accommodation etc. are satisfactory, they should be used as a carrying contractor. Their offer to provide accommodation for men during the contract is highly desirable, provided always that it is economical and acceptable to the selected building contractor.

Provision of accommodation for the labour could probably be treated on a similar basis as Prime Costs and adjusted at the end of the contract.

Quotations for shipping of materials from other companies naturally will be obtained.

3) CONTRACTUAL CONSIDERATIONS

Most desirable from the point of view of all concerned will be to have a selected tender based on details of quantities. This, however, may not be possible as not too many suitable contractors will be willing to tender.

Tenders, by the nature of conditions, cannot be accurate, as contractors will have no opportunity of acquainting themselves with the conditions of work on the site in South Georgia.

To commence cost negotiations after obtaining tenders with a selected contract would be not appropriate.

The best course, provided Government procedure will allow, is from the very beginning all working drawings and details of quantities to select a contract and conduct negotiations while preparing specifications and selection of materials and delivery dates are being arranged.

By this method the contractor will not only have an opportunity to acquaint himself with all the problems, but also to prepare adequate and suitable plans to carry out the work on the site. He will also have an opportunity of preparing progress schedules, and to give his opinion on technical difficulties of erection, which he may face from time to time during the construction.

The contract itself will be based on standard R.I.B.A. form of agreement with Bills of Quantities suitably amended with additional clauses appropriate to specific conditions in South Georgia.

A large unforeseen element which may affect the final cost of building will be the inclement of weather. Suitable contingencies covering this item will be allowed in the Bill of Quantities.

Contingencies of inclement of weather will be arrived at from meteorological charts for South Georgia. Climatic conditions, however, may vary and will affect the contingencies.

As the inclement of weather has to be stringently controlled, both from quantity of work and time taken off, we recommend that a clerk of works, or better, a resident architect be employed (the cost of employing either is about the same).

The above recommendations are based on past experience in Colonial territories, where, prior to the formation of a professional organisation, contracting firms had it all their own way and the Government, where no strong public works department existed, experienced difficulties in the control of design and cost.

We are quite certain that if the scope of professional and contractual recommendations, as briefly enumerated above are accepted, we do not envisage major difficulties as far as execution and cost control of the contract is concerned. We are certain that ultimately we will secure substantial economies in running costs and maintenance of the buildings in years to come.

Your views at an early stage will be most appreciated as it will affect our own immediate planning policy.

S U M M A R Y

of
I N V E S T I G A T I O N

for
B U I L D I N G

NEW DISCOVERY HOUSE AND HOSPITAL BLOCK

at
SOUTH GEORGIA
KING EDWARD POINT

MARCH 1960

Prepared
by
Z. BORYS
of
BORYS, RIGBY CHILDS & GLOVER
Consulting Architects
and Town Planners

Summary of investigations carried out in South
Georgia between 17th February and 3rd March 1960
by Z. Borys, Dipl. Arch., Dipl. Civic Design
(L'Pool), A.M.P.T.I.

NEW DISCOVERY HOUSE AND MEDICAL BLOCK AT
KING EDWARD POINT, SOUTH GEORGIA

In accordance with the terms of reference as
enumerated in the Crown Agents' letter of 7th January
1960 under paragraph 2(b) which for easy reference is
quoted below:

"To arrange for your representative to make
investigations regarding the proposed site, to
suggest alternatives if necessary, to ascertain
the availability and cost of local materials,
artizans, storage and unloading facilities of
imported materials, to ascertain climatic conditions
in relation to design and construction and to obtain
all other information to enable sketch designs of a
fully considered scheme to be prepared."

1) SITE INVESTIGATIONS

As per attached drawing, four possible building
sites were considered and examined. The site inspection
table (Appendix I) gives characteristic details of each
site.

It could be said generally that as a result of
trial holes (seven of them have been dug) that sub
soil conditions are of 'raised beach' type and consist
of solid gravel of varying size. If sub soil conditions
were to be considered all sites are suitable for building.
Load bearing capacity of the soil appears to be between
two and three tons per square foot. The above assumption
will be checked with the geological department of the
Falkland Islands Dependencies Survey. Hard sub soil
can be found at an average of between two and three feet
below surface level. The majority of the sites are
covered with young peat and tussock grass. All unbuilt
land is water logged but by the use of simple drainage
could be dried up.

Considering individual sites, my comments are as
follows:

Site No.1 - Area behind Administating Officer's House
Disadvantages

It is a low-lying site requiring extensive drainage.
The view to the Bay and the mountain range is restricted

by/

by adjacent buildings. If the proposed building is more than three storeys high shadowing of the existing buildings may occur:

Advantages

The site is near to the jetty, thus giving easy access to the stores. It is also close to the existing offices. This is the largest building site of all available.

Site No.2 - Tennis Court Site

Disadvantages

The site is restricted in area by existing buildings, and if the proposed building was, in fact, erected on this site the demolition of the existing goal (store) and I.C.Y.E. shed would be necessary. According to local information the site is subject to large snow drifts, this, however, could be eliminated by the demolition of congested buildings previously mentioned.

Although the site is free from peat, being a low-lying site in the proximity of the sea, foundations may be affected by high water springs.

Advantages

This site has a good view of the Bay and mountain range and is within a reasonable distance of the existing offices. It is easy building land, not requiring drainage.

Site No.3 - Shooting Range

Disadvantages

This site is far from the jetty and offices, thus requiring longer handling of stores and a longer walk to the offices, which could be tiresome, particularly during bad weather. This site is also waterlogged and would require drainage. Due to the close proximity to the mountain range on the northern side, a risk of snow avalanches and rock appears apparent. In order to ascertain any risks involved, I have exchanged the following cables with my London office; relevant paragraphs of which are quoted:

"No.58. Following urgent cable sent F.I.D.S. London also to Borys London Office.

"Most desirable site on King Edward Point for New Discovery House is situated at Point 250 west of Shackleton Memorial Cross and 150 feet from base of Mount Duse. Proposed buildings four storeys high raised above ground level by pillars. Architect and I desire assurance from your geological section that site selected is free from possible large rock fall which would damage building. Request your reply in straightforward terms site dangerous or safe. No series avalanches experienced in past."

From London - 25th February 1960

"Reference your enquiry about safety of proposed site on King Edward Point for new discovery house, my information is Trendall in Uganda but scientific bureau contacted Doctor Adie, Geology Department, Birmingham University. Neither severe rock fall nor avalanches known, but for confirmation latter contact local meteorological office. At present, scree slope is at stable angle repose, but in say fifty years' time it could advance on to building site. Adie strongly recommends rock foundation rather than peat, therefore he is in favour your recommended site. Adie observes that site is neither safe nor dangerous. Recommends provision retaining wall to counter any minor rock falls."

To London - 29th February 1960

"Site selection for new discovery. Doctor Adie's statement indicates certain risk. Unless geological safety clearance is given abandoning selected site. Investigating other less desirable and more difficult sites such as tennis court site and low-lying ground behind Administrator's house."

From London - 1st March 1960

"Your cable February 29th just received. Have discussed this with Adie. He strongly recommends use of original site and considers building design could overcome likely dangers. He is not in favour looking for alternative sites."

To London

"His Excellency Governor and myself agree in principle to accept originally suggested site by me for new discovery house."

Meteorological Forecaster, Mr. D. Borland, who apparently has been for the past ten years on the Point informs me that snow avalanches are of a minor nature and in his opinion no serious danger may exist to the building.

Advantages

The site is the highest land on the Point, being approximately twenty feet above sea level. It possesses an uninterrupted view over the Bay and mountains and is completely free from buildings. It is also practically level ground and free of snow drifts. The site dominates the whole Point.

Site No.4 - in the vicinity of the old Discovery House

This site was abandoned after certain investigations. The Meteorological Officer has advised that he is against the erection of any building in the close proximity of the Meteorological Station as this would affect his instruments.

SITE INVESTIGATIONS

	Site behind Admin. and Customs Houses	Tennis Court Site	Shooting Range Site	Met. Office Site
1. Size of the site	Large	Constricted	Large	Constricted
2. Proximity of sea shore	Medium	Close	Close	Close
3. Height above high water springs	Low	Low	High	Low
4. Proximity of the mountain	Far	Far	Close	Far
5. Risk of snow avalanches	None	None	None	None
6. Sub soil condition	Good	Good	Good	Good
7. Waterlogged or dry	W.L. low	Dry	W.L.	Dry
8. Running streams	Some	None	Some	None
9. Type of surface site and vegetation	Rough tussock moss on uneven ground	Beach stone	Grass & moss	Beach stone and tussock
10. Distance from the jetty	Close	Reasonable	Far	Nearest
11. Proximity to other buildings	Reasonable	Close	Far	Met. objects to new buildings
12. Possibility of shadowing other buildings	some	none	none	none
13. Spring sun penetration	Good	Reasonable	Poor	Best
14. View	Restricted	Good	Excellent	Good

SUMMARY OF SITE INVESTIGATIONS

As the result of the visit of His Excellency, the Governor, Sir Edwin Arrowsmith, K.C.M.G., to whom all the sites were shown and advantages and disadvantages pointed out, His Excellency considered that Site No.3 (the shooting range) was most desirable and that the sketch design for the buildings should be prepared accordingly.

2) AVAILABILITY OF LOCAL MATERIALS - WATER, SAND AND AGGREGATE

Samples of each were taken and despatched by r.r.s. 'Shackleton' to our London office for chemical analysis. A visual inspection of all samples indicates the suitability of all for building erection.

- (a) Water - existing limited supply of spring water is available on the site and should be sufficient.
- (b) Sand - there is a limited supply of volcanic sand available at the Point which has to be extracted from the beach at low level tides, washed and seived. No danger of sea encroachment due to extraction of sand has been noticed in the past, and although this has been confirmed by the meteorological officer, it should be ascertained from the Falkland Islands Dependencies Survey Geological Department. It has been pointed out to me that there may at some time be a shortage of sand on the beach as the sea is washing the sand away; in such circumstances the sand will have to be purchased from the de Pesca Company at Grytviken who may bring the sand from the adjacent beach by catchers.
- (c) Aggregate - considerable quantities of aggregate is available on the beach. The aggregate has, however, to be washed and seived before use.

No other local materials are available in South Georgia. Whaling companies are holding very substantial stocks of imported materials but are not prepared to trade unless an emergency arises. All materials not mentioned above required for the building will have to be imported by the contractor.

3) COST OF LOCAL MATERIALS

- (a) Water - it may be assumed that the Government will provide water for building purposes free of charge.
- (b) Sand
 - (i) Assuming that the sand will be extracted

at the Point, cost of sand will be composed of:

Reclaiming it from the sea

Screening and washing and delivering to the building site

Therefore the actual cost of sand per cubic yard delivered to the site will be mainly the cost of labour in relation to the machinery employed and general overheads of the contractor.

- (ii) If the available sand at the point proves to be unsuitable or not in sufficient quantity, it may have to be purchased locally from de Pesca, who will extract the sand from the adjacent beach in the Bay and deliver it to the Point. The cost of sand, unwashed and unscreened, was calculated by myself and the Manager of the de Pesca Company and it appears that the price will be in the region of £20. per cubic yard. The sand will have to be screened and washed and delivered to the site from the jetty by the contractor. It may well be that imported sand from Stanley, Falkland Islands by the Falkland Islands Dependencies Survey ships or by whaling factory ships from the United Kingdom or from Norway would prove more economical.
- (c) Aggregate - as pointed out before a plentiful supply of aggregate is available on the beaches or it could possibly be quarried at the Point. The cost of aggregate per cubic yard will be composed of the same factors as for the sand (this has been enumerated under paragraph 3. (b) (i)).

4) AVAILABILITY OF ARTIZANS AND COST OF LABOUR

In South Georgia free market for labour does not exist; all skilled and unskilled labour must be imported. Whaling stations, and in particular the de Pesca Company at Grytviken may from time to time contract their available labour during slack periods of production. This kind of labour, apart from being very expensive, cannot be relied upon.

The figures quoted by the de Pesca Company are as follows:

- (a) To supply labour when available - 18/6d per hour for unskilled labour to 23/6d per hour for artizans, plus 10% to cover the company's overheads.
- (b) To supply workshop skilled labour and materials when available - labour costs as above plus cost of material, plus 50% of cost of material, plus overall 10% to cover company's overheads.
- (c) If overtime is required, irrespective of whether skilled or unskilled labour in the workshop is

provided/

provided, the charges are cost of labour at the rates under paragraph (a) above, plus basic wage rate (5/-d to 8/-d per hour) plus 40% on this basic wage rate.

The above figures were supplied unofficially by the de Pesca Manager and may vary in each whaling season. The rates quoted above apply to this whaling station.

- (d) If any available materials are supplied from their stores in a small quantity, the charges are cost of material as purchased in the United Kingdom or Norway plus 25%.

It is obvious that all labour for a Discovery House and hospital block should be imported and labour from whaling companies only used in an emergency

5) STORAGE ON THE SITE

A very limited amount of storage shed space exists on the site and what is available has been taken up for the Government use. No storage shed at the Point could be made available to the contractor and he will need to bring his own sheds when the building operation commences. The same applies to the office and the staff accommodation, and the contractor will have to rely entirely on his own resources. De Pesca Company at Grytviken may, however, provide the contractor with under-cover storage space up to 3,000 square feet and the accommodation with full board for up to fifty men. The cost of the above will have to be negotiated with de Pesca Company's head office.

6) UNLOADING FACILITIES OF IMPORTED MATERIALS

There are several ways of unloading materials, dependent upon which shipping company will be handling the freight:

- (a) If de Pesca Company will handle the freight the materials will be brought on their transport ship from U.A. port and will be unloaded by means of the derrick with a lifting capacity of about seven tons to their own jetty at Grytviken. Materials will then have to be delivered to the site at the Point by road transport, catcher or by lighter.

- (i) The existing poor quality road can only be used when it is completely free from snow and there is no danger of avalanches (delivery will be by tractor and trailer which are available from the de Pesca Company).

- (ii) The catcher has a derrick designed to lift about two tons. Materials could be taken across the Bay and discharged at the Government jetty and then transported by tractor to the site.

- (iii) The lighter, using the same route in a similar way to the catcher, has no crane or derrick available either on the lighter or the jetty. The contractor will thus have to provide his own tackle.

We have unofficial information that about 5,000 tons might be available for the next whaling season in September. The above figure will, however, have to be confirmed with the de Pesca Company's Headquarters.

- (b) If Salvenson Company will undertake the freight, all materials will be taken from U.S. by their transport or factory ship to Leith Harbour then transferred to the catchers and shipped to King Edward Point jetty. Weather conditions, however, between Leith Harbour and King Edward Point are not always favourable. As the bulk of cargo will have to be carried on the catchers deck, damages to some of the materials may be sustained. No data about available space or cost is available locally and all the information will have to be obtained from Messrs. Salvenson Company's Headquarters office in Leith, Scotland.
- (c) If the Government do decide to charter their own ships from the U.S., such as the 'John Biscoe' or the 'Shackleton', the ships could discharge the cargo directly, by the use of their own cranes, at the Government jetty. The above possibility, including passages for men on the Government ships, has not been investigated, and Government guidance on this will be appreciated.

7) CLIMATICAL CONDITIONS IN RELATION TO DESIGN

Climatical considerations, particularly in South Georgia, where the climate is sub-antarctic, regard to the design and selection of materials should be given.

The layout and design of the building will be affected by the topography of the place, seasonal movements of the sun, prevailing winds, direction of gales, quantity of rain and snow, direction and position of snow drifts.

The selection of materials particularly bearing in mind low maintenance, will be affected mainly by diurnal temperatures, humidity, frost and salt water content of the air. Detailed information will be embodied in the final report. A considerable amount of data with regard to microclimate at King Edward Point was obtained.

I wish to express special thanks to Mr. D. Borland for preparing various meteorological information and for giving me the benefit of his past 10 years experience at the Point.

- (a) Topographical Configuration of the mountain ranges for King Edward Cove has a most pronounced effect on the Point and creates its own microclimate, almost completely independent of macroclimate of South Georgia (although all the meteorological data for South Georgia is measured at King Edward

Point/

Point Meteorological Station). Configuration of mountain ranges affects not only direction and force of winds but diurnal temperature, humidity and other climatological phenomena.

- (b) Sun movements during the year - due to close proximity of the mountain range with Mount Duse and its considerable elevation insolation of King Edward Point is greatly reduced. During the period April to September practically no sun rays penetrate the Point, the Point being completely shadowed by the mountain range. This, of course, has a psychological effect on the people living here. According to local information the meteorological office site gets the sun first and the shooting range site last. It is hoped that by elevating the proposed new Discovery House to five storeys on the shooting range sit, it will be possible to get some sun on to the upper storeys of the building. This, however, will be checked when appropriate solar charts are prepared.
- (c) Wind - as mentioned in the general notes, direction of prevailing winds in South Georgia is SW/W. The mountain ranges at King Edward Point deflect and redirect the majority of winds.

The Wind chart shows variable direction of winds at the Point but prevailing winds with highest velocities are from W/N. The winds are at varying speeds in gusts which continually blow throughout the year.

The average speed is 9 miles per hour.

Gust average force is 50 to 60 miles per hour and the maximum known gust in a gale was almost 120 miles per hour.

There are surprisingly many calm days throughout the year - up to 100, but on an average winds approach gale force during two days per month.

From the design point of view, the building should be constructed to meet the most adverse conditions.

High winds call for streamlining of buildings, aerodynamic design of structures is desirable but on doubt expensive. Omission of all projections such as eaves, gables and even sills is essential. All elements of the building should be well fastened and in some cases held down by rods (not by steel rope wires as they stretch) might be needed.

High winds create pressure and vacuum on the respective sides of the building. Airtight construction is essential otherwise draughts may be created and loss of heat, blowing in of rain and the lifting up of rood sheets and wall cladding may be expected. To illustrate this, draughts, for instance, have been experienced through key-holes, waste pipes in a wash basin and even lifting up of floor covering. Some one described, in a picturesque manner, the result of blowing gales on

a building/

a building in South Georgia whaling station "as a giant dealing out the cards of corrugated iron sheets".

Winds are also responsible for creating snow drifts - this aspect is dealt with under the paragraph on snow.

Corrosive action of wind is very noticeable on the mountain ranges, resulting in decomposed rock.

Action of wind, particularly on porous building materials, has to be considered. It is desirable that external surfaces of the building should be as smooth as possible.

- (d) Rain, snow and drifts - in the summer season from September to April, rain, snow and sleet are inter-mixed, although it is not unusual for snow to fall in any amount, it does melt very quickly.

From observations of the last seven to nine years, the following recordings show the weather for a year:

Completely clear days	10 days
Cloudy days	126 days
Rain	126 days
Drizzle	53 days
Showers	168 days
Sleet	55 days
Snow	149 days

Drifts form very quickly owing to wind force and can be in size up to 20 feet or 30 feet high.

- (i) Rain Yearly rain fall including melted snow measures about 50 inches.

The maximum rain fall in a day is 6 inches.

