

Table 3.12 Summary of the Assessment for Building No. 03

<i>Building No., Name & Designation</i>	<i>Date of Construction and Original Use</i>	<i>Reference Drawings</i>	
<p>03 Barracks Block Within Central Police Station Declared Monument</p>	<p>1862 – 1864 Third Floor c.1906 Police Barracks, also including: Offices for Clerks, the Superintendent of Police, Coroner and Interpreters; Reserve & Charge Room; Day Rooms.</p>	<p>03-GA-201 Ground Floor 03-GA-202 Ground Floor 03-GA-203 First Floor 03-GA-204 First Floor 03-GA-205 Second Floor 03-GA-206 Second Floor 03-GA-207 Third Floor 03-GA-208 Third Floor</p>	<p>03-GA-211 Roof Plan 03-GA-212 Roof Plan 03-GA-220 North Elevation 03-GA-221 North Elevation 03-GA-222 South Elevation 03-GA-223 South Elevation 03-GA-224 East Elevation 03-GA-225 West Elevation</p>
<i>Brief Overview</i>	<i>Proposed Adaptive Uses</i>	<i>Significance (refer to Section 3.11 of the Conservation Management Plan dated June 2008)</i>	
<p>Four storey building (and the tallest on the Site) constructed of red brick with painted cement render. The basic floor plan is the same on all levels, with a central block of two or four rooms, a large open Dormitory space in the wings either side, and long verandahs on the north side. There are also projecting rooms on the north side for married and single sergeants. This building was constructed as a simple, functional building which responded to the local climate and a growing police force. The additional third floor is constructed in a similar style and scale, though it did necessitate the loss of a pedimented roof and the addition of buttresses on the south side.</p> <p>The building continued in use as accommodation until decommissioning, with some spaces accommodating kitchens, cafeterias, offices and armouries.</p> <p>The building construction is not as robust as others on the Site. The load-bearing brickwork walls support relatively fragile timber upper floors, under a pitched tiled roof. The timber floors in this building will need to be strengthened for any new use. Some areas of timber floors have already been replaced with reinforced concrete slabs. There are currently also limitations for viable adaptive reuses from the available means of escape if the two existing staircases are to be retained.</p>	<p>Mixed Use:</p> <ul style="list-style-type: none"> • G/F – Museum; Interpretation room; Retail and ancillary support; Public circulation; Plant room • 1/F – Retail and ancillary support; Toilets; Plant room • 2/F – Retail and ancillary support; Toilets; Plant room • 3/F – F&B and ancillary support; Toilets; Plant room <p>The mix of adaptive reuses is seen as providing a good balance between cultural and commercial uses, and it also contributes some interpretation of the former Barracks Block uses in the lower part of the Site. This block also provides a good G/F location related to the principle access for visitors into the Site for an Information Centre closely associated with a small Museum. Visitors will be able to begin their journey through the Information Centre and take escalators and lifts to reach the upper levels of the Site.</p> <p>The selected uses are generally suitable for the relatively fragile timber floors in this building, which would need to be strengthened for any new use. The uses will be readily accommodated and the quality of the original spaces regained.</p> <p>A conservation approach strategy is required for providing adequate means of escape whilst retaining the use of the original staircases and maximizing the use of the building, and minimizing the damage to its most significant elements.</p>	<p>HIGH</p> <p>This is one of the oldest surviving buildings on the Police Station, and is an important example of early colonial design. Its location established the creation of the Parade Ground, and was the start of what would eventually become a much larger Central Police Station.</p>	
<i>Conservation Approach</i>	<i>Major Proposed Changes (for Mitigations see Annex A1)</i>	<i>Other Heritage Impact Rating Assessments</i>	
<p>All new adaptive uses will be accommodated within the existing building without new extensions.</p> <p>The existing access and circulation layout will be retained. The two existing open stairs are to be retained, conserved, and justified for use on the basis of a fire engineering analysis of the means of escape for the whole building. Additional rails to raise the height of the existing balustrades for compliance with safety codes may be required if alternative safety measures are not agreeable. The additional rails will be of minimal design and have as little visual impact as possible. Additional matching balusters to reduce the gaps will also be required. To provide alternative means of escape new bridges are to be constructed on the south side of the building to link the upper floors to the existing balconies and new staircases in Buildings 08 and 11.</p>	<p>Two new public lifts for user and equal access purposes, and one new goods/firemen’s lift will be installed in the central block. The central block is one of the areas of least significance within the building, and because of this it has been chosen as the location for both the lifts and the WCs. This location is not only convenient for these uses but by concentrating them together here will have the least amount of impact on the greater part of the historic building. It allows for all of the significant original room layouts in the wings to remain, and for the highly significant spaces like the verandahs and staircases to remain open and unaltered.</p> <p>New public accessible WCs will be provided in the central block on each of the upper floors.</p>	<p>The range of Impact Category Ratings for the interventions after mitigations in Block 03 are 1 (Beneficial), 2 (Acceptable), and 3 (Acceptable with Mitigation Measures). The overall Heritage Impact of the proposed interventions in Block 03 is therefore regarded as acceptable to enable the building to have a new adaptive use.</p>	

