

Table 3.20 Summary of the Assessment for Building No. 11

<i>Building No., Name & Designation</i>	<i>Date of Construction and Original Use</i>	<i>Reference Drawings</i>
<p>11 A Hall Within Victoria Prison Declared Monument</p>	<p>1928 Reception Block , including: Baths, dressing boxes, disinfecting rooms, visiting boxes, prisoners’ clothes store, solicitors’ rooms, reception, registration and photographing room.</p>	<p>11-GA-201 Lower Ground Floor 11-GA-202 Ground Floor 11-GA-203 First Floor 11-GA-204 Second Floor / Roof Plan 11-GA-220 North Elevation 11-GA-221 South 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>Two storey brick building with regular fenestration to the north and south, attached to building 13 to the east and 9 to the west. It is plain in design, with a single room on the first floor as all original internal walls have been removed, and with ground floor rooms being as deep as the building. There is a staircase at the south west and south east corners.</p> <p>In later years the building contained a room used as a chapel on the ground floor, with the last known use of the building as an Immigration Office.</p> <p>The building has a reasonably robust construction of load-bearing brickwork and reinforced concrete floors, under a flat concrete roof.</p>	<p>Education Centre and ancillary support on both floors, with Classrooms on G/F and Education Offices on 1/F; Toilets; Site management office and store room.</p> <p>New underground Foyer for Site circulation.</p> <p>The narrow yard between A Hall and B Hall is seen as one of the spaces where it will be best to interpret the function and nature of the Prison. As one of the buildings with little or nothing of significance internally A Hall, with its robust construction, central location and modest size, offers the possibility for a cultural and interpretation use. An Education Centre will be an appropriate use.</p> <p>The selected adaptive reuse is suitable for this reasonably robust building.</p> <p>A new underground foyer beneath A Hall will create an entrance at the Parade Ground level in Barrack Lane for a new principal public circulation route with a wide stairway and a lift rising within B Hall to the upper site levels where the new building elements of the project are situated. This foyer will also be connected up to A Hall via a new staircase at the west end. Which will replace the existing non-compliant one in A Hall.</p>	<p>LOW</p> <p>This functional building was designed without any architectural detailing of note, and was built of materials which were readily available and matched the surrounding context. There is little original fabric remaining, and the main point of interest is the granite revetment wall below the north elevation which is of an earlier construction date.</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>All elevations will be repaired and refurbished to the original design. Modern razor wire and fencing is generally to be removed from the buildings’ facades and roofs, but some wire and broken glass and the fencing on the north edge of the A Hall roof may be retained for interpretation purposes in this particular context in A Hall Yard. It will be done in a way that is acceptable and readily removable to comply with Health and Safety requirements and to not impede proper maintenance. The flat concrete roof will be refurbished.</p>	<p>The two existing west and east end stairs are to be removed and replaced with code compliant stairs in similar locations for the building to be converted to a sustainable new use with compliant means of escape. The new west stair will provide means of escape for building 11, and also for building 03 via the new bridges to the building 8 balconies, and also for Building 08 down to the Barrack Lane level. Connection to the new staircase from the second floor balcony of building 08 will result in the new staircase being raised one storey above the roof level of building 11, and it will be constructed as a clearly identifiable modern addition so as not to impinge on the clarity of the original design of A Hall. The new east stair will enable a new connection to be provided into the adjacent building 13 where a new lift is being provided which will also serve building 11 and avoid needing a lift specifically for building 11. The internal character and fabric of the building is of low historical importance, and the removal of the existing narrow concrete stairs that are not code compliant together with small structural interventions is considered to be acceptable in this building.</p> <p>Linking the buildings 11 and 13 and putting a new lift in the northwest corner of Building 13 negates the need for an additional lift in Building 11.</p> <p>New WC facilities are required for the proposed new use of an Education Centre, and will be provided at the east end of the building. On the G/F new male and female WCs, an accessible toilet and cloakroom facilities, are provided adjacent to the teaching rooms, and on the first floor a single WC and a disabled WC will be provided for the Education Centre staff.</p>	<p>The range of Impact Category Ratings for the interventions after mitigations in Block 11 are 1 (Beneficial), 2 (Acceptable), and 3 (Acceptable with Mitigation Measures). The overall Heritage Impact of the proposed interventions in Block 11 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>Internal walls are to be removed and new walls constructed as shown on the plans to suit the new uses and circulation. New walls required for new room layouts are generally to be of reversible lightweight stud and plasterboard construction.</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. A new plant room is required for ventilation and air-conditioning, with chilled water supplied from central chiller plant. If the new plant room serving buildings 13 and 10 is not capable of serving building 11 also, a new plant room will be located on the roof of A Hall at the east end adjacent to the 2/F wall of building 13. This will maximise usable floor space on the lower floors and avoids excessive subdivision of the building. The plant room will be constructed as a clearly identifiable modern addition so as not to impinge on the clarity of the original design.</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. The original steel bars are to be retained and refurbished.</p> <p>Original doors that have been replaced are to be reinstated in their original form where this is known. Wherever later doors detract from the historic appearance of the building, these will be replaced with more sympathetic replacements. Steel-barred gates to the stairs are to be retained and fixed open flat against the facade, with new timber doors placed within the reveals.</p> <p>The walls of A-Hall will be propped by steel beams prior to any excavation works being carried out below the building. This will ensure that the superstructure remains stable during works below. The methodology for the construction of the tunnel will be finalized in discussions with the contractor, however the primary principle is to first stabilize the existing structure, prior to trying to form any new structure or openings below. In terms of mitigation measures, the existing structure will be propped prior to construction activities, and monitoring will be carried out during the construction phase. If any there is any risk of potential damage to the existing structure, the construction approach may need to be revised.</p> <p>Documentation will be conducted prior to works commencement and the project proponent will ensure that the works will not affect the significance of the CDE.</p>	