The effects of rain on the structures are not considerable and can be dealt with in a usually accepted manner. Ordinary rain water gutters, however, should be avoided as the weight of snow usually causes damage. With a gale force of 60 miles per hour, doors and windows and all openings should be designed as tight as possible to avoid capillary action. The same applies to any joints in walling or roofing material.

- (ii) Snow - snow fall in winter can be as high as two feet per day. It may accumulate in layers to six to seven feet high. The snow fall is particularly light but in time due to continuous thawing and freezing becomes heavy. The structures should be calculated for roof loads allowing for six feet of wet snow.

Melting snow after cascading down from pitch rooves forms a drift outside a building which may gradually increase further by wind action.

The story goes that a man at the Point attempted to dig out a tunnel for his window, missed it, and stayed the whole winter in darkness.

Continual changes of temperature and badly insulated pitch roofs create large icicles hanging down from the eaves to the ground cutting out the light and view from the windows.

Snow on flat insulated roofs usually stays on and melts correspondingly with the snow on the ground.

It appears that gently sloping roofs are retaining the normal fall of snow, and allowing melting snow to be discharged freely.

- (iii) Drifts - due to high velocity of wind, where ever obstacles to the normal flow of air can be found very considerable drifts are forming. They may be as high as 20 to 30 feet.

During one of the winters one whaling station was practically covered in snow and people were able to ski on the top of the roofs and continual clearing of paths was essential. Often mechanical means (steam jets or plough) are used on the whaling stations.

Design of buildings and their shape may help in the control of drifts and streamlining of buildings in the plan and shape is very desirable. Long obstacles, such as buildings, placed across the path of the wind may create drifts about seven times the height of the object.

To keep the buildings, and particularly roofs, free of snow, assuming that the wind action will take place, gradients or slopes of one in four are most desirable.

The use of fences is recommended, and they should be placed in such a manner as to create artificial drifts to keep the roads and access to the buildings free of an accumulation of snow. As pointed out before, the distance of fences should not be less than seven times the obstacle, preferably eight.

There are various ways of placing the fences, but this, however, should be experimented with on the site during the winter.

Raising the building on stilts will allow the wind action to keep the underneath clear and thus eliminate drifts (traditional Norwegian buildings are raised) and also keep windows of lower floors clear of high ground lying snow (about six feet or so).

Smooth surfaces of the buildings, free from projections, large sills, hoods, etc., will preclude snow accumulation.

- (e) Humidity - diurnal variation of humidity is unusually high in South Georgia, but generally it could be said that the climate is cold and dry and there are no specific months of low or high humidity. Although average humidity is 75%, the lowest recorded is 7% and the highest, 100%.

Effects of humidity are found on organic materials such as timber, where movement can be noticed. The use of timber is common as it stands up very well to climatic conditions, but it requires a good deal of maintenance.

The use of timber for windows and external doors is not recommended.

- (f) Temperature - substantial yearly and diurnal variations of temperature are remarkably high.

Average temperature throughout the year is between 34° and 36° in winter months, however it goes down to 26° F.

Lowest temperature recorded is 7° F in the month of June, 1950, and the highest recorded 73° in the month of February, 1955. Warmest month is February and the coldest months, June and August.

To counteract external low temperatures, a high indoor temperature is needed, thus all walls and roofs must be highly insulated to minimize heat losses.

Windows, particularly if large panes of glass are used, must be double, if not treble.

Diurnal changes of temperature may cause some thermal expansion, particularly on the surfaces exposed directly to the sun, resulting in damage to the surfaces and structure. Opening up of the joints should be watched.

Homogeneous building structures are best but if panels or curtain walling are used insulation of the joints and material used should be elastic enough to withstand frost action.

- (g) Frost - according to local information, ground frost line is only 2' 6" to 3'. This may be assumed to be due to loose vegetable soil (young peat).

The ground frost line dictates that the foundations should be well below that level.

Concrete floor slabs should preferably be floated on a gravel bed.

Lack of insulation in the floor, apart from loss of heat, affects the foundation owing to continual thawing the freezing of the ground.

- (h) Salt Water in the Air and Sea - no information is available as to the extent of salt water content, but judging by the superficial investigations, no excessive corrosive action of sea spray has been noticed on existing steel structures, painted or unpainted.

Nevertheless, normal precautions against corrosive action should be taken by the use of non-corrosive materials if unpainted, otherwise marine paints should be used.

In this manner the cost of maintenance could be reduced.

8) WATER SUPPLY

The Point, at present, is supplied with water from a permanent mountain spring.

A small reservoir of approximately . . . gallons capacity has been formed and is approximately 90 feet above sea level.

The dam, constructed in reinforced concrete, has already been extended to increase the capacity of water but the structure itself is cracked in a number of places and leakage is apparent.

According to local information, in winter time the reservoir is completely covered by snow and the water is often frozen.

Melting snow and avalanches of stone often fall into the reservoir, thereby reducing its capacity.

The flow of water from the stream at the moment is sufficient, but a second available stream in the vicinity should be redirected to the reservoir to prevent any possible shortage as experienced during last winter.

Water from the reservoir is distributed and delivered by gravity directly to the individual houses.

No detailed layout of water main is available, but I am informed that the main pipe from the dam is $1\frac{1}{2}$ inches in diameter.

The majority of pipes are buried about 2'6" below ground level and no pipe bursts have been experienced.

The residents of the Point, however, have been requested to keep their taps running in winter time to prevent freezing.

Although water appears to be potable, a sample has been taken to the United Kingdom for chemical analysis.

At the moment water used is not filtered, although the reservoir is full of moss and other growths. The water may contain a certain amount of mineral deposits affecting the pipes.

We understand that the Government intends this season to erect a shelter over the reservoir hoping that in this manner the dam will be kept free from excessive accumulation of snow, thus preventing avalanches falling into and filling the reservoir. Perhaps this may improve the flow of water.

With regard to future policy, there are two alternatives:

- (i) To make use of the water supply from the de Pesco Company.

There are two lakes dammed and interconnected which provide ample water supply for their company and in addition one of the lakes provides hydro-electric power for the factory.

Water resources, however, are not sufficient to produce adequate and needed power supply for production.

In my discussions with the manager of the de Pesco Company investigating the possible supply of water to the Point, he saw no objection and promised to refer this matter to his Principal.

He also promised to give a quotation for the laying of the water pipes to the Point during the next whaling season.

If this course is acceptable, we suggest that the Government initiate negotiations for the supply and specifications and agree the rate. We would agree the route of the supply and provide supervision for the laying of pipes during the erection of the new Discovery.

Apart from the above, we will check the quotation for laying pipes against our own contractor's price and make recommendations.

We shall be awaiting your instructions.

- (ii) For the Government to make their own arrangements.

As the new Discovery House and Hospital will require a substantial amount of water, the means of supply as existing will be insufficient.

There are a number of ways to overcome this difficulty - for instance, by the erection of a large steel or concrete reservoir immediately beneath the dam, or the formation of a new reservoir at a higher level, but both methods may, in fact, prove expensive.

I would suggest, however, that this subject should be left pending my consultations with my colleagues, water engineers, in London and we shall advise you of our findings accordingly.

9) ELECTRICITY SUPPLY

Existing supply to the Point is based on the Government plant consisting of two 75 kw and one 27 kv diesel generators.

The current is in three phase supply 400/435 and 230/240 volts single phase. Light gas oil is used as fuel.

The existing tank has a storage capacity of 394 tons of water. Specific gravity of oil used as 15°C 0.85 and 0.842 and mixed in the tank.

The electricity supply is by underground cables the average output per day being between 30 and 50 kw. If the wireless station, however, should be fully operating, an additional 25 kw would be necessary (not all instruments, however, at the wireless station are used at the same time).

Although at present the electricity output is sufficient for the Point, when the new Discovery house and hospital are built, an additional generator will probably be required. This will involve extensions to the existing power house. There is very limited space available for the extension of the power house as the building has already been extended once.

The existing oil storage will also have to be enlarged by the erection of an additional tank and there is hardly space available in the immediate vicinity of the present tank.

The generator house and workshop appear to have been built too close to the existing tank and from the fire risk point of view this is, of course, undesirable, particularly as both buildings are of timber construction.

If the Government intends to rely, as we understand is the case, on its own supply of electricity, the problem of oil storage will have to be reviewed when a decision is made as to the type of heating installation which is to be provided for the new Discovery House.

Further extension to the workshop will have to be made, not only for maintenance purposes but also for storage of spare parts. The present workshop and storage space is inadequate for future needs, particularly if the Government intend to be self-sufficient.

We shall advise you upon completion of our investigations and after consultations with our heating and electrical consulting engineers of the need for extending generating power, fuel tank storage, size of the workshop for maintenance and stores.

This will be included in the final report when electrical and heating data have been assessed.

10) HEATING

All houses at the Point are provided with some form of heating, either by electric fires or central heating combined with hot water supply. In many cases both types of installation are combined.

Several types of oil burners are used, such as Hope's (Selectros) and Nu Way Heating Plants Limited.

All installations are apparently working well, although a good deal of maintenance and cleaning is necessary.

Gas oil fuel as for diesel generators is used. The oil is then distributed by underground pipes to individual storage tanks placed inside or outside the houses and this may create some fire hazards.

Cooking is done on oil or electrically fired stoves.

All appliances including heating in whaling stations are electric.

From the maintenance point of view the use of electricity for heating is advantageous but the comparative cost of oil fired appliances far outweighs the advantages of the use of electricity, particularly for heating and cooking.

Our final advice with regard to the methods of heating the new Discovery House will be embodied in my final report.

11) DRAINAGE (Sewage, waste water and roof water drainage)

In the majority of cases, a simple system of combined soil and waste water drainage is provided for each house.

Cast iron pipes buried approximately 2'6" below ground (on ground frost line) are connected up to a settlement tank which is usually situated slightly above high water spring level in a straight line from the house to the beach.

Effluent is then discharged directly on to the beach. High water tides keep the beach reasonably clean and free from odour and no complaints have been made about the inadequacy of the system.

The new Discovery House and Hospital will have to have a septic tank before discharging, free from pollution, clear effluent to the sea.

It is desirable that all pipes, soil and waste water, be kept internally, preferably in insulated internal ducts with temperatures above freezing point.

In some houses at the Point waste water, overflow and soil pipes are outside the building, and invariably freezes up.

The discharging of waste water into external open gutters is undesirable.

Rain water is allowed to drip freely from the roof on to the ground, or in some cases into open gutters. No rain water gutters or down pipes are provided as these cannot be used in the winter time and they are frequently damaged by the weight of snow.

12) REFUGE DISPOSAL

There is no refuge disposal or incinerators at the Point, the refuge being dumped or burned on the beach or even thrown into the Bay.

It is obvious that a refuge disposal incinerator oil or electrically fired should be provided when the new Discovery House is being built.

13) ROADS

Configuration of terrain of King Edward Point precludes development of road transport. The existing road between Grytviken and King Edward Point is of a very primitive character and is used only during the summer months as a path and occasionally by a tractor from the de Pesca Company.

During the winter the road is completely under snow and the proximity of the mountain causes avalanches, the road at that time being very dangerous.

The existing main paths on the Point are made up of beach gravel, but as it is expected that a tractor will be provided by the Government, it is suggested that a road from the beach to the new Discovery House be constructed in concrete during the building of the new Discovery House.

An existing narrow gauge rail track is used for the transportation of stores from the beach to individual houses.

As a tractor is being provided, advice from the Government will be needed as to whether the existing narrow gauge rail should be re-laid or removed when the new access road to the new Discovery is built.

14) COMMUNITY AT THE POINT

Apart from climatical and other considerations, as the building is designed for a specific purpose, the psychological aspect of people living at the Point should be taken into account.

The Point is the only permanent settlement in South Georgia and all people living there are Government employees who remain at the station for a period of two to three years before going home on leave.

Whaling stations have a migratory type of labour which comes for a whaling season lasting only six months in a year.

The people at the Point have to rely completely on its own food supply, which sometimes has to be ordered a year in advance. Whaling stations, however, provide facilities for the purchase of goods in small quantity.

Due to climatical conditions, no outdoor recreation facilities exist, an attempt at building a tennis court and an under-cover squash court having failed.

Apart from wireless, which is the main source of entertainment, weekly cinema in the whaling station is made available for the personnel at the Point.

Main sports are fishing, walking, climbing and skiing in winter are limited owing to weather conditions and indoor recreation is essential.

Present living quarters of Discovery House are far below accepted standards. Apart from general over-crowding, rooms are too small and in particular the communal rooms such as living and dining rooms.

Rooms at the new Discovery House should not be designed simply as bedrooms but as bed-sitters, sufficiently large to allow for personal entertainment.

Washing facilities in each room, in the form of a wash basin and preferably a shower, should be provided.

With regard to recreation rooms, a maximum number of indoor games should be allowed for to satisfy the diversity of interests..

The personnel at the Point living in a communal building, need a maximum amount of privacy and apart from providing normal living and recreation rooms, a quiet room, such as a library, to induce study, should be provided.

The Point, being in the shadow of Mount Duse lacks sunshine and causes a feeling of isolation during the winter months.

At the moment in the old Discovery House there are no facilities for entertaining and it is desirable that in the new Discovery House sufficient space should be provided for guests who should preferably be entertained in the communal rooms.

Because of the lack of vegetation in South Georgia, there is a pressing need for a solarium where a number of flowering, colourful plants could be grown. The design of the solarium should be as informal as possible, introducing stone and irregular patterned flower beds.

One of the greatest amenities on the King Edward Point is the awe inspiring view of the Bay and Mount Pageant. It is, in my opinion, essential that all inhabited rooms should have a large picture window facing this view. It is considered that this should play a prominent part in the design of a new Discovery House.

No

It is requested that, in any reference to this memorandum the above number and date should be quoted.



MEMORANDUM.

11th March 19 60

To:- The Hon. The Colonial Secretary,

Secretariat,

STANLEY.

From:- The Supt. P.E. Dept.

Stanley, Falkland Islands.

SUBJECT :-

58-59.

I have the honour to enclose a copy for your information details of heating etc. requested by Z Borys Esq.


Supt. P.E. Dept.

11th March

60

Sir,

I refer to your enquiry regarding problems relating to heating, lighting, and power services for the proposed Hostel/Hospital at King Edward Point, South Georgia and your request for my estimated figure regarding electrical loading, consumptions and costs. These figures which I will tabulate are approximations and it would be wise to obtain consultants opinions on these matters.

A building with a cubic capacity of 250,000 cu. ft. has been used as a basis.

1. Heating

250,000 cu.ft. Allow $1\frac{1}{2}$ watts per cu. ft.
 Connected load = 425 KW
 Allow diversity of 70% = 297.5 KW

2. Lighting

250,000 cu. ft Allow 100 watts per ^{1,000}cu. ft.
 Connected load = 25 KW
 Allow diversity of 40% = 10 KW

3. Small Power

50 Rooms.
 Connected load = 30 KW
 Allow diversity of 30% = 9 KW

4. Surgical Apparatus

Connected load = 30 KW
 Allow diversity of 10% = 3 KW

5. Cooking

Connected load = 25 KW
 Allow diversity of 40% = 10 KW

6 Domestic hot water

Connected load = 40 KW
 Allow diversity of 50% = 20 KW

Total connected load	=	575 KW
Allowing overall diversity of		60.5%
Demand	=	349.5 KW
Annual demand	=	3.061 x 10 ⁶ KWhrs
Allowing 0.6lbs of fuel per KWhr.		
Annual oil consumption	=	820 tons
Cost at £20 per ton	=	<u>£16,400</u>

Oil Fired Space Heating

250,000 cu.ft.

Allowing (a) 5,118 BTUs/1,000 cu.ft./hour
 (b) 18,000 BTUs/lb of fuel
 (c) Diversity 60%
 (d) Overall efficiency 80%

Annual Oil Consumption would be	=	208 tons
Annual cost at £20 per ton	=	<u>£4,160</u>

Electrical service in addition to space heating taking Lighting, Small power, Surgical apparatus, Cooking as tabulated.

Connected load	=	110 KW
Allowing overall diversity		29%
Demand	=	32 KW
Annual Demand	=	270,320 KWhr
Allowing 0.6 lbs per KWhr.		
Annual Oil Consumption	=	73 tons
Cost at £20 per ton	=	<u>£1460</u>

Domestic hot water heating by oil		
Annual consumption of oil	=	45 tons
Annual costs	=	<u>£900</u>

Therefore total costs for oil would be:-

Space heating	£4,160
Domestic Water	£ 900
Electricity	£1,460
Total	<u>£6,520</u>

Notes

In the event of the Hospital/Hostel project being adopted whether space heating by oil or electricity is used consideration will have to be given to increasing oil storage and generating capacity at King Edward Point.

I am,
 Sir,
 Your obedient servant

Supt. Power & Electrical
 Department.

Z. Borys Esq,
 Sullivan House,
 STANLEY.

2.11.60
 2.11.60
 15.1.6

 DECODE.

TELEGRAM.

No. 226.

From Administrative Officer, South Georgia.

To Colonial Secretary, Stanley.

Despatched : 14th March, 19 60. *Time :* 1140.

Received : 14th March, 19 60. *Time :*


No. 75. From Coleman to Borys.

Following message received Ringdal 11/3/60.

"I will meet Borys 21st Montevideo signed Ryan."

Administrative Officer.

P/L : IM

 Copy sent to Mr. Borys under comp. s]

P.O. BOX 551 FREETOWN SIERRA LEONE

TELEPHONE: FREETOWN 2730

CABLES: TECHIC FREETOWN

NICKSON AND BORYS & PARTNERS

ARCHITECTS AND TOWN PLANNERS

Z. BORYS, DIPL. ARCH., DIPL. CIVIC DESIGN (L'POOL), A.M.P.T.I.

ALAN CHAMBERS, DIPL. ARCH. (L'POOL), A.R.I.B.A.

CONSULTANT: RICHARD S. NICKSON, M.A., F.R.I.B.A., A.A.DIPL.

ASSOCIATED OFFICES

UNITED KINGDOM

BORYS, RIGBY CHILDS & GLOVER
33 WELDECK STREET, LONDON, W1

TELEPHONE: WELBECK 1081-2
CABLES: TECHIC LONDON

NIGERIA

NICKSON AND BORYS & PARTNERS
14-16 PORTO NOVO MARKET STREET, LAGOS, NIGERIA

TELEPHONE: LAGOS 24018-9
CABLES: TECHIC LAGOS

GHANA

NICKSON AND BORYS & PARTNERS
P.O. BOX 1647, ACCRA, GHANA

TELEPHONE: ACCRA 4100
CABLES: TECHIC ACCRA

RESIDENT ARCHITECT

Sullivan House,
Port Stanley.

16th March, 1960.

Dear Sir,

I have pleasure, on completing my preliminary investigations on the possibility of erecting a new Discovery House and Hostel Block, in enclosing:

- 1) Summary of investigations for building the above as carried out in South Georgia;
- 2) Sketch drawings consisting of
frontal elevation;
ground floor plan;
bedroom unit plan;
first floor plan;
second floor plan;
third floor plan;
fourth floor plan;
- 3) Preliminary contractual recommendations.

I hope that you will find the documents satisfactory, enabling you to formulate your own policy and give us necessary instructions.