<i>Conservation Approach (continued)</i>	<i>Major Proposed Changes and Mitigations (continued)</i>	<i>Other Heritage Impact Rating Assessments (continued)</i>
<p>The existing covered bridge from the east side 1/F to the Magistracy Terrace will also provide an alternative means of escape. These bridges make it possible to provide the alternative means of escape without having to make further major interventions in the Barracks Block, such as additional internal or external staircases or major modifications of the existing stairs and verandahs. The new bridges will be designed with reference to the style of the existing south side bridges. Smoke curtains will be installed on the upper floor verandahs at the existing open stairs. Their use reduces the impact to the building as it negates the need for enclosed lobbies around the historic staircases, which would detract from the open character of the verandahs. The later infill walls in the arches of the ground floor verandahs, which detract from the original design of the building, will be removed, and the original open verandah access and circulation regained.</p> <p>The later single storey timber framed open fronted porch on the north elevation detracts from the original balanced design of the most significant elevation of the building, and will be removed. The porch has little significance and no architectural merit.</p> <p>The external ramp and steps to the north east side of the north elevation is a much later addition to the building and detracts from the overall appearance of the building, and will be removed. It has no significance and no architectural merit.</p> <p>The block of cells attached to the south east side of the south elevation is an extension of poor quality and with no architectural or historic significance. It detracts from the original building design and will be removed. Its removal, together with the removal other relatively insignificant features in this area, will open up a lane behind the Barracks Block to create a more usable site circulation space, and will restore the full height of the south elevation of the building to its original design.</p> <p>Existing internal structural walls will be retained, with some new openings justified for the new adaptive uses.</p> <p>Existing timber floors will be retained, repaired and strengthened, and upgraded to provide the required fire resistance for code compliance.</p> <p>Existing original ceilings, plaster cornices, and plaster and fretwork features are to be retained and repaired wherever possible.</p> <p>All elevations, including features and finishes, balconies and balustrades, and roof tiling, will be repaired and refurbished to the original design.</p>	<p>Later partition walls and suspended ceilings throughout the building will be removed, with the aim of restoring the building to its original layout as far as possible. One original wall on the G/F in the east block, and some other later walls are to be removed to provide spaces for viable new uses.</p> <p>An existing door opening in the G/F central block will be enlarged to provide a room for the Information Centre. Some new openings will be formed in walls on the all floors of the central block to provide layouts for the new uses.</p> <p>New partition walls will be built in the central block and third floor for the new uses, and they will generally be of reversible lightweight stud and plasterboard construction.</p> <p>Existing mechanical and electrical services will be removed, and new services including air-conditioning, water, power and lighting are to be installed suitable for new adaptive uses. New plant rooms, located in the central block on all floors, are required for ventilation and air-conditioning, with chilled water supplied from central chiller plant. Kitchen extract flues will discharge into new chimney stacks matching the existing design.</p> <p>All original windows will be repaired. Later windows are to be replaced by replicas of original windows to regain the original building appearance throughout.</p> <p>All later corrugated metal sunshades over windows will be removed as they detract from the original design of the facades.</p> <p>Blocked windows on the south side of the ground floor central block will be re-opened, and some converted into use as doors for the new G/F uses.</p> <p>Original external doors will preferably be retained and overhauled or upgraded, but where their condition is unacceptably poor they will be replaced. New doors will match the original detailing.</p> <p>Original internal panelled doors will preferably be retained and overhauled or upgraded for compliance with fire code as necessary, but where their condition is unacceptably poor they will be replaced. New doors will match the original detailing.</p> <p>The original pottery balusters with granite handrails on the verandahs will be retained and repaired. Higher barriers are required for compliance with safety codes. Additional higher rails will be of minimal design and have as little visual impact as possible on the overall façade.</p>	