

**Table 3.13 Summary of the Assessment for Building No. 04**

<i>Building No., Name &amp; Designation</i>	<i>Date of Construction and Original Use</i>	<i>Reference Drawings</i>
<p>04 Police Deputy Superintendents' and Married Inspectors' Quarters Within Central Police Station Declared Monument</p>	<p>1862 - 1864 Accommodation for the Captain Superintendents and the Deputy Superintendent</p>	<p>04-GA-201 Ground Floor 04-GA-202 First Floor 04-GA-203 Second Floor 04-GA-205 Roof Plan 04-GA-220 North Elevation 04-GA-221 South Elevation 04-GA-222 East Elevation 04-GA-223 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>Three storey brick building with painted cement render, similar in style and construction to the Barracks Block. It is arranged as two blocks forming an L-shape in plan, with a central staircase in each block. Originally open verandahs on the north and east sides are now mostly infilled with windows. It is linked to Building 06 by a concrete bridge at G/F. There are balconies to the upper windows on the south and west sides. The interiors have good quality and remain virtually intact. The original servants' wing to the south has been demolished.</p> <p>The last known use was for various Police staff spaces, including a briefing room, changing room, mess room and storage.</p> <p>The building construction is relatively fragile. 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. There are currently also limitations for viable adaptive reuses from the available means of escape if the two existing staircases, which are mainly of timber construction, are to be retained.</p>	<p>Mixed Use:</p> <ul style="list-style-type: none"> <li>• G/F – Retail and ancillary support; Interpretation rooms</li> <li>• 1/F – Arts-related support spaces</li> <li>• 2/F - Arts-related support spaces; Plant room</li> </ul> <p>The mix of adaptive reuses is seen as providing a good and viable balance between cultural and commercial uses in this relatively fragile building and in this area of the Site. The three Blocks 04, 06, 07, which have similar characteristics of style and construction, are considered suitable for providing a hub of arts-related support spaces, although Block 07 may be suitable for a Police office.</p> <p>The G/F location of Retail and Interpretation uses makes them readily accessible to the public without difficulties for means of escape. The selection of Arts-related Support spaces for the upper floors, with the relatively small occupancy and relatively low floor loadings of office use, makes the retention and upgrading of the existing timber stairs viable for means of escape, and will limit any floor strengthening required. With office use it should also be relatively easy to ensure that the existing interior fittings and finishes are retained.</p>	<p><b>MEDIUM/HIGH</b></p> <p>This is one of the earliest buildings on Site, and forms an historical and visual link with the Barracks Block. It also provides an understanding of the various types of accommodation which existed on the Site.</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 original plan layout of the building is respected and altered as little as possible. New openings in the wall separating the two blocks on the two upper floors at the north east corner will allow the circulation routes along the verandahs to be linked to provide alternative means of escape and equal access. The two rooms on the upper floors at the north east corner will be reduced in size to provide the linking corridors. The existing timber stairs will be retained, repaired and upgraded for means of escape. One seriously non-compliant flight will be replaced to meet code requirements. 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. 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.</p> <p>Existing internal structural walls will be retained, with some new openings justified for the new adaptive uses.</p>	<p>A new lift will be provided in the southeast corner of the building to provide equal access. This lift is to be located at the end of a historic circulation route, and requires the demolition of bathrooms for which the original features have been lost. Its location at the end of the circulation route means that the verandahs of the building remain intact and without obstruction, as the original design would have intended, while still allowing access throughout the whole building. As only a single lift is necessary to allow equal access to all parts of the building, this reduces the need for disruption of historic fabric throughout the rest of the building. To avoid the need for further ramps the intention is to form a doorway in the existing window to allow level access from the Parade Ground into the lift. This will then transfer the visitor to all three floors of the building. The lift type will be selected to avoid the overrun penetrating the roof.</p> <p>New public accessible WCs will be provided located at the end of the circulation routes so as not to disrupt the historic verandahs. WC provision in this building is limited so as not to unnecessarily divide the principal rooms.</p> <p>New ramps are proposed behind the east block stair on 1/F and 2/F, with new fire partitions to enclose the staircase for means of escape. The existing steps in the circulation behind the north block stair on 2/F on the will be removed.</p>	<p>The range of Impact Category Ratings for the interventions after mitigations in Block 04 are 1 (Beneficial), 2 (Acceptable), and 3 (Acceptable with Mitigation Measures). The overall Heritage Impact of the proposed interventions in Block 04 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>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. The reinstatement of original features including the west elevation 2/F balcony will be carried out. Because this balcony design has unproven strength for safe public use it will probably only be used for maintenance access.</p> <p>Windows that have been added to infill the veranda arches will be removed. These later alterations detract from the original design characteristic of open verandas.</p>	<p>A new external ramp is proposed on the south side of the north block to provide disabled access.</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. Chilled water will be supplied from central chiller plant. The proposed location of the plant room uses one of the second floor rooms in the north block already proposed to be subdivided for the new circulation.</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>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>	