For your information, in the meantime in London, I will proceed with completing our final report and prepare sketch plans in accordance with accommodation enumerated in the report, assuming that the total cost of the scheme, including furnishings, water supply, electricity and professional fees should not exceed £375,000.

I would be greatly obliged if you would cable to me in London in case any change of policy has taken place.

64.
NICKSON AND BORYS & PARTNERS

- 2 -

May I finally add how much I have enjoyed the pleasure of working with you and thank you for all the help you and your staff have given to me, enabling me to complete the preliminary stages of the scheme.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Borys', written in a cursive style.

for Borys, Rigby Childs and Glover

The Honourable A. G. Denton-Thompson, O.B.E.,
M.C.,
Colonial Secretary,
Port Stanley,
Falkland Islands.

DECODE.

TELEGRAM.

From Mr. Borys, R.M.S. Darwin.

To Colonial Secretary, Stanley.

Despatched : 19th March, 19 60. *Time* : 0040.

Received : 19 *Time* :

Meeting Ryan of de Pesca at Montevideo. Please advise agreement for me to discuss water supply for the Point South Georgia. Arranging two day briefing conference at Shripney Manor Fognor for architects team, structural and heating engineers, contractors and Crown representatives. Most desirable if Colonial Office representative on your behalf be present. Please advise my London Office your reaction and if possible name of nominated representative. Departing for South Africa 15th April.

Borys.

P/L : IM

Reply at 2469

GOVERNMENT TELEGRAPH
FALKLAND ISLANDS

SENT

Number

Office of Origin

Words

Handed in at

Date

21. 3. 60.

To (Conf. copy - phoned W/t Station 20th)
Doris RMA Darwin (Deps A/o)

68
B. J. S.
By all means discuss fully with Ryan stop We will telegraph name of C.O.
contact to your head office but it is my personal opinion that it is most
unlikely he would be able to attend meeting at Shipway Manor and that discussions
at official level have to be in London stop Bon voyage

Denton Thompson

Time JR/IN

DECODE.

TELEGRAM SENT.

From GOVERNOR to SECRETARY OF STATE

Despatched: 22.3.60

Time: 1530

Received:

Time:

FIDEP No. 26. Following for Hall begins:

33

Your Savingsgram No. 5 of 19th January. New Discovery House and Medical Block.

Consulting Architect (Borys) who will be reporting in full after he gets back to London has submitted a preliminary report and summary of recommendations together with sketch plans that show a worthwhile project inclusive of adequate water and electricity services to be a very much more costly proposition than we envisaged albeit without the expert investigation and advice we have now had. His first estimate was £500,000. After consultation it has been reduced to £375,000.

2. I fully appreciate that provision of so substantial a sum may present a serious problem but I hope that when his final report and its implications are being examined the following considerations will be kept well to the fore:

(a) Whatever happens the construction of permanent accommodation in place of Discovery House cannot be deferred much longer. In fact something must be done very soon and must include a new water supply to replace the one that failed last winter.

(b) The Government station at Grytviken is not just another FIDS base or expedition camp. It is the permanent headquarters of a British dependency much in the eye of the whaling companies and their foreign employees who judge British administration by the standards maintained at Grytviken.

(c) Whatever the fortunes of South Georgia whaling may prove to be it seems to me we must work on the assumption that we shall retain an administration with its ancillary services in being, and therefore we should build with permanent occupation and not temporary expediency in mind. The standard of accommodation should be sufficiently high to assist in the recruitment of good men and to keep them happy in a sub-antarctic climate.

(d) We must have good medical facilities and in this respect I have the interests of our own administrative staff and their families as much in mind as any assistance we can render in the way of supplementing the medical facilities of the whaling companies. There have been some very bad doctors indeed in South Georgia and not only at Pesca.

See 32

3. Question/

71
DECODE.

TELEGRAM SENT.

From GOVERNOR to SECRETARY OF STATE

Despatched:

Time:

Received:

Time:

- 2 -

5. Question of finance is not easy, because one always comes back to the point that for so long as the surplus revenues of South Georgia are employed to finance H.M.G.'s Antarctic policy, any South Georgia money spent in and on South Georgia will have to come from H.M.G.'s pocket in the form of a direct exchequer grant, a C.D.W. grant (for which it seems the medical block at least should qualify) or indirectly by reducing FIDS dependence on South Georgia revenues thus freeing the latter to finance this very necessary project. I think it would be unwise to commit the reserves except by way of security for a loan. Obviously the decision on finance can only be made in London.

4. If the project is to go ahead a very early decision will have to be taken so that a start can be made this summer (it will take two summer seasons to complete) and I very much hope that the Architect's proposals which have my full support can be given immediate consideration. I am sure it would help if you could see Borys when he returns. Ends.

GOVERNOR

Copy to Sec. FIDS JH.

G.T.C. : IM
Typed : AGDT/LH

GOVERNMENT TELEGRAPH SERVICE

FALKLAND ISLANDS

SENT

W. & S. LTD.

Number	Office of Origin	Words	Handed in at	Date
				24.3.60.
To				
	Tecnic London		(Deps A/c)	

Following for Dexys stop Colonial Office official who could be contacted is
H.P. Hall who is head of Pacific Indian Ocean Department

Colonial Secretary

Time AMPT/EM

GOVERNMENT TELEGRAPH SERVICE

Copy.

FALKLAND ISLANDS

RECEIVED

(W. & S. 250 Pd/7/59).

Number	Office of Origin	Words	Handed in at	Date
47	London	75	1715	14.4.60.

To
Lt Colonial Secretary Stanley

New discovery stop Have ~~xx~~ met Hall Colonial Office stop Sympathetic to scheme apprehensive on cost stop Our conference and investigations confirm feasibility of scheme being erected within estimated cost stop Sketch design reducing areas but maintaining original concept and disposition rooms has been prepared stop Detailed estimates showing separately cost of new discovery and hospital will be submitted colonial office on 20th April stop Will cable you estimates same time

Borys.

Time JC

Company Wakefield Fortune Limited
52 Haymarket,
London, S.W.1.

M/ LA/B/VAR. DATE 7/4/60
Administration

Falkland Island Dep.
Account

Falkland Island Dep.
Appointment N/A R/L etc
XXXXXXXXXXXX

Special Visit.
Departure Notices to:—

Colonial Secretary,
Port Stanley,
Falkland Islands 10

Maclean & Stapledon,
Casilla de Correo 193,
Montevideo. 1 cc.

A.L. McClure, Esq., Ec

Mr. Borys, Esq.,
Borys, Rigby, Chils & Glover
Consulting Architects,
6, Welbeck Street,
London, S.W.1.

First Class
Air

Passage to Freetown. via Paris.

for Mr. Z. Borys.

by Flights BE 344 807 AM 215
leaving London Paris Conakry
on 22/4/60 22/4/60 23/4/60

The Crown Agents have booked accommodation as shown. Special notes for
Administrations or their Agents appear in Section 5 below.

The Passenger has been advised as follows

The Company has been advised as follows

Your attention is drawn to the following

DECODE.

TELEGRAM.

From Mr. Borys, London.

To Colonial Secretary, Stanley.

Despatched : 28th April, 19 60 Time : 1730

Received : 29th April, 19 60 Time : 1030

New Discovery. Further to cable 14th April detailed estimate now submitted to Colonial Office as following. Proposed cost for full scheme buildings only, estimated cost as in United Kingdom -

Labour and Materials	£115,000
Shipping Labour and Materials	70,000
Accommodation in South Georgia	30,000
Extra cost of Labour in South Georgia	20,000
Extra cost of plant	20,000
Extra cost of sand and aggregate in South Georgia	2,000
Total	<u>257,000</u>
Equipment and furniture, cost in United Kingdom	35,000
Shipping	15,000
Site Handling	2,000
Total	<u>50,000</u>
Water and Electricity, cost in United Kingdom	18,000
Shipping	6,000
Site Handling	1,000
Total	<u>25,000</u>
Professional fees and expenses	45,000
Grand Total	<u>375,000</u> =====

Apportioned between hostel component and hospital as follows:-
Hostel figures first -

Buildings	132,000
	125,000
Equipment and furniture	20,000
	30,000
Water and Electricity	12,000
	13,000
Professional fees and expenses	21,000
	22,000
Totals hostel	<u>185,000</u>
Hospital	190,000
Estimated cost for hostel only including professional fees	235,000

Please cable any queries to Childs Technic London.

BORYS.

P/L:MF
Copy to A/O., F.I.D.T.

!! p.a.
A. J. J. J.
7.5.61
Palm
11/10/60

OVERSEAS OFFICE
6 WELBECK STREET LONDON W1
TELEPHONE: WELBECK 1681-3
TELEGRAMS: TECNIG WESDO LONDON
CABLES: TECNIG LONDON

1201A
BORYS, RIGBY CHILDS & GLOVER
ARCHITECTS AND TOWN PLANNERS
D. RIGBY CHILDS, A.R.I.B.A., A.M.T.P.I.
NORAH R. GLOVER, A.R.I.B.A.

**ASSOCIATED OFFICES
FOR WEST AFRICA**

NIGERIA

NICKSON AND BORYS & PARTNERS
14-16 PORTO NOVO MARKET STREET, LAGOS, NIGERIA.
TELEPHONE: LAGOS 24018-9
CABLES: TECNIG LAGOS

GHANA

NICKSON AND BORYS & PARTNERS
P.O. BOX 1647 ACCRA, GHANA
TELEPHONE: ACCRA 4180
CABLES: TECNIG ACCRA

SIERRA LEONE

NICKSON AND BORYS & PARTNERS
P.O. BOX 551, FREETOWN, SIERRA LEONE
TELEPHONE: FREETOWN 2730
CABLES: TECNIG FREETOWN
CONSULTANT TO NICKSON AND BORYS & PARTNERS
RICHARD S. NICKSON, M.A., F.R.I.B.A., A.A.DIPL.

ADMINISTRATIVE SECRETARY: CMDR. A. WOODS, R.N.

May 18, 1960.
our ref.: 5931.

Sir Edwin Arrowsmith, K.C.M.G.,
Colonial Office,
Whitehall, S.W.1.

New Discovery House and Medical Block
South Georgia

Dear Sir Edwin,

I am writing to confirm the suggestion which I made yesterday that should it be decided funds are not available for the hospital complete, then we consider it should be possible to add to New Discovery House (Hostel) one or two medical rooms. This together with a small amount of equipment would we estimate represent an extra of say £40,000 over and above the cost of building the hostel only at say £235,000, making thus a total for a reduced scheme of £275,000. If this were to be done, it might be possible to build the remainder of the hospital at a later stage; but the total additional expenditure involved in such a programme would be considerable.

My colleagues and I were delighted that you were able to visit us yesterday, and we so much enjoyed discussing this very interested project with you.

Yours sincerely,

Reggie Ansd

note

I hope something may come in about this by the next mail.
In spite of my remarks on the £80,000, the figure is still
being used.

Pl. b.u. 2nd August.

DA. 18.7.60.

Mr. Thomas discussed with the Governor the question of expenditure in South Georgia on new quarters for government officers. Mr. Hall, Mr. Radford, Mr. Whitefield and I were present.

The Meeting had before it two excellent water colour pictures of the proposed hostel and hospital to be erected in one block for the accommodation of single officers and for the use of the population of South Georgia. The Meeting was also aware of the plans prepared by Mr. Borys, the Architect who visited South Georgia to draw up plans for the new block. The Governor agreed with the Department that the magnitude of the sum involved (£375,000) put an entirely different complexion on the proposal to rebuild the present Discovery House. The figure he had originally suggested, i.e. around £80,000 was a pure guess and should not be used as a considered alternative estimate. Nevertheless, he appreciated that a general feeling had prevailed both in the C.O. and in the territory that expenditure of that order was involved.

Mr. Radford pointed out the disproportion of the large sum now involved to the small population concerned. He compared the proposal to build a hospital block at £190,000 with what could be done in the same way in Africa where it would benefit a vastly greater number of people. It was pointed out that the two things were not comparable and that in any case South Georgia, if it had been allowed to retain its own resources, could have financed the project itself. Nevertheless it was generally realised that as things were the financial commitment would in the end fall on H.M.G. in the U.K. since the use of South Georgia revenues for domestic purposes would involve an increase in the U.K.

/grant

74

grant in aid of the Antarctic operations. The legal view of the proposal to use C.D. & W. funds for the hospital block was quoted. This was to the effect that since there was no indigenous population in South Georgia the use of C.D. & W. money for a welfare project on the Island was ruled out by the terms of the Act. The project thus fell to be financed entirely from the Budget which would make it a more difficult proposition to put through the Treasury.

The discussion turned to the project itself, which it was generally felt might be rather elaborate for so small a community. There was no criticism of Mr. Borys' design or of his work generally, which was recognised to be first class. Nevertheless it was considered that his firm might be rather too high-powered to produce designs for the simple building which would be more appropriate. Although any kind of building adequate for the purpose would cost a large sum of money it might be that there was a cheaper alternative which would be beneath the notice of Mr. Borys. It was therefore agreed that the Building Adviser and the Crown Agents should be consulted as to the possibility of an alternative form of personal and hospital accommodation costing around the original figure of £80,000 suggested by the Government.

(M. A. Willis)
20th May, 1960

75

HCS

73 No mail received for this file which is brought up accordingly

[Signature]
2.8.60

[Signature]
76

G. E

Submitted

M 3/8/60

77

HCS

Let's give it another mail. *[Signature]*

B.U. 22.8.60.

BA. 3/8.60 BA 20/8

No mail
for

24/8/60.

78

HCS.

77. Nothing for this yet.

79

AM.
25.8.60

y.e. shall we invite attention
by telegram?

8
30/8/60

80

HCS.

I have had P.S. send Tel. at 81

AM. 30.8.60
on

/60

DECODE.

No. 12.

TELEGRAM SENT.

From SECRETARY OF STATE to GOVERNOR

Despatched: 29.8.60. Time: 1600. Received: 30.8.60. Time: 1500.

70 FIDEP No. 58. Your telegram FIDEP No. 26.

New Discovery House.

Architects have requested increase of lump sum reporting fee on the grounds £1,800 was based on percentage total contract prices £90,000 whereas Borys plan estimated to cost £375,000.

2. Generally accepted £90,000 too low and £375,000 too high. Crown Agents suggest ex gratia payment additional fee sufficient to bring lump sum up to $1\frac{1}{2}\%$ of £150,000 i.e. £2,250. Am advised this would be reasonable settlement. Do you agree?

84
I agree
GRA. 1.9.60.
H.C.S.

Secretary of State.

Reply at 89.

83
Para 3 of folio 35 sets out the fees payable.
If we accept the principle of payment according to contract
estimate then $1\frac{1}{2}\%$ of £150,000 might be reasonable. Y.E.
31.8.60 11/60

GTC : IM

85

to FIDT

82-84. S.W. will be necessary?

Allen

1.9.60

6
A.C.S.

You mentioned the receipt of (82) to me yesterday and I said that off hand we would probably need some more money. However, having now seen (82) this is not the case and there is sufficient money in the 1960/61 Estimates to meet the additional fee of £450 i.e. £2,250 compared with £1,800.

For the record - £5,000 was provided in the 1959/60 Estimates to meet the total cost of the architect's visit to South Georgia. Actual expenditure, however, amounted to £721. 4. 5 and covered hotel and passage expenses only.

A further £4,000 was inserted in the 1960/61 Estimates and from this £3,102 was paid by Crown Agents in July 1960. This was an interim account presumably made up from sections (a), (b), (d) and (f) of para. 3 of (35). I have asked FIDS London Office if they can obtain supporting vouchers.

At the moment there is still £898 available under 1 C 40 New Discovery House.

Handwritten signature

2.9.60

87

+1CS

we have sufficient money. Draft of

Handwritten signature

3.9.60 88

Handwritten signature
7/9/60

DECODE.

TELEGRAM SENT.

From GOVERNOR to SECRETARY OF STATE

Despatched : 5.9.60. Time : 1015. Received : Time :

82 FIDEP NO. 74. Your telegram No. FIDEP 58.

Agree payment £2,250.

Governor.

: DRM/IM.

bu 209 60

90.
EXTRACT FROM A.O's REPORT FOR 1959/60.

(Original in D/7/59)

NEW DISCOVERY HOUSE.

On 15th February 1960, Mr. Z. Borys of Borys, Rigby, Childs and Gloves, arrived in R.R.S. "Shackleton" to inspect possible sites, carry out preliminary surveys and discuss suitability of various designs for a new building to replace Discovery House. His terms of reference were that the building should be mainly a residential and medical block.

Some difficulty in finding a suitable location was experienced as most level ground on King Edward Point is already occupied. However, a fine stretch of level ground was found on a slightly higher elevation than the existing buildings, having good rock foundation under very little peat soil.

The designer visited the three whaling stations and discussed possible transport facilities with the managers.

On 1st March 1960, His Excellency the Governor, Sir Edwin Arrowsmith K.C.M.G. arrived in H.M.S. Protector and during the course of his visit had consultations with Mr. Borys. After careful consideration he agreed that the proposed site was suitable and should lend itself to the erection of a new Discovery House commanding fine panoramic views. Mr. Borys returned to Stanley with H.E. The Governor, where further discussions on the project were to take place.

See
No mail
17/9/60
22/9/60

HCS 73 and 81. Nothing in the mail. Extend the
bill until next mail?

23.9.60
Yes

2.11/1/60

On 2/11/60
(mail)

Q3

G. E.

you asked about this
we heard was 82 which gives as reference

our telegram 70 instead of the later conference

(I suppose this was because the telegram was an
error, being to give as a reference)

We seem to have sent 81 the day before 82
arrived. I had thought we could wait
till next mail but perhaps we should send

another telegram

Q4

HCS Yes "My Tel 127- Arr. S
Grateful for reply."

29/9/60

4/10/60

DECODE.

TELEGRAM SENT.

From GOVERNOR to SECRETARY OF STATE

Despatched: 9.11.60

Time: 1200

Received:

Time:

FIDEP NO. 59

Your telegram FIDEP 58. New Discovery H use.

I am visiting South Georgia next month and it is desirable that I should be able to tell staff what is happening. Please see my telegrams No. 127 and 141

Bu 21/4
~

ETC : MW

HCS

97

Have we yet had
any reply from C.O.
about how Discovery
House, S. Georgia?

~~THA~~.

28.10.60

th pm

HCS

98

No reply yet Sir

John

29.10.60

L.E.

31/10/60

BU
21/11/60
[Signature]

Y.E.

95/96 previous.

The Colonial Office is still silent. Would
you like me to send a further message pl?

22.11.60

101

HCS

96 was the last one we sent.

Let us wait until 29.11.60,

when pl. b.v. again.

ZRA. 22.11.60

BV 29.11.60

DECODE.

TELEGRAM SENT.

From GOVERNOR to SECRETARY OF STATE

Despatched : 30.11.60

Time : 0110

Received :

Time :

IMMEDIATE

FIDEP 92. Following for Hall.

Please see my telegrams FIDEP No.89 and Colony Nos. 127
and 141. I sail for South Georgia on December 6th.

GTC: LW

Reply at 103.

103
DECODE.

TELEGRAM SENT.

