



Annex A1

Built Heritage Resources: Baseline Studies and Impact Assessments

INTRODUCTION

This Annex is a detailed set of baseline studies and impact assessments for the buildings, walls & revetments and open spaces within the site, and as such is an extension of Sections 3.4.3 – Built Heritage Resources (Baseline Condition) and section 3.6.1 – Built Heritage Resources: Baseline Studies and Impact Assessments.

The following Annex is broken down into individual studies of the following site elements:

- Building 01 – Headquarters Block
- Building 02 – Armoury
- Building 03 – Barracks Block
- Building 04 – Married Inspector’s Quarters and Deputy Superintendent’s House
- Building 05 – Garage
- Building 06 – Married Sergeants’ Quarters
- Building 07 – Single Inspectors’ Quarters
- Building 08 – Ablutions Block
- Building 09 – Central Magistracy
- Building 10 – Superintendent’s House
- Building 11 – A Hall
- Building 12 – B Hall
- Building 13 – C Hall
- Building 14 – D Hall
- Building 15 – E Hall
- Building 16 – Laundry
- Building 17 – F Hall
- Building 18 – General Office
- Building 19 – Bauhinia House
- Parade Ground
- Prison Yard
- Walls & Revetments

Each of these individual assessments will then be divided into two sections: A – Baseline Study and B – Identification of Impact on Heritage. These sections will include:

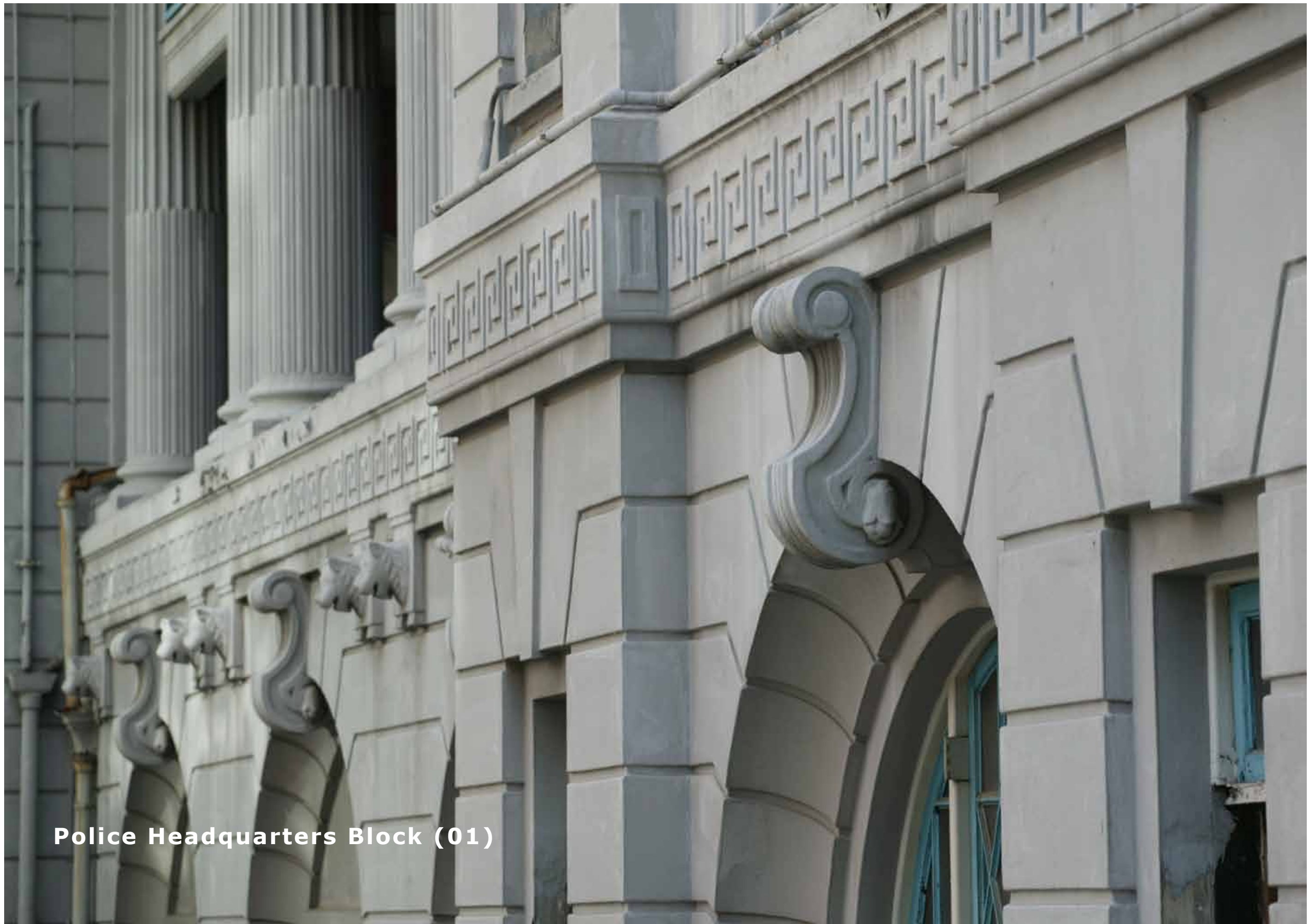
A – Baseline Study

- ◇ Field Study
 - Designation
 - Date of Construction
 - Location
 - Height
 - Number of Floors
 - Exterior Description
 - Interior Description
 - Areas of Significance
- ◇ Archaeological Assessment
- ◇ Desktop Research
- ◇ Significance
- ◇ Field Study Images (including figure references for character defining elements, where applicable)
- ◇ Desk-top Study Images
- ◇ Historic Development and Significance Drawings
- ◇ List of Character Defining Elements, including description, plan location and figure number references (where applicable)

B – Identification of Impact on Heritage

The contents of these sections will vary depending on the type of element discussed and the proposals for that element.

This section should be read in conjunction with the proposal drawings for the site, which are included as Annex A2. These provide a basic understanding of the buildings as they currently exists, as well as the proposed changes. Reference also needs to be made to the details from the Structural Engineer for the strengthening and structural intervention work. Reference should also be made to the construction phase strategy and the proposals for mitigation of impacts of the building work. Further information will be collated as the detailed design progresses.

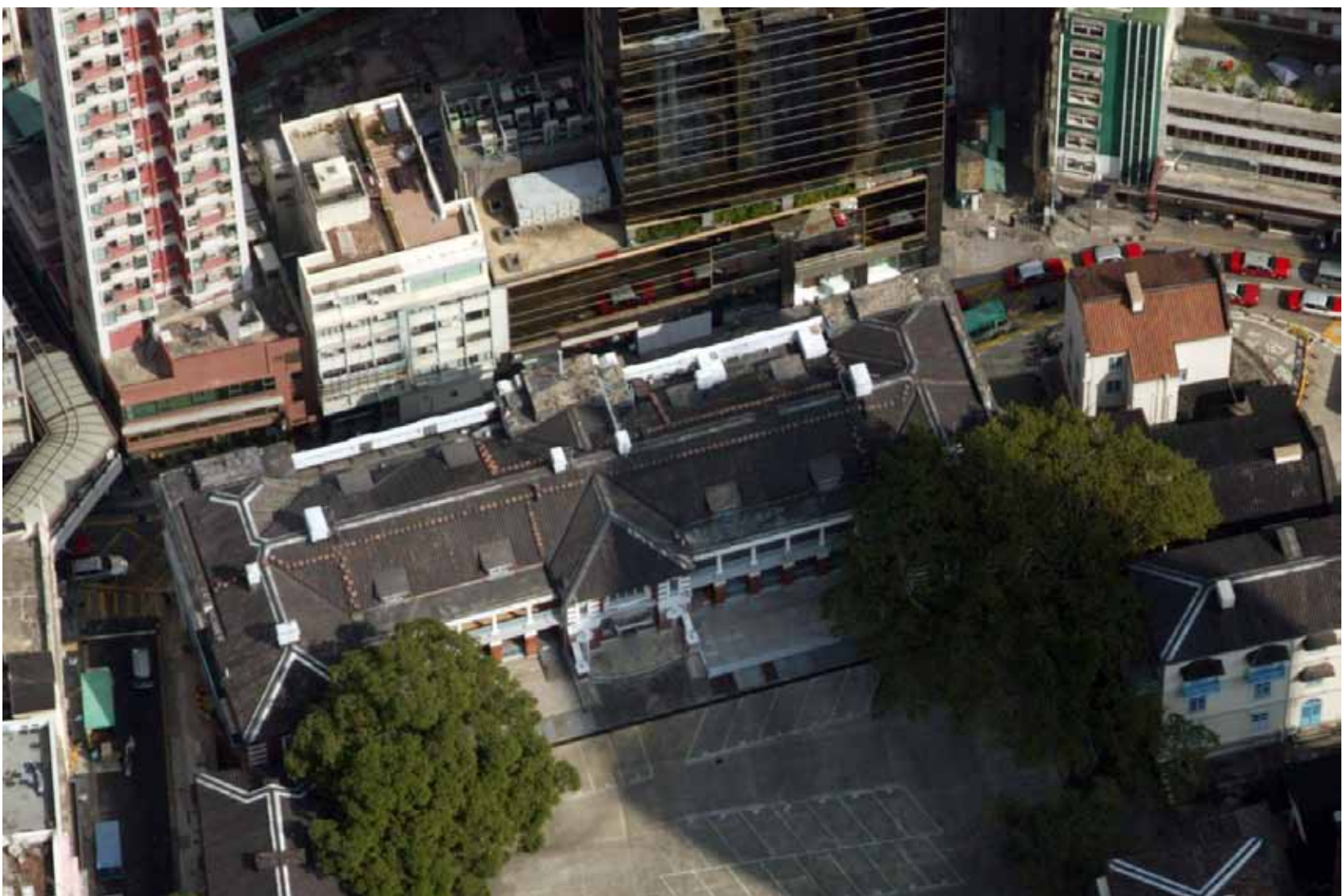


Police Headquarters Block (01)

Police Headquarters Block (01)



Location Plan



Aerial photograph of the Headquarters Block with north at the top of the image

POLICE HEADQUARTERS BLOCK (01)

A Baseline Study

Field Study

Designation	Within CPS Declared Monument
Date	1916 – 1919
Location	Bordering the Parade Ground to the south and Hollywood Road to the north
Height	56.5 m (above sea level)
Floors	Four storeys; lowest at Hollywood Road (37.6 m)

Exterior Description

The building is of the Neo-Classical Revival style, constructed of Canton red brick with Formosa facing bricks on the Parade Ground (south) side and cement render on the Hollywood Road (north) side. Due to the slope of the site, the south elevation is two storeys and the north is four storeys.

The *north elevation* (figures 1, 3) has 15 bays; the middle and three bays at each end project slightly. The elevation features bell-flower drop garlands, string-course, Greek key frieze, and fasces (bundles of rods), in addition to oculi bearing the initials G and R (for George Rex – King George V). The entire elevation is finished with painted cement render with a plain plinth and horizontal rustication. The ground and first floors have double storey height arched windows, while the top two floors have central verandahs fronted by large fluted Doric columns. The main entrance located in the central bay has a double-storey arch headed steel framed window above.

The *south elevation* (figure 4) is divided into 5 blocks with a central projecting block of three bays and an east and west projecting block of two bays. The elevation is of red Canton bricks with cement render details including quoins, window architraves, apron panels, and keystones. The central door has a large canopy supported on cantilever console brackets, either side of which is a blocked oculus window. The central block also features a Greek key string course. The recessed bays have open colonnades on both levels (figure 6). The lower colonnade has brick piers with rendered bases and capitals having simplified Greek key pattern; it is accessed in the outer bays by glazed double doors with fanlights and the four bays between have casement windows overlooking a light-well surrounded by a balustrade with the circle and cross motif. The light-wells have been capped with a perforated concrete slab. The first floor colonnade has Tuscan columns supporting a plain entablature; the verandah here is accessed by a single set of French doors in each bay (some of these have been altered).

The *east and west elevations* (figures 1, 2) use the same materials as the south, though with variable fenestration. Each elevation has seven bays, none of which project. The plinth and rustication returns from the north elevation into the first bay with the rest of the elevation in red Canton brick. As with the south elevation there are various render details. Each elevation also has a single door providing access into the building.

Interior Description

(see also Character Defining Elements and Figures 6-15)
The building structure is load-bearing brickwork and all floors are reinforced concrete, with riveted steel principal beams encased with concrete.

The building is arranged around a central staircase and Entrance Halls, which form the principal public spaces on all but the first floor. Between the basement levels the staircase is a single straight flight on the west wall, while from here upwards it is around an open well with quarter landings, cantilevered granite treads (supported on concrete beams in front of the north windows on the upper floors), moulded timber handrail and cast iron balustrade which repeats the circle and cross motif found elsewhere in the building.

The Central Halls are decorative and of high quality, featuring red quarry tile floor with mosaic Greek key border of cream, tan and olive tiles; moulded skirting boards, dentil cornices; and raised rectilinear and circular panels on the downstand beams and friezes. At ground floor the room features Roman Doric pilasters supporting a downstand beam, and on the north wall is a large two-storey window onto Hollywood Road which has a metal frame with cross and circle glazing pattern and the original crown glass.

The three lower floors (lower ground 2, lower ground 1, ground floor) of the building have similar floor plans, with rooms arranged along the north side of a central east-west spine corridor with secondary staircases at each end; these have cantilevered granite treads, square wrought iron balusters and moulded timber handrails.

Lower ground 1 and lower ground 2 are lit on the south side by a two storey light-well south of the corridors. Lower ground 1 has a range of rooms on the south side of the corridor underneath the Parade Ground which was also lit by windows into the south tunnel. Though now divided into smaller spaces, the recessed east block of the building would have housed the Gymnasium through both floor levels. There is not much remaining of great interest in the two basement levels, as, apart from the central block, they were functional and police-only spaces.

The ground floor is the most architecturally noteworthy, and the finishes and fittings include picture rails, moulded skirtings and cornices – as well as private WCs to the rooms either side of the Entrance Hall (The Assistant Superintendent’s and Chief Inspector’s Offices). The corridors are some of the most decorative spaces in the building: red floor tile is laid in a herringbone pattern with Greek key border, the bays are divided by large round headed arches with shouldered architraves and keystones, and the walls have glazed tiles up to dado level. On the north side of the corridors each bay has a pair of glazed double doors with fanlights, while on the south side these are found in the end bays with windows between.

The finishes on other floors elsewhere are generally red quarry tiles with ceramic tile dados in the circulation areas and hardwood floor boarding in the rooms. Skirtings are generally moulded render.

The first floor contains a single large room in each of the recessed bays which had partitions installed in the 1920s. Each of these rooms had six glazed double doors with fanlights giving access to the north and south verandahs. The roof is constructed with light weight steel trusses (originally exposed) and purlins which support the timber rafters. The ceilings are timber tongue and groove boarding surrounded with a timber moulding and concave plaster coving against the walls. The Central Hall at this level has none of the detailed features found on the floors below.

Areas of Significance

There are some areas within the building which are considered to be of significance, owing in large part to their high quality and detailing. The following areas are of High Significance, including individual elements within the spaces which are of heritage value:

- ◇ Central Hall (ground floor, lower ground 1, lower ground 2)
 - Red quarry tile floor, sometimes with black and white Greek key border
 - Moulded skirting
 - Rectilinear and circular wall plaster
 - Moulded cornices with dentil mouldings
 - Ornamental rectilinear and circular frieze
 - Coffered ceiling
 - Panelled wood doors
 - Fluted Doric columns (ground floor)
- ◇ Central Staircase
 - Moulded skirting board
 - Granite staircase treads
 - Ornamental circle and cross motif iron balustrade with timber handrail
 - Double height steel frame window (ground floor, first floor)
- ◇ Circulation corridors (lower ground 1, lower ground 2: east; ground floor: east and west)
 - Red quarry tile floor, sometimes with black and white Greek key border
 - Cornice
 - Moulded and shouldered archways with central keystones
 - French doors with lattice fanlights
- ◇ Secondary Staircases
 - Concrete staircase
 - Iron balustrades with moulded wood handrail

- ◇ North Verandahs
 - Fluted columns
 - Red quarry tile floor with Greek key border (ground floor)
 - French doors
 - Oculus windows
 - Decorative iron balustrades
 - Timber panel doors
- ◇ South Verandahs
 - Doric columns (first floor)
 - French doors and fanlights
 - Decorative balustrades
 - Brick columns with Greek key capitals (ground floor)
 - Timber windows with lattice fanlight (ground floor)
 - Red quarry tile with Greek key border (ground floor)

Archaeological Assessment

An archaeological survey was not carried out for this report though a desk-based assessment has been completed. There is unlikely to be a high level of surviving archaeology on the site of the Headquarters Block. The building would have required the digging of substantial foundations which would have required the removal of all the previous building foundations from the terraces on Sun Wai Lane. Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is no intention to disturb or develop the existing building and so there should be no major impact on any surviving archaeology. There will be some limited interventions for lift pits and service runs.

Desktop Research

Please note that most of the following information has been obtained from historic Public Works reports. Any quotes in this section have been taken from the Administrative Reports for Hong Kong Public Works Department (PWD) of the relevant year.

History

The Headquarters Block was first proposed by the Legislative Council in 1911, and within the next few years a site was chosen to the north of the Parade Ground. The site consisted of two privately owned pieces of land: Inland Lots 3 and 131, which were occupied by 18 terraced houses on Sun Wai (New Village) Lane. The government was already in possession of Lot No. 131 and by the end of 1915 they had purchased Lot No. 3 for a total cost of \$244,362.60. This included compensation paid to owners including 10% for compulsory sale, as well as \$1,575.00 for '*fees of 3 valuers engaged by Government and retaining fee to the Counsel*'.

Midway through 1916 the Public Works Committee estimated a total cost of \$265,000 for the new building. A set of plans were signed off by the Officer of Works, A Churchill, which showed the designs for a grand four-storey structure fronting Hollywood Road. Signatures on the drawings include: A W Chatham (Director of Public Works), T L Perkins (Executive Engineer) and Leslie Ross, who at the time was Assistant Engineer within the Public Works Department. It is possible that Ross was lead architect on the project.

The programme of works began in 1916 with demolition of the existing buildings and digging of the foundations. Late in the year tenders were requested for the '*construction of Compound Girders and Stanchions for a portion of the Central Police Station Extension*.' Further tenders for steelwork were requested early in 1917, including '*supplying of Steel-work in roof trusses, purlins, hips, etc*' and '*supplying of Steel-work in Floor Girders*'. All tenders were won by a single company, and on 17 April a contract for the erection of the Superstructure was signed with Messrs. Kien On & Co. for a total of \$184,310.08.

