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H O U S E O F A S S E M B L Y.

CASCADE GAOL BUILDINGS.

MR. CHEVERTON'S REPLY TO MR. HUNTER'S REPORT.

Laid upon the Table by the Minister of Lands and Works, and ordered by the House to be printed, September 28, 1876.



MEMORANDUM.

THE accompanying Report by Mr. Henry Hunter upon the Gaol Buildings, Cascades, now in course of erection under the Contract held by Mr. E. G. Ford, is referred to Mr. W. H. Cheverton to afford him an opportunity of replying to any statements contained therein affecting himself.

C. O'REILLY, *Minister of Lands and Works,*
23rd September, 1876.

MEMO.

AFTER perusing Mr. Hunter's Report on works at Cascades, under Mr. Ford's Contract, I beg respectfully to make the following remarks thereon:—

1st Paragraph. As to a site for a permanent Gaol. This was a matter decided on by the Government.

The ground is, as Mr. Hunter describes it, and as I have already reported, a complete bog,—necessitating the concrete used. This state of things was not expected, or found, until verandahs were taken down, flagging taken up, and excavations made.

Drainage.—Ample provision is made to take all water from roofs; the air-flues being intended to be utilised for receiving only all rain water from down pipes.

It was intended to put in a large brick sewer outside the N. W. boundary wall to receive all other water, and to thoroughly drain the whole of the buildings throughout—bricks to be obtained from Port Arthur, and the work to be done by prison labour.

In the schedule of prices given in by the Contractor, a price per foot was stated for earthenware pipes of the various sizes that may be required.

2nd. When the matter of accommodation required at the Establishment was being dealt with, it was considered that the additions, as shown on Plans, were ample for the present requirements.

3rd. As to the cells obtaining their light and air only from the two enclosures. I consider that ample provision is made for both light and air. The roofs of lanterns are to be all rolled rough plate glass, with open louvres along each side and ends: the latter for ventilation, together with a current of air from the underground flues.

4th, 5th, and 6th. As to sanitary arrangements and indispensable conveniences. These have not been lost sight of, and it was the intention to procure these, with other fittings, from Port Arthur. The cost of completing to be paid out of the sum for extras provided for in specification.

7th. I cannot agree with Mr. Hunter in his remarks as to plans and specifications being loosely drawn up. I consider everything is sufficiently explicit for any practical builder; and I am altogether unable to comprehend what Mr. Hunter means in reference to certain large items of materials. The specification will speak for itself.

8th. As to bricks obtained from Port Arthur. It was understood that these bricks could be procured by prison labour, and brought to town by the Government schooner, and that the only expense would have been the cartage from wharf to the Cascades—about 6s. per thousand. A commencement was made, and about 3 or 4000 were sent up of a most worthless character, obtained from a kiln of some 25,000 up the Tramway. I at once proceeded by schooner to Port Arthur, and found that any quantity of good bricks could be obtained from boundary walls and other buildings partly down. Not being able to obtain any assistance from the Establishment, I had to send down free labour, and hire teams; and, up to the time the men ceased working, they had ready in all some 125,000, the cost of which, when delivered at the Cascades, would not be more than 20s. per thousand, being less than one-half the cost of new bricks.

The principal portion of these bricks are made from good materials, and well burnt; and from the fact of their standing handling and carting so many times, shows at once their quality. I would prefer them before some of the new bricks to be obtained in Hobart Town, and being required for *inside works* consider them in every respect suitable.

9th. The Memo. sent by the Department to the Minister, referred to in paragraph 9, was merely a semi-official letter from Mr. Smith to the Minister, who was absent from town, and certainly was not intended to particularise details of contingencies; the amount mentioned being merely to remind the Minister of the then approximate liability—the £150 being considered sufficient to include the expense of procuring bricks. The amount named—£500—will be more than sufficient to cover cost of glass, iron, and timber.

10th. Mr. Hunter recommends that the supply of bricks be discontinued, and in lieu of them to use stone. My reasons for recommending bricks to be used for raising the inside walls was this:—The present cell walls are so badly built, being carried up with what masons call shiners, and very few through-stones. These walls will require raising some 7 feet,—I therefore considered bricks laid in cement would form one mass, be more solid and superior to stone work, and cheaper.

11th. As regards the work already performed. I saw the work occasionally during its progress, and would have had nothing to fear in future as to its stability had the work been carried out under my supervision. The Clerk of Works (Overseer Moore) being on the ground daily, with plans and specification, had instructions to look well after the works.

It is strange Mr. Hunter is so positive that a great unnecessary extravagance has been permitted in the use of concrete in performing these works when, in the 1st paragraph of his Report, he describes the place as a complete bog.

12th, 13th, and 14th. As to air-flues,—called by Mr. Hunter, “*drains.*” Two of these are intended to be utilised for taking rain water from roofs; no drains are intended to be connected with these air-flues. This mode of ventilation has been adopted in many parts of England, and found to answer well. Provision is made for iron pipes to run into these air-flues, and carried up about 6 feet from floors, at intervals, as shown on plans. This will cause the necessary circulation of air required for ventilation.

Mr. Hunter also states that concrete was not required only under the boundary walls, and yet he says the place is a complete bog. To describe the foundations of the old cell walls I may state that a trench seems to have been sunk the full width of building, some 1½ feet wide, and the full length, but not taken out to a sufficient depth to obtain a good bottom, or through the soft earth. The stones in foundations are undressed and all shapes, and badly built, in fact in some places could only have been thrown in, and large cavities left. It was a question with me as to whether the walls should not be taken down, but it was decided to use concrete to form a footing, and fill up the cavities by well ramming in the concrete, and securing same for carrying the extra weight of walling and roofing.

As to the pipes to carry away roof waters. Mr. Hunter states that 4 or 6 in. pipes would carry away the water from roofs. I do not think that 4 in. or even 6 in. pipes would take away the water from two 5 in. down pipes, which are quite small enough for the water from over 70 squares of roofing; considering also the fact that these small pipes are liable to choke, and being under the floors, which are dovetailed with iron, almost impossible to get at.

Mr. Hunter states that he would adopt other means of supplying air to these buildings. I think it will be found that there will be ample ventilation, if anything too much, there being air-gratings and flues under floors, and open louveres the whole length of lantern light.

16th. In the Report furnished by me on the 30th of August, in making up hurriedly the amount of work done to date, I did not take time to go over the work and take my own measurements, as, not being a final settlement, I did not consider it necessary. I made up my estimate from figures given me from the Clerk of Works, and partly from the plans. I had instructed the Clerk of Works to give me a detailed list of all measurements taken by him. This I did not get until after I had given in my Report. On receiving the same I made up the quantities from his amended list, and found them less than those previously given in; I at once notified this to the Minister of Lands and Works by letter.

W. H. CHEVERTON, *Overseer of Works.*
26th September, 1876.

The Hon. the Minister of Lands and Works.