

Table 3.16 Summary of the Assessment for Building No. 07

<i>Building No., Name & Designation</i>	<i>Date of Construction and Original Use</i>	<i>Reference Drawings</i>	
<p>07 Single Inspector's Quarters Within Central Police Station Declared Monument</p>	<p>c. 1904 – 1908 Accommodation for Single Inspectors</p>	<p>07-GA-201 Ground Floor 07-GA-202 First Floor 07-GA-203 Second Floor 07-GA-204 Roofspace Plan 07-GA-205 Roof Plan</p>	<p>07-GA-220 North Elevation 07-GA-221 South Elevation 07-GA-222 East Elevation 07-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 painted cream, set on a single storey brick plinth. The interior layout is the same on each floor, with two main rooms and a corridor linking to a staircase on the east side. There is also a small projecting bathroom tower on the south side. There were originally balconies at each floor on the north side, but the ground floor balcony has been lost. The design of this building is similar to that of building 06, which is thought to be contemporary.</p> <p>The last known use was as a medical office.</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 probably need to be strengthened for any new use.</p>	<p>Police Reporting Centre, on all three floors, with Toilets.</p> <p>This use is seen as suitable for this relatively fragile building, and can be accommodated with minimal changes to the internal layout, and will allow all the spaces to be used. The limited number of people who would use the upper floor offices makes it probable that agreement can be reached over the retention of a single means of escape staircase. The floor loadings for support or office use can also be more readily justified with minimal strengthening if required.</p>	<p>MEDIUM</p> <p>The building has a visual link to building 06, and similarly is important for showing the constant expansion of the Site and adds to the understanding of various types of accommodation. It also provides an important elevation facing Hollywood Road.</p>	
<i>Conservation Approach</i>	<i>Major Proposed Changes (for Mitigations see Annex A1)</i>	<i>Other Heritage Impact Rating Assessments</i>	
<p>The new adaptive use 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. The existing timber stair will be retained, repaired and upgraded for means of escape. Additional rails to raise the height of the existing balustrade 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.</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>Later suspended ceilings are to be removed, and new ceilings will be reinstated in their original form. The later ceilings detract from the original interior character of the building.</p> <p>All elevations, including features and finishes, balconies and balustrades, and roof tiling, will be repaired and refurbished to the original design. Because the north balcony design has unproven strength for safe public use the balconies may be restricted for maintenance access only.</p> <p>The existing covered way, with its tiled roof, linking Building 07 with Building 06 will be retained and repaired.</p>	<p>A new platform lift will be provided for equal access. The desirability of installing lift in the building is debatable. This is a small building and it could be argued that disabled access to the ground floor would be sufficient for the small number of occupants. However there is the view that wherever possible the principle of equal access for all users should be adhered to. A conventional passenger lift to reach all floors would require the serious intervention of a lift pit in this small building. The proposal is to provide a platform lift that will serve the first floor but not the second. This provides 2/3 of the building with disabled access. The possibility of inserting a lift into the bathroom tower was considered</p> <p>This option was rejected as it took up an unnecessarily large amount of useful space in the tower, and the tower was more suitable for WCs. The compromise proposal is to fit a platform lift in the southwest corner of the smaller of the two rooms in a reversible manner.</p> <p>New accessible WCs will be provided on G/F and 1/F located in the south side tower. WC provision in this building is limited so as not to unnecessarily divide the principal rooms.</p> <p>Later partitions will be removed throughout. These detract from the original layout of the building, and will help to return the spaces to their original configuration.</p> <p>The existing doorways into the new WCs in the south tower will need to be widened for equal access purposes. New doors will match the original detailing.</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 07 are 1 (Beneficial), 2 (Acceptable), and 3 (Acceptable with Mitigation Measures). The overall Heritage Impact of the proposed interventions in Block 07 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>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. Externally accessible access doors for service risers in the bathroom tower are to be provided at ground floor level on the west elevation of the south tower, detailed to match the other external doors.</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>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>	