The building programme was interrupted due to delays in steelwork delivery, probably owing to a shortage of supplies link to the First World War. At the end of the 1917, the PWD reported that '*the work has however been greatly delayed by the non-arrival of certain steelwork, orders for which were placed early in the year. The first consignment did not arrive until August and, towards the close of the year, the work came practically to a standstill for want of further consignments. At the end of the year, the building had been completed up to the main floor level*'.

There was little work done during through 1918 but the following year construction steadily progressed. The building was completed and occupied by the end of January 1920, and the total cost of the new build amounted to \$263,161.63. The interior of the building provided the following accommodation, as listed in a 1920 PWD Report:

Sub-Basement:

Garage, Sikh Temple, Mahommedan Mosque, Dressing Room, Gymnasium, Recreation Room and Lavatories.

Basement:

Four Recreation Rooms for European Inspectors, Sergeants and Constables, Gallery to Gymnasium, Indian Mess Room, Kitchen, Bathrooms, extensive Chinese bathrooms, lavatories and latrines, European lavatory, three Store-rooms and Armoury and Latrines.

Main Floor:

Seven offices, ranging from 38' x 16' 3" to 36' x 28', two detention rooms, two small rooms for finger-print records and lavatories.

Upper Floor:

Six rooms, ranging from 28' x 16' 3" to 52' x 33', for occupation as Dormitories and Mess Rooms for 20 Indian and 182 Chinese Constables, besides kitchens, sculleries and store-rooms.

Assuming that this list of accommodation is accurate it is clear that the planned functions for the building had changed since the PWD drawings of 1916 were produced. For example, the drawings make no mention of a Mosque or Temple and it is probable these took the place of spaces originally intended for Police Reserves, with their inclusion reflecting changing attitudes to police officers of different race. The Police Reserves Room in the basement also appears to have been replaced – here with a fourth recreation room for European officers. These changes indicate that the Policy Reserves were no longer provided for at the Headquarters Block – though their new location is unknown. The only other major change is the use of the southeast room on the ground floor. This was originally intended for use as an Indian Dormitory but was changed to accommodate a seventh office and two small rooms for finger print records. It is probable that a decision was made to fully remove all non-public uses from the ground floor.

The Headquarters Block also housed a new training division in the lower (lower ground 1-lower ground 2) part of the building. New recruits, servicing officers and some district watchmen studied various subjects including physical and fire arms training to criminal law and language courses. Just 3 years after the new building opened, a large part of the training division was moved to free up more space for police uses.

The following timeline represents a general outline of the major alterations and events relating to the Headquarters Block.

1913	The Governor requests new quarters for 94 Chinese and 50 Indian Police, a war store, officers’ mess room, gymnasium, reading and rest rooms.
1914	Lot No. 3 (Sun Wai Lane) is purchased by the government for the new building, at a cost of \$244,362.60.
1915	Designs are drawn up for the new building.
1916	A contract is signed by Messrs. Sang Lee & Co. on August 11 for ' <i>clearing the site and construction of foundations</i> '. ¹ This work was nearly completed by the end of the year.
1917	Messrs. Kien On & Co. being construction of the steel superstructure, at a cost of \$184, 310.08. Due to steel shortages owing to the First World War, work is at a standstill for just under two years.
1919	Nearly the whole building is complete by December.
1920	The building is finished in January and opens for occupation. The total cost of the build was \$263,161.63.
1929	Minor alterations carried out to the Chief Inspector’s Office, and ' <i>the conversion of three large barrack rooms on the first floor...into offices by the erection of glazed partitions to provide accommodation for the Criminal Investigation Department in a more concentrated manner</i> '. ²
1930	White ant damage repaired in the building; concrete floors may have been laid at this time (e.g. in the northeast room in lower ground 2). A hall is converted into a waiting room. This probably refers to alterations in the Central Hall on lower ground 2.
1934	Tiles re-laid in corridors (possibly refers to circulation areas where there are plain red tiles rather than with Greek key border). Concrete sunshades installed (on east and west bays of the south elevation) and alterations to sashes – probably in southeast room of ground floor.
1938	In January, pro-Japanese protestors attack the Central Police Station.
1941	During an aerial assault in December, the building is hit by bombs and there is damage to ground floor and lower ground 1 (the extent of which is unknown).
1942–5	The Japanese military occupied the site.
1951	Part of lower ground 2 converted into use as a radio control room; it is presumed the old Gymnasium was used for the purpose.
1970s	A mezzanine floor added to the Gymnasium, for use as the District Command and Control Centre.

In addition to the above alterations, several other changes have occurred since the construction of the building, though the exact date of alteration is unknown; most of them have occurred in the post-war years. These include (but are not limited to):

- ◇ Alterations to windows throughout building for the use of air conditioning units
- ◇ Replacement of several original windows and doors
- ◇ Blocking of several windows in lower ground 1 and lower ground 2
- ◇ Repainting and redecorating throughout
- ◇ Conversion of room on the west side of the first floor for use as an Armoury
- ◇ Installation of several male and female lavatories
- ◇ Blocking archways, doors and windows in the rooms east of the Entrance Hall, lower ground 1
- ◇ Blocking archways in the northeast room of ground floor
- ◇ Insertion of partition walls on all floors
- ◇ Conversion of a room on the east side of lower ground 1 into a Boiler Room
- ◇ Installation of new lighting and electrics

¹ Hong Kong Government Gazette, 10 September, 1915
² Public Works Department Report, 1929

Building Characteristics

The Police Headquarters Block has two very different façades; one to the public on Hollywood Road and to the interior of the site where it faces the Parade Ground. This is partly due to the steeply sloping ground which makes the north (public) face of the building four storeys and the south (private) face only two storeys. However, this disparity is emphasised by the design and was obviously intended. The north face of the building is monumental and impressive with its double height arches on the lower floors surmounted by the double height Doric columns of the upper floor. Despite the fact that the façade is well provided with windows it feels monumental and rather fortress-like. This is emphasised by the heavy mouldings and the rusticated rendered ‘masonry’ with deeply set windows. The building appears to be a good clear statement of the power and authority of the Police Force.

By contrast the façade that faces the courtyard has an open and rather domestic feel with balconies stretching the length of the block between the projecting bays. The red brick and metal balustrading look light and cheerful compared with the public face of the building. The two end elevations (facing east and west) attempt to resolve the two very different styles and achieve this quite successfully with the mouldings of the primary string course and the cornice returning along the northern part of the elevations with heavy architraves to the windows. The southern part of the elevations is in plain red brick with the more restrained detailing of the courtyard face. The design of the east and west elevations appears to be much less considered than the two main faces with window positioning adapted to suit the internal planning.

The exterior elevations are a key characteristic of the building and little change is planned here. One of the more unpleasant interventions over the past few decades is the ‘through window’ air-conditioning units. These have been fitted in many of the windows, damaging the original pattern of the fenestration. The air-conditioning units were removed when the police vacated the building, but the damage remains. Repairing and reinstating the windows and removing the drainage pipes will be one of the important tasks in restoring the appearance of the building.

Internally the building has kept many original features in the central staircase and on the main floor cross passage. The building may have always been referred to as the Central Police Station or the Central Police Headquarters but it was built for much more domestic purposes. When it opened in 1920 only the ground floor was used for offices. The two lower floors were gymnasium, recreation rooms, cloakrooms and chapel. The top floor was completely given over to dormitories. This explains why only the central stair (i.e. the public route from the stair hall to the offices) is fitted out in some style. Elsewhere the finishes are much more modest which accords with the private and rather domestic use of the spaces.

In practice the original domestic use of the building was rapidly changed with three of the large first floor dormitories changed to office space in 1929 and the whole building gradually became office space. With the exception of the stair hall and cross passage the interior of the building is relatively free from significant features. Many of the big spaces have been divided by modern partitions and modern suspended ceilings have been installed. The character of the building will be improved by opening up some of the larger areas (the gymnasium and the dormitories) that have been subdivided. Other than this the building interior needs careful conservation of the remaining historic fittings, fixtures and finishes.

Significance

HIGH
The Headquarters Block is one of the most significant buildings on the site for its architectural, historical and townscape values. It is arguably the most grand structure on the site (owing to its highly decorative north façade and interior detailing in the high significance spaces) and – along with the Magistracy – forms the public face of the CPSC. The north elevation is now obscured by much taller structures, but historically the building overlooked the downward slope to the harbour and presented a face which represented the strength of the police force.

The variation of exterior design is of interest, as the north and south elevations are clearly responsive to their relative positions and functions. The north elevation was intended to be the grand public face of the building and due to the slope of the site was designed to be a looming four storey structure featuring large double storey height columns and windows. In contrast, the south elevation overlooking the Parade Ground is of a more domestic scale, constructed of brick with open verandahs.

The building is important within a wider context, being the most architecturally significant police station in Hong Kong and one of few remaining colonial buildings of a grand design which exemplifies the height of British colonial design. There is also an interesting architectural link with the surrounding area. The design for the Old Dairy Farm Building at the corner of Lower Albert Road and Wyndham Street features many of the same design elements, and other buildings in the area featured similar motifs such as the cross and circle and bellflower garlands – though very few examples remain today.

The interior is of architectural significance as it ties together many of the design elements used on the exterior. The circulation spaces (lower ground 2, lower ground 1 and ground floor Entrance Halls and corridors) are more decorative than the rest of the building as they were the main areas accessed by the public. The Chief Inspector and Assistant Superintendent's Offices were also highly decorative, as they were used by important members of the Police Force.

There are also several similarities with the Magistracy. The north façade follows the Greek orders and features fluted columns and Greek key patterns, and throughout the building are found repeating patterns of circular windows and architectural features, and lattice ironwork. Both buildings provided a more dramatic, overpowering façade to the public than to the interior of the complex.

Though many of the original fittings have been altered or replaced – for example interior and exterior doors and windows – much of the building remains intact. Surviving features include sapele timber floor boards, red quarry floor tiles, skirting boards, glazed wall tiles, architraves, picture rails, internal windows, panelled and glazed doors, fanlights and simple concave covings and moulded cornices at the ceilings. Where original fabric has been lost, other surviving examples can provide a basis for reinstatement; also, later alterations which are detrimental to the building can be removed to restore the architectural character of the building.

Historical and cultural significance relates to the people who used the building throughout its history. As the main Central Police Station, the building was a core part of the police organisation and its running. The original uses of the rooms (e.g. Indian and Chinese Dormitories – kept completely separate) are representative of the colonial police force in the early 20th century and later uses such as the Radio Control Room reflect changes in technology. The south façade provided a backdrop for many important events in the Parade Ground and is often used as the background for group photographs.

Field Study Images



Figure 1 - East elevation



Figure 2 - West elevation



Figure 3 - North elevation



Figure 4 - South elevation



Figure 5 - Verandah on the south side, first floor



Figure 6 - Ground floor hall



Figure 7 - Old Gymnasium, now with mezzanine level and partition walls



Figure 8 - The ground floor corridor with decorative keystone arches, Canton tile floor with Greek key border and glazed tiled dado



Figure 9 - View of the northwest room of LG2



Figure 10 - Lower ground 1 alleyway on south side of the building, under the Parade Ground



Figure 11 - Chief Inspector's Office on GF, on the west side of the Central Hall



Figure 12 - Former dormitory on the first floor now divided up by modern partitions



Figure 13 - Secondary staircase at west end



Figure 14 - Main staircase



Figure 15 - Steel truss roof structure. The lower grid is the modern inserted ceiling. The original ceiling is above the rafters.



1922 Group photo outside south façade. Note that the oculi windows are not blocked.



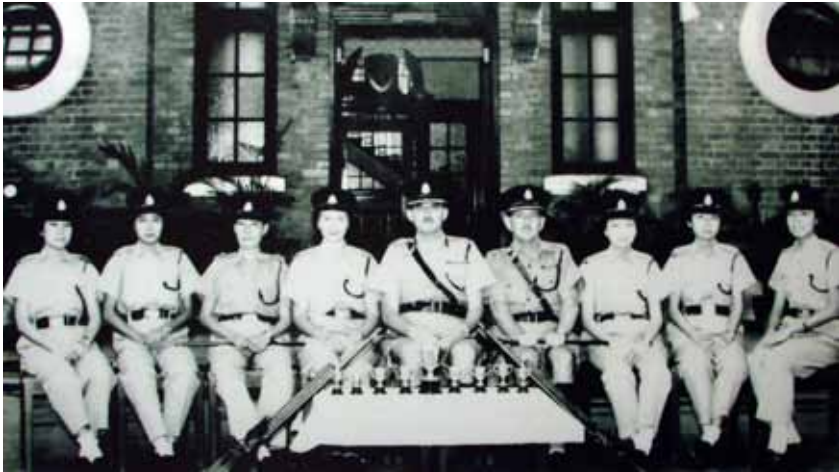
Radio control room c1950s which was located somewhere in lower ground 1



1939 presentation in the Parade Ground



1940s photograph of officers in the Parade Ground



Female Officers c.1970s



Festival c.1970s



1970s photograph showing the Parade Ground as a car park



1990s photograph of the north elevation showing the radio mast over the central bay (AMO)



1990s photograph of the main GF entrance hall with the car park in the Parade Ground visible (AMO)



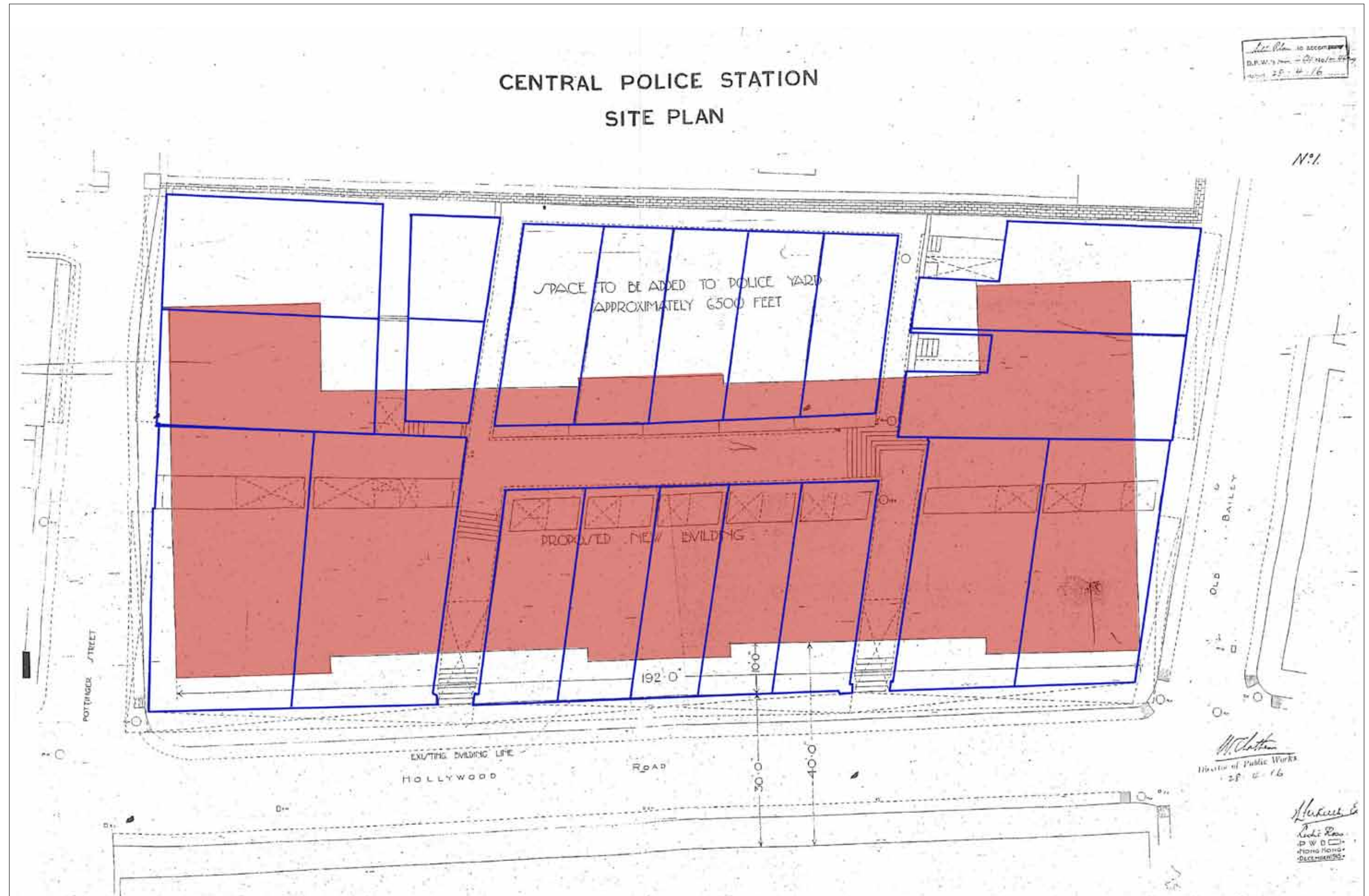
1990s photograph showing cannons flanking the south main entrance (AMO)



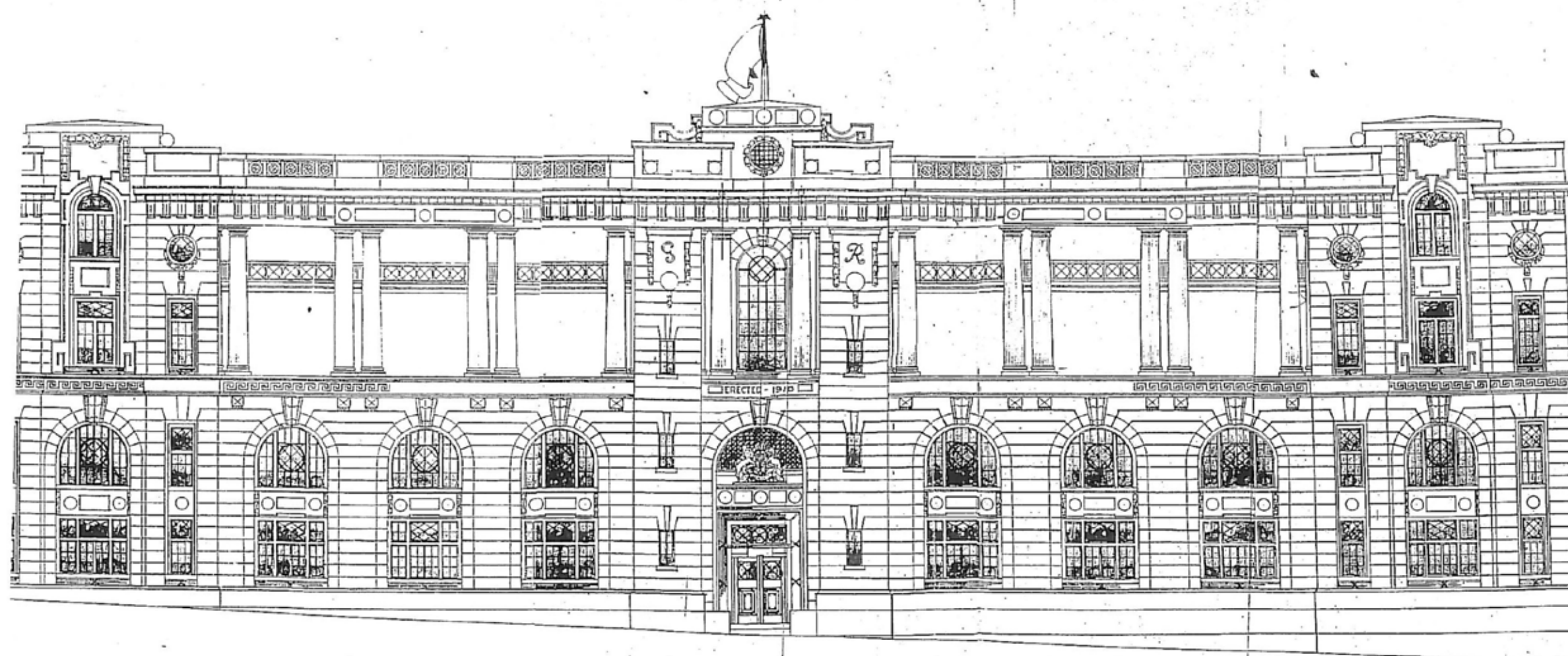
1990s photo of the south façade (AMO)