From SECRETARY OF STATE to GOVERNOR

Despatched: 2.12.60. Time: 0015. Received: 2.12.60. Time 1545.

FIDEP No. 77. From Hall.

New Discovery House.

102 Your FIDEP No. 92. There are still difficulties over financial provision but I will try to get a firm answer before you leave.

Secretary of State.

(Intld.)

DM

P/L : IM

104 2

DECODE.

No. 42.

TELEGRAM SENT.

From SECRETARY OF STATE to GOVERNOR

Despatched: 7.12.60 Time: 1610 Received: 8.12.60 Time:

No. 118. My telegram FIDEP 77 from Hall. Begins:-

New Discovery House Para 1. There is no hope of reaching firm conclusion to be of use to Governor during his present visit.

Secretary of State.

P/L : LH

Sfc Please repeat to Governor, S. Gurgin

Repeated *[Signature]*

[Signature] 12.12

1065
DECODE.

No. 70.

TELEGRAM SENT.

From SECRETARY OF STATE to GOVERNOR

Despatched: 30.12.60. Time: 1440. Received: 31.12.60. Time: 1000.

No. 129. New Discovery House.

Agreement now given in principle to finance largely from Falkland Islands Dependencies Survey budget building of a hospital and Government quarters South Georgia provided a suitable plan costing not more than \$125,000 overall can be drawn up. There will be a contribution at the rate of 1 in the 18.5 of cost of hospital side made available from central reserve. Subject to your agreement I will ask my Building Adviser to find a suitable architect to design building in timber units which could be shipped at beginning of 1961/62 season. Architect and possibly engineer would be engaged to work on design in the United Kingdom and then in South Georgia.

Secretary of State.

(Intld.)

IM Copy to A.O., F.I.D.T.

DM

DECODE.

TELEGRAM.

107 \$

From H.E. The Governor

To A.O., South Georgia

Despatched : 3rd January 1961 19 Time : 1500

Received : 19 Time :

No.1

Following telegram has been received from Secretary of State begins:

New Discovery House. Agreement now given in principle to finance largely from Falkland Islands Dependencies Survey budget building of a hospital and Government quarters South Georgia provided a suitable plan costing not more than £125,000 overall can be drawn up. Subject to your agreement I will ask my Building Adviser to find a suitable architect to design building in timber units which could be shipped at beginning of 1961/62 season. Architect and possibly an engineer would be engaged to work on design in the United Kingdom and then in South Georgia. ends.

2. It seems to me that we should be insistent on a building which is going to last and I am most doubtful whether suitable plans can be drawn up and materials shipped at beginning of 1961/1962 season. It seems to me it might be better to aim at construction beginning in 1962/1963 and the possibility of Albion Star undertaking the work should be investigated.

3. Internally Discovery House looks better than it has ever done but do you think the building can stand up to the gales of another two years?

4. On way up Clark asked me if Government might possibly be interested in acquiring Husvik as Government headquarters. Although there are many amenities there it would seem to me that we have too much invested in the Point to consider abandoning it and living so close to a whaling station which is not working would be like living in a ghost town. What are your views?

GTC : M

DECODE.

TELEGRAM.

108

From A.O., SOUTH GEORGIA

To H.E. THE GOVERNOR

Despatched :	6th January 1961	19	Time : 1200
Received :	6th January 1961	19	Time : 1750

No.1. Discovery House.

Fully agree building should be of lasting construction and if timber to be used most essential it be very well seasoned due to effect of the dry atmosphere and central heating. Suggest that information derived from Borys report it may be possible to draw up plans and specifications to where (site being agreed?) construction of foundation work could be commenced 1961/1962 season but that actual construction of building to commence 1962/1963 season.

Present Discovery House structure would have to be accepted as a calculated risk in view of difficulties commencing construction New Discovery before 1962/1963.

Presume Clark means Government acquire present building Husvik consider advantages outweighed by disadvantages and cost of adapting present building plus loss of capital invested in Point would be prohibitive.

Agree many difficulties would be overcome if Albion Star undertook construction (housing and feeding of workmen, transport of materials etc.) would stress this would have to be accepted by Albion Star as a building contract with strict conditions as to labour force, craftsmen and material. Not to be undertaken as a job incidental to, and dependant on, whaling conditions for supply of labour and workshop facilities.

GTC : MW

DECODE.

No. 3.

TELEGRAM SENT.

From SECRETARY OF STATE to GOVERNOR

Despatched: 9.1.61. Time: 1055. Received: 9.1.61. Time

Priority.

No. 5. My telegram No. 129.

New Discovery House.

4 - I would base instructions to architect on paragraph 6 and paragraph 7 of your savingram No. 56 of March 27th 1958 unless I hear otherwise from you.

Secretary of State.

(Intld.) DM

DECODE.

TELEGRAM SENT.

From GOVERNOR to SECRETARY OF STATE

Despatched : 10.1.61

Time : 1200

Received :

Time :

No.9

Your telegram No.129 New Discovery House.

I think the most important thing is that we put up a building which is going to last. If a wooden building is decided upon very well seasoned timber is essential. Present Discovery House has been well decorated and is now a more cheerful place to live in. After consulting Administrative Officer I think we could accept risk of structure lasting until 1962/1963.

2. Suggest following programme:

- (i) Building to be designed within ceiling of £125,000.
- (ii) Plans to be discussed in England with Administrative Officer (and possibly Governor) during Summer 1961. Also to be discussed who should undertake building construction. There would be advantages in Albion Star contracting for work.
- (iii) Foundations etc. to be prepared 1961/1962.
- (iv) Building to be put up in Southern summer 1962/1963.

GTC : MW

DECODE.

112

TELEGRAM SENT.

From GOVERNOR to SECRETARY OF STATE

Despatched : 15.1.61

Time : 0900

Received :

Time :

No.8.

Your telegram No.5 and my telegram No.9. New Discovery House. In the event of Albion Star finally deciding to concentrate all activities at Grytviken there would be a number of good buildings (including hospital) available at Husvik. I am asking Administrative Officer to investigate possibility of moving some of them to King Edward Point if Government purchased them from Albion Star. This idea may be impracticable but it is worth considering. Please hold up further action in meantime.

CTC : MW

DECODE.

TELEGRAM.

113

From H.E. THE GOVERNOR

To ADMINISTRATIVE OFFICER, SOUTH GEORGIA

Despatched : 16.1.61

19

Time : 1200

Received :

19

Time :

No.9

Your telegram No.1 New Discovery House.

Grateful to have your views on possibility Government purchasing such of the Husvik buildings including hospital as you may consider necessary and re-erecting them at the Point. This of course would depend on Albion Star deciding finally to concentrate all activities at Grytviken.

GTC : MW

Reply at 116.

DECODE.

TELEGRAM.

From A.O. , South Georgia

To H.E. THE GOVERNOR

Despatched : 19th January 1961 19 Time : 1800

Received : 20th January 1961 19 Time :

No.11

Your telegram No.9 New Discovery House.

Difficult to give considered opinion without first viewing building Husvik with your suggestion in mind. Superficially some buildings apparently in good condition but believe structure old. Suggest for your approval I discuss Ringdal visit Husvik and then report.

GTC : IM

DECODE.

TELEGRAM.

From Administrative Officer, South Georgia.

To Colonial Secretary, Stanley.

Despatched : 30th January, 19 61 Time : 1800
Received : 31st January, 19 61 Time : 1615

113. No: 18. Your Telegram No: 9.

New Discovery House. Husvik Building.

- (a) Villa
- (b) Officers living block
- (c) Hospital
- (d) Radio house

- (a) Main structure 45 years old with addition up to 15 years old very poor condition structurally.
- (b) Half building 10 years old fair condition other half 5 years old condition good.
- (c) One part 30 years old other part over 45 years old. Unfit to move owing to dilapidated condition worse than old Discovery.
- (d) Corrugated iron building main portion 30 years old and 2 extensions 10 years old.

(1) Building not prefabricated but cut and constructed on site. Outer covering all buildings except (d) 6 inch planking nailed into. Nail extraction prior to re-erection major job in itself and probably resulting in much damaged material.

(2) In all above buildings most inside walls of soft wood sheeting which would probably have to be renewed on re-erection. Where not covered by sheeting tongue and groove boarding.

(3) Apart from purchase price of building, replace damage material, foundation etc., estimate to dismantle move and re-erect at Point would cost in working hours 3 times as much as erecting similar type of new building at Point. Erection cost new bungalow Point approximately £3,000 each. Hourly rate of pay unskilled labour £1. skilled labour £1. 5s.

(4) Consider in view of costs and age of building re-erection impracticable. Ringdal's personal view given in confidence and cannot be quoted re-erection very expensive for value received.

2. Have not had opportunity to see Borys' report but understood from him that his final figure would include road, new building, expansion, electrical and water supply hospital and dental equipment, laundry, bakery and kitchen appliances built in furniture, furnishing and equipment. Allowing for his fee, the expected life of the proposed building consider his figure ready for use and worth reconsidering, because when service and supplies mentioned above, which are essential to new building, are subtracted from his total estimate cost actual building would probably be within the limits given by the Secretary of State for the Colonies.

ADMINISTRATIVE OFFICER.

GTC:IM
Typed MF

TELEGRAM.

From H.E. THE GOVERNOR

To A.O., SOUTH GEORGIA

Despatched : 2nd February 1961 19 Time : 0930

Received : 19 Time :

NO.19

Thank you for your helpful telegram No.18. I quite agree with your views.

2. Regarding final paragraph Borys estimated £257,000 without equipment, furniture etc.

3. I do not know if you were sent copy of Savingsgram No.56 of 27th March 1958. In it following provision was included for hospital:

- (i) two 4 bed wards (one medical and one surgical)
- (ii) two side wards (which would normally have one bed in each but which would be large enough for two beds)
- (iii) theatre with sterilising and anaesthetic annexes
- (iv) X-ray room and dark room
- (v) consulting room and small treatment room
- (vi) dispensary and drug store
- (vii) dental surgery
- (viii) waiting room to serve both dental surgery and consulting room
- (ix) duty room and usual offices
- (x) accommodation for one orderly

4. Whilst Albion Star continue to operate main need at Point is accommodation for any Point people who may get sick, particularly women. If Pesca did close down we could, no doubt, take over their hospital facilities at Grytviken at any rate until we could put up our own at the Point. I do not think there is a hope of our building and equipping a New Discovery House and hospital within the ceiling of £125,000. Might it perhaps be better to ask for a New Discovery House together with a small separate house to provide accommodation for any people who are taken sick? This would mean that Albion Star would continue to employ a doctor who would be available to come to the Point to attend any cases there. The standard of medical officers at Grytviken has improved and I would think that under the present management would be maintained. Please let me have your views on this and what you would consider to be the necessary hospital accommodation needed at the Point.

Reply at 118.

BU 10/2/61

DECODE.TELEGRAM.

From Administrative Officer, South Georgia.

To Colonial Secretary, Stanley.

Despatched : 7th February, 19 61. *Time* : 1330.

Received : 8th February, 19 61. *Time* : 0945.

117

No. 22. Your telegram No. 19.

Hospital accommodation Point.

Suggest building should be annexure to New Discovery for cooking facilities. Hospital accommodation to consist of 2 (2 bed) wards with bathroom and 2 lavatories. Surgery and small pantry. Surgery to contain steriliser and incinerator for disposal of surgical dressings.

Administrative Officer.

(Intld.) DM

GTC : IM.

DECODE.

TELEGRAM SENT.

From GOVERNOR to SECRETARY OF STATE

Despatched : 9.2.61 Time : 1200 Received : Time :

NO. 26

112 My telegram No.8. New Discovery House. The Administrative Officer has now carefully examined the various buildings at Husvik and his advice, with which I agree, is that in view of cost of removal and the age of the buildings it would be impracticable to dismantle and re-erect them at the Point.

2. I am most doubtful whether New Discovery House to include hospital can be built within the ceiling of £125,000. As long as Albion Star continues to operate at Grytviken full hospital accommodation as set out in my savingram No.56 of 27th March 1958 is not an absolute necessity. Under new management it is likely that Albion Star will employ doctors of higher calibre than some of those employed in the past by Pesca. What is necessary at the moment is hospital accommodation at the Point in case of sickness of Government staff and in particular of the wives of officers serving there. I suggest therefore that hospital accommodation as an annex to New Discovery House (for cooking facilities) should be provided as follows:-

two 2-bed wards with bath room and two lavatories

a surgery and small pantry

3. In the event of Albion Star closing down we should need a small operating theatre, a dark room for X-ray development, a dental surgery and a drug store. The building should be so designed that this extra accommodation could be added to it if and when necessary.

4. In view of the limited funds available I think this would be the most satisfactory arrangement at present.

GTC : MW

Copy sent to A.O., S.G. 9/2/61

BU ~~25.2.61~~
15.3.61
15.4.61

120

G.E.

2 Drafts at BC for approval please

HCS 121 8² 18/4/61 121

Re-drafts returned.

18.4.61.

124
122

EXTRACT FROM
RECORD OF DISCUSSIONS HELD AT GOVERNMENT HOUSE ON TUESDAY
11TH APRIL, 1961, BETWEEN HIS EXCELLENCY THE GOVERNOR, THE
HONOURABLE THE COLONIAL SECRETARY AND CAPTAIN COLEMAN, ADMIN-
ISTRATIVE OFFICER, SOUTH GEORGIA.

(Original in D/22/59)

New Discovery House

123
123

It was understood that Albion Star were negotiating with a Norwegian firm for the construction of a Freezing Unit at Grytviken and it was decided that an approach should be made to Albion Star with a view to discussing the possibility of the same contractors handling the Discovery House task. The initial requirements being the preparation of the site and construction of foundation during the coming summer. It was thought that the cost of water installation could be considerably reduced if water could be conveyed from the existing supply by a plastic pipe line running underwater. A telegram should be despatched enquiring if this method would be suitable and at what cost the piping could be supplied. A further telegram should be sent asking if the architect is carrying on with the modified plan.

DECODE.

TELEGRAM SENT.

From GOVERNOR to SECRETARY OF STATE

Despatched : 18th April 1961

Time : 1730

Received :

Time :

No. 54

119

My telegram No. 26 New Discovery House.

Grateful to learn if architect is proceeding with modified plan.

2. Question of water supply mentioned on pages 12 to 14 of Borys' report was discussed with Administrative Officer during his recent visit. It is considered possibility of conveying water from whaling factory to site in plastic pipe is worth investigating. Distance involved would be approximately one mile of which (again approximately) $\frac{3}{4}$ mile would be under water. We have no information here regarding plastic pipes or their suitability for such a pipe line, and I should be grateful if this could be investigated.

Reply at 125.

123
124
Colonial Secretary's Office,
Falkland Islands.

18th April 1961

Sir,

I am directed to refer to the discussions regarding the possibility of your Company undertaking the contract for the erection of the new Discovery House at King Edward Point, South Georgia, and to say that His Excellency the Governor will be in London in July and would like to discuss this further.

It is thought that the work required next summer would be limited to the preparation of the site, and of foundations.

I am, Sir,
Your obedient servant,

Signed R.H.D. Manders

COLONIAL SECRETARY

D.J. Clark Esq.,
Albion Star (Southampton) Ltd.,
National Provincial Bank Chambers,
Canute Road,
Southampton

BW 15.7.61

DECODE.

No. 17.

TELEGRAM SENT.

From SECRETARY OF STATE to GOVERNOR

Despatched: 9.5.61 Time: 1630 Received: 10.9.61 Time: 1530

123

No. 49. Your telegram No. 54.

New Discovery House.

Advice of Timber Development Association and Crown Agents is not to appoint architect but approach contractor with architecture services. Woodhouse is in touch possible contractor.

2. General view is that plastic pipes suitable and this will be borne in mind.

Secretary of State.

G.T.C. : LH

(Intld.) DM

Y.E. for information
 12/5/61

DECODE.

126

TELEGRAM SENT.

From GOVERNOR to SECRETARY OF STATE

Despatched : 13.5.61

Time : 1200

Received :

Time :

No. 63

Your telegram No. 49. New Discovery House.

125

I think we should keep in mind the possibility of Albion Star undertaking this work on contract. One of our great difficulties will be transport and housing of labour, but this would be greatly simplified if Whaling Company took contract. I understand that Albion Star contemplate erection freezing unit at Grytviken. Firm undertaking this might also be prepared to erect New Discovery House. I propose discuss this with ~~Gelaran~~ Clark in England and suggest in mean time that Woodhouse's negotiations with possible contractor should not go too far.

bu. 16. 6. 61.

GTC : MW

bu. 19. 9. 61
BU 21/2

bu. 10. 9. 61
BU 12. 9. 61

bu. 12. 9. 61

H.C.S.

While I was in England, Coleman and I had two meetings with representatives of the Colonial Office, the Crown Agents, and a firm of contractors, regarding the construction of a new Discovery House. The contractors had considerable experience of this type of work, and were prepared to accept a contract for South Georgia. They had prepared plans on very much simpler lines than those submitted by Borys. The matter is now with the Crown Agents, and we should hear something definite before long. It was considered that the building could be put up during one season, provided a ship could be chartered to bring the construction gang and the materials to South Georgia, and it would also provide living accommodation for them while they are there.

22nd September 1961

21
8-

BU 271161

PST 225/15/01
 MC/3 South Georgia.
 P.I.L. 438.

13 September, 1961.

Thank you for your letter of August 1st about New Discovery House.

I can now confirm that Messrs. Sims, Sons and Cooke should be ~~integrated~~ invited to tender without competition. As you say, they should be asked to furnish a specification describing in detail the materials and works included in their offer and to provide a breakdown of costs. Reasonable charges for work done in preparing the tender should be acceded to should the project not result in an order for them.

It has been decided that the alternative site suggested on the Tennis Court shall not be proceeded with and the building should be put up on the Shooting Range site.

(R.O. Pettitt)

F. MLLIOYT, ESQ.

Rec 26.10.61
 (mail)

DECODE.

No. 13.

TELEGRAM.From Crown Agents, London.To BRIDGEMAN, Colonial Secretary, Stanley.

Despatched : 23rd October, 19 61. Time : 1734

Received : 24th October, 19 61. Time : 0945

Following for Coleman.

Regret suspect tonnage error confirmed by Sims
after your departure. Estimated now at 1250 shipping
tons of 40 cubic feet 400 tons dead weight including
plant. Expect significant reduction in freight now
being investigated.

Crown

2/2/61
BU - 2/2/61
We are a bold estimate
of all the things we offer by
which we can - we must also be sure
we have a lot of things to share.
2/10/61

P/L : UN

Copy to: Mr. Coleman.

GOVERNMENT TELEGRAPH SERVICE

FALKLAND ISLANDS AND DEPENDENCIES.

SENT

(W. & S. L. 250 Pd/7/59).

Number	Office of Origin	Words	Handed in at	Date
	Psy			27.10.61
To				
etat CROWN LONDON				DEPSA/c

No. 380. Yourtel of 23rd October to Coleman stop Please telegraph revised estimate stop Please confirm that cold storage is provided for Secretary

BU 7/11

5 20/10

Time RHD/LH

Reply at 132

DECODE.

No. 20.

TELEGRAM.

