

**Table 3.15 Summary of the Assessment for Building No. 06**

<i>Building No., Name &amp; Designation</i>	<i>Date of Construction and Original Use</i>	<i>Reference Drawings</i>
06 Married Sergeants' Quarters Within Central Police Station Declared Monument	c. 1904 -1908 Accommodation for Married Sergeants and their families (four units in all)	06-GA-201 Ground Floor 06-GA-202 First Floor 06-GA-203 Roofspace Plan 06-GA-204 Roof Plan 06-GA-220 North Elevation 06-GA-221 South Elevation 06-GA-222 East Elevation 06-GA-223 West Elevation
<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>Two storey brick building painted cream, with WC towers at the north-east and north-west corners. The exterior is plainly designed with covered balconies on the north, east and west sides. It is linked to Building 04 by a concrete bridge at 1/F. The interior is divided into two blocks with a central timber staircase for each. The design of this building is similar to that of building 07, which is thought to be contemporary.</p> <p>The last known use was as a Traffic Police Dormitory.</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.</p>	<p>Mixed Use:</p> <ul style="list-style-type: none"> <li>G/F – Retail and ancillary support: F&amp;B and ancillary support; Toilet</li> <li>1/F – Arts-related support spaces; Toilet</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.</p> <p>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 units and an Arts-related café makes them accessible 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</b></p> <p>This building has a visual and historical link to Building 07, and is evidence of the constant expansion of the Site. It also adds to the understanding of various types of accommodation 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. Both existing timber stairs will be retained, repaired and upgraded for means of escape. 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. The stairs will be separated by a new partition at G/F, and one stair will discharge to the north side. New openings in the wall separating the two blocks on each floor will provide a shared circulation pattern.</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. The existing covered way, with its tiled roof, linking Building 06 with Building 07 will be retained and repaired.</p>	<p>A new platform lift will be provided in the north east corner tower of the building to provide equal access. The lift requires the demolition of WCs for which the original features have been lost, and this location avoids the need for disruption of historic fabric throughout the rest of the building.</p> <p>New accessible WCs will be provided located at both floor levels in the north east corner tower. WC provision in this building is limited so as not to unnecessarily divide the principal rooms.</p> <p>A new external ramp is proposed on the south side of the block to provide equal access.</p> <p>The existing doorways from the north side veranda and balcony into the rooms, lift and WCs will need to be widened for equal access purposes. New doors will match the original detailing.</p> <p>It will be necessary to raise the level of the rear verandah and extend it to allow for equal access circulation. The first floor north side balcony will require its finished level raising at each end for equal access, with short ramps not visible from the north elevation.</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 is in a new attic under the roof, and a new floor will be installed for it.</p>	<p>The range of Impact Category Ratings for the interventions after mitigations in Block 06 are 1 (Beneficial), 2 (Acceptable), and 3 (Acceptable with Mitigation Measures). The overall Heritage Impact of the proposed interventions in Block 06 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 (for Mitigations see Annex A1) (continued)</i>	<i>Other Heritage Impact Rating Assessments (continued)</i>
<p>The present balustrade of the east side balcony is of a plain design, and is of a later date and at odds with the historic balconies around the rest of the building. A new balustrade to match the existing ones would create a more coherent exterior design. The strengthening works to the underside of the balcony are of a poor quality and detract from the façade, which will be fully revealed with the removal of the covered sheds adjacent. Because the east and west balcony design has unproven strength for safe public use they may be restricted for maintenance access only.</p> <p>The canopy over the bridge link to Building 04 will be removed. It is of a later date and does not form part of the original design. The support structure is plain and at odds with the more delicate and slender columns of the balcony.</p>	<p>This will avoid having to use one of the rooms for plant. Supply and exhaust air could be provided with louvred openings in the east and west gable walls or with new 'chimneys' matching the existing chimneys.</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>	