

Table 3.22 Summary of the Assessment for Building No. 13

<i>Building No., Name & Designation</i>	<i>Date of Construction and Original Use</i>	<i>Reference Drawings</i>	
13 C Hall Within Victoria Prison Declared Monument	c. 1929 Prison hospital, including: Operating Theatre, Wards, offices, mortuary, armoury, etc.	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	10_13-GA-220 North Elevation 10_13-GA-221 South Elevation 10_13-GA-222 East Elevation 10_13-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>Three storey brick building, 'U'-shaped in plan with a central atrium on the upper levels. It abuts building 10 to the east and building 11 to the west. It has regular fenestration on the exterior facades and overlooking the atrium. The ground floor is self-contained, and was last used for prisoner reception; the first and second floors have open ward rooms accessed by a staircase in the south west corner. The first floor also has a large Prison kitchen which is a later alteration. The building has undergone several alterations.</p> <p>This space was lastly used as the Prison kitchen, immigration reception and workshops. The building has a reasonably robust construction of load-bearing brickwork and reinforced concrete floors, under a flat concrete roof.</p>	<p>Mixed Use:</p> <ul style="list-style-type: none"> G/F – Retail and ancillary support; Public circulation; Toilets 1/F – Interpretation room; Plant room 2/F – Site management offices and store room; Arts-related support spaces; Toilets <p>The mix of adaptive reuses in this building is seen as providing only limited commercial uses, because it hemmed in by surrounding buildings and has very poor outlooks. It is not one of the most significant buildings on the Site and offers little architectural value. However it does provide useful functional value for the uses in the adjacent buildings 10, 11 and 03 for circulation purposes and resolving adequate means of escape. A new compliant staircase and lift are provided in the building located to serve these surrounding buildings, as well as providing a link to Barrack Lane on the north side. New bridges, used as means of escape from the upper two floors of building 03 (Barrack Block), are aligned with this new means of escape stair. The central G/F area when linked to the G/F circulation space in building 10 will provide improved public access across the Site.</p> <p>The G/F will have a small amount of retail space and a sizeable provision of public WC accommodation serving this area of the Site. The 1/F houses the Prison kitchen, and this will be used as an Interpretation space. The rest of the first floor will be used for plant room. The upper floor will mainly be used for site management offices and store rooms with a small area designed for arts-related support spaces and WC.</p>	<p>MEDIUM / LOW</p> <p>The design of the building is functional and without any unique architectural characteristics. The building still retains some elements of its original use such as the ward rooms and cross-ventilation, but this use changed prior to decommissioning. Of some significance is the Ladder Store at ground level, which is representative of various functions of 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 removal of later masonry infill to the original granite arched opening connecting to building 10 will reinstate the original through-route to building 10, and provide improved public access across the Site. The later central prisoner holding cages on the ground floor in the atrium space will be removed to create this access. The removal of these cages reinstates the early G/F layout of the building.</p> <p>The 1/F houses the Prison kitchen, and this will be retained and refurbished as an Interpretation space.</p> <p>The existing stair in the southwest corner of the building is to be retained. Although it is not of any great historic or architectural interest. It remains a viable part of the building's circulation.</p> <p>All elevations will be repaired and refurbished to the original design, and the flat concrete roof will be refurbished.</p>	<p>A new code compliant stair will be inserted into the north side of the building. It is linked to the existing retained and upgraded stair in building 10 by new circulation corridors in building 13 which enables the stairs to function together for means of escape justified by a fire engineering approach. This is preferable to replacing the historically important staircase in building 10. The new staircase is located in a position which will maximise the use of the main spaces of the building. It is located in the north wing, which will allow the west and south wings to remain as large integrated spaces. The selected location also provides secondary means of escape from the Barrack Block (building 03), across two new footbridges into building 13 and thence down to Barrack Lane, thus negating the need for a new staircase within the highly significant Barrack Block. The stair also provides an additional escape route for people in the A Hall and B Hall Yard area. The new stairs are to be of lightweight steel construction, ensuring that they have a minimum impact on the building and are easily reversible.</p> <p>The windows will be retained so that the north elevation fenestration will not be greatly affected.</p>	<p>The range of Impact Category Ratings for the interventions after mitigations in Block 13 are 1 (Beneficial), 2 (Acceptable), and 3 (Acceptable with Mitigation Measures). The overall Heritage Impact of the proposed interventions in Block 13 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 central G/F area will be re-graded to create a sloping ground. This is necessary to provide equal level access into the building from the west and through to building 10 on the east, and the overall impact on the appearance of the space is minimized. The floor surface here is of a later date and of little historical importance.</p> <p>A new lift is to be inserted into the north west corner of the building for the purposes of providing equal access. The location of the lift has been selected to minimise the impact on the original building fabric. It is positioned adjacent to the other major intervention of the new staircase, so that all of the new interventions can be contained within one area of the building. A lift model has been chosen in which the shaft dimensions have been kept to a minimum and the overrun reduced to avoid any interventions to the roof structure, which will remain untouched. The lift shaft will require two existing windows to be blocked from the inside whilst retaining them from the outside. Alternative lift locations which should relate to the adjacent new staircase, will take up more floor space.</p> <p>Accessible public WC's will be provided on the G/F which has low significance, and allows the greatest flexibility for alteration. The location of the WCs here makes them easily accessible from outside this building and therefore available to a wide surrounding on this level of the Site. The design of the WCs retains the original walls beside the central open space, the granite revetment wall to the south, and it also retains the original door layout. Though the demolition of dividing walls in the southeast corner is necessary to provide the WC spaces, they are not of great historic interest. The original door openings in the wall to the central circulation area will be blocked but their forms exposed. Two staff WC's will be provided on the 2/F for the Site Management Offices.</p> <p>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 with chilled water supplied from central chiller plant, water, power and lighting are to be installed suitable for the new adaptive uses in building 13 and the adjacent building 10. The plant for both buildings is to be centralised and located on the 1/F in building 13, which has less architectural and historical significance than building 10, and has a very poor outlook for other uses. The plant could be located in a new room built on the flat roof of C Hall which is probably of a later date and of little historic significance. However it would need a stair access and the additional bulk would significantly alter the heritage roof line.</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 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. Some new internal door openings will be necessary for the new uses. Two new external doors at 1/F and 2/F will be formed on the north side for the new means of escape bridges from the Barrack Block.</p>	