The decommissioning ceremony in 2006



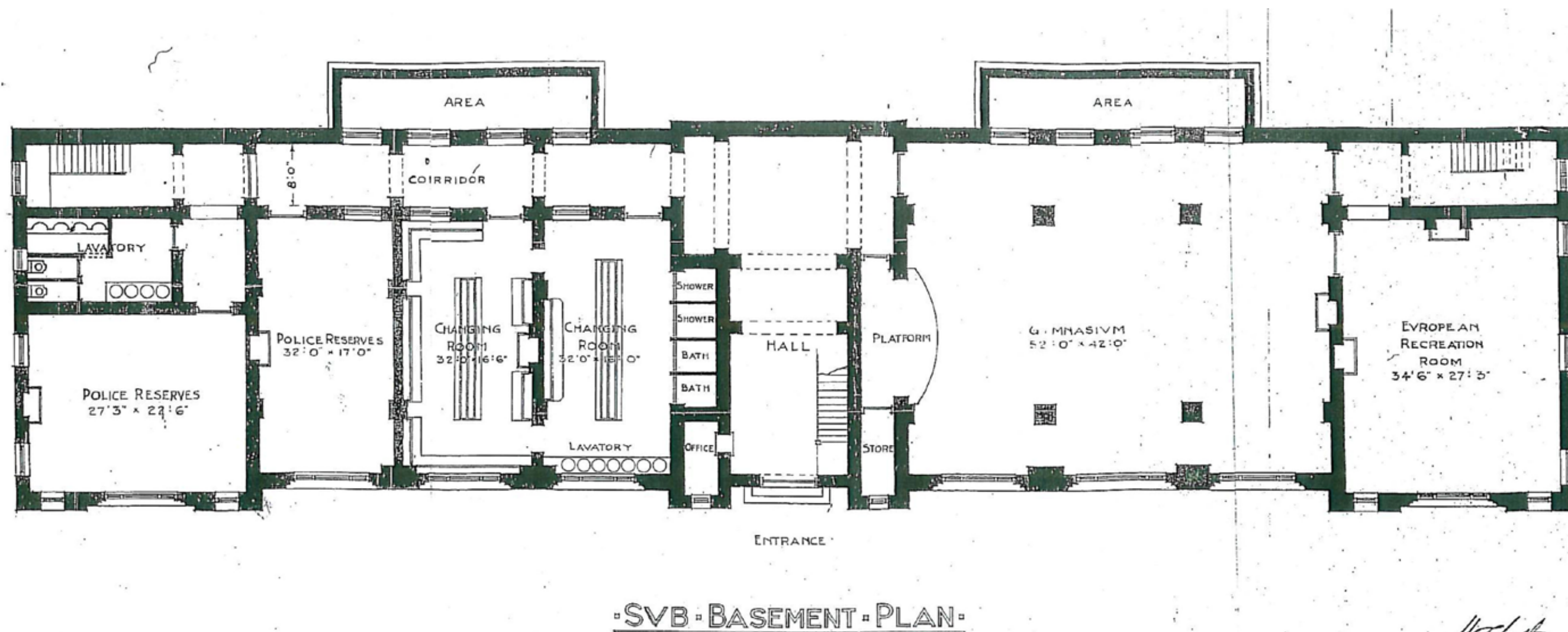
Plan of Sun Wai Lane showing the existing terraced buildings outlined in blue and the proposed footprint of the Headquarters Block shaded in red



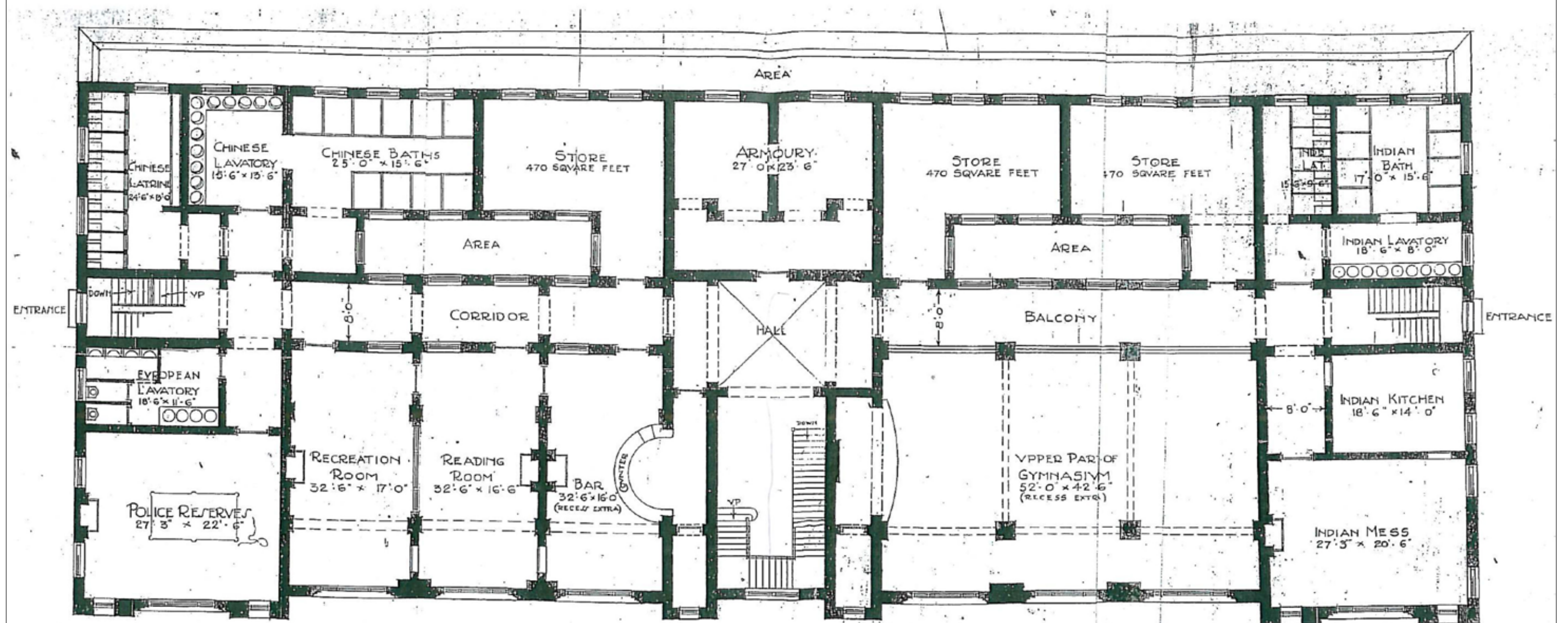
FRONT ELEVATION

W. Chatterton
Director of Public Works
28. 4. '16

J. Luking Executive Engineer
Roads & Bridges
P.W.D.
HONG-KONG
1916

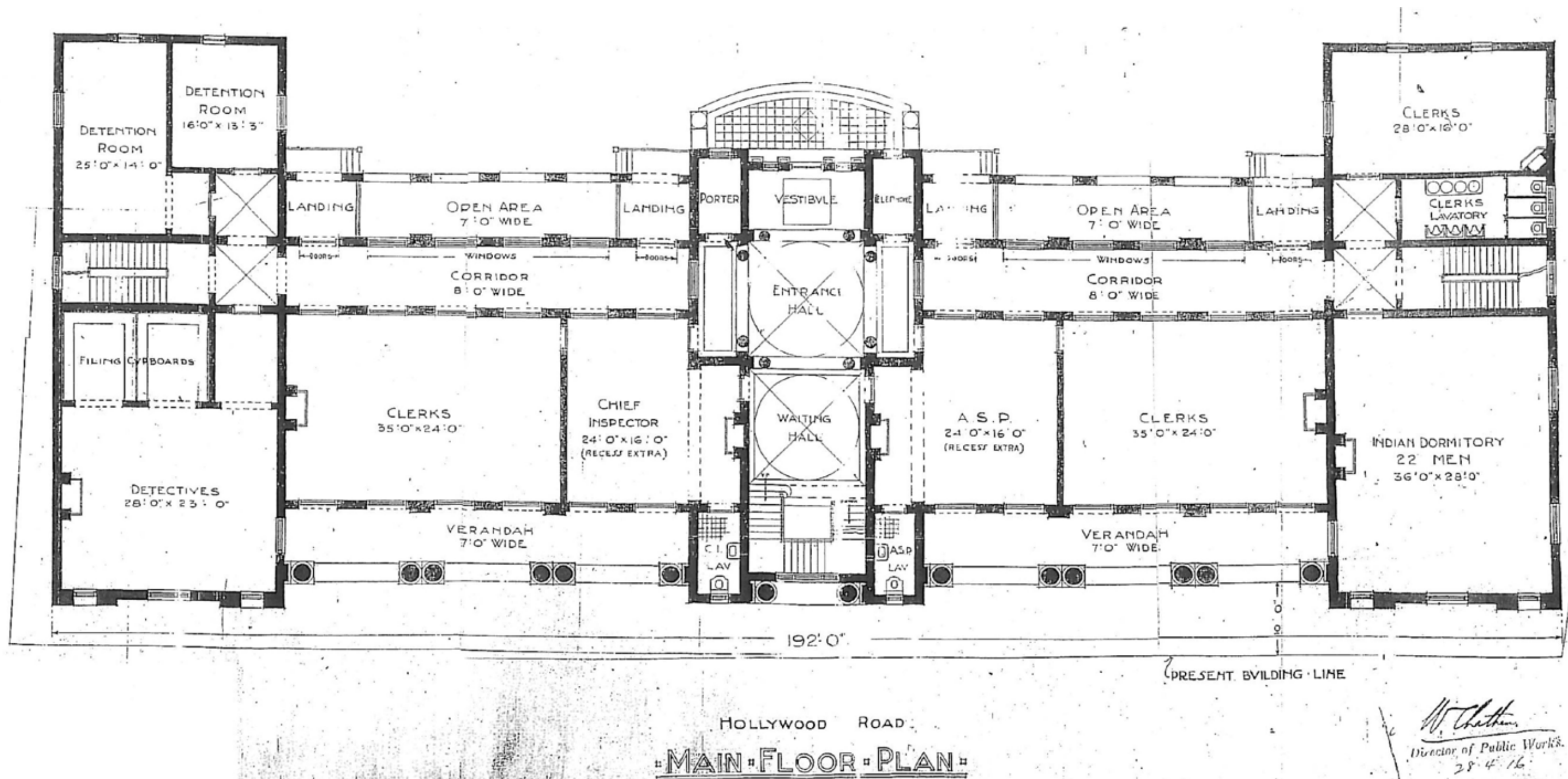


W. Chatham
Director of Public Works
28.4.16

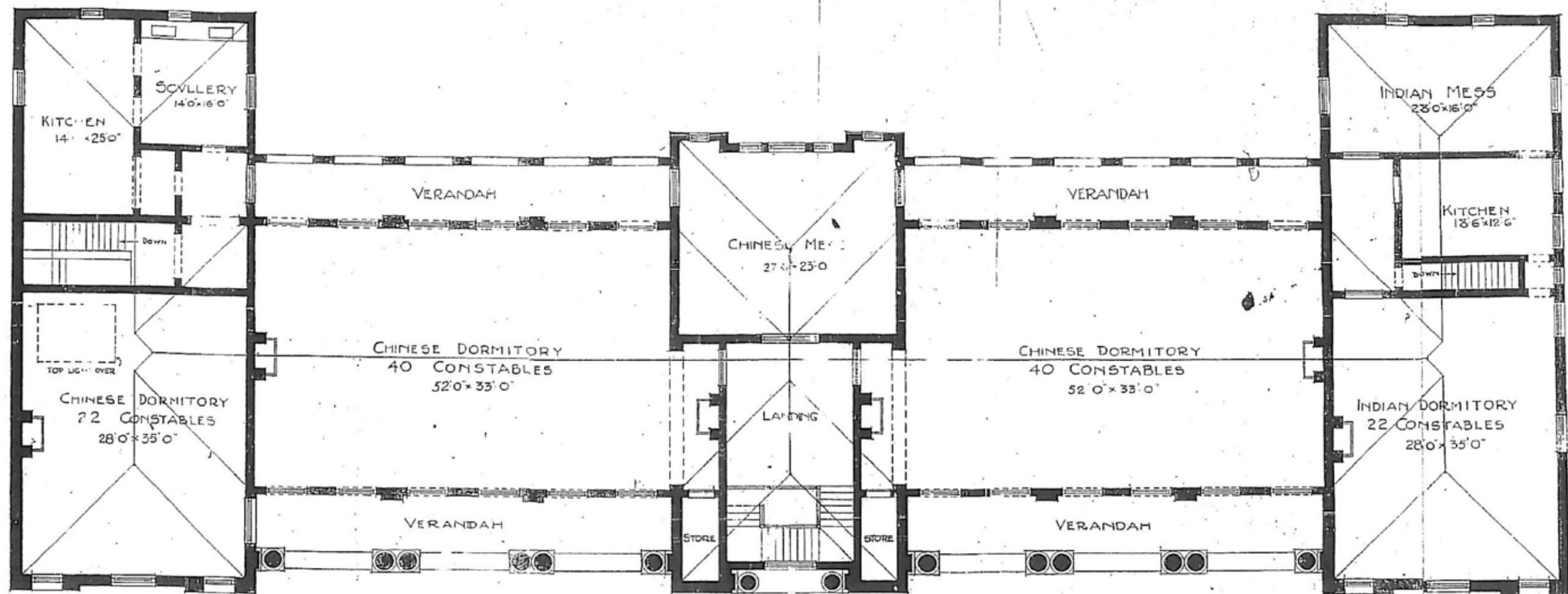


BASEMENT PLAN

W. Chatterjee
 Director of Public Works
 28.4.16



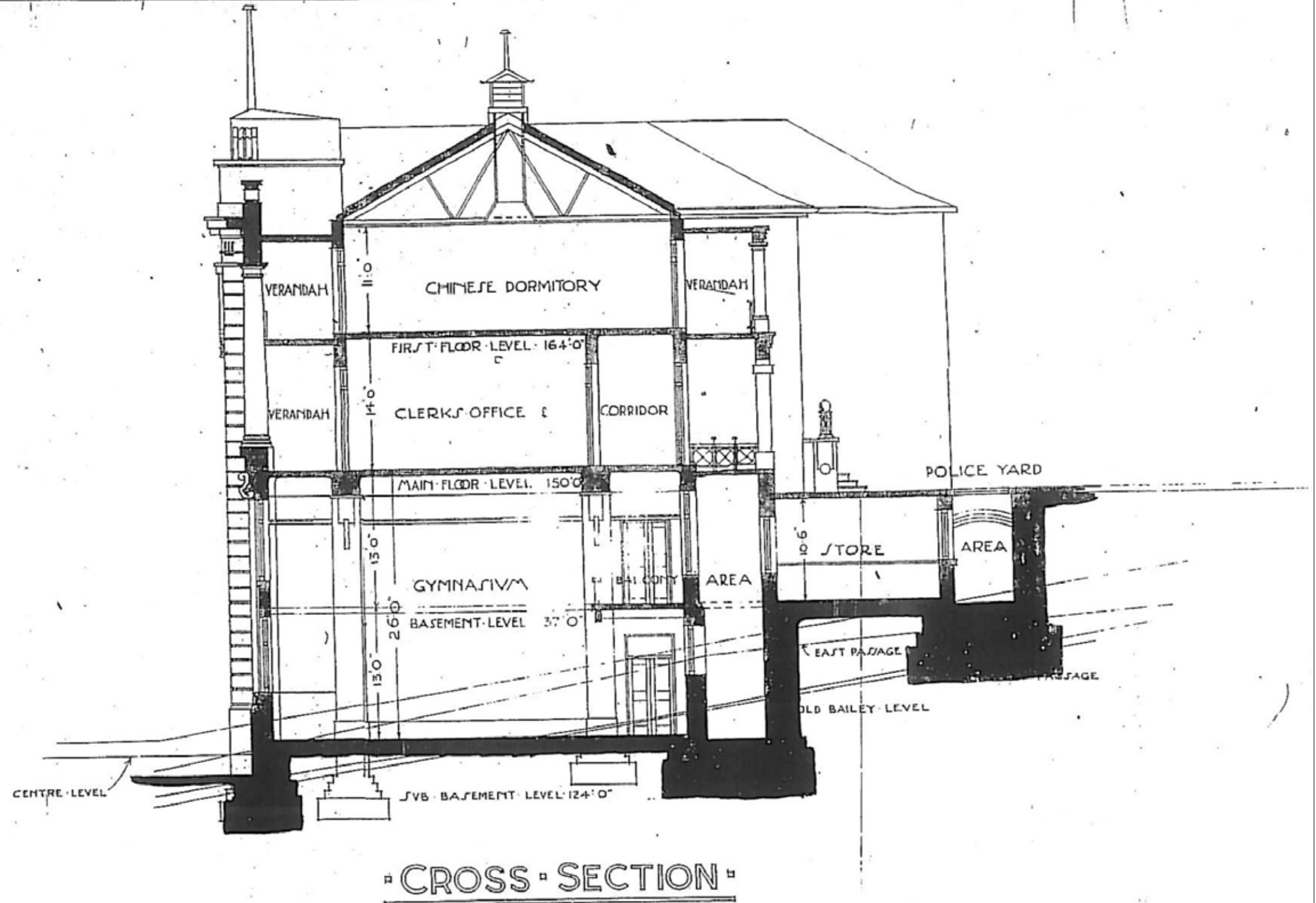
Police Headquarters Block (01)



