

Table 3.19 Summary of the Assessment for Building No. 10

<i>Building No., Name & Designation</i>	<i>Date of Construction and Original Use</i>	<i>Reference Drawings</i>	
<p>10 Superintendent's House Within Victoria Prison Declared Monument</p>	<p>c. 1860s House for the Superintendent of the Prison/Police; historic main entrance into Prison</p>	<p>10_13-GA-201 Lower Ground Floor 10_13-GA-202 Ground Floor 10_13-GA-203 First Floor 10_13-GA-204 Second Floor 10_13-GA-205 Roof Plan</p>	<p>10_13-GA-220 North Elevation 10_13-GA-221 South Elevation 10_13-GA-222 East Elevation 10_13-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 rendered brick building, fully attached to the adjacent building 13 (C Hall - a much later and poorer quality building dating from the 1920s), and so has no aspect of any significance to the west. The building is of a domestic scale and design, with elements similar to buildings 03 and 04, which are contemporary. The general layout of two principal rooms on the upper floors has been retained, and a large archway, originally the main entrance to the prison, remains at ground floor but has been blocked. Many early features survive such as panelled door and window surrounds, a first floor balcony, skirting boards and timber staircase to the southwest. A later extension to the south east is of less significance.</p> <p>The building was last used as administration and dormitory rooms.</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>Mixed Use:</p> <ul style="list-style-type: none"> • G/F – Retail and ancillary support; Public circulation; Toilet • 1/F – Arts-related support spaces; Toilets • 2/F – Arts-related support spaces <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 G/F location of Retail units makes them readily accessible to the public without difficulties for means of escape, and the character of the upper floors will be suitable for Arts-related Support spaces. The relatively small occupancy and relatively low floor loadings of such support spaces, makes the retention and upgrading of the existing timber stair viable for means of escape, and will limit any floor strengthening required.</p> <p>To make building 10 viable for new uses its circulation will be linked to the adjacent accommodation in building 13 (C Hall). A new staircase in building 13 is to be linked to operate with the existing main staircase in building 10 to provide the necessary alternative means of escape from both buildings, and this new staircase is beneficially located to provide a connection to Barrack Lane on the north side.</p>	<p>MEDIUM / HIGH</p> <p>This is one of the earliest buildings on the Site, and would have been an essential part of the early prison/police site. The pediment is the only remaining characteristic of the early site. Those at the original Magistracy (now demolished) and the Barracks Block (lost when the third floor was added) are now lost.</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. The later single storey extension the southeast corner and the two storey extension to the south are to be removed. The removal of these extensions will restore the building to its original configuration and improve the appearance of the exterior elevations. The later plain concrete planter on the east elevation detracts from the elevation and will be carefully removed and the wall made good.</p> <p>The existing main timber stair will be retained, repaired and upgraded. It does not completely comply with code requirements for means of escape for the new uses, but a fire engineering approach suggests that if it is linked with corridors to the new compliant stair in building 13, they can act together. Some 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.</p> <p>The later masonry infills to the original G/F arched openings in the east side external wall and in the connecting wall to Building 13. The east side external steps will be retained, and this will reinstate the original G/F through route, and when linked to the G/F circulation spaces in building 13, will provide improved public access across the Site. The use of a platform change-of-level lift at G/F adjacent to the east side arch in an existing opening, requiring minimal widening and the removal of the modern unsightly external steps, will provide for equal access into the building on the east side.</p>	<p>The removal of the existing suspended timber floor to the G/F south east room of the building will allow for an equal level access floor into this room from Magistracy Terrace. The existing window will be altered for a door designed to have original design details.</p> <p>A new lift is to be inserted in the south side of the building for the purposes of equal access. The location has been selected to minimise the impact on the original building fabric, as the space here has little historic or architectural significance. The location of a passenger lift on the south side also enables it to be an element on the route providing equal access from the Parade Ground up through the Magistracy building to Magistracy Terrace, into the Superintendent's House using a platform lift, and from there up to the D Hall and Prison Yard level.</p> <p>Accessible public WCs will be installed on G/F adjacent to public WCs provided in the adjacent building 13, and also on 1/F. The ground floor toilet is in an area of low significance, and provides an accessible WC adjacent to the other grouped public WCs to be provided in the adjacent building 13 which has less historical significance than building 10. The first floor WCs are located in the south east extension which is of a later date and an area of least significance in the building. By installing the necessary WCs here, the rest of the first and second floors retain their original layout and the Principal rooms remain intact.</p> <p>New walls required for new uses generally are to be of reversible lightweight stud and plasterboard construction.</p>	<p>The range of Impact Category Ratings for the interventions after mitigations in Block 10 are 1 (Beneficial), 2 (Acceptable), and 3 (Acceptable with Mitigation Measures). The overall Heritage Impact of the proposed interventions in Block 10 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 existing circulation pattern on 1/F and 2/F will be retained, and two new single door openings will link it to the new circulation on 1/F and 2/F in building 13.</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>The later G/F wall and corridor in north east room will be removed, and this will restore the room to its original size with the chimney breast within it. Later modern partitions and suspended ceilings on 2/F are to be removed to regain the room sizes of the original design, and new ceilings will be reinstated in their original form. The later partitions and 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 1/F east side balconies and 2/F east and north side balcony design has unproven strength for safe public use the balconies will probably have to be restricted for maintenance access only.</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. The plant room for the services in building 10 will be located in the adjacent building 13.</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. Wire security mesh will be removed from windows because this is no longer necessary and detracts from the elevations.</p> <p>Original external balcony 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>	