From Crown Agents, London.

To Colonial Secretary, Stanley.

Despatched : 31st October, 19 61. *Time :* 1235

Received : 31st October, 19 61. *Time :* 1515

131
Discovery House your telegram 27th October.
Intending to provide cold storage as discussed at
meeting. Unable to quote estimated cost now be-
cause fresh investigations proceeding over Albion
Star agreement to accommodate fifteen men at Grytviken
and assist with freight. Will report.

Crown

P/L : LH

DECODE.

No. 10.

TELEGRAM.From Crown Agents, London.To Colonial Secretary, Stanley.

Despatched : 6th November, 19 61. Time : 1630

Received : 7th November, 19 61. Time : 0945

New Discovery House. Authorised total cost not exceeded on provisional estimates but margin slight. Seeking authority from Co. for Simms to visit South Georgia to acquire information for tendering and construction. Firm quotations secured and open till end of year for Albion Star accommodation for fifteen men at Grytviken also outward passages with freight on Falkland Islands vessel A.F.S. Could this berth at Government wharf.

16 low water

Reply at 136.
Copy to AC/IST

Crown

135

P/L : LH

HCS A.O anticipates no further difficulty
So Lf 8/27/11/61

B.U.F.

JBA 27.11.61

g.f. 134

For information of g.f. & A.O

7/11/61

GOVERNMENT TELEGRAPH SERVICE

136

FALKLAND ISLANDS

SENT

W. A. S. LTD.

Number	Office of Origin	Words	Handed in at	Date
	Psy			28.11.61
To	etat CROWN LONDON			DEPSA/c

133 No. 408. Yourtel 6th November Administrative Officer anticipates
no berthing difficulty stop Draft at low water sixteen feet

Secretary

BU 3.1.62 HRCW

Time HLB/LH

DECODE.

No. 90.

TELEGRAM SENT.

From SECRETARY OF STATE to GOVERNOR

Despatched: 13.11.61 Time: 1350 Received: 14.11.61 Time: 1000

138

No. 90. Crown Agents telegram 6th November to Colonial Secretary.

Agreement to visit by Sims given if you approve and Crown Agents have been told to make arrangements with you direct.

Secretary of State

138

W. E.

Submitted

139

52 15/11/61

P/L : LH

Any further word?

28A 2.12.61

140

We can now telegraph to Crown via 133

275 505 has informed us of approved Presque Arrangement

all in hand

or

4/10/61

DECODE.

No. 17.

TELEGRAM.

From Crown Agents, London.

To Colonial Secretary, Stanley.

Despatched : 5th December, 1961. Time : 1543

Received : 6th December, 1961. Time : 1015

PRIORITY.

New Discovery House arrangements imminent for visit to South Georgia of Oscrift outside supervisor for Simms at builders instigation to gain information for tendering. Master of Kista Dan agrees to passenger joining ship at Montevideo. Please confirm accommodation available for Oscrift at Stanley and Grytviken and inform of any return opportunity preferably before Kista Dan. Shall we instruct Oscrift to report to you for discussions on planning siting services storage transport and other builders arrangements as well as to Administrator at Grytviken. Sending revised plan prepared here showing building reduced from 192 feet to 176 feet long which retains essential accommodation. Oscrift will need survey equipment and man to assist. CO sanction for visit obtained but confirm your agreement earliest please.

Crown

142

G.E. Submitted

FIDS office tells me that Kista Dan is going straight from here to S. Georgia.

P/L: LM

✓ to I presume that this is correct.

Reply at 144.

✓ We can ask A.O. to confirm accommodation available & report any return opportunities

Presumably no difficulty about A.O. providing a man but I wonder whether survey equipment is available. We can lend diving

level & theodolite but naturally don't want to send these to S. Georgia. We could

ask A.O. about all this but I wonder whether

we should not suggest to Crown how that ~~man~~ Mr. O. brings his own equipment. We could at the same time confirm our agreement and that no difficulty

is anticipated about accommodation.

We would certainly put him up here if necessary
but I wonder whether it is worth his leaving the
the Little Dam.

S-

6/12/66

H. C. S.

We should telegraph right away to say this visit is agreeable, that we are consulting A.O. regarding homeward passage, but unlikely to be opportunity available before return 'Kista Dan'. Say also we are enquiring availability survey equipment South Georgia. We need not bother to ask that Oscroft should be instructed to report to us - Crown Agents seem to think that he may get lost in Stanley!

December 6, 1961

RA

g.

DECODE.

TELEGRAM.

144

From Colonial Secretary, Stanley.

To Crown Agents, London.

Despatched : 7th December, 19 61. *Time :* 1215

Received : 19 *Time :*

141

No. 425. Your telegram of 5th December visit agreeable. Consulting Administrative Officer South Georgia regarding availability of survey equipment and homeward passage but unlikely opportunity will occur before return Niata Dan.

Colonial Secretary

D/S : HUB/LM

KIV 143

DECODE.

TELEGRAM.

From Colonial Secretary, Stanley.

To Administrative Officer, South Georgia.

Despatched : 7th December, 19 61. Time : 1515

Received : 19 Time :

No. 196. New Discovery House. Crown Agents advise arrangements imminent for visit to South Georgia of Osocroft outside supervisor for Sims. Grateful you confirm accommodation available and advise of any possible return opportunities before Kiata Day. Osocroft will require an assistant and survey equipment. Presumably assistant available but what is position regarding equipment.

Colonial Secretary

Reply at 146.

BU 14-12-61

P/L : HLB/LH

EXTRACT FROM TELEGRAM TO SECFIDS. FROM FIDS. LONDON OF 8.12.61.

(Original filed in: 1961/II)

Kista sailed 2nd joining Montevideo Crown Agents Elliot
Oscroft for South Georgia.

LM

DECODE.

No. 102.

TELEGRAM.

From Administrative Officer, South Georgia.

To Colonial Secretary, Stanley.

Despatched : 8th December, 1961. *Time :* 1710

Received : 9th December, 19 61. *Time :* 1015

145

No. 219. New Discovery House your telegram No. 196. Confirm accommodation available. Theodolite and surveyors staff as used by Borys available from Leith. Unskilled assistant available. No known opportunity to return before Kista Day.

Administrative

P/L : LH

DECODE.

TELEGRAM.

From Colonial Secretary, Stanley.

To Crown Agents, London.

Despatched : 11th December, 1961. Time : 1545

Received : 19 Time :

144
146

No. 428. My telegram No. 425. Administrative Officer now advises. "Confirm accommodation available. Theodolite and surveyors staff as used by Borys available from Leith. Unskilled assistant available. No known opportunity to return before Kista Dan".

Colonial Secretary

By for arrival Osoff on
Kista Dan ?

P/L : HLB/LH

ACB
- We shall need to book accommo
in Montevideo. Dated 13.12.61

DECODE.TELEGRAM.

No. 35.

From Crown Agents, London.To Colonial Secretary, Stanley.

Despatched : 18th December, 19 61. Time : 1750.

Received : 19th December, 19 61. Time : 1015.

147.

Your telegram No. 428. New Discovery House
contractors confirm Osceola will depart London on
21st December.

Crown

G.E. Submitted.

152.

no room in the Hotel.

I could find him at if necessary
and I think he could stay on board 2.

P/L : TE

20/12/61

BU
To enquire re Osceola's re

15/2/61

THE FOLLOWING REFERENCE AND THE
DATE OF THIS LETTER SHOULD BE
QUOTED IN COMMUNICATIONS.

BUF Wagon

153.

CROWN AGENTS

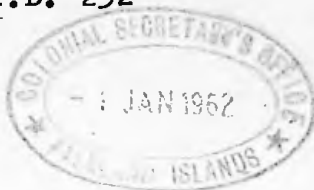
FOR OVERSEA GOVERNMENTS AND ADMINISTRATIONS

Q/EC3/South Georgia F.I.D. 232

TELEGRAMS { INLAND: "CROWN, SOWEST, LONDON."
OVERSEA: "CROWN, LONDON."

TELEPHONE: ABBEY 7730

TELEX NO 24209



4. MILLBANK.
LONDON, S.W.1.

18th December, 1961.

Sir,

New Discovery House - South Georgia

I am directed to confirm the despatch of the following
telegram on 5th December, 1961:-

SECRETARY PORTSTANLEY

NEW DISCOVERY HOUSE ARRANGEMENTS IMMINENT FOR
VISIT TO SOUTH GEORGIA OF OSCROFT OUTSIDE
SUPERVISOR FOR SIMMS AT BUILDERS INSTIGATION
TO GAIN INFORMATION FOR TENDERING @ MASTER
OF KISTA DAN AGREES TO PASSENGER JOINING SHIP
AT MONTEVIDEO @ PLEASE CONFIRM ACCOMMODATION
AVAILABLE FOR OSCROFT AT STANLEY AND GRYTVIKEN
AND INFORM OF ANY RETURN OPPORTUNITY PREFERABLY
BEFORE KISTA DAN @ SHALL WE INSTRUCT OSCROFT
TO REPORT TO YOU FOR DISCUSSIONS ON PLANNING
SITTING SERVICES STORAGE TRANSPORT AND OTHER
BUILDERS ARRANGEMENTS AS WELL AS TO ADMINISTRATOR
AT GRYTVIKEN @ SENDING REVISED PLAN PREPARED
HERE SHOWING BUILDING REDUCED FROM 192 FEET
TO 176 FEET LONG WHICH RETAINS ESSENTIAL
ACCOMMODATION @ OSCROFT WILL NEED SURVEY
EQUIPMENT AND MAN TO ASSIST @ CO SANCTION
FOR VISIT OBTAINED BUT CONFIRM YOUR AGREEMENT
EARLIEST PLEASE

CROWN

Sanction for the visit of Mr. Oscroft representing Messrs
W.J. Simms Sons & Cooke Ltd., was given by Colonial Office if
the builders found it necessary to send their representative
before completing their tender, and also on the understanding
that the cost of the visit might be included in any claim for
work done should the project not result in an order for Simms.

The builders subsequently confirmed their desire to send
Mr. Oscroft.

At a meeting held in this office in July, Simms produced
preliminary drawings Nos. SE.4/2 to 4 inclusive showing a
proposal for a two storey building of 192 ft. x 32 ft. in plan
comprising a timber framed structure carried on precast concrete
pillars giving a clear height of approximately 6 ft. from ground
to the underside of the lower floor.

Contd. Over.....

The Colonial Secretary,
Port Stanley,
FALKLAND ISLANDS.

PE/MM

133
Volume
bc
It has been conveyed to you in a telegram dated 6th November, 1961 that although the authorised total cost of the building is not exceeded on provisional estimates the margin for contingencies is very slight and therefore, with a view to making the most economical use of the available floor space, a modified plan shown on Drawing No. EC.14695, two copies of which are attached, has been prepared in this office. This drawing shows a proposal for reducing the length of the building from 192 ft. to 176 ft., that is to say, a reduction of two 8 ft. bays. This has been effected by transferring the six man dormitory from the lower floor to the upper floor and eliminating some of the "spare" "store" rooms on the upper floor as included on Simms plans.

It is concluded that the essential requirements of the Colonial Office schedule, reference SFT.223/15/01-E/50 dated June, 1961 prepared by Mr. Woodhouse are met by the modified arrangement shown on Drawing No. EC.14695 which provides a total floor area of 13056 sq. ft. comprising two main floors of 5632 sq. ft. with ground floor enclosures totalling 1792 sq. ft. for access lobbies, boiler and tank room, cold store, dark room, changing room, goods lift and general storage. Structural and other features of Simms plans have been retained. There is some reduction in the bathroom and W.C. accommodation compared with the C.O. schedule, but these add appreciably to the cost and the provision made on Drawing No. EC.14695 is believed to be quite adequate; in fact there may be room for further economies in washing facilities on the second floor plan having regard to the fact that each bedroom is to be provided with a wash basin.

The proposed re-arrangement of the sixteen bedrooms on the second floor plan will be noted. It would be possible at any time, if required, to isolate two bedrooms Nos. 15 and 16 or three bedrooms Nos. 14, 15 and 16, together with the adjoining single bathroom and W.C. by introducing a door in the corridor opposite bedroom No. 14. This proposal may be felt to meet any need which might occur either for additional hospital accommodation or for female accommodation which was considered in the preparation of the plan although it does not appear to have been mentioned during any discussion. In general it has been assumed that the planning is to be on an all-male basis.

The space between bedrooms Nos. 5 and 6 is intended as a landing and circulating space, and will afford the only public viewpoint from the second floor over the Bay. If not required for that purpose, the space could be used as a store.

At first floor level the planning is based, in general, on Simms proposals but provision is made for a future operating theatre in the medical section.

At ground level two enclosed lobbies give through access from either side underneath the main building. Combined with these are the medical store and dark room at one end and the boiler room and cold store, etc., at the centre of the block.

Contd. Over.....

Excavation may be required for the boiler room in order to give the requisite height, but the extent of the excavation, which will be limited to the absolute minimum, will be finally determined after the survey of the site has been made and other details have been settled.

to follow
A copy of a schedule showing the approximate accommodation provided by Drawing No. EC.14695A is attached, the drawing has also been submitted to Mr. Woodhouse, who has expressed his general agreement and a further copy has been sent to Simms as a basis for their tender. Nevertheless, the plan shown on Drawing No. EC.14695A will not be regarded as final until the results of Simms visit are known.

You have been given, in telegrams, a summary of the proposed arrangements for sending the builders materials, equipment and men, and for accommodation at Grytviken, during the construction. The proposal for chartering a vessel to convey materials and to provide accommodation proved to be much too expensive, and some time elapsed before a reasonable alternative could be found.

Present proposals which are subject to final authority from C.O. for an order to be placed are for materials, equipment and 15 builders men to be carried from London to Grytviken by the Falkland Islands' vessel AES loading during the first week of September, 1962. You have confirmed that you see no objection to the vessel berthing at the Government wharf, so that the cost of lighterage will be avoided. Albion Star have made an offer to accommodate the 15 men at their whaling station at Grytviken during the period of construction, but have given no assurance that they will be able to assist with the men's repatriation. The return passages are therefore left open for the present until after Simms visit, when an estimate of the construction time should be forthcoming. Experience suggests that the difficulty of arranging return passages is not to be minimised and, naturally, the builders will not be tolerant of delay in arranging for the return of their men.

As there has been no extension of C.O. authority beyond securing a firm tender for the building, the question of securing the option which expires in January, of the AES Charter, also on the Albion Star offer for accommodation, will need to be considered because the tender is not expected before March, 1962. It is possible that the companies concerned will accept provisional reservations but this will need to be taken up when the time comes. An early decision after the receipt of the tender will be essential if the programme is to be met.

I am, Sir,
Your obedient servant,

Feltham

*Subsequent Telegrams from you
are acknowledged
in further letters
to follow.*

THE FOLLOWING REFERENCE AND THE
DATE OF THIS LETTER SHOULD BE
QUOTED IN COMMUNICATIONS.

CROWN AGENTS

FOR OVERSEA GOVERNMENTS AND ADMINISTRATIONS

156
03 South Georgia F.I.D. 232.

4. MILLBANK.

LONDON. S.W.1.

TELEGRAMS { INLAND: "CROWN, SOWEST, LONDON."
OVERSEA: "CROWN, LONDON."

TELEPHONE: ABBEY 7730

TELEX NO 24209

19th December, 1961.

Sir,

New Discovery House - South Georgia.

153 I am directed to refer to the letter sent from this Office on 15th December and to give information on further developments. The letter of 15th December was dictated some time earlier but was not despatched until certain arrangements for the Tender had been completed with Messrs. W.J. Simms Sons & Cooke. Consequently the letter does not cover the full exchange of telegrams concerning the visit of Mr. Oscroft, which has subsequently taken place. Your telegrams Nos. 425 dated 7th December and 428 dated 11th December are now acknowledged and arrangements for the visit of Mr. Oscroft are now complete.

159
153 Two copies of the invitation to tender to Simms are now attached. The invitation, which is based on the Drg. No. EC14695A sent to you with the letter dated 15th December, is accompanied by a draft specification described as appendix 'A' and a provisional list of furnishings, fittings and equipment appendix 'B'. You are invited to consider the Invitation and the appendices and to notify this Office in due course whether the requirements have been met. Any observations you may have to make will doubtless be reserved until discussions have taken place in South Georgia with Mr. Oscroft, and in this connection, it would be helpful if a summary of any directions affecting the Building which may be given to Mr. Oscroft could be conveyed to this Office in order to facilitate subsequent negotiations with the Contractors. The documents enclosed with this letter are sent in duplicate to enable one set to be forwarded to the Administrator. Amendments which may be required can be indicated on a copy of the drawing or on the documents and returned to this Office with your observations.

In the course of the meetings held at the Colonial Office and in this Office during the Summer, it was stated that the building was to be supplied complete with all fittings and furnishings "down to knives and forks". This conveyed a broad description of the requirements but it offers wide scope for detailed interpretation. Consequently, in the absence of a comprehensive knowledge of the functions of the building and the needs and numbers of the occupants, the list of furnishings and equipment shown on appendix 'B' is a provisional one drawn up for the purpose of completing and issuing the Tender documents. It would therefore be appreciated if you will give particular attention to appendix 'B' and, if possible, give some supplementary information on the equipment required for the Medical Block, Kitchen, Laundry, etc. Proposals for the equipment will no doubt be forthcoming from Simms or the advice of Specialists could be sought, but, having regard to the need for the utmost economy, it will be better to have views based on first-hand knowledge of the requirements.

The Colonial Secretary,
Port Stanley,
Falkland Islands.

PE/MEW.

Continued/para.....

In relation to the draft specifications for the building it will be noted that the construction of permanent access, either in the form of a track or an extension of the light gauge railway track is not contemplated because of the need to keep the overall cost of the building within the figure of £125,000 which has been mentioned by the Colonial Office. For the same reason no extra electric generating plant has been provided for and it is unlikely that a pipeline and pumping facilities for gasoil supply can be included although the builders have been asked to look into the question of piped oil supply.

It has been stated that there is little margin for contingencies within the authorised total cost having regard to the scope and unusual nature of the undertaking and to the unpredictable delays to the work which might occur. Provisional estimates have been based on a tentative figure given by Simms, on 25th October, for manufacturing and erecting on the site the 192 ft. long building including all internal services and equipment and site works "for a sum in the region of £85,000". Freight and accommodation costs are based on firm estimates secured by the Shipping Department of this office and a summary of estimated costs, in round figures, is as follows:-

Building supplied and erected F.O.B.	£ 85,000
Freight based on 1,250 tons measurement or 400 tons dead weight, together with outward passages for 15 men on Falkland Islands vessel "A.E.S."	£ 14,000
Accommodation for 15 men for 180 days under Albion Star arrangements.	£ 6,750
Return passages by sea and air.	£ 5,000
Return Freight for plant.	£ 1,000
Insurance of Cargo, unloading, demurrage, storage at site, office and inspection charges.	<u>£ 6,700.</u>
	£118,450.
5% contingencies.	<u>£ 5,930.</u>
Total.	<u>£124,380.</u>

Simms original figure was stated to include only for internal services and the cost of the external services will not be known until after Mr. Oscroft has made his visit. The size of the building has been reduced since the estimate was made, and this should effect a saving but, on the other hand, site costs, also the cost of furnishings and equipment may each prove to be greater than provisional estimates.