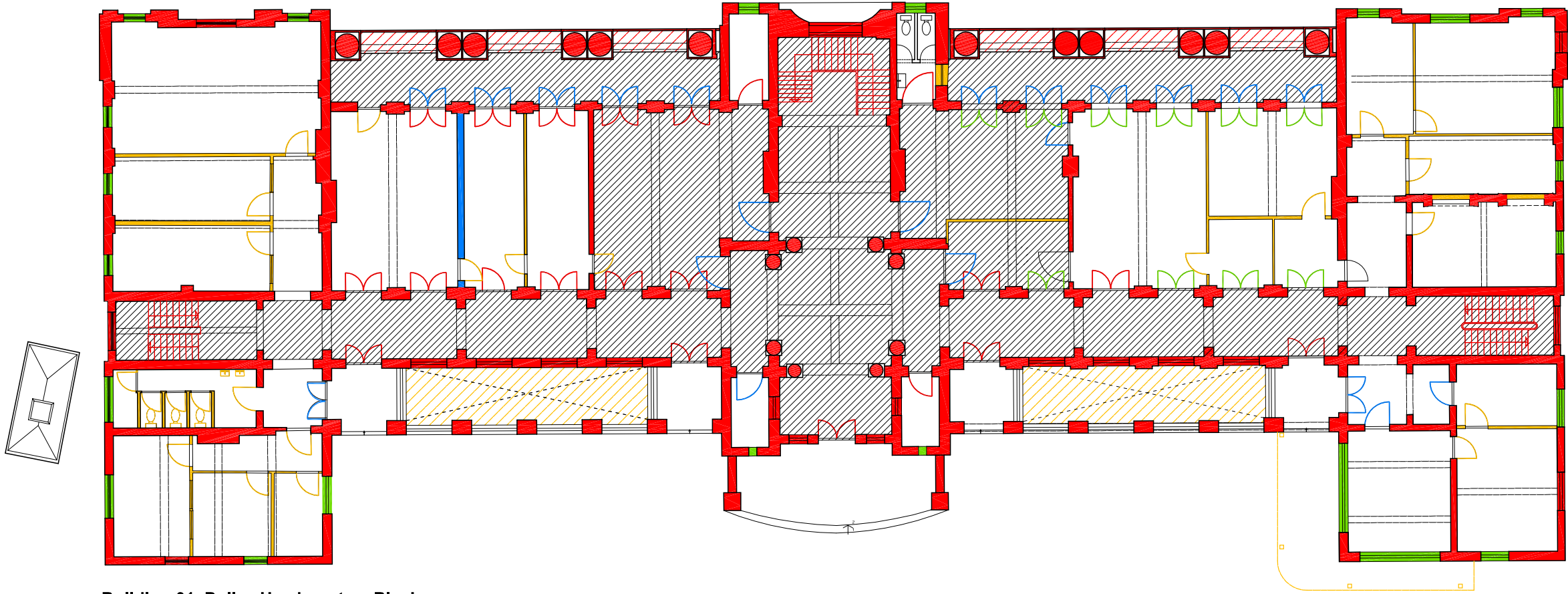
• FIRST FLOOR PLAN •

W. Chatham
 Director of Public Works
 28.7.16

CENTRAL POLICE STATION EXTENSION SKETCH SECTION



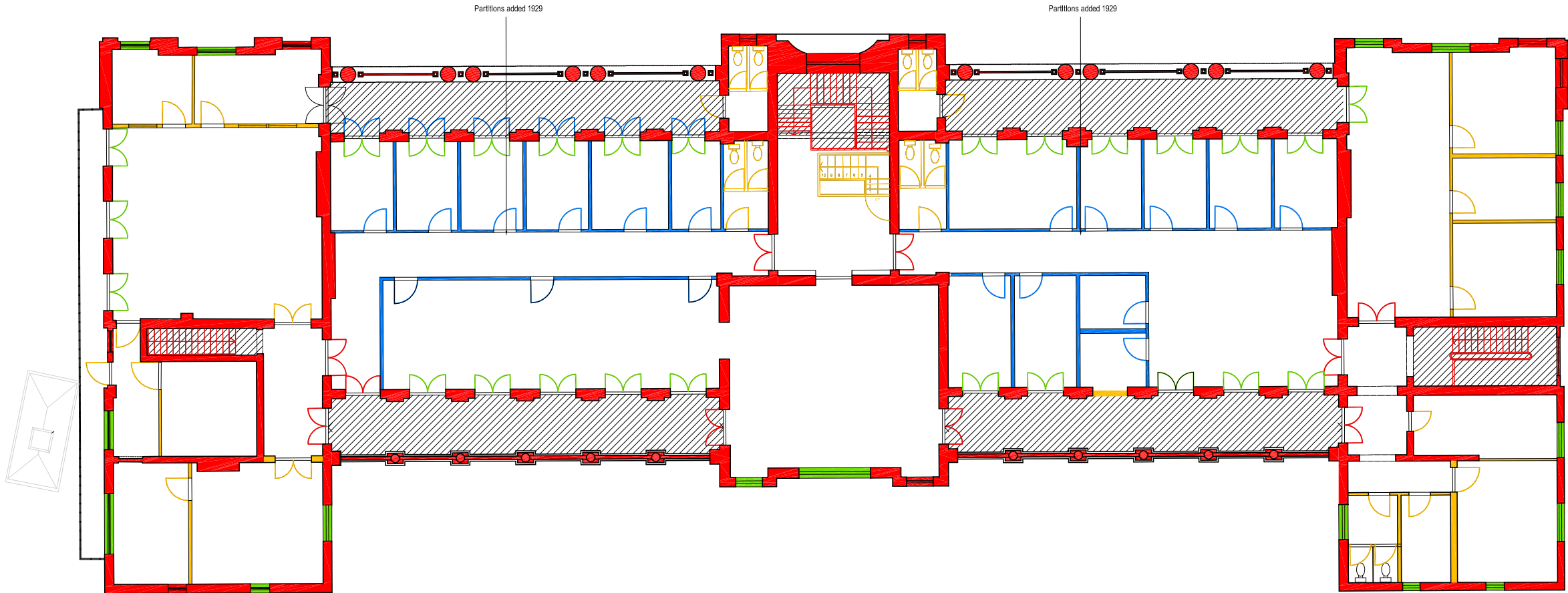
Historical Development and Significance



Building 01. Police Headquarters Block
Ground Floor Plan

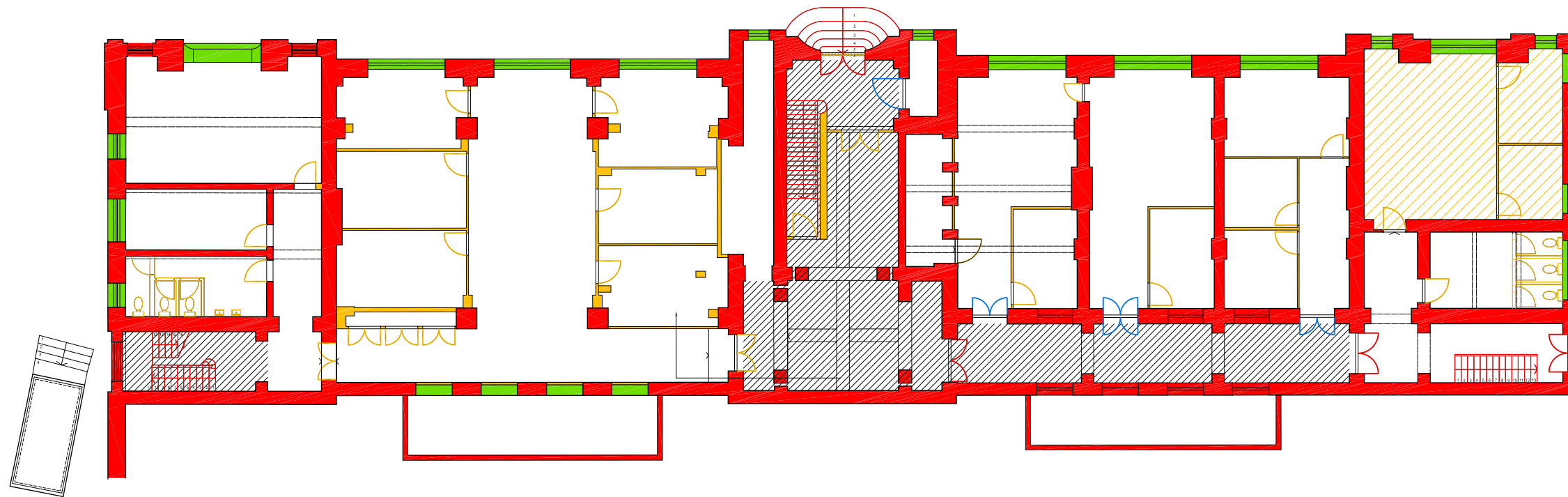
- Legend
- Original fabric
 - Early 20th Century (Pre 1950's)
 - Late 20th Century (Post 1950's)
 - Original Or Early Fabric that has been altered
 - Areas of high significance

- Please note
- In some instance it is unclear whether the fabric is original, or if it is instead of an early date. In these cases it has been annotated as "Early 20th Century (Pre 1950's)".
 - That the assessment of High Significance is building, rather than site specific. Therefore, the elements noted as being high significance are relative to the Headquarters Block.



Building 01. Police Headquarters Block
First Floor Plan





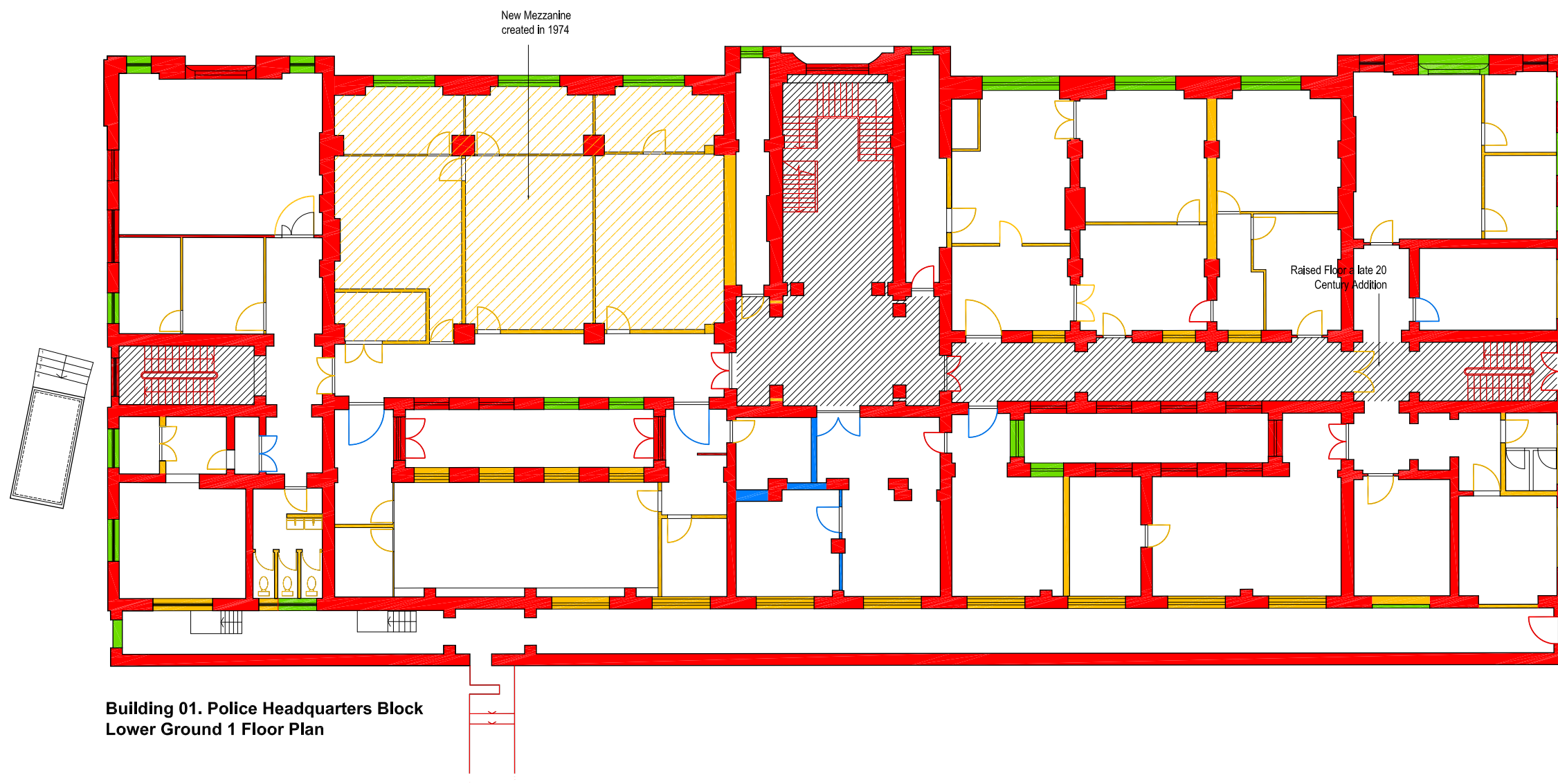
Building 01. Police Headquarters Block
Lower Ground 2 Floor Plan

Legend

- Original fabric
- Early 20th Century (Pre 1950's)
- Late 20th Century (Post 1950's)
- Original Or Early Fabric that has been altered
- ▨ Areas of high significance

Please note:

- In some instances it is unclear whether the fabric is original, or if it is instead of an early date. In these cases it has been annotated as "Early 20th Century (Pre 1950's)".
- The assessment of 'High Significance' is building, rather than site specific. Therefore, the elements noted as being high significance are relative to the Headquarters Block.



Building 01. Police Headquarters Block
Lower Ground 1 Floor Plan



List of Character Defining Elements

The following list of character defining elements is based on AMO’s archival records. It contains description of the elements referenced to a list of reference figures in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed during the detailed design stage.

LG2 - Lower Ground Floor 2
LG1 - Lower Ground Floor 1
FF - First Floor
SF - Second Floor
TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
1	Granite slab floor	GF	
2	Red quarry tiled floor	LG2, LG1, GF	Figure 6, 8, 14
3	Red quarry tiled floor with black and white key pattern border	LG1, GF	Figure 14, 8
4	Timber boarded floor	LG2, LG1, GF, FF	Figure 12, 9
5	Moulded skirting	LG2, LG1, GF, FF	Figure 6, 9
6	Granite staircase with ornamental ironwork gate/balustrade and hardwood handrail	LG2 to LG1, LG1 to GF, GF to FF	Figure 6, 14
7	Concrete staircase with simple metal balustrade and moulded hardwood handrail	LG2 to LG1, LG1 to GF, GF to FF	Figure 13
8	Moulded cornice with dentil mouldings	LG2, LG1, GF	Figure 6
9	Moulded cornice	LG1, GF	
10	Ornamental frieze	LG2, LG1	Figure 6
11	Timber batten ceiling	FF	
12	Panelled ceiling with moulded beams	LG2, LG1 GF	Figure 6
13	Fluted columns in Doric classical architectural order	GF	Figure 6
14	Decorative wall panel with corner roundels	LG2, LG1, GF	Figure 6
15	Raised panels to wall	GF	
16	Brown glazed tiled dado with moulded capping	LG2, LG1, GF	Figure 8
17	Large moulded and shouldered architrave to archway inside wall featuring central keystone	LG1	Figure 8
18	Archway with moulded and shouldered architrave and elongated keystone	GF	
19	Rows of 4 arches to side wall	LG2	
20	Pair of blind arches forming partition between rooms with moulded and shouldered architraves and keystones	GF	
21	Moulded picture rail	LG2, LG1, GF	
22	Pilaster with moulded capital	GF, FF	
A	Old timber door	LG2, LG1, GF, FF	Figure 11
B	Moulded fanlight/moulded door frame/moulded architrave	LG2, LG1, GF	
C	Circular bull’s eye window	LG1, GF	
D	Wood casement window with moulded window frame	LG2, LG1	
E	Large timber moulded architrave around window opening	LG2, LG1	Figure 9
F	Moulded timber architrave to cill and window	LG1	Figure 9
G	Timber window cill	LG2	
H	Electrical junction box	LG1, GF	

FOR INDICATION ONLY

B Identification of Impact on Heritage

Introduction

As noted in the baseline study the Headquarters Block is one of the most significant buildings on the site for its architectural, historical and townscape values. The proposals are designed to preserve the external form of the building, remove later additions that detract from or compromise the original form or layout, and reinstate original features that have been lost where it is feasible and appropriate to do so. Internally, it is planned to keep the room configurations as close to the original form as possible, with small interventions where necessary to provide level access and to accommodate modern mechanical and electrical requirements as sympathetically as possible.

Options Considered

This is one of the largest buildings on the site and one of the most robust with reinforced concrete floors throughout. The spaces are well defined and, apart from the infilling of some large spaces, the majority of rooms are still laid out much as they were designed. From the outset it was decided that this building must have some public access, that it must be used at least in some part to interpret the site and that any new use should respect the general planning of the interior and be compatible with the restoration and public display of the most significant spaces. It was also recognised that as one of the larger buildings on the site a commercial use was highly desirable. As there are several buildings on the prison site where no commercial use is possible, the buildings around the Police Parade Ground need to contribute to the overall running costs of the site.

A variety of different uses were considered with the lower two floors presenting particular problems. There is a little light on the south side of the building provided by the deep light wells but no access. The north side has large windows but access here is only through the front door off the very narrow pavement and via a set of steps. A scheme was considered to open up all the double height arches to provide a new covered arcade to give circulation and access to two floors of shops; however this was discarded on the grounds that it would be too damaging as an intervention and that it would confuse the future interpretation of the building.

The possibility of using the whole building as a museum for the interpretation of the site and as an education centre was carefully considered. This was discarded on the basis that there is not sufficient material to fill such a large space and that there are other buildings with less commercial potential within the site that can perform this function.

The possibility of using the whole building for food and beverage outlets was considered. This was a financially attractive prospect and could make good use of the various different spaces. This approach was ruled out for various reasons – the space was thought to be too big for a single operator and to have multiple operators meant too many interventions to provide kitchen, food hoists, passenger and service lifts, refuse facilities etc. It was also thought the four floors of food and beverage outlets would restrict public access and would change the feel both of the building and the whole area of the Police Parade Ground.

Proposed Uses

A variety of mixed uses was chosen as the most appropriate way forwards. The first floor will provide F&B and ancillary support and Toilets, and the original large dormitory spaces will be reopened. The ground floor (Parade Ground level) will be a mix of Interpretation space, Retail and ancillary support spaces, F&B and ancillary support spaces, and Multi-purpose and ancillary support spaces. Lower ground floor 1 will be used for F&B and ancillary support spaces, Toilets, Plant rooms, and Site management office and store rooms. Lower ground floor 2 on the east side will be used for Retail and ancillary support spaces, and on the west side the original double height gymnasium will be opened up for Multi-purpose and ancillary support spaces.

