

**Table 3.17 Summary of the Assessment for Building No. 08**

| <i>Building No., Name &amp; Designation</i>   | <i>Date of Construction and Original Use</i>  | <i>Reference Drawings</i>   |
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| <p>08<br/>Ablutions Block<br/>Within Central Police Station Declared Monument</p>   | <p>c. 1930s<br/>Sanitary Block for the police officers in Barracks Block</p>  | <p>08-GA-201 Ground Floor<br/>08-GA-202 First Floor<br/>08-GA-204 Second Floor<br/>08-GA-206 Roof Plan<br/>08-GA-220 North Elevation<br/>08-GA-221 South Elevation<br/>08-GA-222 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 red brick building set on a granite plinth. The building forms a physical separation between the CPS and Prison areas of the Site. Internally, the building is a single storey deep, with an external stair to the northwest and balconies along the north side. This space was lastly used as an ablutions building, containing WCs and showers.</p> <p>The building was updated with new facilities, allowing it to continue in use as a sanitary block. There were also some administration spaces and a gym.</p> <p>The building has a reasonably robust construction of load-bearing brickwork and reinforced concrete floors, under a pitched tiled roof.</p>   | <p>Mixed Use:</p> <ul style="list-style-type: none"> <li>• G/F - Plant rooms; Site management office and store rooms; Toilet</li> <li>• 1/F - Plant rooms</li> <li>• 2/F - Plant rooms; Store room</li> </ul>   | <p><b>MEDIUM/LOW</b></p> <p>This building is of little architectural interest, though the west elevation adds to the overall character of the Old Bailey Street side of the Site, and consciously responds to the domestic scale here.</p>  |
| <i>Conservation Approach</i>  | <i>Major Proposed Changes (for Mitigations see Annex A1)</i>  | <i>Other Heritage Impact Rating Assessments</i>   |
| <p>The scheme for the whole Site requires a completely new electrical provision with new transformers and associated switchgear rooms, and emergency generators. After considering several options for locating these functions around the Site there was found to be no adequate locations in operational terms to suit the HEC's requirements for access to their centralized equipment. It was therefore decided that the Ablutions block 08 should be altered in a major way to accommodate all the electrical supply equipment for the Site integrated in one location. In putting it all into the Ablutions Block major damage to other more sensitive blocks can be avoided.</p> <p>The Ablutions Block also has the dual advantages that it is one of the very few buildings where vehicle access is available, which is an essential requirement of the Hong Kong Electric Company, and it is also relatively central to the whole Site, making the electrical sub-main distribution routes effective and least damaging.</p> <p>Although the interior 1/F and 2/F floors will be completely removed, the exterior fabric, including the north side balconies, will be retained and refurbished as an element of the historic site and surrounding streetscape. The existing balconies provide an important alternative means of escape for the Type 1 grade Barracks block 03, which would otherwise require additional interior interventions with significant impacts. The existing bridges from Barracks block 03 will be retained and new bridges added.</p> <p>The G/F corridor from the north side balcony to the south side yard will be retained.</p> | <p>The existing single story extension on the south side at the west end will be removed to provide the essential turning into the yard for HEC and other delivery vehicles. The existing yard will be excavated to lower the level in relation to Old Bailey Street, and the south side of the Ablutions Block will be underpinned. The new loading/unloading yard will be provided with a vehicle turntable.</p> <p>Existing internal 1/F and 2/F floors and walls will be removed. These alterations are being made in order to create the required heights of space for centralized electrical equipment serving the whole Site. The existing partition configuration and storey heights do not allow for the installation of the required electrical transformers and associated switchgear and cable trenches and the emergency generators. The new concrete floors are to be supported on a new internal independent steel structure that will both support the new floors and provide structural stability to the existing brick envelope, removing the risk of collapse of the original structure. Where possible, some cross walls are to be retained, such as the one to the western side of the new service stair.</p> <p>Significant elements of the ground floor plan arrangement are to be retained, including the cross walls and in particular the passageway that provides access through the building, together with the associated arches to the north and south elevations.</p> <p>The existing timber king-post trussed roof structure is considered to be of some architectural interest, and is to be retained in its entirety.</p> <p>A new internal stair from the G/F north side balcony is to be located centrally in the building to provide service access to the first floor transformer rooms and meet code compliance for means of escape.</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. All windows to upper floors are to be locked shut with security mesh fitted behind for the safety of users and to meet code compliance.</p> | <p>The range of Impact Category Ratings for the interventions after mitigations in Block 08 are 1 (Beneficial), 2 (Acceptable), and 3 (Acceptable with Mitigation Measures). The overall Heritage Impact of the proposed interventions in Block 08 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> |
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|  | <p>Original external doors will preferably be retained for reuse and overhauled or upgraded as necessary, but where their condition is unacceptably poor they will be replaced. New doors will match the original detailing.</p> <p>Elevations will be retained in their existing condition as far as possible, with repair work only being carried out as required. Although the south elevation will need to be altered for the operation of the electrical equipment, the remainder of the building will retain its historic appearance on the exterior. On the south elevation there will be several interventions for new louvres and access doors for the essential operation of the new transformer and switchgear equipment. The aim is to use the existing fenestration openings and widen them or form new openings only where necessary. The south elevation has the least significant aspect for the Site given that it faces an existing high revetment wall.</p> <p>For the construction method to remove the existing floor slabs and add the new floor slab, it is proposed that the external walls will be retained, however the internal structure of the Ablutions block will be removed and replaced with a strengthened structure. The roof will be temporarily removed during construction, however will be replaced once adequate support has been provided to the internal shell of the structure. The façade and balconies are proposed to be retained and refurbished in their current form. To mitigate the impact, full recording before the work commence will be conducted.</p> |   |