

**Table 3.28 Summary of the Assessment for Building No. 19**

<i>Building No., Name &amp; Designation</i>	<i>Date of Construction and Original Use</i>	<i>Reference Drawings</i>
19 Bauhinia House Within Victoria Prison Declared Monument	c. 1858 Guard tower	19-GA-200 Ground Floor 19-GA-201 First Floor 19-GA-202 Roof 19-GA-220 Elevations
<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 masonry building has an irregular plan and is two storeys in height. It is located external to the Site at the junction of Arbuthnot and Chancery Lane, attached to the perimeter wall. There are windows on both floors and a guard turret on the south elevation. The interior is a single room on both floors with a later staircase and first floor WC to the west.</p> <p>The building was originally an open guard tower with was later converted into a shed with guard tower above. It was used at some point as a half-way house for youth and later female offenders.</p> <p>The construction of Bauhinia House is reasonably robust with load-bearing brickwork walls under a pitched tiled roof.</p>	<p>Public Circulation into the Site.</p> <p>By itself Bauhinia House cannot provide the width required for a public entrance at this important location on the Site, and a new wide opening will be made in the revetment wall adjacent to it on the north side with steps down to the new footpath on Arbuthnot Road. However it can provide the essential equal access entrance in this location, and it will used for this purpose with minor alterations to its external door width, alterations to the external Chancery Lane steps for a level access into the doorway, provision of an internal ramp, and a new door opening at the north west corner.</p>	<p><b>MEDIUM / LOW</b></p> <p>The outer walls of the building are one of the earliest structures of the Site, likely c. 1851, though the building itself was constructed later. Its location on the exterior has made it a visible representation of the prison for over 150 years, always being on view to the public. The architectural design is simple, though notable for early features such as loopholes and the turret.</p>
<i>Conservation Approach</i>	<i>Major Proposed Changes (for Mitigations see Annex A1)</i>	<i>Other Heritage Impact Rating Assessments</i>
<p>The adaptive use for circulation will be accommodated within the existing building without new extensions.</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 former arrow-slit windows will be reinstated.</p> <p>All elevations, including the tiled roof, will be repaired and refurbished to the original design.</p>	<p>The south east door to the street will need to be marginally widened for code compliant wheelchair access. This will probably involve resetting the stone surround to provide a wider opening, and possibly providing a set of new arch stones for the blank spandrel above if the existing stones cannot be adjusted to suit the new width.</p> <p>An existing blocked doorway at the north west corner will be reopened.</p> <p>The internal 1/F construction and stair will be removed, and the wall finishes refurbished as a double height gatehouse entrance.</p> <p>The floor will be regraded for an equal access ramp.</p>	<p>The range of Impact Category Ratings for the interventions after mitigations in Block 19 are 1 (Beneficial), 2 (Acceptable), and 3 (Acceptable with Mitigation Measures). The overall Heritage Impact of the proposed interventions in Block 19 is therefore regarded as acceptable to enable the building to have a new adaptive use.</p>