This mix of uses is seen as providing a good balance between public space, educational space and commercial uses. It is also thought very desirable to have some cultural programming in the lower part of the site.

Assessment of Impact

The following table contains the impact assessment report for Building 01, The Headquarters Block. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings and the interior of each floor. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1
- Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2
- Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3
- Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4
- Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5
- Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access - Stairs	2	The existing east and west stairs are to be retained as a means of escape, and upgraded with an additional higher barrier rail for safety. The existing stairs are in good condition and form an important part of the original circulation.	These stairs will be retained and justified on the basis of a fire engineering analysis of the means of escape for the whole building to be developed during the detailed design stage by a qualified Fire Engineer. The retention of these stairs will require some conservation work to the balustrades and treads, though the general form fabric of the staircases will be retained in situ. Any conservation work carried out will be done in a sensitive manner. There will be no major alteration necessary, as the stairs are deemed sufficiently code compliant, except for the requirement for a higher barrier than the current handrail. An additional barrier rail will be designed, and an additional handrail on the walls will be provided to have as little visual impact as possible.
		2	The existing central staircase is to be retained as a means of escape, and upgraded with an additional higher barrier rail for safety. The existing stairs are in good condition and form an important part of the original circulation. The single flight stair between lower ground floor 1 and lower ground floor 2 does not currently meet code compliance for the number of steps.	The central staircase is of high significance, but the lowest single flight does not meet code compliance as it currently contains 22 consecutive treads rather than the maximum permitted 16. Given the significance of the stair it has been decided not to designate this lowest stair flight as a means of escape. On this basis no alteration is necessary, except for the requirement for a higher barrier than the current handrail. An additional barrier rail will be designed, and an additional handrail on the walls will be provided, all to have as little visual impact as possible. The upper flights of the staircase will be designed as the means of escape and an alternative means of escape for the lower ground floor 1 and lower ground floor 2 is provided using the lower ground floor 1 service passage alongside the south wall on the basis of a fire engineering analysis for the whole building to be developed during the detailed design stage by a qualified Fire Engineer.
	1.2 Access - Lift	3	New lifts are to be inserted to the central, east and west wing of the building. Lifts are required within the building to meet requirement for Equal Access and for Firemen's and service access for this large building.	The locations of the lifts have been selected to minimise the impact on the original building fabric and to provide Firemen's access complying with code requirements and to best serve the practicalities of users. The users are the public and the kitchen staff. The depth of the lift pit is also minimal to ensure that the intervention is as small as possible with the minimum area of the original floor construction removed. 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 shafts have been located centrally within the selected spaces to avoid conflict with the existing window arrangement and to allow the lift overrun to be contained under the existing roof structure. New walls for the lift shafts are to be constructed of concrete blockwork and will be as freestanding as possible from the existing fabric.
	1.3 WCs	2	Public WC's are to be provided on lower ground floor 1, lower ground floor 2 and the first floor of the building. A certain number of accessible public facilities are necessary to meet the requirements of the relevant Building Codes. They contribute to the toilet provision required for the whole site.	There are presently some lavatories and WCs within the building, but these are in a poor state of repair and in some cases do not meet the latest Building Codes. Therefore, these are to be removed and more modern, updated accessible facilities provided, including provision for the disabled. The lower ground floor 2 Changing and toilet rooms on the west side utilise an existing toilet room and two further spaces which are of little historic significance. New doors will be inserted into the existing walls. Some of these are of a later date and some new doors are necessary for code compliance. All original window openings will be retained. The lower ground floor 1 WCs in the southwest corner in part utilise an existing WC, and the whole area was originally used as a bath, lavatory and changing space. Those to the east of the main stair are in a space which is not of historic significance, and which is already set for alteration by insertion of lifts. Those on the first floor are in spaces with little historic or architectural interest (originally used as kitchens) and their placement in the east and west rooms of this storey allow for the main restaurant spaces to be restored to their original openness.
	1.4 New Access	3	New Access A new equal access to the building and site is to be provided at the northeast corner by cutting a doorway through an existing window and creating a new internal route to a proposed new lift.	One of the difficulties of the site is the access for visitors with impaired mobility. The door onto Hollywood Road has a flight of steps up to it and the pavement is too narrow for either ramping or a platform lift. The entrance drive leading from Hollywood Road up to the Police Parade Ground is very steep. The decision has therefore been taken to include a new door at the lowest level which can be easily reached from Hollywood Road. This door is cut through an area of plain brickwork and aligned with the existing windows above, does remove historic fabric and does give a slightly muddled message in the interpretation of a 'secure' site. However, this is felt to be more than offset by the advantage of giving easy access both to the Police Headquarters and to the Parade Ground and hence the rest of the site.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance (<i>continued</i>)			
	1.5 New Exit	3	<p>New Exit and Exterior Steps A new fire exit door is required from the lower ground floor 2 west side stairs to the exterior.</p> <p>New stairs are necessary for fire escape to meet Building Code compliance.</p>	<p>A new fire exit for the west side stairs is required to meet code compliance. The lower ground floor 2 level is the lowest available location. The location within the stairway has the least impact on the exterior spaces, although three new steps are required to provide sufficient headroom under the stair landing.</p> <p>The new exit door will be cut through an area of plain brickwork and aligned with the stair windows above. It will be of a plain style so as not to detract from the historic façade and design at the detailed design stage for approval. The exterior steps and handrail will be of a minimal design for code compliance so as not to detract from the historic façade.</p>
2	Structure			
	2.1 Demolition and Removal	The existing building structure has been assessed by the structural engineer as being capable of supporting the proposed new uses and alterations without extensive strengthening work. A detailed structural report will be prepared by the structural engineer during the detailed stage to determine any strengthening work required to the floors and foundations resulting from the loadings of the new uses, or the alterations, or from the condition of the existing structure. Any structural strengthening proposals will be assessed for their impact on the character defining elements, and mitigation measures will be considered.		
		1	<p>Removal of later lower ground floor 1 floor construction in west half of building. To remove fabric which is in poor repair and distracting to historic character, in order to create a new multi-purpose space.</p>	The modern floor and all partitions within the west side spaces at lower ground floor 1 and lower ground floor 2 were part of a later set of alterations and their removal will restore the historic layout and character of the space. Any later fabric will be removed with care and elements such as the archway at the east end will be sensitively conserved. All the original columns will also be retained. The inclusion of a lower space is of great benefit to the public who will use the building.
			<p>Later partition walls to be removed. Later partition walls which detract from the character of the building will be removed to create new, usable spaces.</p>	Existing partition walls throughout the building are largely non-structural and the result of modern interventions. They will be removed and in many cases (e.g. the Restaurant space on the first floor) this will restore the original more open historic layout of the building. Where necessary any wall, ceiling and floor finishes which are affected will be restored sensitively to match the space.
		2	<p>Existing structural walls retained with some new openings. There is a necessity for some new openings to meet the needs of new users.</p>	Structural walls are to be retained with a minimum of new openings. Where possible, original openings which have been blocked will be reopened and where new openings are formed the finishes will be made to match the original design.
	2.2 Other Structural	2	<p>New walls generally are to be of lightweight stud and plasterboard construction. New walls are required to form rooms for the new uses in the building.</p>	New walls generally are to be of non-loadbearing lightweight stud and plasterboard reversible construction.
3	Finishes and Fixtures			
		1	<p>All existing suspended ceilings will be removed. These are all of a later date and detract from the historic building.</p>	Many of these were inserted to hide mechanical and electrical services, which in the new scheme will be incorporated into the building in a much more designed, discreet and sensitive manner. Therefore, the existing suspended ceilings will be removed.
		2	<p>The existing original ceilings, plaster cornices and plaster features, floor tiles and wall tiles are to be retained and repaired wherever possible. These are important elements of the historic building, but in a few instances some alterations will be necessary to accommodate new facilities.</p>	Where these exist, it is the intention to retain them as much as possible. However, there will be some alterations necessary to create new openings or to include mechanical and electrical equipment. The interventions to the east and west end of the building to provide M & E risers and lift shafts are concentrated in an area where there are absent or missing original features to reduce the amount of historical impact lost. Where original fabric will be removed or altered, the minimal amount of alteration necessary will be carried out.
		2	<p>All later fixtures will be removed, and simple modern replacements will be used. The building has been much altered since its original construction and no significant historic fabric remains; the present fittings and fixtures are of a utilitarian nature. Some fixtures may be selected to be retained.</p>	<p>Rather than attempt to use 'period fittings', for which there is no evidence and which could be inappropriately interpreted, all replacements will be simple and modern fittings and fixtures appropriate for the new use. These include elements such as WC and changing facilities, light fixtures and switches, later floor finishes such as linoleum, etc.</p> <p>To avoid inappropriate fit-out of the space by any incoming tenant the work will be closely controlled under the tenancy agreement and will be monitored by the site management.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
4	Mechanical and Electrical			
	4.1 General M&E	1	Most of the existing mechanical and electrical services will be removed. In order to meet code compliance as well as to bring the building up into good working order, most existing mechanical and electrical services will be removed in advance of the installation of new services.	In many places throughout the building, pipework and electrical wiring has been surface mounted, unsightly fluorescent lighting has been installed, and air conditioning venting is has been ceiling hung. These all detract from the historic character of the building, and their removal will benefit the overall appearance.
		3	New climate controls, power and lighting are to be installed. These changes are necessary to meet the needs of a new user and to provide a sustainable new use for the building.	<p>The internal fit-out of the uses are to be undertaken by the incoming tenants. Prior to this the works are to be a 'shell and core' fit-out only. Tenants will submit their servicing proposals to the Site Management for approval of compliance by following guidelines to be prepared appropriate for the historic interiors during the detailed design stage.</p> <p>To avoid damage by the potential tenants it is intended to install all the air-conditioning plant and ductwork and to introduce capped supplies to each space ready for future connection.</p> <p>Supply and return air ducts are to be installed at high level; those on the 1st floor are to be exposed and located within the original roof structure, above the line of the notional 'ceiling height' set out by the bottom chord of the trusses (ceilings are to be removed). Care is to be taken with the detailing of ducts to ensure that runs are as short as possible and that the whole assembly has a minimal impact on the space, and thus retaining the original roof structure.</p> <p>Exhaust air is to take place at roof level by providing new flues modelled on the form of the existing chimney stacks. Fresh air is to be drawn in through some of the existing windows, adapted with louvres in the existing casement framing. New electrical services are to be chased into walls to avoid surface mounting of wires and conduits.</p>
	4.2 Plant Space	2	A new plant room has been located to the south side under the Parade Ground to serve the buildings round the Parade Ground. This is necessary to supply space for the installation of new mechanical and electrical plant.	<p>The new plant room makes use of an existing service passage which runs alongside the south side of lower ground floor 1 and can be accessed from Old Bailey Street and the principal site entrance road leading from Hollywood Road. The plant room will include: pump room, fire service tank, fire service pump, water meter and sprinkler room. The creation of this plant room minimises the need for these elements to be located in more visible places elsewhere throughout the group of buildings.</p> <p>For more discussion of the impact of the underground plant room on the Parade Ground see the section specifically on this area. It is intended that the plant room will be located adjacent to the wall of the passage running beside the Police Headquarters, and that access is provided here. The details of the excavation and construction of the new plant room will be developed during the detailed design stage to ensure that there will be no impact on the structural stability of Building 01 WITH JUSTIFICATIONS FROM THE STRUCTURAL ENGINEER. The structure of Building 01 will be monitored for any movement throughout the construction.</p> <p>Precautionary measures to protect the character-defining elements will be incorporated at the detailed design stage.</p>
		2	Two plant rooms and refuse holding rooms have been located at the east and west ends of lower ground floor 1. It is necessary to provide space for the installation of mechanical and electrical plant equipment to service the Police Headquarters building. Doors & Windows	The new plant spaces have been located in the most logical positions within the building, and in spaces which do not retain any notable historically or architecturally significant fabric. The creation of these plant spaces also minimises the need for more exposed mechanical and electrical equipment throughout the rest of the building. Chilled water for the air conditioning will be provided from a central plant space serving the whole site.
5	Doors and Windows			
	5.1 Windows	1	Later windows are to be replaced by replicas of original windows. Most later windows are of a poor quality and detract from the original design.	The later windows in the building have heavier glazing bars and frames and different fenestration patterns, which have a detrimental effect on the building façades. They are to be replaced by replicas of the remaining original windows in painted hardwood timber with mouldings to match the originals. The intention is to have a single pattern of glazing around the building as shown on the attached elevations, which will enhance the appearance of the building.
			All original windows will be repaired and put into good working order. Many of the existing windows have been reconfigured to accommodate air-conditioning units.	<p>Site inspections suggest that several original windows still remain in position, and within the proposal of works there is an emphasis on conservation repair over replacement. The goal is therefore to retain the maximum amount of original fabric where practically possible.</p> <p>The windows will be carefully fitted with draught seals to improve energy conservation in the building and acoustic performance. Double glazing is not intended to be used.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
5	Doors and Windows <i>(continued)</i>			
	5.2 Doors	2	<p>Original external doors that have been replaced are to be reinstated in their original form.</p> <p>Most later doors are of a poor quality and detract from the original design.</p>	<p>A number of original doors have been replaced or adapted to accommodate air conditioning units. Replacement timber doors are to be renewed to match the original configuration and are to be repaired as necessary. This will help to create a more coherent elevation pattern.</p> <p>All external doors will be carefully fitted with draught seals to improve energy conservation in the building.</p>
			<p>Original internal panelled doors will be retained and repaired and upgraded as necessary.</p> <p>The original internal panelled doors are significant features in the building.</p>	<p>The original design features in the building interior need to be retained. Original panelled doors will preferably be repaired rather than replaced.</p> <p>If an original panelled door needs to become a fire resisting door it should be possible to achieve this using certified intumescent paper facings on the panels and intumescent seals to the edges without compromising the design. The existing glass in a fire door may need to be replaced with fire resisting glass if this can be achieved using the glazing beads. If an original door cannot be sufficiently repaired and upgraded then a new panelled door with matching design features modified for compliance will be used.</p>
6	Elevations			
	6.1 General	1	<p>Elevations will be restored to original design intention, inasmuch as possible.</p> <p>Later alterations detract from the character and understanding of the building.</p>	<p>The brickwork of the walls, the render quoins, brick cills and the rubbed arches over the windows will all be carefully conserved, with repair and repainting of rendered cornices throughout. All surface mounted wiring, security lighting and pipework will be removed, with the exception of historic cast iron rainwater water pipes which will be retained and refurbished where possible. Where the removal of these items causes any damage to the façade, the brickwork or render will be made good to match.</p> <p>All later concrete canopies will be removed (on the east and west blocks of the south elevation; on the west and east elevations) as they detract from the original design of the façades. Upon their removal, the brickwork will be repaired and made good.</p> <p>The scope of the work will be the making good of any defects and minor repairs.</p> <p>For all façades, the following will apply to windows and doors (for more information see Section 5):</p> <ul style="list-style-type: none">◇ Existing later windows removed and new windows reinstated to match original configuration.◇ Original windows and doors overhauled and retained.◇ Replacement timber doors are to be renewed to match the original configuration and are to be repaired as necessary. <p>All of these changes will help to return the building to its original design intention, and create a more attractive and cohesive overall appearance.</p> <p>The narrow balcony on the west elevation at first floor level will be retained, repaired and strengthened as necessary. However to avoid the need for additional code compliant safety features for its use which would detract from its appearance, the balcony will only be used as access for maintenance.</p>
	6.2 North Elevation	1	Removal of wire mesh and steel frame to first floor terrace.	The wire mesh and steel frames detract from the overall elevation, creating vertical lines within the open terrace space which would not have been part of the original design. The removal of the mesh and frames will provide a clearer view through to the historic cross and circle balustrade as well as clearer views out from the terrace.
		2	Overhaul and retention of balustrade to first floor terrace with new higher barrier rail for safety.	As this balustrade is an important historic element to the building, its retention is key. However, to meet Building Code regulations, a new higher barrier rail will be necessary to ensure the safety of the new users. It will be designed as a minimum addition and to have as little visual impact on the overall façade as possible. The balustrade will also be repaired where necessary, in a sensitive manner.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
6	Elevations (<i>continued</i>)			
	6.2 North Elevation (continued)	1	Removal of later infill to lower ground 1 and lower ground 2 east end.	At an unknown date, one of the narrow windows of lower ground 2 and the arched top of a large window in lower ground 1 were filled in with masonry and rendered. This infill will be removed and windows to match the rest of the elevation will be installed, in order to both maintain the overall appearance of the elevation and to allow for more natural light to enter into the interior spaces.
			Repair and repainting of cement render to façade.	The exterior façade has been painted numerous times and the paint is now found to be peeling in several places due to damp and exposure to the elements. During the detailed design stage the existing paint layers will be analysed and recorded for the paint types and colours previously used and the information will be used to specify the refurbishment paint. These layers of paint will be removed and the render conserved in a way which will protect the external finish of the building. The paint analysis will be documented and archived for use in future maintenance work.
			Existing flagpole retained and refurbished.	This is an important historic element of the building, the retention of which maintains the overall character. Any repairs will be undertaken sensitively and in a way which maintains the original fabric of the flagpole.
	6.3 South Elevation	1	Concrete slabs and plant over light wells to be carefully removed.	These perforated concrete slabs do not form part of the original building, and are detracting to the south façade. Their only purpose appears to be to support plant which is now unnecessary. They will be removed. The removal of the slabs will allow for more natural light to the levels below. Where the supporting steel beams are removed, the brickwork will be made good to match.
			Existing original lamps to ground floor entrance to be overhauled and retained.	These lamps form an important part of the early façade, but are currently in a poor state of repair and heavily rusted. They will be restored in a sensitive manner and retained in situ.
		2	Overhaul and retention of balustrade to first floor terrace with new higher barrier rail for safety to meet the relevant Building Codes.	This balustrade is an important historic element to the building and will therefore be retained as is. However, to meet Building Code regulations, an additional higher barrier rail will be necessary to ensure the safety of the new users. It will be designed as a minimum addition and to have as little visual impact on the overall façade as possible. The balustrade will also be repaired where necessary in a sensitive manner.
		1	Existing later windows and canopy removed and new windows reinstated to match original configuration.	The later windows and canopy on the east side of ground floor disrupt the fenestration pattern and rhythm of the south façade, and therefore detract from the appearance of the building and the Parade Ground. The windows will be restored to their original design and the brickwork will be restored to match.
	6.4 East Elevation	2	The sentry screen and later canopy over door carefully removed.	The modern concrete canopy obscures the keystone and archway of the door and detracts from the overall façade. The sentry screen here both blocks the access and the pavement and it is proposed to remove it. The similar screen on the east side of the road will be retained. The brickwork here will be made good after the removal of modern canopy.
		3	A new doorway will be cut through the brickwork wall and the levels of the pavement adjusted. This is necessary to get disabled access into the Police Headquarters and to the Parade Ground from the Hollywood Road pavement level.	<p>A new doorway here will allow disabled access into the building and will allow the use of the lifts inside the building to give access to Parade Ground level. The new doorway will align with the windows above, and will be designed to match the style of the building during the detailed design stage for approval.</p> <p>It would be difficult to push a wheelchair up the slope of the existing entrance and Equal Access for All suggests that provision needs to be made for all users to enter the site at this point. The alteration to the façade and the provision of an additional door outside the gate line is a loss, but this is outweighed by the access requirement.</p>
	6.5 West Elevation	1	Removal of later infill to lower ground 1 window and reinstatement of new window to match original configuration.	This window infill detracts from the façade, and interrupts the fenestration pattern. A new window to match the elevation will be installed.
		3	New door and steps formed to provide additional means of escape from lower ground floor 2.	See Section 1.5
		1	Existing door opening and modern concrete lintel removed and new window to match original configuration reinstated with new brickwork infill.	The large steel doors here, originally installed for the Boiler Room, are no longer necessary and are detraction to the original design. Upon their removal, a new window consistent with the elevation will be inserted, and the brickwork will be repaired and made good.