Contd. Over.....

Referring to the copy of the letter of invitation to tender dated 11th December, addressed to Mr. Simms, it will be seen on the second page that there is reference to supervision of the works at the site on behalf of the Government. This point will arise when the final contract is drafted and it is not known what arrangements you will make for supervision and whether technical staff will be at the site to act for the Government, either for the duration of the works or to make periodic visits. Your comments on this point would be appreciated.

I am, Sir,
Your obedient servant,

K. M. S.

G/EC3/South Georgia V.T. 232

, Ext. 239.

11th December, 1961.

Gentlemen,

New Discovery House,
South Georgia

I am directed to invite you to submit to this office a tender for the supply and manufacture of prefabricated units, the supply of equipment and furnishings, all delivered V.O.M. London, for the construction, installation of services, finish and the equipment at Site near Grytviken in South Georgia, of a timber framed building on concrete foundations required to serve as a Hostel and Hospital to be known as New Discovery House.

The Tender is to be based upon the Draft Specification, Appendix 'A', attached and the drawing No. EC44695, two copies of which are attached; also, in respect of the supply of materials and equipment which shall be free of U.K. purchase-tax, upon Brown Agents' General Conditions of Contract dated June 1957; also for the works at the Site upon the Overseas (Civil) Conditions of Contract of the Institution of Civil Engineers; all of which, in the event of acceptance of your Tender, shall form the basis of a single Lump Sum Contract for the Supply and Construction of the New Discovery House.

The Tender shall not include for the cost of transport of plant, materials and equipment by sea from London to Grytviken, nor for the cost of returning plant by sea to U.K. Port, nor for the insurance for the same during the voyages. The Contract shall provide for your appointed representative in South Georgia to take over from the Government all cargo as consigned for the building after its discharge at the Government Wharf, Grytviken, and the former shall thereafter be wholly responsible for the plant, materials and equipment until the completed building shall be taken over on behalf of the Government.

The Tender shall not include for the cost of outward sea passages from London to Grytviken nor for the cost of return sea or air passages to U.K. port or airport in respect of your employees engaged upon the construction of the building but the cost of all insurances required by law and as may otherwise be deemed necessary shall be included.

The Tender shall include for the cost of accommodation and victualling which is to be provided by Messrs. Albion Star (Southampton) Ltd. at their Anchoring Station at Grytviken for your employees engaged upon the construction of the building for the duration of the Works at the Site and until they re-embark for return to U.K. The cost shall be assessed at the rate of £2 10s. 0d. per man per day.

The Tender shall provide for all plant, materials and equipment required for the building to be packed complete and made ready for shipment on a vessel loading at London Docks during the first week of September 1962, also for all personnel required for the construction at the Site to be ready to travel on the same vessel.

W.J. Simms Sons & Cooke Ltd.,
Hoydn Road, Sherwood,
NOTTINGHAM.

/Before

PE/MDN

Before shipment and during manufacture, materials and parts will be subject to the Inspection and Approval of the Chief Inspecting Engineer who may require for purposes of inspection the partial assembly of typical sections of the framework and of the cladding as defined in Appendix 'A'.

Supervision of the Works at the Site on behalf of the Government shall be exercised under arrangements subsequently to be defined.

The Tender shall include for making or improving and maintaining such access as may be required for conveying plant and materials from the Government Wharf at Grytviken to the Site during the construction but not for making a permanent access road nor for any fencing of the Site.

The Tender shall include for the installation of drainage, water, electricity and fuel services as described in Appendix 'A'. Electrical generating plant shall not be included.

The Tender must be submitted as soon as possible and preferably before the end of March, 1962, but in any event, in sufficient time to allow for consideration of your offer and for the subsequent issue of instructions, providing authority is forthcoming, for the manufacture and supply of the building and for its completion at the Site by the end of March 1963.

The Tender shall be accompanied by 1/8" scale drawings showing plans and elevations and cross sections and sufficient details to show the mode of construction. Sizes of members shall be shown and structural calculations shall be produced if demanded.

The Tender shall contain a schedule of rates and prices and the approximate f.o.b. value of the work shall be declared. This value would be required to be confirmed in detail in the event of an order being placed.

You have been granted authority to send at your expense a representative to South Georgia to acquire first-hand knowledge of local conditions and to gain from discussions with Government Officials additional information sufficient to enable you to complete your Tender and thereafter, if so directed, to proceed with the manufacture and construction of the building. If no order shall result from your Tender then a detailed claim for reasonable expenses incurred in making the visit will be entertained.

I am, Gentlemen,
Your obedient Servant,

8

NEW DISCOVERY HOUSE
SOUTH GEORGIA.

General Description 1. The New Discovery House is required by the Government of the Falkland Islands as a Hostel to provide living accommodation and indoor recreation facilities for personnel stationed at South Georgia also to provide accommodation for Medical and Dental Services.

The Tenderer is required to study the statement of requirements for the building and the description of site conditions contained in the document entitled "NEW DISCOVERY HOUSE AND MEDICAL BLOCK SOUTH GEORGIA: INVESTIGATION AND PROJECT DEVELOPMENT; VOLUME 1."

also to supplement this by acquiring at first hand sufficient knowledge of the site and of the conditions in South Georgia to enable him to submit a design and Tender for the building and for the construction thereof under the terms of the formal invitation to tender.

This specification is limited to general descriptions of the requirements in order to allow the Tenderer freedom to advance his own proposals to meet the stated requirements also to enable him to prepare the most economical design in relation to the needs of the Government and to the resources of his own organisation.

Site of Building.

2. The building is to be constructed at King Edward Point, South Georgia, approximately half mile SE/S. of Grytviken on the selected site at the Shooting Range. The principal axis of the building shall be sited as nearly as possible to coincide with the direction of

Cont.....(2)

the local prevailing wind at the Point, roughly NW/W and the building shall be sited on the raised beach between the sea and the foot of Mount Duff sufficiently distant from the Mountain to avoid risk from avalanches and falling boulders and approximately 20 ft. above mean sea level.

Site Access and Organisation.

3. The Contractor shall be afforded every available facility and access to the site by the Government and shall organise the work on the assumption that the Vessel carrying his men and materials will berth at the Government wharf approximately 1,400 ft. from the site. An existing Decauville type light Railway track gives access to within approximately 300 ft. of the site and the Contractor shall make and maintain such temporary improvement of access as may be required for the purpose of the construction but permanent access shall not be included in the Contract.

Storage of Materials.

4. The Contractor shall provide all necessary temporary covered storage for materials.

Excavation and Site Drainage.

5. The site shall be stripped of peat and soil and foundations shall be excavated to firm gravel and below the level of frost penetration approximately 3 ft. below ground level. The site shall be adequately drained into the sea or into natural drainage channels by constructing suitable land drains. Drainage ditches shall be back-filled with stone and gravel where these would cause obstruction.

The area beneath the lower suspended floor of the building and immediately beyond the limits of the supporting columns shall be pitched with stone and

Sewage and Waste
Water Disposal.

top dressed with gravel taken from the natural resources of the site.

6. Cast iron or other suitable drains shall be laid below frost penetration level and shall discharge into a septic tank constructed at a suitable position on the beach above high water level with an outfall to conduct the effluent into the sea below low water level and clear of obstruction by shingle. Grease traps and inspection chambers shall be provided as necessary. Pre-cast concrete units may be employed for the various chambers.

Water Supply.

7. A sectional cold water tank shall be installed within the building and protected from frost with sufficient capacity for 48 hours supply for all purposes. The storage tank shall be connected to the nearest existing pipeline leading from the Dam by means of a cast iron pipe laid below frost penetration level. Provision shall be made for diverting the supply to an over-flow when the supply tank is full without arresting the flow from the Dam supply in order to avoid freezing of the pipeline during the winter.

Electricity
Supply.

8. Provision shall be made for connection by means of underground cable to the existing Electricity generating station approximately 1,250 ft. distant from the site. No Electricity generating plant shall be included in the Contract. The existing supply is rated at 400/435 volts, three-phase, and 200/240 volts single-phase.

Cont.....(4)

Fuel Supply.

9. An external storage tank for gas-oil with capacity sufficient for fourteen days supply is to be sited in a suitable position adjacent to the building and shall be provided with adequate protection from frost.

The Tenderer shall put forward for consideration proposals for constructing a pipeline equipped with facilities for pumping gas-oil to the storage tank provided for the building. The proposals for the pipeline shall be drawn up after discussion with the Government Representatives at the site.

Dimensions of Building

10. The building is to be approximately 176 ft. long by 32ft. wide, comprising two main storeys extending the full length of the building and a semi-storey at ground level extending over a part-length of the building generally as shown on the drawing No. SC14695 which shall form the basis of the Tenderer's design.

Mode of Construction.

11. The building shall be mainly of pre-fabricated construction consisting of factory-made concrete, timber, and plywood and timber units, for the main structural elements, the whole design to facilitate assembly and construction at the site. It is proposed that the building shall be carried on free-standing pre-cast concrete columns, supporting the lower main floor at a height of 6ft. 6ins. above ground level.

Requirements for Structural design.

12. The structural design shall comply where applicable with British Standard codes of Practices - CP 114 (1957) the structural use of re-inforced concrete in buildings; CP 112 (1952) the structural use of timber in buildings; BS 5400 Part V (1952) loading; CP 143 Part 1.(1958) sheet roof coverings. The wind velocity for design

shall be taken at 420 mph. and snow loading on the roof shall be taken at 70 lbs. per sq. ft. of roof area.

Crown Agents
Specifications
to apply.

13. The following Crown Agents' Specifications shall apply where applicable :-

CAS.No.3. dated 1954

CAS.No.8. dated 1952

CAS.No.10. dated 1955

CAS.No.22. dated 1952

CAS.No.41. dated 1954

CAS.No.93. dated 1955

Packing of Glass for shipment shall comply with Specification No. 24/7 dated June 1954.

Thermal Insulation.

14. The Walls Floor and Roof of the building shall incorporate suitable Thermal insulating material to provide an average Thermal conductivity ("u" value) not inferior to 0.1

Windows.

15. External windows shall be provided with double

CRITICAL CONFIDENTIAL

WINDOW - OR

SIMILAR

glazing in hardwood or metal frames. If metal frames are employed they shall be rust proofed and sliding sashes shall preferably be employed for opening lights.

NOT SEPERATE INNER & OUTER
WINDOWS BUT DOUBLE GLAZED
SINGLE FRAME & SIDE PIVOT.

Doors and
Door Furniture.

16. Door frames shall be of sound hardwood and good quality Flush doors shall be provided throughout. External doors shall be of exterior quality and shall be designed to prevent the ingress of driving snow and shall be fitted with metal kicking plates on the outside. Door furniture must be of good quality throughout and all doors shall be fitted with locks each with two keys with Master-keys for bedroom doors. Bedroom doors shall also be provided with Name-Plates.

Half-glazed doors shall be provided for doors leading from the Entrance Hall into the lounge, lobby, and dining-room. Swing doors shall be provided for the kitchen.

External Canopies. 17. External Canopies over entrances and staircase must be designed to resist the weight of falling snow.

External Staircases. 18. External staircases shall be of a timber of substantial construction with open risers fitted with non-slip renewable treads.

Internal Staircases. 19. Internal staircases shall be constructed of good quality timber of substantial construction. Renewable treads of rubber or synthetic material shall be provided.

Floors. 20. The ground floors may be constructed of in situ concrete or of pre-cast concrete flagstones. The upper floors may be boarded or constructed of plywood faced panels. All floor-coverings for upper floors shall be included; thermoplastic tiles on the first floor and linoleum or linoleum tiles on the second floor or other suitable flooring material.

Roof Covering. 21. Roof covering shall be industrial section corrugated aluminium sheeting with embossed green finish. Each roof slope shall preferably be sheeted with single length sheets and suitable fastenings shall be employed to avoid the risk of corrosion. Particular care shall be taken to ensure that sheets are firmly secured and double the normal quantity of fastenings shall be provided at eaves and verges in accordance with the recommendations of BS. CP 3. Chapter V, Clause 11.

RED FINISH TO MATCH
EXISTING ROOFS.

External Finish. 22. All external plywood facings shall be of BS. 1088 Grade. The final finish applied over the plywood

(7)

shall be suitable for the climatic conditions, be of pleasing appearance, shall be durable and easily renewed when required. A suitable protective finish shall also be applied to the underside of the lower suspended floor. Over the Boiler room suitable fire protection shall be fixed to the underside of the suspended floor.

Heating System.

23. A low pressure hot water heating system shall be installed suitable for operation on Gas-oil. Boilers shall be fitted with "Nu-Swift" burners. The Tenderer shall provide full details of the system he proposes to employ. The installation in the boiler room shall include an incinerator for refuse disposal.

Electric Wiring.

24. The Tenderer shall give full details of his proposals for electric wiring and insulation. The wiring shall include a central receiving wireless Aerial with an Aerial Point in each bedroom and in the Lounge. ^{19, 31, 25, 41.} (For 22 Metre Waveband).

Plumbing.

25. Copper piping shall be employed for all plumbing. Internal soil pipes shall be employed to minimise risk of freezing. The Tenderer shall indicate the type and quality of sanitary and other fittings he proposes to employ. The use of cast iron drainpipes.

Internal Wall Finishes.

26. The internal linings of the Kitchen, ^(is recommended) lavatories, lavatories, bathroom, and W.C's. shall consist of plastic-faced plywood or similar material. Elsewhere plywood or proprietary board facings shall be employed ? finished [with emulsion paint. ^{QUERY DUE TO CHANGES OF TEMP. DURING TRANSPORT AND STORAGE S.G.}

Furnishings and Equipment.

27. A provisional scale of furnishings and equipment for the building is listed in Appendix 'B' attached. The Tenderer shall include for the items shown thereon

but the list is subject to further consideration and amendment.

Drawings.

28. The Contractor will be required to supply, apart from any drawings he may require for his own purposes during erection, two Paper Prints and one Transparent Copy of all drawings for record purposes. Drawings will be required to bear the title "SOUTH GEORGIA : NEW DISCOVERY HOUSE" also "Requisition No. South Georgia F.I.D. 232." but the Contractor's standard format for drawings will be accepted.

Duplicate copies of General Arrangement and Detail drawings shall be submitted to the Crown Agents for approval before putting the work in hand.

Inspection.

29. Materials, workmanship, packing and handling for shipment of materials and components to be delivered F.O.B. shall be subject to the inspection and approval of the Chief Inspecting Engineer. Three 3 ft. bays of the structural framework, including columns, floor-beams, roof trusses, floor and wall panels and including a staircase shall be erected at the Contractor's works, prior to packing and despatch, for the purpose of inspection and approval, and the Inspector shall be afforded the opportunity of proving the fitting and inter-changeability of component parts. The structure need not be supported on the concrete columns for the purpose of the trial erection.

Schedule of Prices.

30. The Tenderer shall provide with his Tender a detailed priced schedule for the works. The prices

quoted shall be for the items finished complete at
the site and these shall be the applicable rates
for such additions or deductions as may be ordered.

S. 303, SOUTH GEORGIA I.L.R. 232NEW DISCOVERY HOUSEPROVISIONAL LIST OF FURNITURE, FITTINGS & EQUIPMENTGROUND FLOORCold Store

Refrigeration Equipment for Cold Store and Deep Freeze Sections.

Benches or similar Racks and Shelves.

Metal clad lighting fittings.

Ventilator.

Insulated lockable door.

Insulated wall lining.

No windows.

Store

Benches or similar Racks and Shelves.

Metal clad lighting fittings.

Ventilator into Lobby.

Changing Room

NOT REQUIRED AS CHANGING ROOM BUT COULD BE USED AS SKI STORE

Clothes hooks.

Bench seats with lockers under.

Obscured glass to windows.

Boiler Room

8'0" x 8'0" x 4'0" Pressed steel tank with water level indicator, insulation, pipework, overflow, inlet, outlet, ball valve and pressure feed equipment for Distribution (including Fire-points)

Obscured glass to windows.

Ventilator.

Escape Hatch.

Metal clad lighting fittings.

Boiler room equipment, pumps, calorifier, switchgear,

work benches, [tools, power tools, cupboards, sink,] — NOT REQUIRED

power points, incinerator etc.

Fire Extinguisher.

Medical Store

Benches or similar Racks and Shelves.

Metal clad lighting fittings.

Ventilator.

Obscured glass to window.

/contd.

Dark Room

Hotel clad lighting fittings.
Dark Room lamp.
Sink with hot & cold water supply and plug.
Bench with protective surface.
Cupboards.
Shelves.
Radiator and Electric Heater.
Door lockable from inside or outside.
Ventilator with light trap.
(Processing Equipment not included).

THIS ROOM TO
BE RESERVED FOR
MEDICAL DARK
ROOM AND NOT
FOR GENERAL USE.

Lobbies and Entrance

Hotel clad lighting fittings.
Boot Scraper.
Heavy Coir Mats.
Bench or similar storage racks and shelves.
Space for Bar "empties" storage.

FIRST FLOOR

Recreation Room

25 Stacking chairs with [canvas seats].
10 Folding card tables.
2 Upholstered Settees with wooden arms.
2 Benches with Upholstered Seats.
Lighting for Billiards Table.
Lighting points for stage lighting.
Nylon Curtain track, pelmets and curtains.
Interior Window Boxes for plants.
Pedestal and table ashtrays.
Fire Extinguisher.

NOT CANVAS SEATS, MOULDED SEATS CHAIRS FITTED WITH RUBBER FEET

ALL UPHOLSTERY TO BE
VYANIDE OR SIMILAR
WASHABLE COVERING

NOT REQUIRED

WOODEN PELMETS

Lounge

NOT LOOSE CUSHIONS

6 Upholstered Easy Chairs, [foam cushions] and wooden arms.
6 small chairs with upholstered seats.
6 occasional tables. [FORMICA TOPPED]
2 side tables.
2 sets of bookshelves.
2 Standard Lamps.
2 table lamps.
Carpet. NO CARPET, SUITABLE TILES.
Nylon Curtain track, pelmets, and curtains.
Internal window boxes for plants.
Radio Aerial Plug.
Pedestal and table ashtrays.

NOT REQUIRED

NOT REQUIRED

Bar

6 bar chairs.
6 bar stools.
2 bar tables.
Bar Counter with flap, and shelves beneath, shelves all round.

NOT REQUIRED

/contd.

2/03 South Georgia P.I.D. 232

21

Or (contd.)

Washing up sink with hot and cold water supply.
Linen.
Carpet. — NOT REQUIRED
2 dozen glassware (each 1 pint).
Nylon curtain track, pelmet and curtains.
Pedestal and table ashtrays.

Reading/Writing Room — NOT REQUIRED; BUT SPACE AS SHOWN ON PLAN TO BE USED
AS CHANGING ROOM/CHOKEROOM — AND PANTRY THEREBY

5 Upright chairs. ALLOWING KITCHEN AND KITCHEN STORE TO BE MOVED
2 Writing tables. ALONG SO THAT LAUNDRY CAN BE EXTENDED TO
Coffee table. INCLUDE DRYING ROOM.
2 Table lamps.
2 Easy chairs.
Book shelves.
Carpet.
Nylon curtain track, pelmet and curtains.
Partition adjacent to Entrance Hall and Corridor
to be half glazed.
Interior Window Box for Plants.
Stationary cupboard with shelves.

