

Table 3.23 Summary of the Assessment for Building No. 14

<i>Building No., Name & Designation</i>	<i>Date of Construction and Original Use</i>	<i>Reference Drawings</i>	
<p>14 D Hall Within Victoria Prison Declared Monument</p>	<p>1858 Cell block; part of the original radial plan prison</p>	<p>14-GA-201 Lower Ground Floor 14-GA-202 Ground Floor 14-GA-203 Ground Floor 14-GA-204 First Floor 14-GA-205 First Floor 14-GA-206 Second Floor 14-GA-207 Second Floor 14-GA-208 Roof Plan</p>	<p>14-GA-209 Roof Plan 14-GA-220 North Elevation 14-GA-221 North Elevation 14-GA-222 South Elevation 14-GA-223 South Elevation 14-GA-224 East Elevation 14-GA-225 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>This building is divided into an east and west wing which are connected by a narrow link; both have three storeys with a basement in the east wing. Both wings are accessed only by a single staircase at the far west end. It is all constructed of brick with cement render, with regular fenestration on all elevations. All floors in both wings are based on a central corridor with rooms either side; these have all been individual cell blocks at some stage, but now all levels of the east wing and the second floor of the west wing have either two, three or four bay rooms. The second floor of both wings and first floor east wing were lastly used as a hospital with the larger spaces being wards. At the east end of the east wing is an extension originally used as WCs. The ground and first floors of the west wing and east wing basement are the most intact as cell blocks, with major alterations occurring elsewhere.</p> <p>The last known use for the building was as cell blocks, offices, and the prison infirmary and maternity ward.</p> <p>The building has a reasonably robust construction of load-bearing brickwork and reinforced concrete floors, under a flat concrete roof with rooflights which replaced the original tiled roof bomb-damaged in WW2.</p>	<p>Mixed Use:</p> <p>West Wing</p> <ul style="list-style-type: none"> G/F – Arts related support space; Interpretation Rooms; Public circulation 1/F – Arts-related support space; Arts-related Organization Archive; Plant rooms 2/F – Arts-related Organization Record Centre; Plant rooms <p>East Wing</p> <ul style="list-style-type: none"> LG/F – Public Circulation; Store room; Toilets; Plant G/F - Public Circulation; Store room; Toilets; Plant 1/F – Arts-related support space, Arts-related Organization Archive; Plant rooms; Toilets 2/F – Arts-related Organization Record Centre; Plant rooms; Toilets <p>The adaptive reuse of the upper two floors for an Arts-related Organization Archive and Record Centre is seen a most suitable function for this building in this part of the Site. The location is adjacent to the new buildings which will help bring the planned arts-related revitalization to the former bleak Prison site.</p> <p>D Hall is a high significance prison building, with some areas which are remarkably intact and impressive, particularly the range of cells on G/F of the West Wing. It is important that some of these cells are retained for interpretation of the Prison in its last use before closure. It will be difficult to find feasible adaptive uses for all the cells with their narrow doors and minimal high level windows and the aim is to continue to search for suitable sustainable arts-related uses for the cells not retained for interpretations. As well as providing entrance lobbies at LG/F and G/F levels for the Arts-related Organization accommodation on the upper floors, the uses on the LG/F and G/F levels of the East Wing are related to the new entrance into the Site from Arbuthnot Road, and the cultural, interpretation and leisure activities planned in the adjacent areas of the Prison Yard and the Laundry Yard. These activities will require toilet and storage facilities, and the lower floors of the East Wing can provide such spaces. Store for site management office will also be provided in the building.</p>	<p>HIGH</p> <p>This is one of the earliest buildings on the Site, and has remained one of the most commanding structures both for its representation of prison use and for its size. It is notable as the only remnant of the radial plan prison which was most probably one of the earliest of its kind in Asia. The interior changes from single to shared cells are evidence of the constantly changing opinions of prison reform, and – though it has necessitated significant alterations – the hospital parts of the building are important for their function as well.</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 all accommodated within the existing building. The whole building has only one staircase at the west end of the West Wing serving all floors, and this will be retained and refurbished. Two additional new code compliant means of escape staircases are required. One will be inserted into the building at the east end of the East Wing, and one will be provided externally to the building in an existing recess on the north side between the East and West Wings. It will be designed to have minimum visual impact on the north elevation, and be clearly distinguishable as a contemporary feature.</p> <p>The existing access and circulation layout in both wings will be retained, although additional entrances to the LG/F of the East Wing will be made in the north and south elevations by lowering the cills of existing windows. This is to provide suitable equal access entrances into the East Wing from the improved site circulation. The existing West Wing stair will be retained and conserved, and justified for use in conjunction with two new compliant staircases on the basis of a fire engineering analysis of the means of escape for the whole of D Hall. Some additional rails to raise the height of the balustrades of the existing staircase for compliance with safety codes may be required if alternative safety measures are not agreeable.