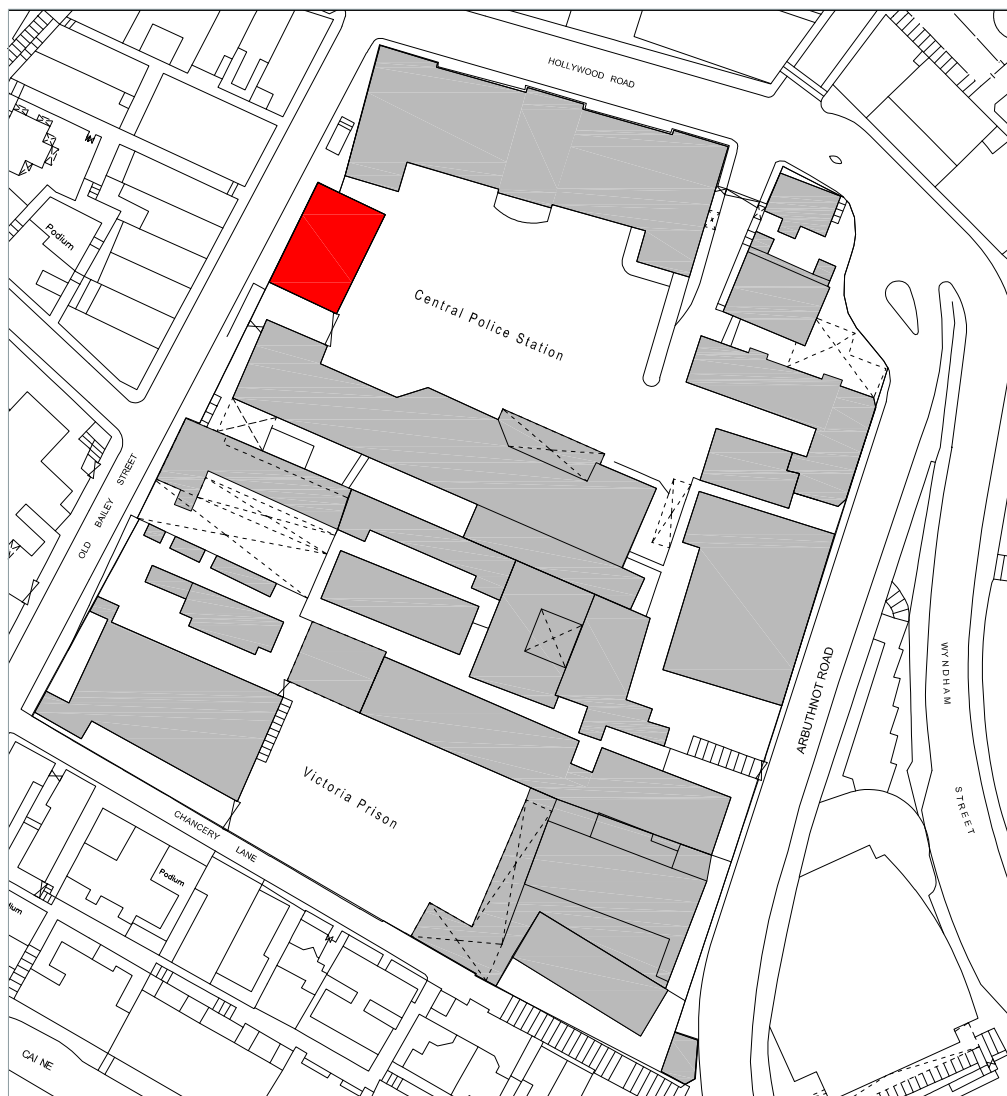
Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
7	Interiors			
	7.1 Lower Ground Floor 2	The proposed uses for this floor are for retail space on the east side and a multi-purpose space with support facilities in the original double-height gymnasium on the west side.		
		1	Modern partitions are to be removed from the central, east and west block of the plan to form the original proportions of the space.	See Section 2
			The most significant alteration is the removal of the modern floor and ceiling above the west side rooms. This will form a double height multi-purpose space and reinstate the room to its original configuration as noted in the baseline study.	See Section 2
		2	Four new lifts inserted into the buildings; 2 in the central core and one at each end.	See Section 1.2
		3	A new means of escape is to be provided to Old Bailey street with the insertion of a new external door and steps.	See Section 1.5
			A new equal access entrance door is to be provided at the northeast corner.	See Section 1.4
	7.2 Lower Ground Floor 1	The proposed uses for this floor are for restaurant use on the east side and for support facilities for the multi-purpose space on the west side. The support facilities consist of a sitting area which can also function as a café/bar. There are also WCs provided in this area. Plant rooms serving the whole building are located at the east and west ends on this floor level.		
		1	Modern partitions are to be removed from the east and west sides of the plan to reinstate the original proportions of the spaces.	See Section 2
		2	A new plant room is intended to be located under the Parade Ground and will be accessed from the existing service corridor to the south side of the building.	See Section 4.2
			Two new plant rooms are located at the east and west ends.	See Section 4.2
			Four new lifts inserted into the buildings; 2 in the central core and one at each end.	See Section 1.2
	7.3 Ground Floor	The proposed uses for this floor are for retail, café and interpretation.		
		1	Due to the significance of the Chief Inspector's Office this room has been retained for Public Display/Public Interpretation.	This space will be retained for interpretation. Any repairs will be carried out in a sensitive manner and the space will be conserved as a 'relic' of the former building use. This is beneficial to the Headquarters Block as it provides the public with a space within which to learn and further their understanding of the historic police site.
			Modern partitions are to be removed from the east and west end of the plan to reinstate the original proportions of the spaces.	See Section 2
		2	Four new lifts inserted into the buildings; 2 in the central core and one at each end.	See Section 1.2
	7.4 First Floor		New entrances will be formed to the east and west block of the building from the Parade Ground to the cafés.	These doors will form entrances directly linking the Parade Ground with the café areas, thus making the space more viable and usable by the public. The doors will be fitted into the existing façade in a way which retains the existing decorative plasterwork inasmuch as possible, and the doors will compliment the façade rather than detracting from it. The location of the doors on the east and west elevations of the end blocks minimises the impact on the overall appearance of the south façade.
		The proposed use for this floor is for restaurants (including kitchen facilities).		
		1	Modern partitions are to be removed from the east and west end of the plan to reinstate the original proportions of the spaces.	See Section 2
		2	New openings have been created to link the Kitchen spaces to the main Restaurant areas.	The change in use to these spaces requires a reconfiguration of door openings. This requires new openings in original structural walls, though it allows for the kitchen spaces to remain in the less significant east and west blocks of the building. It also provides good working facilities for the restaurants. All new doors will compliment rather than detract from the historic building, and any damage to brickwork will be made good to match.
			As noted in item 1.2 there are to be 4 new lifts inserted into the buildings; 2 in the central core and one at each end.	See Section 1.2

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
8	Roof			
		1	<p><i>The roof will be put into good working order.</i></p> <p>Following a detailed inspection when access is available, the roof may need to be stripped and retiled saving the original tiles where possible, to ensure that it is fully weatherproof. The existing layout of roof access tiled steps will be retained. New boarded ceilings and improved insulation and fire precaution measures will be incorporated.</p>	<p>The original roof structure will be retained, as it is historically and architecturally significant to the building. The condition of the roof covering and structure will be closely investigated during the detailed design stage and any repairs will be specified and carried out to conservation principles. It may be necessary to undertake the following works:</p> <ul style="list-style-type: none">◇ The roof covering will be stripped and re-laid,◇ The original tiles will be re-used where possible with a make up of tiles to match.◇ Insulation will be installed under the roof covering.◇ There will be no alteration to the roof structure other than minor repairs and the replacement of battening.◇ The gutters will be overhauled or replaced and painted.◇ The existing chimneys will be retained. New matching 'chimneys' with louvres will be added to the ridge line to accommodate new kitchen extract ductwork.◇ The roof structure is to be investigated by the structural engineer and repaired/strengthened as necessary to support required loadings.◇ Installation of breathable sarking membrane to be investigated for compatibility with sealing roof for energy conservation.

----- End of Building 01 -----



Armoury & Store (02)



Location Plan



Aerial view of the building, with north to the left of the image

ARMOURY & STORE (02)

A Baseline Study

Field Study

Designation	Within CPS Declared Monument
Date	1924 - 6
Location	Bordering the Parade Ground to the east and Old Bailey Street to the west
Height	56.1 m (above sea level)
Floors	Two storeys

Exterior Description

The Armoury & Store is of a similar architectural style to the Headquarters Block, and clearly mimics the domestic Neo-Classical architectural style of the south elevation of the adjacent building. It is of a very domestic scale facing onto the Parade Ground (east elevation (figure 1)), and while this scale continues on the main floor levels to the north (figure 1) and south (figure 3) elevations, a large granite retaining wall on the west elevation (figure 2) completely alters the overall massing of the building.

The Armoury is a two-storey brick building which is level with the Parade Ground on the east side but is set atop a coursed granite revetment wall with moulded concrete cornice to the west on Old Bailey Street. The building has 5 bays on the east and west elevations, and three to the north and south. The windows feature brick cills and rubbed brick arches; at ground floor level (on the west, north and south façades) there is a moulded drip stone above the window arches. The original four corners of the building have rendered quoins.

The east elevation originally had a single storey projecting porch with 3 bay colonnade of Tuscan columns having coupled circular and square columns at each end. This has since been blocked in and a first floor added above; the later construction is of a lower quality than the original building (e.g. with irregular fenestration and missing the rubbed brick arches). The columns and quoins are still partially visible. The southeast corner of the first floor extension retains metal security bars on two of its windows – though the current use of this area as a toilet has no connection to these earlier bars.

The building has a timber king post truss with purlins and rafters, topped by a hipped Chinese tile roof with later dormer vents. The addition at the east side has a flat roof.

Interior Description

(see also Character Defining Elements and Figures 6-15)

The building structure is load-bearing brickwork and the floors are reinforced concrete.

The ground floor repeats the five and three bay arrangement of the elevations, with structural cross walls at the north and south ends and four plain square columns dividing the central three bays. Later partition walls divide this larger central space into a series of smaller rooms. There are also four rooms at the west end created through the blocking in of the porch. In the southeast corner of the original building is a blocked archway, which was probably the original main entrance to the building.

A quarter-turn concrete staircase in the south of the building leads up to the first floor, which is a large open space having a small room in the northwest corner. Later partitions divide off the staircase and created a corridor to the east. The east extension has a series of partition walls to create a toilet at the south end and four further rooms.

Areas of Significance

The building does not contain any areas which would be considered of High Significance within the site or even within the building. However, some elements of the building exterior are of more importance than others due to their overall relationship to the site and historic setting of the Armoury. These include the ground floor columns of the verandah (the significance which has been diminished by their later in-fill) and the rendered quoins. Internally there is a timber king post truss roof structure.

Archaeological Assessment

An archaeological survey was not carried out for this report though a desk-based assessment has been completed. It is unlikely that any archaeology exists on the site of building. Prior to the construction of the Armoury this site formed part of the Parade Ground and before that would have been the location of a small part of Gaols A & B constructed in 1851. However, these buildings would have been of simple construction – probably without substantial foundations – and any remnants of the gaol buildings would have probably been removed prior to construction of the Barracks Block and the Armoury. Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is no intention to disturb or develop the existing building and so there should be no major impact on any surviving archaeology. There will be some limited interventions for lift pits and service runs.

Desktop Research

History

Soon after the completion of the Headquarters Block, a new Armoury and Store for the Central Police Station was necessary, and tenders were requested for its construction. The building was designed for the only remaining area left around the Parade Ground, along the west edge of the site.

In 1924 Messrs. Yee Lee & Co. took on the contract for its construction. The new building was completed in February 1926 and occupied in the same month; the whole project cost a total of HK\$43,532.52. Public Works reports for 1924 and 1925 described the building and its general uses:

'The work consists of a two-storey brick building 60'0" long by 30'0" wide erected at the North-west corner of the parade ground containing on the ground floor Equipment Store, Outfit Room, Monthly Store, and Strong Room, and on the first floor Equipment Store, Armoury, Workshop, and Magazine¹.

'All window openings were fitted with, in addition to the iron grilles, angle iron frames and wire mesh to prevent the passing of arms through same to the street. Increased space on the first floor was devoted to the workshop for the repair of arms, and additional expanded metal partitions were erected to provide further security to the Arms Stores².

Judging by the description of the original room spaces, it would appear that the ground floor layout has retained most of its original walls. The first floor level, however, appears to have only retained two of its original four rooms. The windows have also lost their security grilles with wire mesh, and the expanded metal partitions on the first floor have also been removed. It is likely that the present staircase was installed when the first floor layout was altered, some time after the Second World War.

In 1933 further storage space was necessary, and the Armoury was targeted for expansion. A Public Works report described the work, saying it *'consisted of enclosing a portion of the ground floor verandah of the existing store to provide increased accommodation³*. This report implies that the whole of the verandah was not filled in at this time, and that the first floor extension was not constructed. If this is the case, the date of work to infill the rest of the verandah and build the first floor extension is unknown. There is also a small covered porch which has been constructed at the north end of the verandah, and this was probably constructed at the same time as the in-fill took place.

¹ Hong Kong Administrative Report; Public Works Department, 1924

² Hong Kong Administrative Report; Public Works Department, 1925

³ Hong Kong Administrative Report; Public Works Department, 1933

It is possible that the work was carried out following the end of the Second World War, along with repair works to the building. During an aerial bombardment of the island on 15 December 1941, a stick of bombs hit the Headquarters Block, causing damage to the external brickwork of the Store & Armoury. The building is known to have been used as stables for Japanese mounted guards (at which time it took on the name Stable Block).

There are several changes which have occurred during the life of the building, the dates of which are unknown. These include:

- ◇ Alteration of windows to accommodate air conditioning units
- ◇ Replacement of internal doors
- ◇ Rewiring and installation of new lighting
- ◇ Construction of internal partition walls
- ◇ Installation of later concrete stair and subsequent alterations to this
- ◇ Construction of toilet on first floor.

The last use of the building prior to decommissioning was by the Traffic Police, including the Traffic Accident Investigation Report Room.

Building Characteristics

From Old Bailey Street the most significant feature of the building is the high granite retaining wall, nearly two storeys in height. This makes a relatively modest building seem much more imposing and emphasises the enclosed and secure nature of the site. The domestic scale and appearance of the Armoury are very much offset by the scale of the retaining wall, though even from outside the site the building is clearly in the same family as the Police Headquarters.

From the Parade Ground the building is a modest two storey building under a Chinese tile roof. The scale and design of the exterior with its red brick and rendered quoins is the same as the Police Headquarters. This resemblance was originally even stronger with the open columned arcade to the Parade Ground which would have echoed the open verandahs at both levels of the south front of the Police Headquarters.

The original purpose of this building was as a general store and armoury. As such it had windows fitted with bars and with perforated metal grilles to prevent any material from being passed out of the windows. This would have changed the appearance of the building to a significant degree. All trace of the original bars and grilles has been lost and the remaining barred window is a later addition to the original building.

Externally the key characteristic of this building is the resemblance to the Police Headquarters of the red brick and render quoins, the Chinese tiled roof and the regular pattern of the fenestration. Removing the later additions and reopening the east columned arcade will be a bonus.

Internally little remains of the original interior. It was built as a utilitarian space for storage of equipment and arms. It is probable that it was always a simple space with nothing special in its finishes or design. The comparison of the present plan to its original description suggests that the interior has been substantially altered on more than one occasion to accommodate changing uses.

Significance

MEDIUM

This building is significant for its relationship to the adjacent buildings and Parade Ground. Despite its much smaller scale and simpler design, the building mimics various elements of the Headquarters Block such as the Tuscan columns, brick façades, and rendered quoins and as such creates a visual continuation of the Headquarters Building at the north edge of the Parade Ground around to the west side. The west façade is also of some interest as it merges well with the rest of buildings on the Old Bailey Street side of the Central Police Station, thus creating the most domestic public face of the site whilst retaining the secure feel of the site through the massive retaining wall.

The retention of the king post timber truss roof and verandah columns are of some note, but the rest of the building has been greatly altered. Most elements which would have related the building to its original function have been lost, and changes to the interior have detracted from any early character (though it should be noted that the building would not have originally had many architectural features of note).

Historically, this is one of only a few buildings whose use during the Japanese Occupation is known, and the function of Stableblock at this time has remained in the continued reference to the building as such. However, there is again no physical evidence remaining for this use.



Figure 1 - East (Parade Ground) elevation showing the infilled ground floor arcade and the poor quality first floor addition



Figure 3 - Windows on the south elevation. The ground floor central window has the original/early casement with fanlight casement above, while those either side have been altered to accommodate air conditioning units.