NOT REQUIRED

Entrance Hall and Lobby

Cupboard with Bank top.
Chair.
NOT REQUIRED Upholstered Bench seat.
Heavy Coir Mat.
NOT REQUIRED Clothes hooks.
Notice Board.
Wall Thermometer.
Wall Barometer.
Pedestal Ashtray.
Fire Extinguisher.

Kitchen Store

Dexion or similar Racks and Shelves.
Ventilator.
Obscured glass to windows.

Dining Room to Seat 24

Tables.
Chairs. MOULDED SEATS, FITTED WITH RUBBER FEET
← Sideboard.
Nylon curtain Track, pelmet and curtains.
Cups.
China.
Glassware.
Cutlery.
Table Linen.
Trolley.

BUILT IN
CUPBOARD TYPE
WITH FORMICA TOP
LOCKING.

Kitchen & Bakery.

Formica or similar working surfaces.
Wooden shelving.
Baking Sheet.
Floor and Wall junctions covered.
Extractor Fan and Canopy.
Kitchen Equipment, utensils etc., to
Specialist recommendations.
Fire Extinguisher.

CUPBOARD FOR BROOMS AND CLEANING MATERIALS AWAY FROM HEAT

Laundry / AND DRYING ROOM.

ONLY (1) REQUIRED ← 2 Bendix washing machines, Industrial type.
Extractor Foyer.
2 Rotary Irons.
2 Ironing Tables.
2 Electric Irons.
1 Steam Iron.
Metal clad lighting fittings.
Extractor Fan.
Floor and wall junctions covered.

(1) LARGE TYPE FOR ALL SHEETS, TABLE CLOTHS ETC.
(2) SMALL HOTBIRM KEYMATIC WASH & DRY FOR PERSONAL WASHING

Wards 1 and 2.

2 Hospital type beds in each ward.
2 Bedside lockers in each ward.
Shelves.
2 Chairs in each ward. TITED WITH RUBBER FEET
Floor rugs.
Bed Lamps.
Venetian Blinds.
Screens.
Wireless Aerial Plugs.
Interior Window Boxes for Plants.

NOT REQUIRED ←
NOT REQUIRED ←

Ward 3 or Dental Surgery

Table.
2 Metal chairs with NOT CANVAS, MOUND SEAT, RUBBER FEET Canvas seats.
Venetian Blinds.
Radio Aerial Plug.
Dental equipment to Specialist recommendations
(not to be included at present stage).

Medical Surgery

Desk.
Chairs.
Crutch or Examination table.
Table Lamp.
Flexible standard lamp.
Venetian Blinds.
Bookcase and cupboard.
Chest.
Lavatory basin with hot and cold water.
Radio Aerial plug.
Medical Equipment to Specialist Recommendations.
Operating Theatre Equipment to Specialist Recommendations
(not to be included at present stage).

5.
23

113 South Georgia F.I.C. 212

Plan

Function of Floor and walls to be covered.
Equipment to Specialist Recommendations.

Stater Room

Venetian Blinds.
Radio aerial plug.
Secure medicine cupboard.

SECOND FLOOR

Bedrooms 16 No.

No FREE STANDING FURNITURE EXCEPT ARM CHAIR WHICH SHOULD HAVE WASHABLE COVERING

INTERNAL WINDOW BOXES FOR PLANTS

ALL TO BE BUILT
IN FITMENTS

- Bed - { 3'0" single including wooden bed head and Dunlopillo Mattress.
- 3'0" Wardrobe, including drawers and shelves.
- Table with drawers } May be a combined bookshelves Unit.
- 1 Easy chair with wooden arms.
- 1 Upright chair with upholstered seat.
- Slatted Bag rack.
- Towel Rail.
- Nylon Curtain track with Pelmet and Curtains.
- Wireless Aerial plug.

NOT REQUIRED

NOT RUG BUT
FITTED CARPET

NOT REQUIRED

- W.C.
- Wall Mirror. ON SHAVING CABINET.
- Waste-paper basket.
- 4 Clothes Hooks.
- 3 Clothes Hangers.
- Table ashtray.
- Adjustable Ceiling Ventilator.
- UPHOLSTERED BENCH SEAT WITH BACK, (2) LARGE DRAWERS UNDER.

Territory for 6 Persons

- 6 No. Beds, 2'0" single, tubular framed with Dunlopillo Mattresses.
- 6 No. Painted whitewood Wardrobes with drawers and shelves.
- 2 No. Tables.
- 8 No. Chairs, tubular framed with ^{wooded} canvas seats. RUBBER FEET
- 2 Armchairs with upholstered seats.

NOT REQUIRED

- Bookshelves.
- Nylon Curtain track with Pelmet and Curtains.
- Wireless Aerial plugs.

NOT REQUIRED

- W.C.
- 1'6" Chest of Drawers.
- Clothes Hooks.

NOT REQUIRED

- Clothes Hangers.
- Ashtrays.
- Adjustable Ceiling Ventilator.

ALL MATTRESSES TO BE FITTED WITH
WASHABLE LOOSE COVERS

/contd.

6/23 South Georgia T.I.D. 232

Drying Room / To BE INCORPORATED WITH LAUNDRY ON FIRST FLOOR.

Electric Airing Cupboard.
Ceiling racks on pulleys.
2 Trestle Tables.

NOT REQUIRED

Slatted Shelves.
1 Clothes Horse or portable rack.
Portable Electric Convector Heater.
Adjustable Ceiling Ventilator.

SPACE SHOWN AS DRYING ROOM ON PLAN TO BE USED AS PART LUGGAGE ROOM AND PART AS DARK ROOM FOR GENERAL USE.

Linen Store

Roll and free standing slatted shelves.
3'0" step-ladder.
Whitewood top table.

Store

Shelves.
3'0" step-ladder.
Loft Ladder.

Broom Cupboard.

Shelves on one side.
Brooms.
Buckets.
Busters.
Moppan.
Vacuum Cleaner.
Scrubbing Brushes.
Tops.
Suckota.

Landing

NOT
REQUIRED

Upholstered Settee.
Low Table.
Pedestal Ashtray.
Carpet.
Fire Extinguisher.

Equipment and Fittings: GENERAL.

Sanitary Fittings.

SUGGEST ONE BATH BE REMOVED FROM EACH COMMUNAL BATH ROOM AS SHOWN ON PLAN AND REPLACED BY TWO (2) SHOWERS IN EACH BATH ROOM

Shall include Lavatory Basins for all bedrooms.
All taps and fittings shall be chromium plated.
Press release taps to be fitted in bedrooms and in upper floor lavatories.

1.1. cubicles shall be fitted with:-
Plastic seat and cover
Toilet Roll fixture
Clothes hook

/contd.

25

Lavatories shall be fitted with:-
Wall Mirror
Towel Holder
Clothes Hooks

Electric Power Points

15 Amp fused sockets shall be provided in all rooms with additional sockets as required in Recreation, Lounge, Dining and Medical Rooms also on landings and in corridors. Plugs and spare Fuse cartridges shall be provided.

Central Heating

Wall Radiators shall be fitted in all rooms, entrance halls and in corridor of medical section.

Sound Insulation

Shall be incorporated in internal partitions adjoining medical section.

Linen

Bed and table linen, towels, glass cloths shall be provided together with linen for medical section according to Specialists recommendations.

Tableware

All tableware, cutlery and utensils for Hostel and Medical sections shall be provided.

NEW SIZED GENERAL DARK ROOM TO BE FITTED AS SHOWN PAGE 2

" " DRYING ROOM TO BE FITTED AS SHOWN ON PAGE 6

AREAS PROVIDED IN NEW DISCOVERY

HOUSE (DRAWING N° EC 14625A)

SECOND FLOOR

16 BEDROOMS @ 168	=	2688	SQ FT.
6 MAN DORMITORY	=	584	" "
ABLUTIONS, INCLUDING 2 BATHS, 2 L. BASINS & 2 W.Cs	=	253	" "
LINEN STORE	=	182	" "
DRYING ROOM	=	420	" "
ABLUTIONS, INCLUDING 2 BATHS, 4 L. BASINS, & 2 W.Cs	=	224	" "
BROOM CUPBOARD	=	28	" "
STORE	=	70	" "
BATHROOM INCLUDING W.C	=	95	" "
OPEN SPACE	=	114	" "
		<u>4661</u>	" "

FIRST FLOOR

RECREATION ROOM	=	1024	SQ FT.
LOUNGE	=	432	" "
BAR	=	224	" "
BAR STORE	=	112	" "
READING/WRITING ROOM	=	260	" "
STATIONERY STORE	=	21	" "
CLOAKROOM, INCLUDING 2 L. BASINS & 3 W.Cs	=	146	" "
ENTRANCE HALL & LOBBY	=	243	" "
KITCHEN STORE	=	<u>80</u>	" "
C/F		2542	" "

	B/F	2542	SQ FT.
KITCHEN	=	490	" "
DINING ROOM	=	504	" "
LAUNDRY	=	336	" "
2 WARDS @ 168	=	336	" "
WARD (FUTURE DENTAL SURGERY)	=	168	" "
MEDICAL SURGERY	=	336	" "
SPARE ROOM	=	180	" "
SLOP	=	72	" "
ABLUTION, INCLUDING			
1 L. BASIN & 2 W.Cs	=	82	" "
BATHROOM INCLUDING L. BASIN	=	<u>36</u>	" "
		<u>5082</u>	" "

GROUND FLOOR

COLD STORE	=	144	SQ FT
STORE	=	144	" "
CHANGING ROOM	=	133	" "
W.C.	=	18	" "
BOILER ROOM	=	554	" "
MEDICAL STORE	=	133	" "
DARK ROOM	=	<u>98</u>	" "
		<u>1224</u>	" "

TOTAL AREA PER FLOOR = $176 \times 32 = 5632$ SQ FT

" " GROUND FLOOR = $56 \times 32 = 1792$ SQ FT

SOUTH GEORGIA . F.I.D. 232.

AREAS PROVIDED IN NEW DISCOVERY
HOUSE (DRAWING N° EC 14635A)

SECOND FLOOR

16 BEDROOMS @ 168	=	2688	SQ FT.
6 MAN DORMITORY	=	584	" "
ABLUTIONS, INCLUDING 2 BATHS,			
2 L. BASINS & 2 W.Cs	=	253	" "
LINEN STORE	=	182	" "
DRYING ROOM	=	420	" "
ABLUTIONS, INCLUDING 2 BATHS,			
4 L. BASINS, & 2 W.Cs	=	224	" "
BROOM CUPBOARD	=	28	" "
STORE	=	70	" "
BATHROOM INCLUDING W.C	=	98	" "
OPEN SPACE	=	114	" "
		<u>4661</u>	" "

FIRST FLOOR

RECREATION ROOM	=	1024	SQ FT.
LOUNGE	=	432	" "
BAR	=	224	" "
BAR STORE	=	112	" "
READING/WRITING ROOM	=	260	" "
STATIONERY STORE	=	21	" "
CLOAK ROOM, INCLUDING			
2 L. BASINS & 3 W.Cs	=	146	" "
ENTRANCE HALL & LOBBY	=	243	" "
KITCHEN STORE	=	<u>80</u>	" "
C/F		2542	" "

	B/F	2542	SQ	FT.
KITCHEN	"	490	"	"
DINING ROOM	"	504	"	"
LAUNDRY	"	336	"	"
2 WARDS @ 168	"	336	"	"
WARD (FUTURE DENTAL SURGERY)	"	168	"	"
MEDICAL SURGERY	"	336	"	"
SPARE ROOM	"	160	"	"
SLOP	"	72	"	"
ABLUTION, INCLUDING				
1 L. BASIN & 2 W.Cs	"	82	"	"
BATHROOM INCLUDING L. BASIN	"	36	"	"
		<u>5082</u>	"	"


GROUND FLOOR

COLD STORE	"	144	SQ	FT
STORE	"	144	"	"
CHANGING ROOM	"	133	"	"
W.C.	"	18	"	"
BOILER ROOM	"	554	"	"
MEDICAL STORE	"	133	"	"
DARK ROOM	"	98	"	"
		<u>1224</u>	"	"

TOTAL AREA PER FLOOR = $176 \times 32 = 5632$ SQ FT
 " " GROUND FLOOR = $56 \times 32 = 1792$ SQ FT

Y/E.

I understand you require this file
i.e. Mr. Osecroft's visit for discussion at 4 p.m.

 3.1.62

F

From THE CROWN AGENTS FOR OVERSEA GOVERNMENTS AND ADMINISTRATIONS,
4 Millbank, LONDON, S.W.1.

DEPARTURE NOTICE

Company Wakefield Fortune Ltd.,

52, Haymarket,

S.W.1.



M/4A/O/VAR DATE 8-12-61

Administration

Falkland Islands
Account

F.I.D.

Appointment ~~XXXXXXXXXX~~
Contractor's Staff
Department Special Visit

Departure Notices to:—

Colonial Secretary,

Port Stanley,

Falkland Islands 100

Maclean & Stapledon,

Casilla de Correo 19,

Montevideo, 100

E.C.3 Dept.,

Mr. Elliott, 100

F.I.D.S. Office,

(W.O. Sloman, Esq.),

Gayfere House,

Grt. Peter St. 100

Return
Economy

Air Passage to Montevideo

via

for

Mr. A.V. Oscroft

by

Flight BA.663

WITH 'OPEN DATE'

leaving

London

RETURN TICKET.

on

21.12.61

The Crown Agents have booked accommodation as shown. Special notes for
Administrations or their Agents appear in Section 5 below.

The Passenger has been advised as follows

If you do not hold a BRITISH PASSPORT, please forward the passport to
this Office to enable the necessary Uruguayan Visa to be obtained for you.

The Company has been advised as follows

Please forward your account for the cost of this passage to Messrs.
W.J. Simms Sons & Cooke Ltd., Haydn Road, Sherwood, Nottingham.

Your attention is drawn to the following

Mr. Oscroft is booked onwards to South Georgia and return in the
'KISTA DAN' ex Montevideo about 23.12.61.

182.

Psy

2.1.62

etat ADMINOFF SOUTH GEORGIA

DEPSA/c

No. 1. Oscroft surveyor New Discovery House enquires if you have dumpy level with staff and measuring tapes available stop Grateful immediate reply

Secretary

HLB/LH

Reply at 183.

DECODE.

No. 30.

TELEGRAM.

From Administrative Officer, South Georgia.

To ~~PRIORITY~~ ~~IMMEDIATE~~ 'Phoned Colonial Secretary, Stanley.

Despatched : 3rd January, 19 62. *Time :* 1300

Received : 3rd January, 19 62. *Time :* 1515

182

No. 3. Your telegram No. 1.

No dumpy level only theodolite and staff and
100 foot measuring tape steel.

Administrative

P/L : IH
(Intld.) HIB

January 4, 1942

(Dear Coleman)

Oscroft, of Simms, is going down in 'Kista Dan' to see you, and I think the best thing is to send you the file with all the latest information about the new house. Would you please return it to me with its enclosures when the 'Kista Dan' comes back.

Oscroft is waiting information from his Head Office regarding the amount of electricity which will be needed in the new building, and it will then be for decision whether our existing plant has sufficient output. If it has not (as I suspect), it will be necessary to decide whether the present power station is extended or whether a subsidiary generating plant is installed solely for the new building. The Crown Agents also enquire what arrangements we will make for supervision and whether technical staff will be at the site to act for Government. Obviously we can send no one down from here, and the only alternative, if we do employ outside supervision, would be to have some one sent out by the Crown Agents. My own feeling, however, is that you are quite competent to do this, and if you had any doubts you might be able to get advice from Graydon. I feel that Simms will be anxious to do a good job for us, and if they have a good man in charge, I would anticipate no difficulty.

I have mentioned to Oscroft the trouble you have been having with your own house, and if it is in danger of collapse, it might be possible for a new house for you to be built comparatively cheaply while the building of new Discovery House is going on. You might like to consider this possibility.

(Yours sincerely
signed Edwin Arrowsmith)

W. D. Coleman

Bu. 152.62

DECODE.

No. 206.

TELEGRAM.From Administrative Officers, South Georgia.To Colonial Secretary, Stanley.

Despatched : 22nd January, 19 62 Time : 1240
 Received : 22nd January, 19 62 Time :

No. 14. For your information following telegram sent by Osercroft to Simms. Following from Osercroft re New Discovery House South Georgia. Electrical supply 3 phase 4 wire 50 cps. Feeders .06 sq. ins. piloswa underground cable. Peak load test with all existing buildings with exception of Old Discovery House run on one 75 KW engine same overloaded i.e. consumption 87 KW. Allowing for possibility that other 75 KW engine being overhauled or breakdown only additional source of supply one 27 KW engine. Now urgent that power requirements for New Discovery be known as from foregoing it would appear there exists possibility of another 75 KW being required.

~~155-A~~

186

S.E.

for information

Administrative

P/L : TB

24/1/62.

BUIS.2.62

25.1.62
8-~~155-B.~~

186
187
DECODE.

No. 259.

TELEGRAM.

From Administrative Officer, South Georgia.

To Colonial Secretary, Stanley.

Despatched : 27th January, 19 62. Time : 1400

Received : 19 Time :

185?
No. 23. Reference my telegram No. 13.

Following reply from Simms re power requirements New Discovery.

"Connected load New Discovery House 80 K/W. Anticipated maximum load 68 K/W. Propose 2 generators each 40 K/W arranged to parallel located ground floor adjacent boiler house. This will obviate long main supply cable. Is this proposal acceptable."

Discussed with Quigley and Oscroft and not in agreement with Simms proposal to site generators in New Discovery. This would divide power station, maintenance, staff and would not remove necessity for long supply cable as this would still be required to tie up with existing power station.

Agree in view of load New Discovery necessity for two generators. Would prefer two 40 K/W as this would allow for more interchange in parallel.

Suggest siting new generators near existing power station. This would mean extending existing power station by 30 feet and re-positioning one of present 75 K/W engines. Grateful your instructions so that Oscroft may advise Simms.

Administrative

157 188

Reply at 192
162.

S.C.

2. 6/11/62

P/L : LH

2 30/1/62.

158 189

HCS

I would like S.P.E.'s views.

TRA. 30.1.62.

159,190

For C.S.

It would be most unwise to locate any new alternator in any place other than the power house.

I am somewhat out of touch with new developments in S.G. and had no idea that a new Discovery House was being built, or when it was being ret'd.

It would appear that the Point's maximum demand without Discovery is 87KW. New Discovery maximum demand is 68KW. Making a total M.D. of 155KW. Then is installed at the Power House $2 \times 75KW + 1 \times 27KW = 177KW$. Without knowing all of the problems the most efficient size set to install would be either $1 \times 75KW$ or $1 \times 100KW$, preferably of the same type as the existing sets. I would like to know what Grayley's views are there. $2 \times 40KW$ I would not advise.