</p> <p>In the West Wing a set of 6 G/F cells under their impressive vaults will be retained for Interpretation, and the other 3 similar sets of 6 cells will be difficult to find feasible adaptive uses for all the cells with their narrow doors and minimal high level windows and the aim is to continue to search for suitable sustainable arts-related uses for the cells not retained for interpretations. The original impressive archway passage across the building at LG/F level at the west end of the East Wing will be regained by removing the non-compliant stairway up to G/F level. This will also provide the location for an additional means of escape stair required for the adaptive reuse of D Hall.</p> <p>All wall elevations will be repaired and refurbished to the original design. The flat concrete roof and clerestory rooflights will be retained and refurbished, on the basis that the replacement roof is authentic evidence of the building's history.</p> <p>It will be necessary to provide some work places on some of the floors which have only high level cell windows, and these workplaces should be provided with some outlook. The existing windows will not have their cills lowered, but instead additional small window openings will be made under the existing windows. It will therefore be evident what the original window pattern is and what is new, no damage will be done to the existing windows, and the intervention is effectively reversible.</p>	<p>One of the additional new code compliant means of escape staircases required for D Hall will be inserted into the east end of the East Wing. It is designed to be shared as a means of escape for the new Multipurpose space in the new building to be built over the Laundry Yard, and as such it will be a PPE staircase. It will discharge to the Laundry Yard level via a new exit door by altering an existing window on the east elevation. Several options for locating this staircase were considered, and this option was chosen because it does not absorb the more useful spaces in the central area of the building, can provide the shared egress required without having to designate D Hall as PPE use, and is in an area where the building requires considerable strengthening repairs due to substantial damaging subsidence. The intervention for this new PPE staircase is fairly significant, with some rooms in a stack on the north side at all levels being opened up for the stair shaft. However without this stair there would be a very limited prospect for new uses in the East Wing. Some small windows which are crossed by the flights of the new stair will be blocked on their inside reveals, but the windows themselves will be retained.</p> <p>The second additional compliant means of escape stair is required under a fire engineering assessment of the whole building. It will be located on the north side of the building in the recess between the East and West Wings where there is an existing non-compliant stair from G/F to LG/F. It will be designed to have minimum visual impact on the north elevation, and be clearly distinguishable as a contemporary feature.</p> <p>Three new lifts are required to provide convenient and equal access into D Hall which has an extensive overall length on the two upper floor levels. One will be inserted at the west end of the West Wing adjacent to the existing staircase, and two will be inserted in the East Wing. One of these is a firemen's lift. The two lifts are required for the significant change of level from the external ground to the internal LG/F level on the north and south sides of the East Wing. The lifts are generally motor-room-less lifts and can be accommodated within the height of the building. The lift shafts will require some cell division walls to be removed to create sufficient space for the lift sizes, and some existing windows will be blocked from the inside whilst retaining them from the outside. They are located to have the least impact on the significant elements of the building.</p> <p>Accessible public WC's will be provided on the LG/F and G/F of the East Wing which are beneficial locations for making them easily accessible from the Laundry Yard and Prison Yard, and therefore available to a wide surrounding area on the upper levels of the Site. Some toilets will also be provided on 1/F and 2/F of the East Wing specifically for the users of the Archive and Record centre. All toilets will be in rooms.</p> <p>To create spaces for the adaptive reuses, particularly for the Arts-related Organization Archive and Record Centre on 1/F and 2/F, some wide openings in existing walls between rooms and cells will be made, and some wide openings will be formed in the corridor walls. At 1/F level for the West Wing Archive Centre some wide openings in cell walls will be made to provide double cell rooms for archive storage with close-controlled environments. At 2/F level for the West Wing Record Centre, where previous interventions have already opened up rooms to form larger spaces, some wide openings will be formed in the corridor walls to create an open library environment with good outlooks appropriate for the users.</p> <p>The sense of the corridor and the original cells and rooms will be retained by making wide openings rather than removing walls completely. The widths of the new openings and the floor loadings will be restricted by the limits of what the existing structure can accommodate without significant structural strengthening interventions.</p>	<p>The range of Impact Category Ratings for the interventions after mitigations in Block 14 are 1 (Beneficial), 2 (Acceptable), and 3 (Acceptable with Mitigation Measures). The overall Heritage Impact of the proposed interventions in Block 14 is therefore regarded as acceptable to enable the building to have a new adaptive use.</p> <p>The range of Impact Category Ratings for the interventions in Block 14 are 1 (Beneficial), 2 (Acceptable), and 3 (Acceptable with Mitigation Measures). The overall Heritage Impact of the proposed interventions in Block 14 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>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 14. In the G/F area of the West Wing, where there are vaults, it is proposed to design an air-conditioning provision without ductwork. Plant Rooms are provided in both West and East Wings of D Hall.</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>	