Figure 2 - West (Old Bailey Street) elevation



Figure 4 - Canopy on north elevation



Figure 5 - Existing staircase in the south part of the building



Figure 6 - First floor interior as fitted out for its final use by the Traffic Police



Figure 7 - Ceiling structure in 02/F/09



Figure 8 - Door into room 02/F/09



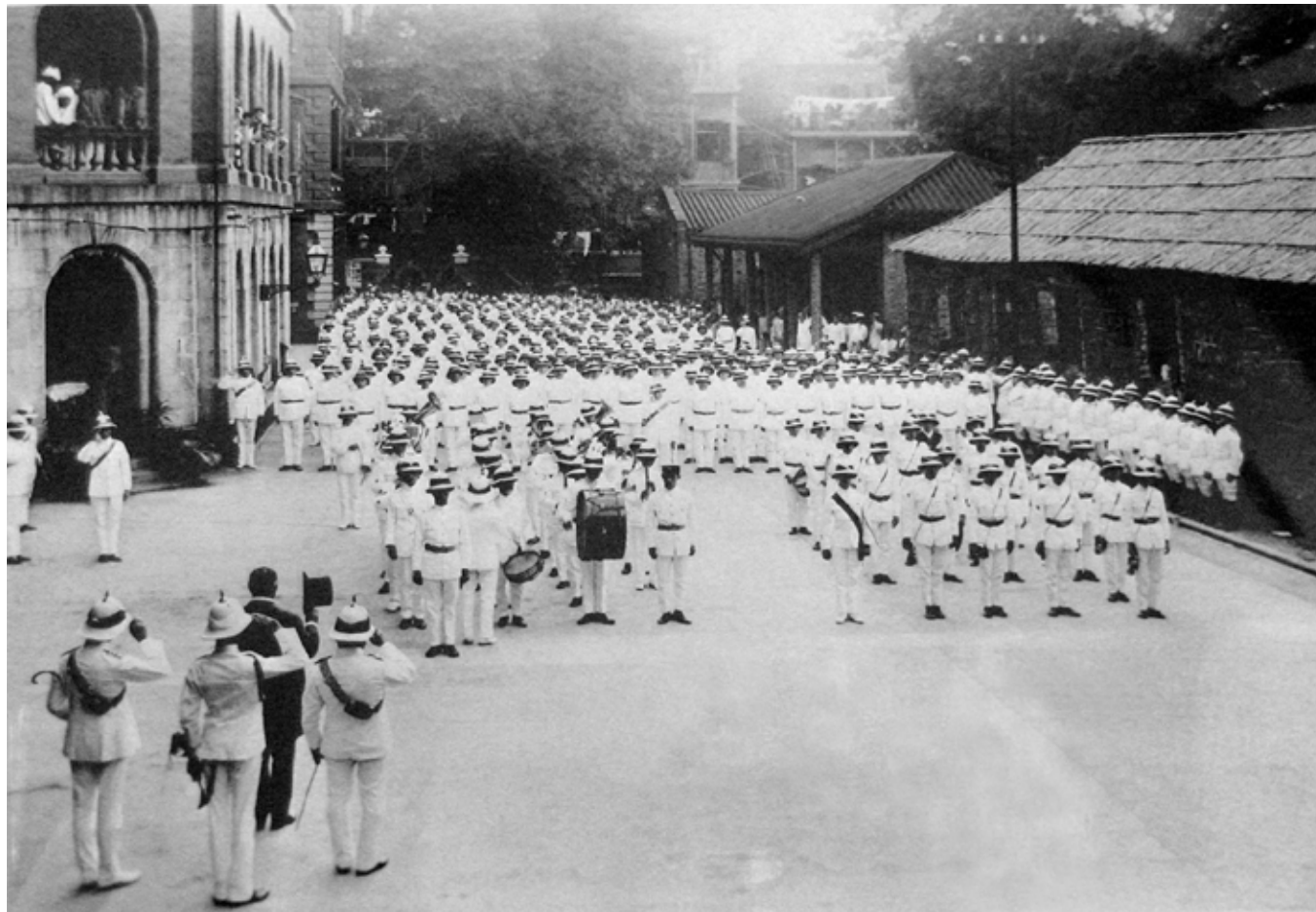
Figure 9 - Roof truss



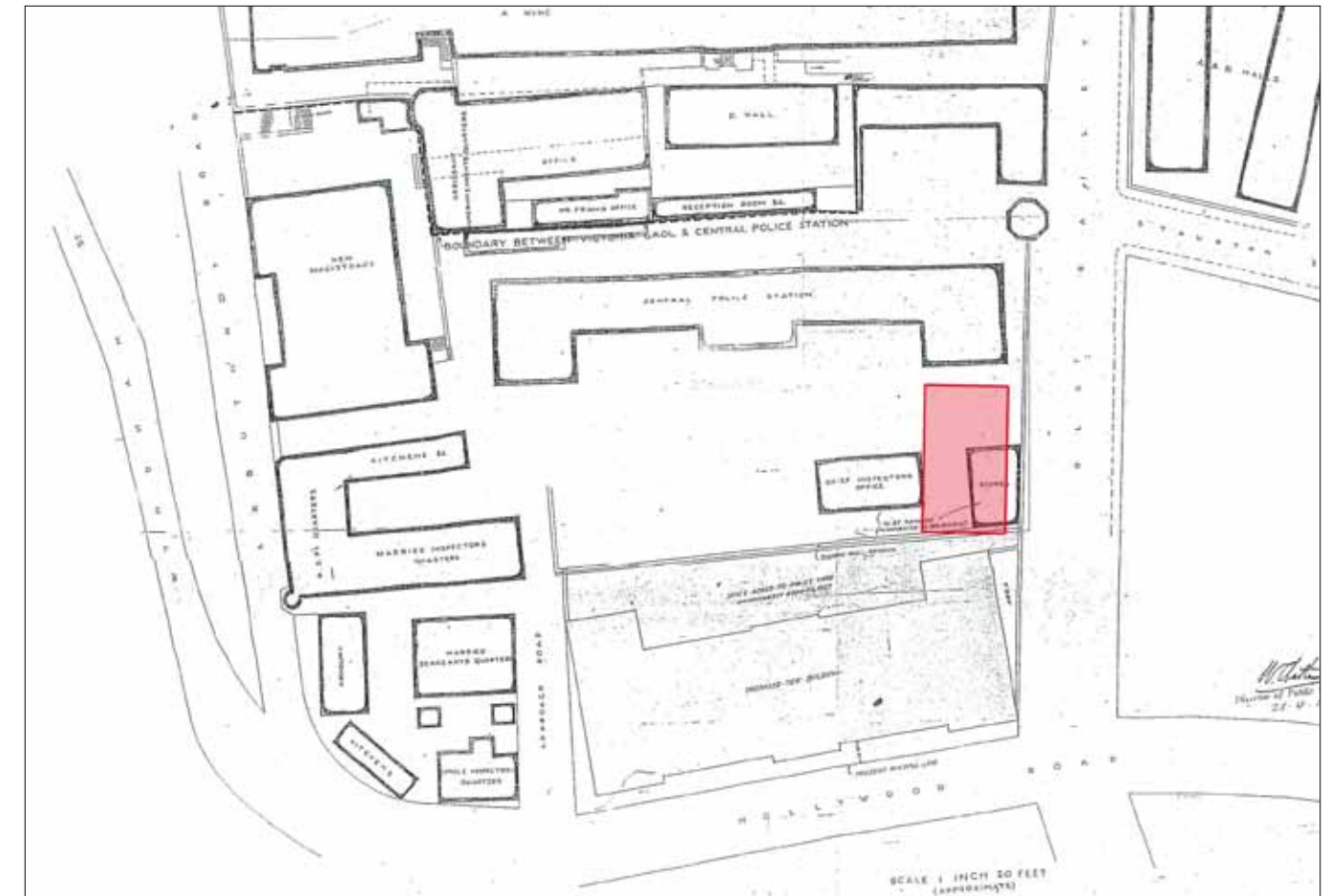
Figure 10 - Blocked archway in 02/G/03



Figure 11 - Original columns in 02/G/09



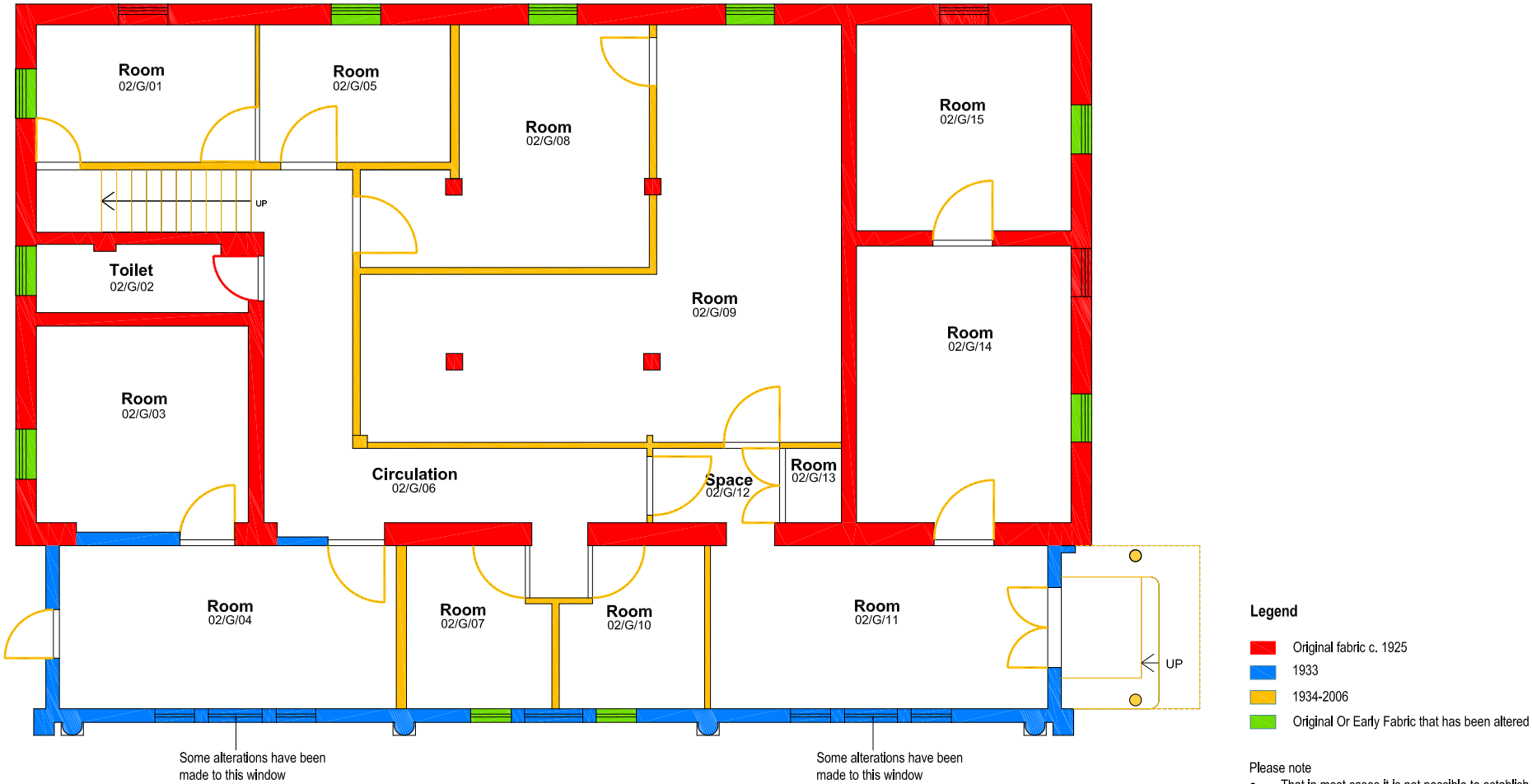
View of the Parade Ground looking west in c.1911, showing a small store at the west edge of the Parade Ground. This was replaced by the Armoury & Store in 1924.



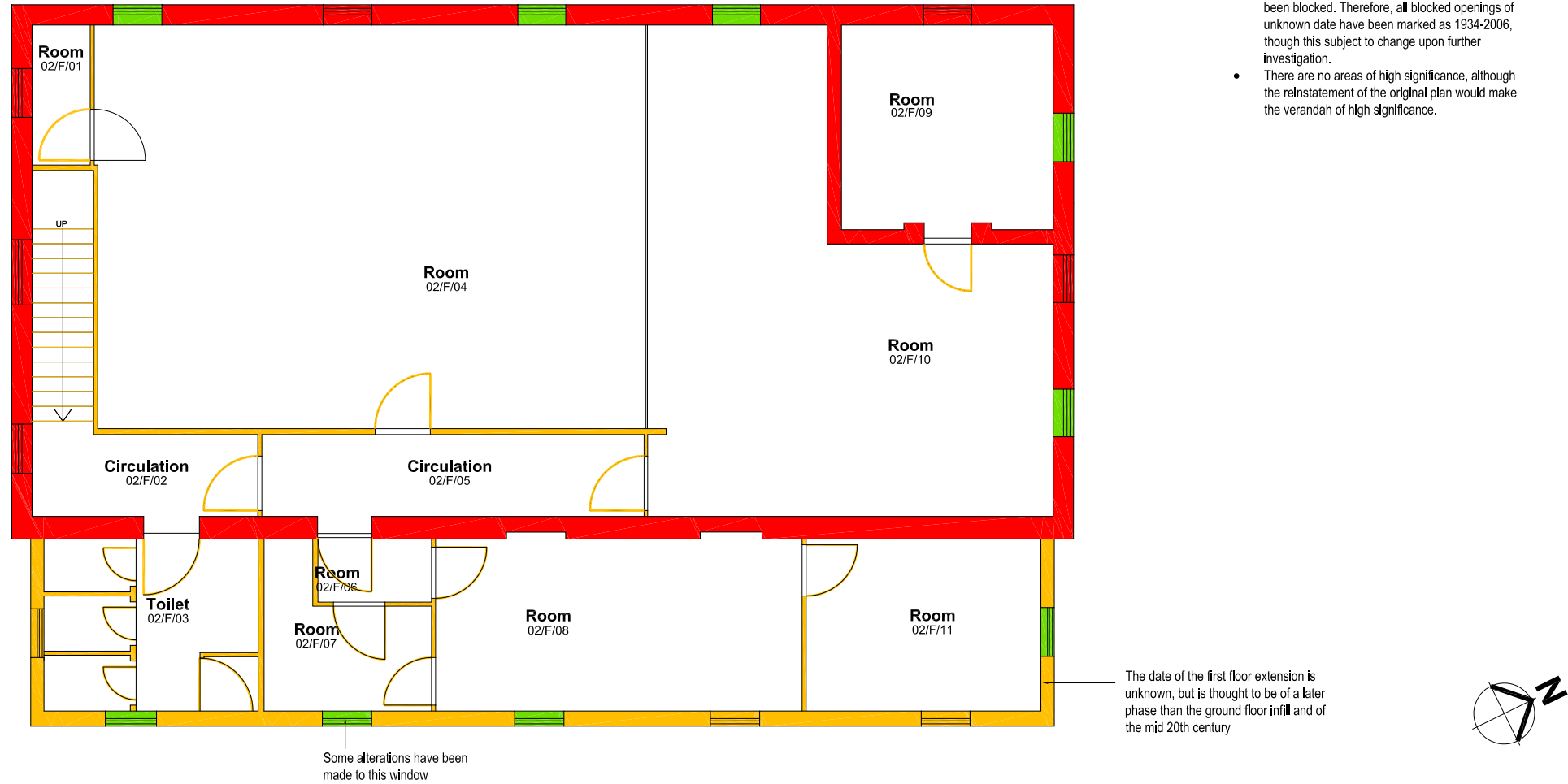
Plan of the site c.1916, showing the store at the northwest of the Parade Ground which was replaced by the Armoury & Store in 1924. The approximate position of Building 02 is shown in red. Note that north is at the bottom of the plan.

Historical Development and Significance

Building 02. Armoury & Store
Ground Floor Plan



Building 02. Armoury & Store
First Floor Plan



List of Character Defining Elements

The following list of character defining elements is based on AMO’s archival records. It contains description of the elements referenced to a list of reference figures in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed during the detailed design stage.

- LG2 - Lower Ground Floor 2
- LG1 - Lower Ground Floor 1
- FF - First Floor
- SF - Second Floor
- TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
1	Oversailing brick courses	G/F	

FOR INDICATION ONLY

B Identification of Impact on Heritage

Introduction

As noted in the baseline study the building has been substantially altered since its original construction. The external construction on the east side was altered in the 1930s to fill in the verandah and soon after the first floor was extended to provide additional floor space. Most of the external openings have been altered and all the interiors have been stripped out, partitioned and refitted to create office space. The basic fabric of the walls remains intact and the first floor construction (including four substantial timber columns) appears to be original though the floor finishes and partition walls are all modern. The roof construction is unaltered and the main pitched roof is covered with Chinese pan and roll tiles. Gutters and down pipes are in cast iron. The roof covering may be original and if it has been replaced it would appear to match the original intention for the building. The aim of the work is to remove the infilling of the verandah and the first floor flat roofed extension above it and to bring the building back, as far as the exterior is concerned, to something approaching its original appearance. So far no pre-war images of the building have been discovered and so the pattern of the openings under the verandah and at first floor level is unclear. The original wall (now internal) has been plastered – more information on the pattern of the original openings may be uncovered when the infill is demolished.

Options Considered

This is one of the significant buildings on the site and it was decided from the outset that this building should be retained and repaired. No consideration was given to any proposal to demolish and redevelop the building. As one of the buildings with little or nothing of significance internally the building, with its robust construction, offered the possibility of commercial use and, because of its prominent location and size, advice from the property consultants was that this would be a building that would command a good rental.

The brief from HKJC was that, as far as it was possible, all the buildings should have some degree of access to the general public. It was felt that a shop or café should fulfil this requirement but that a restaurant might not.

Consideration was given to this building being used as a central information point for the site – the starting point for any educational or interpretation visit to the site and somewhere that could sell tickets and give information about all the events in the theatre, art gallery and other spaces. Its location adjacent to the proposed entrance from the mid-levels escalator was seen as an advantage. This use was finally ruled out for a variety of reasons – it was felt that the ‘information’ centre would be better based in one of the historically more significant buildings; the proposed use as an information centre would not make good use of the first floor; to produce a balanced budget for the site the full rental value of this building needs to be realised. The possible restaurant use was discarded for two reasons (i) it would not provide good general public access and (ii) it was decided that the general tone of the Parade Ground would be enhanced if there is a good balance between cultural and commercial uses.

Proposed Uses

Both floors of the building will be leased to a single tenant, and used for Retail and ancillary support spaces on both floors with toilets. The single tenant avoids the need for a separate entrance and signage for the first floor space. The intention will be to keep the interior spaces with a simple utilitarian feel appropriate to the original use of the building. To make use of the first floor requires the insertion of two staircases for fire escape and a platform lift for equal access.