Shelton
1-2-62

159,191

G.E. S.E. suggests sending telegram as at 4/c
He may however have some other reason
for wanting for two 40 KW & if he
insists for them we can agree.

1/2/62

Hol

RA

1-2-62
m.

162
192

Psy

2.2.62

etat ADMINOFF SOUTH GEORGIA

DEPSA/c

187
~~156~~

No. 24. Yourtel 23 quite agree new generators must be cited near existing power station stop Please consider whether one more 75 KW or one more 100 KW would not be preferable to two 40 KW

Secretary

TEDEM/LH

Reply at 194

To U. 15.2.62

~~151~~

DECODE.

No. 68.

TELEGRAM.

163
193.

From Administrative Officer, South Georgia.

To Colonial Secretary, Stanley.

Despatched : 5th February, 1962 Time : 1710

Received : 6th February, 1962 Time :

No. 31. For your information following sent by Oscroft to Simms.

"Proposal re generators not acceptable. New generators ratings undecided but housed in existing power house. Site assume level. Shingle maximum 3 ft. 2 ins. minimum 2ft. 6 ins. below gl well compacted wet shingle and sand. Difficult to excavate. Hermetically sealed double glazed sashes or pivot favoured over two casements. No trouble experienced with slight oil overhangs, eaves projections latter up to 2 ft. on bungalows water pressure 32 lbs. sq. ins. 15. ft. below and 250 ft. from centre of ndh oil pump and tank sufficient to supply storage at ndh 35-40 sec 0.8533 at 15 degs c various amendments to internal layout are being proposed but have no confirmation as yet." Ends.

Administrative

I/L : TE

DECODE.

No. 70.

TELEGRAM.

From Administrative Officer, South Georgia.

To Colonial Secretary, Stanley.

Despatched : 5th February, 19 62 Time : 1710

Received : 6th February, 19 62 Time :

192 ~~162~~

No. 32: Your telegram 24.

Assuming maximum load New Discovery plus Point as 100 k/w two 40 k/w would allow four engine sets capable of maximum load at maximum efficiency. Also allow a variety of engine combinations covering minimum day load to night load. They would also facilitate maintenance and understand if engines National Gas and Oil Engine Company parts interchangeable with present engines. They would have advantages connected with overhaul if only one Diesel mechanic (as at present) due to recruiting or other difficulties. The foregoing Quigley's opinion which I accept as the man who will have to run the power station but both of us agree that Gutteridge's opinion would be appreciated.

Administrative

P/L : TB

DECODE.

TELEGRAM.

From SECRETARY

To A.O., SOUTH GEORGIA

Despatched : 7th February 1962 19 Time :

Received : 19 Time :

No. 31

Your telegram No. 14 gave peak or maximum demand at Point without Discovery as 87 kw. your telegram No. 23 gave estimated maximum demand for new Discovery as 68 kw. assuming peaks coincide total maximum will be 155 kw. To meet this demand I suggested an additional 1 x 75 kw. or 1 x 100 kw. to parallel with existing sets thus giving following outputs and allowing for adequate standby:

1 x 75 + 100 kw. = 175 kw.

75 x 2 = 150 kw.

1 x 100 = 100 kw.

Also available is the 27 kw. set to be used as required. Your telegram No. 32 gives combined maximum demand as 108 kw. from which it would appear 1 x 40 kw. only required giving a combination 75 x 1 + 40 x 1 = 115 kw. 1 x 75 + 1 x 27 = 102 kw. In each of these combinations there is adequate standby plant available.

2. Above Gutteridge's views grateful your comments.

P/L : MW

By 16.2.62

Reply at 16.6.196

DECODE.

No. 113.

TELEGRAM.

From Administrative Officer, South Georgia.

To Colonial Secretary, Stanley.

Despatched : 8th February, 19 62. Time : 2110

Received : 9th February, 19 62. Time : 1000

165/195
No. 37. Your telegram No. 31. Have discussed matter with Quigley and we are both in agreement that Gutteridge's recommendations rational answer to problem. Suggest therefore that one 100 KW be ordered and if no engine available with parts that are interchangeable with existing McLarne 75 KW Makers type no M8MK1A Quigley if given a choice would recommend a Ruston engine. Please convey our thanks to Gutteridge for his help.

Replied 17/3 203

Administrative Officer

P/L : LH

Ext. 239.

*The Crown Agents for Overseas Governments
and Administrations*

4, Millbank, London, S.W.1.

12th January 1962.

Dear Mr. Pettitt,

I refer to your letter FSI 223/15/01, of 14th November, 1961.

You will know from copies of Telegrams sent from this office to the Colonial Secretary, Port Stanley, that Messrs. R.J. Simms and Cooze have sent their Representative - Mr. Oseroff, to South Georgia. Simms are proceeding with their design and estimate for the building, but their tender will not be submitted until March or possibly early April after Mr. Oseroff has returned with the necessary information from the site. There appears to be no prospect of getting a firm price for the building before that, but we will arrange to let you have details of the tender together with our recommendation, as quickly as possible in order to enable you to reach a decision on further action. Less than five months will remain after adjudication of the tender for manufacture and assembly of the materials, and the builder's staff if the programme is to be met.

Arrangements are being made to retain the option on Cargo space, and accommodation on a vessel sailing for South Georgia early in September 1962, also for the accommodation of the builder's men at the Whaling Station at Grytviken.

Present commitments are however, limited to the terms of your letter of 14th November.

Yours sincerely,

R.G. Pettitt Esq.

Colonial Office,
Great Smith Street,
London, S.W.1.

THE FOLLOWING REFERENCE AND THE
DATE OF THIS LETTER SHOULD BE
QUOTED IN COMMUNICATIONS.

BUE.

262

CROWN AGENTS

FOR OVERSEA GOVERNMENTS AND ADMINISTRATIONS

EC3/South Georgia F.I.D. 232

TELEGRAMS { INLAND : "CROWN, SOWEST, LONDON."
OVERSEA : "CROWN, LONDON S W I"

TELEPHONE : ABBEY 7730

TELEX No. 24209

4, MILLBANK,

LONDON, S.W.1.

30th January 1962



Sir,

New Discovery House - South Georgia.

7 sent to
S.g. Referring to the final paragraph of the letter sent you on
15th December, 1961, I am directed to advise you that arrangements
have been made to extend the option on Cargo space and accommodation
on the Falkland Islands Vessel AES to mid-April 1962. Similar
arrangements have been made in respect of the proposal to
accommodate 15 Builders' Men at Grytviken with Albion Star.

I am, Sir,
Your obedient servant,

Kind

The Colonial Secretary,
Port Stanley,
Falkland Islands.

PE/DW

173
203

Psy

14.2.62

etat ADMINOFF SOUTH GEORGIA

DEPSA/c

196
~~166~~

No. 40. Yourtel 37 I agree

Secretary

HLE/LH

174204

Tell AD as abv

172

ACJ. 175 905 8 17/2/62.
Draft of 19.2.62

Mail from 170

176
204

Psy

20.2.62

etat ADMINOFF SOUTH GEORGIA

DEPSA/c

No. 43. Crown advises extension option on cargo space and accommodation on AES to mid April with similar arrangements for 15 builders men at Grytviken

Secretary

DRM/LH

643,322

S.G. No. 162.



From :—

THE ADMINISTRATIVE OFFICER,
SOUTH GEORGIA.

2/3/57
205
MEMO

C.S. No.....

6th February,1962.

To :—

The Honourable,
The Colonial Secretary,
STANLEY.

URGENT

New Discovery House.

In view of the possibility that "Kista Dan" may have a stay of short duration at Stanley, I attach herewith a copy of my letter to you, ref. 162 dated 6th Feb., together with spare copy of Crown Agents' letter and Appendices "A" and "B".

If in agreement with proposed alterations to appendices "A" and "B", I suggest that the attached be sent to Crown Agents in care of Mr. Oscroft, in view of the time factor with regard to Simms' tender.

A handwritten signature in dark ink, appearing to be "J. A. Chan", written over a large, loopy flourish.

Ref: 162.

Administrative Office,
SOUTH GEORGIA.

URGENT

6th February, 1962.



The Honourable,
The Colonial Secretary,
STANLEY.

Sir,

NEW DISCOVERY HOUSE.

156 Enclosed please find Secretariat Temporary File D/3/56. Please refer to Crown Agents' letter and appendices "A" and "B" addressed to Simms Sons & Cooke Ltd. dated the 11th December, 1961, reference number QEC 3/South Georgia FID 232.

A number of notes have been made on both appendices. Most are self explanatory but enlargement of some may be helpful. Appendix "A" noted 15, 21, 24, 26.

No.15. Windows. Strongly recommend that these be double glazed and not inner and outer windows. Not sliding sashes as suggested but on central side pivots. This would greatly facilitate cleaning and opening after snow. There are many fine days in Winter when one wants to open windows.

No.26. Query the advisability of using emulsion paint. This type of paint was once ordered for South Georgia but after passage through the tropics and then winter storage in South Georgia was found useless when opened. I doubt if manufacturers of this paint would recommend same for South Georgia.

Appendix "B"

Changing Room, Ground Floor. There are enough facilities on the first floor, and entry would normally be made on first floor. The space shown on Ground Floor could be used as a general store or ski store.

Dark Room. This room should be reserved for Medical Dark Room. It is undesirable that there should be general traffic through this section of the building. This section should be locked and isolated when not actually in use.

Recreation Room. Reference to stacking chairs. These have been noted 'Not Canvas Seats' and this applies wherever canvas seated chairs are mentioned. They would soon get worn and possibly torn. Seats should be of moulded plastic or similar material, and chairs of this type are also suitable for stacking. All chairs should be fitted with rubber 'feet' to prevent marking of tiled floors.

Pelmets should be of wood for neatness and economy of curtaining.

All upholstery should be of washable 'Vyanide' or similar material thus dispensing with loose covers for which there are no cleaning facilities.

/ Interior Window Boxes

2/.

Interior window boxes have been marked 'not required' in public rooms and wards. From experience I would say that as they would be the responsibility of no individual they would quickly become neglected and dilapidated, looking bedraggled and unsightly. Instead, it is suggested that bedrooms should be fitted with window boxes where they would be the responsibility of the occupant.

Lounge. Am against loose cushions. The more fixed fittings and upholstery the better, and less it will be damaged by horseplay.

Consider that with adequate ceiling and wall lighting, table and standard lights unnecessary and too easily damaged to be included.

A Carpet in this room would be subject to heavy traffic. Suggest that attractively coloured tiling would best meet our needs, be of much longer life, and be cleaned more easily.

All tables in public rooms to be Formica (or similar) topped for ease in cleaning and resistance to marking.

Reading and Writing Room. In principal a good idea but in practice it would just not be used as such. Stationery is not provided, each man buys his own. Letter writing in South Georgia usually consists of a man adding to a letter over weeks. With a desk and ~~drawers~~ in his own room, a man will not be inclined to bring his writing materials downstairs to add an instalment and then take it all upstairs again, but would prefer to write in the privacy of his own room. For further information on this room see under heading "General Arrangement" drawing.

Entrance Hall & Lobby/Landing. Consider furniture as listed unnecessary as it would not be used and therefore be an unwarranted expense.

No clothes hooks should be put in entrance lobby as they would make main entrance untidy and be unnecessary with a cloakroom just inside entrance. See under "General Arrangements" drawing.

Dining Room to Seat 24. Suggest 4 tables seating 6 at each. This will allow for varying numbers and economical use of tablecloths etc.

Suggest a built-in sideboard, locking, and Formica-topped. This would be more durable than a purchased sideboard and reduce floor area to be cleaned.

Laundry. Have noted preference for one large size industrial type washing machine for Discovery House bed linen, etc. Two small Hotpoint "Keymatik" washing and drying machines (or similar) should be provided for individual washing. Each man does his own and the large machines with high water and electricity consumption would be used for one or two shirts.

One rotary iron should be enough as the building will only have a staff of three.

/ Bedrooms.

3/.

Bedrooms. I attach drawing of suggested layout for these rooms. I have noted 'NO FREE-STANDING FURNITURE'. This will stop the furniture being moved from room to room as happens now. There is less likelihood of built-in furniture being damaged, but if it should be so, it would be far easier for our unskilled 'handymen' to repair it than bought furniture. It will also prevent dust accumulating under cupboards and wardrobes through men's indifferent cleaning.

In the suggested layout there is more drawer space provided but this is most necessary in view of the bulky clothing which has to be worn. Two Norwegian sweaters fill a drawer in the usual sized chest of drawers provided.

With a built-in settee the extra chair would not be required. Exposed clothes hooks should not be required if provision is made as proposed in sketch. Clothes hangers should not be provided as they would only last for the first in-take of men and then would become an annual indent. Men can well bring their own or obtain them from the whaling company slop chest.

No rugs. The floors to be fitted with carpet. The cancelling of carpet for the lounge should go a long way towards covering cost of providing these.

Dormitory for 6 persons. Have marked three items as not required. This dormitory is intended to house expeditions who will be fully equipped to camp out in the field and even while staying at Discovery House will probably be wearing the biggest and heaviest boots in South Georgia.

Mattresses. Noted that all are to be fitted with loose covers which should be washable. Considered essential where changes of personnel are involved.

This applies to all mattresses in Discovery House.

Sanitary and Fittings General. Suggest one bath be removed from each of the two communal bathrooms on second floor and replaced by two shower cubicles in each bathroom.

General Arrangement Drawing EC 14695 A. Cancel the Reading/Writing room and in the area provided for same situate Changing Room/Cloaks. These will then be adjacent to the main entrance normally used and so reduce traffic across the entrance lobby.

Allowing that the Changing Room/Cloaks covers the same area as shown on drawing, there will then be an area of approximately 8' x 13' between Changing Room/Cloaks and the Dining Room. This space should be used to provide a Pantry, with electric kettle, toaster, teapot, coffee pot, cupboard for cups and plates, a bread bin and small sink. This will stop the necessity for Watch Keepers to use the main kitchen during night and avoid the usual arguments that ensue with catering staff next morning. The main kitchen can be locked at night and the men be responsible for their night-time drinks and washing up.

/ In the space left..

4/.

In the space left after moving Changing Room/Cloaks from position as shown on drawing, move along kitchen and kitchen store, thus providing enough space for Laundry to be extended to include Drying Room. The two being incorporated will remove the necessity for carrying wet clothes up to the second floor as now provided.

Having removed the Drying Room from the second floor, the vacant space to be used as part Dark Room and part Luggage Room.

General Equipment. Table ware to be "Melamime" or similar unbreakable material in plain white for easy replacement.

24 each, soup, dinner, dessert, tea plates, cereal bowls, Stainless Steel cutlery 24 each soup, dessert and tea spoons, dinner and cheese knives, dinner and dessert forks.

Butter dishes, sugar bowls, milk jugs, marmalade and jam pots for 24 men.

Kitchen equipment of a size large enough to cook for 24. Pots and pans to be included. Bread will be baked on the premises.

Outside lighting to be provided in porches and also on four corners of the building.

A glass-doored keyboard, lockable, to be provided large enough to hold all door keys on separate hooks.

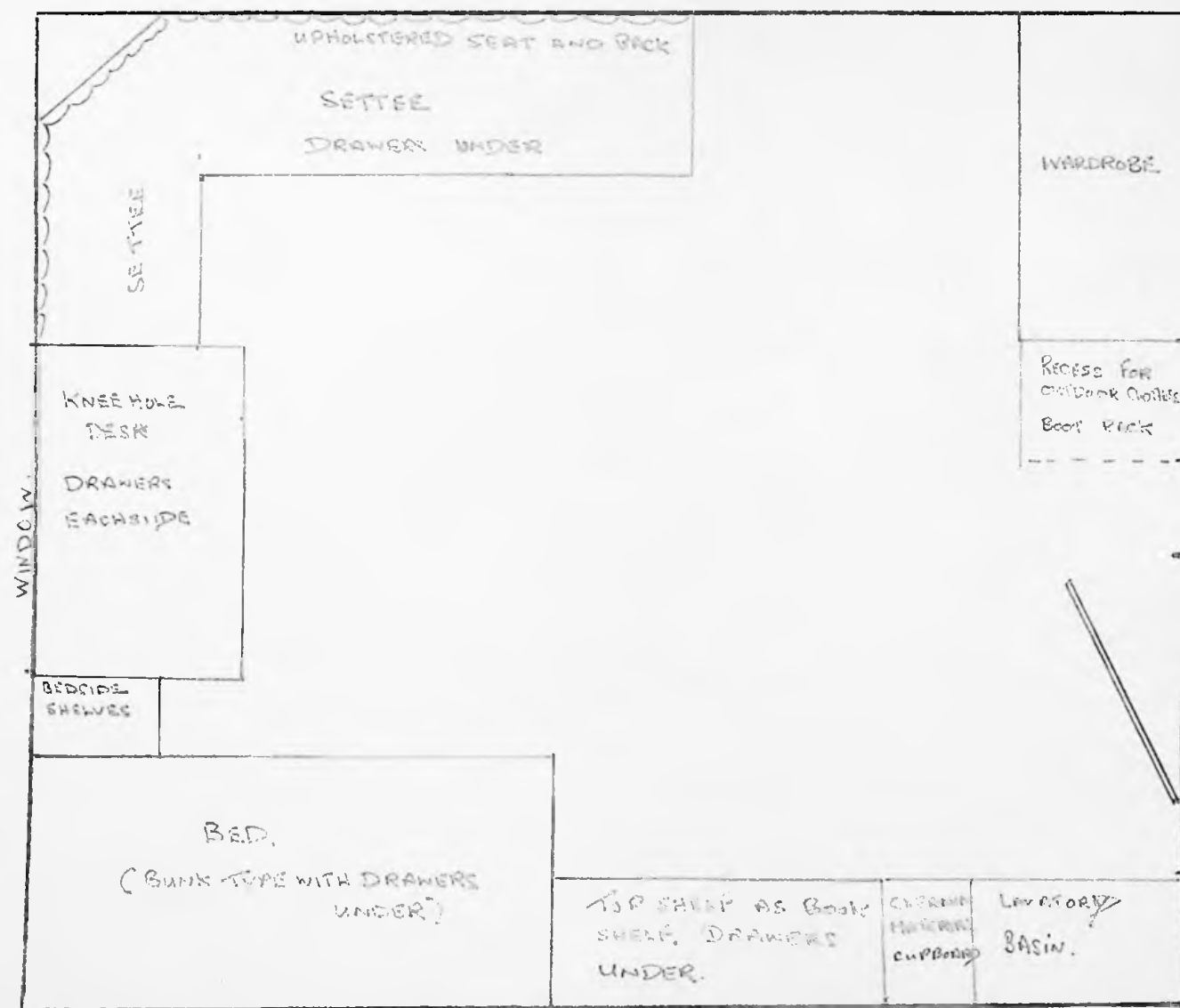
Bedrooms should not be all the same colour but should each be decorated in different colours as far as possible.

I am, Sir,

Your obedient servant,

A handwritten signature in dark ink, appearing to read 'S. A. Awan', written over a horizontal line.

Administrative Officer.



Room 14' x 12.

SCALE $\frac{1}{2}$ " To 1 foot