Assessment of Impact

The following table contains the impact assessment report for Building 02, The Armoury. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings and the interior of each floor. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1 **Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2 **Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3 **Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4 **Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5 **Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access - Stairs	2	<p>The existing stair will be removed. The stair does not comply with the Building Code, being too narrow and having some non-compliant headroom. The steps are also in poor condition, with some spalling to the nosings.</p> <p>The new stairs are to be inserted on the north and south sides. 2 no. staircases are required since publicly accessible buildings must have at least two means of escape to meet the Building Code.</p>	<p>This is not considered to be an important feature of the building. It is utilitarian in nature and was constructed using pre-cast concrete treads. The location of the stair means that should it be retained it would require the building of a new protected corridor from the foot of the stair to outside to discharge to a place of safety, and this would fragment the internal spaces of the building.</p> <p>The new stairs are to be of steel construction, lightweight and ensuring that they have a minimum impact on the building and are easily reversible should this be required at some point in the future. The new staircases are to be located to maximise the main space of the building, avoiding unnecessary compartmentation in what is a small building.</p>
	1.2 Access - Lift	3	<p>A new lift is to be inserted into the northwest part of the building. A lift is required within the building to meet requirement for Equal Access.</p>	<p>This has been located to minimise the impact on the original building fabric. The depth of the lift pit is also minimal to ensure that the intervention is as small as possible with the minimum area of the (presumed original) floor slab removed.</p> <p>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 shafts have been located centrally within the selected spaces to avoid conflict with the existing window arrangement and to allow the lift overrun to be contained under the existing roof structure.</p> <p>New walls for the lift shafts are to be constructed of concrete blockwork and will be as freestanding as possible from the existing fabric.</p>
	1.3 WCs	2	<p>Public WCs are not included within the building due to space constraints.</p>	<p>Public facilities are to be provided as shared communal facilities accessible elsewhere on the site. A single accessible WC will be provided for staff and users in this building.</p>
2	Structure			
	2.1 Demolition and Removal	The existing building structure has been assessed by the structural engineer as being capable of supporting the proposed new uses and alterations without extensive strengthening work. A detailed structural report will be prepared by the structural engineer during the detailed stage to determine any strengthening work required to the floors and foundations resulting from the loadings of the new uses, or the alterations, or from the condition of the existing structure. Any structural strengthening proposals will be assessed for their impact on the character defining elements, and mitigation measures will be considered.		
		1	<p>Ground floor infill of the verandah and the first floor extension over the verandah will be removed. These are later additions which completely alter the exterior appearance of the building, and detract from its historic character.</p>	<p>The reinstatement of the original design for the building will bring it back into a good working relationship with the adjacent Parade Ground. It will help to restore the historic character of the building and therefore will add more positively to the overall appearance of the Parade Ground.</p> <p>The existing columns and cornice will be carefully worked around and retained, with any necessary repairs being made good, including the removal of wall plaster where walls are now to be exposed externally (see Section 6.4). Where any damage to the original building fabric occurs, it will be repaired like for like in order to create a coherent external elevation.</p>
		2	<p>Later partition walls will be removed. Later partition walls which detract from the character of the building will be removed to create a new usable space.</p>	<p>Several existing partition walls throughout the building will be removed. The existing partition arrangement is largely non-structural and the result of modern interventions.</p> <p>Their removal will provide more usable open space. Where necessary any wall, ceiling and floor finishes which are affected will be restored to match the present finishes.</p>
		2	<p>Some existing openings will be widened and new openings created. This is to provide access into and throughout the building.</p>	<p>On the ground floor east elevation, three existing openings will be widened and one door relocated. This is in order to create an open flow of pedestrian traffic which will make the best advantage of the reinstated verandah.</p> <p>On the ground floor south elevation one window will be converted to a door for access to the plant room to avoid an internal access.</p> <p>On the first floor east elevation two existing openings will be unblocked and one new opening formed for access to the new balcony.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
2	Structure (Continued)			
	2.2 Other Structural	2	New walls are to be of lightweight stud and plasterboard construction. New walls are required to form rooms for the new uses in the building.	New walls generally are to be of non- loadbearing study and plasterboard reversible construction.
3	Finishes and Fixtures			
		2	All existing fittings and fixtures will be removed, and simple modern replacements will be used. The building has been much altered since its original construction and no significant historic fabric remains; the present fittings and fixtures are of a utilitarian nature.	<p>Rather than attempt to use period fittings, for which there is no evidence and which could be inappropriately interpreted, all replacements will be simple and modern fittings and fixtures appropriate for the new use.</p> <p>New finishes in the building will all be extremely simple. Plain plastered walls and ceilings and emulsion paint finishes. Original floor finishes will be retained where possible.</p> <p>To avoid inappropriate fit-out of the space by any incoming tenant the work will be closely controlled under the tenancy agreement and will be monitored by the site management.</p>
4	Mechanical and Electrical			
	4.1 General Mechanical and Electrical	3	New climate controls, power and lighting are to be installed. These changes are necessary to meet the needs of a new user and to provide a sustainable new use for the building.	<p>The internal fit-out of the uses are to be undertaken by the incoming tenants. Prior to this the works are to be a 'shell and core' fit-out only. Tenants will submit their servicing proposals to the Site Management for approval of compliance by following guidelines to be prepared appropriate for the historic interiors during the detailed design stage.</p> <p>To avoid damage by the potential tenant it is intended to install all the air-conditioning plant and ductwork and to introduce capped supplies to each space ready for future connection.</p> <p>Supply and return air ducts are to be installed at high level; those on the 1st floor are to be exposed and located within the original king-post trussed roof, above the line of the notional 'ceiling height' set out by the bottom chord of the trusses (ceilings are to be removed). Care is to be taken with the detailing of ducts to ensure that runs are as short as possible and that the whole assembly has a minimal impact on the space.</p> <p>Exhaust and intake air is to take place at roof level, utilising the small dormers in the gablets which will be fitted with grilles as necessary. New electrical services are to be chased into walls to avoid surface mounting of wires and conduits.</p>
	4.2 Plant Space	2	A plant room has been located to the south side of the ground floor. This is necessary to supply space for the installation of new mechanical and electrical.	<p>The entrance's location has been placed here in order to make it easily accessible for servicing, and not to detract from the principal east elevation.</p> <p>The plant room makes use of an existing structural wall for division from the main space. A vertical riser is located away from the external walls to minimise impact on the building elevations and door and window openings. Only air handling plant and heat exchangers will be located in the plant room. The intention is to serve the building with chilled water from a central plant space for the whole site.</p>
5	Doors and Windows			
	5.1 Windows	1	Later windows are to be replaced by replicas of original windows. These later windows have heavier glazing bars and frames and different fenestration patterns, which have a detrimental effect on the building façades.	These windows are to be replaced by replicas of the remaining original windows in painted hardwood timber with mouldings to match the originals. The intention is to have a single pattern of glazing around the building as shown on the proposed elevations. This will enhance the appearance of the building.
			Any remaining original windows will be repaired and put into good working order. Historic windows add to the overall character and understanding of the building.	<p>Site inspections suggest that several original windows still remain in position, and within the proposal of works there is an emphasis on conservation repair over replacement. The goal is therefore to retain the maximum amount of original fabric.</p> <p>The windows will be carefully fitted with draught seals to improve energy conservation in the building and acoustic performance. Double glazing is not intended to be used.</p>
			Iron grilles to windows in the first floor extension are to be removed. These are in the later extension over the verandah roof and therefore not part of the original historic building.	These windows are to be removed along with the extension.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
5	Doors and Windows (<i>continued</i>)			
	5.1 Windows (Continued)	1	<i>A fenestration pattern like the original design will be reinstated on the east elevation following demolition of the in-fill and extension.</i> The original fenestration pattern has been lost. The original openings should be revealed when the infill to the verandah and the first floor extension are demolished. The original opening pattern will be reintroduced.	The fenestration here will be reinstated to a consistent pattern with new painted timber draught proof single glazed windows and doors serving the new accessible balcony. The windows and doors will be in a style similar to the existing historic windows and doors so as to create a comprehensive external appearance to the building.
	5.2 Doors	2	<i>All the external and internal doors are to be replaced.</i> The original arrangement of external doors has been lost, and more sympathetic replacements are proposed.	No drawings or photographs have been located which would show the original appearance, though more information may be uncovered during the works. The proposed new openings and new doors will respond to the symmetry of the elevations and the French doors featuring frame sections and glazing panels will compliment the original windows.
6	Elevations			
	6.1 General	1	<i>Elevations will be restored to original design intention, inasmuch as possible.</i> Later alterations detract from the character and understanding of the building.	<p>The brickwork of the walls, the render quoins, brick cills and the rubbed arches over the windows will all be carefully conserved. The scope of the work will be the making good of any defects and minor repairs.</p> <p>The rendered cornice will be repaired and redecorated.</p> <p>Overhauling and repairing any cast iron down pipes. These are early installations to the building and add to the historic character of the elevations. They are still usable if repaired, and any of these repairs will be carried out to match.</p> <p>All modern service pipes will be removed. These modern pipes detract from the historic façade, and will no longer be necessary following the insertion of new ducting and pipework throughout the building. Where any damage is caused by their removal, the brickwork will be made good to match.</p>
	6.2 North Elevation	1	Removal concrete canopy & steps from the north east corner of the building.	This canopy is a later addition to the building and has a utilitarian design which detracts from the historic character of the building. The removal of this canopy allows for the full re-opening of the ground floor verandah, which will return the building to its original design concept and allow for more direct interaction with the Parade Ground.
			Removal of the infilling under the verandah and the removal of the first floor single storey extension.	See Section 2
			The reinstatement of fenestration to a consistent pattern with new painted timber draught proof single glazed windows and doors.	See Section 5.1
	6.3 South Elevation	1	Removal of the infilling under the verandah and the removal of the first floor single storey extension.	See Section 2
			The reinstatement of fenestration to a consistent pattern with new painted timber draft proof single glazed windows.	See Section 5.1
			Removal of redundant soil stack.	This is a later addition and no longer necessary for the building to function. Where any damage is caused to the existing building it will be repaired and made good.
	6.4 East Elevation	1	Removal of infilling to the ground floor verandah and of the first floor flat roofed construction, overhaul of the current first floor slab and alterations to falls as necessary to allow the laying of a new asphalt roof covering.	<p>See Section 2.</p> <p>Though much demolition will take place, the existing columns and cornice will be kept and carefully conserved.</p> <p>The remaining original brickwork will be repaired and conserved to match the original work.</p>
			Some walls will be refaced.	It is anticipated that the original east walls will have been hacked to provide keys for plastering and that door openings will have been moved. It is provisionally intended to reface the walls to ground and first floors in a red brick laid in lime mortar chosen to match the existing. A final decision will be made on this once the demolition work has been carried out and the plaster has been removed from the original external wall surface.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
6	Elevations (<i>continued</i>)			
	6.4 East Elevation (Continued)	1	New door openings will be formed on the ground floor and new doors fitted.	<p>The reinstatement of the verandah will necessitate a new pattern of openings to access the Parade Ground. These openings will be arranged to match the fenestration pattern on the floor above and to provide a functional ground floor entrance into the building.</p> <p>New door openings to be framed up in the new brickwork complete with rubbed brick arches to match the existing. New doors to be fitted throughout in painted hardwood.</p>
	6.4 East Elevation (continued)	1	New barriers will be provided around the new accessible balcony over the verandah.	In the absence of any proof of what the barrier or railing would have been it is proposed that the new barrier will be glass to avoid confusion about its authenticity.
			New drainage will be installed to the roof.	New cast iron down pipes will be fitted to drain from the upper roof to the new asphalt flat roof and to drain the asphalt roof to ground level.
	6.5 West Elevation	1	Repair and reinstatement of the windows to a consistent glazing pattern with new windows of painted hardwood.	See Section 5.1
7	Interiors			
	7.1 General		The spaces on both floors will be cleared for arts-related uses, including removal of modern partitions from the building.	<p>The original layout of the stores and armoury is not known for certain and much of the partitioning appears to date from the fit out for the traffic police. These partitions will therefore be removed. New partition walls will be constructed only around the protected stairs and lift (see Section 2).</p> <p>Generally finishes will be simple modern finishes with no attempt to reproduce period detail (see Section 3). The main alterations to the original part of the building are the insertion of the two new staircases and the lift (see Section 1).</p> <p>Another major change will be the removal of the 1930s infill to the verandah and its reinstatement as an outdoor covered area (see Sections 5 and 6.3). The new balcony over the verandah will be accessible.</p>
	7.2 Ground Floor	The main use of this floor is for arts-related uses with plant and service space, an accessible toilet and storage.		
		1	The main structural walls are retained with some new openings, and the four existing columns that provide additional support to the upper floor are also retained.	<p>See Section 2</p> <p>The columns here are part of the original design and provide good support for the floor above. There is no need to remove them as they can be worked into the new function of the building, and they also add to the understanding of the historic design. The walls and columns will be repaired and made good where necessary.</p>
			The wall surface and the doors to the east wall are all new.	See Section 6.3
	7.3 First Floor	The main use of this floor is for arts-related uses.		
			Some walls will be refaced.	See Section 6.3

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
8	Roof			
		1	<p><i>The roof will be stripped and retiled.</i></p> <p>The historic roof is of some significance, particularly the timber framed roof structure and the Chinese tiles. The structure and tiles will be retained and repaired as necessary.</p>	<p>The original roof structure will be retained, as it is historically and architecturally significant to the building. The condition of the roof covering and structure will be closely investigated during the detailed design stage and any repairs will be specified and carried out to conservation principles. However, to do so it may be necessary to undertake the following works:</p> <ul style="list-style-type: none">◇ The roof covering will be stripped and re-laid.◇ The original tiles will be reused where possible with a make up of tiles to match.◇ Insulation will be installed under the roof covering.◇ There will be no alteration to the roof structure other than minor repairs and the replacement of battening.◇ The cast iron gutter will be overhauled, repaired or replaced and refitted prior to painting.◇ A new accessible roof balcony will be formed over the verandah area. No certain information is available as to the original roof covering but from other buildings on the site an asphalt roof seems to be the most probable original material. More information may be revealed when demolition work takes place. At present a new asphalt roof covering on the original concrete deck is proposed.

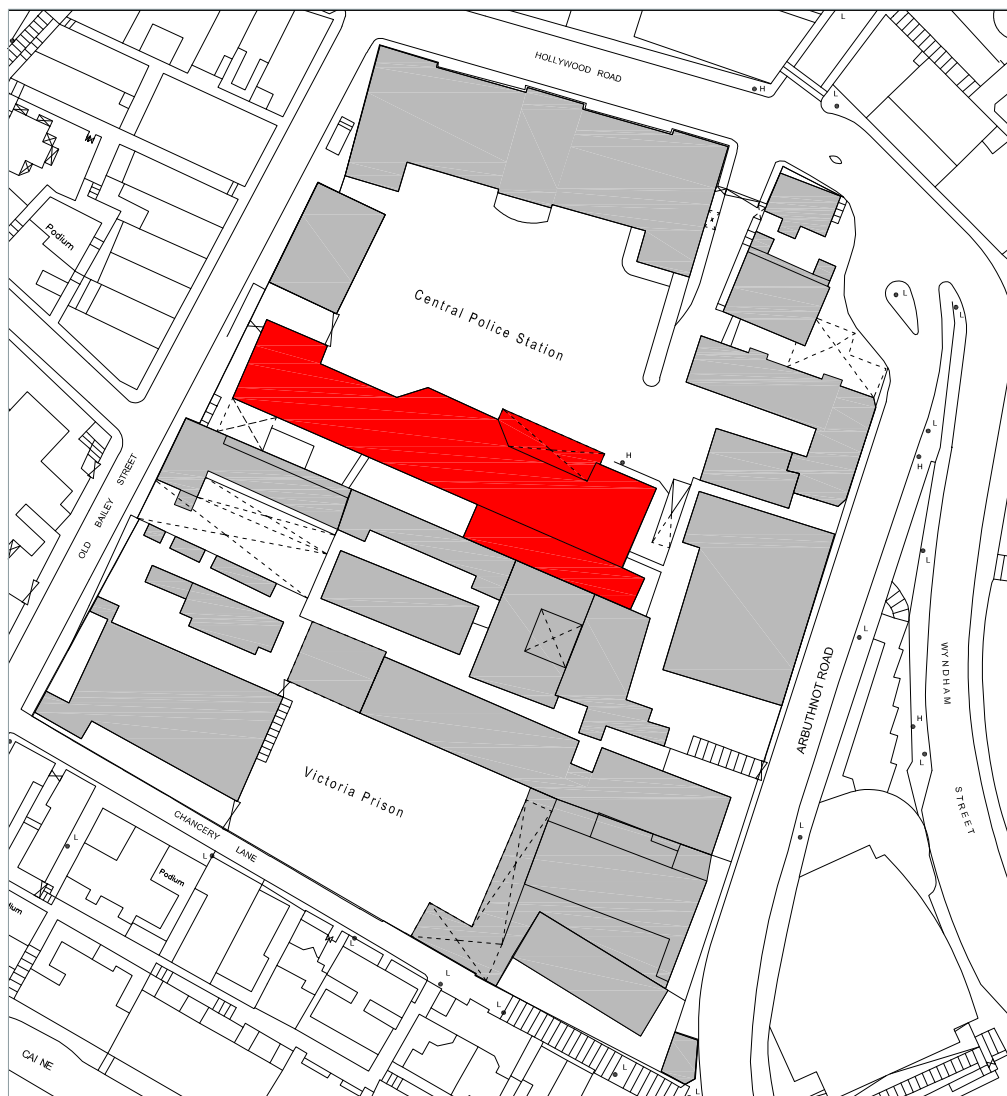
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Barracks Block (03)

Barracks Block (03)



Location Plan



Aerial view of the building with north at to the bottom of the image

BARRACKS BLOCK (03)

A Baseline Study

Field Study

Designation	Within CPS Declared Monument
Date	1862 - 4
Location	Bordering the Parade Ground to the north and Victoria Prison to the south
Height	67.8 m (above sea level)
Floors	Four storeys

Exterior Description

The Barracks Block is designed in a British colonial style, with open verandahs and rendered external finish belying the colonial design while stone quoins and pared-down classical elements such as arched openings with keystones and square columns with plain capitals relate to its British providence. This classical design would have been much more predominate originally, when a pediment with central oculus adorned the central bay.

The Barracks Block is the tallest building on site, and dominates the Parade Ground. The building is constructed of rendered grey brick, though the central three bays of the ground floor north elevation are coursed granite blocks. There is a contiguous string course at each floor level and a simple coved cornice, above which is a hipped Chinese tile roof.

The north elevation (figure 1) is divided into five main blocks. At the east and west ends is a block of four bays each with regular fenestration. The central projecting canted block has seven bays and either side of this seven recessed bays; at each floor level these were originally designed to be verandahs.

The east and west blocks have alternating header/stretcher quoins. At ground floor the quoins are granite, and each bay has tall square headed windows with granite cills on carved granite brackets and a continuous hood moulding above. The upper floors have rendered quoins with alternating segmental and square headed windows with continuous hood mouldings and granite cills.

At ground level the central three blocks feature semicircular arched openings of coursed granite blocks forming an open verandah. The majority of these have been blocked with masonry or glazed to create rooms within the verandah space. The first floor repeats the semicircular arches while the second and third floors have colonnades of square piers with moulded capitals. The first through third floors all have exaggerated balustrades of pottery and topped with large granite handrails. The second floor also features timber louvred shades.

The south, east and west elevations (figures 2-4) mimic the elevation pattern and design of north elevation end blocks, with quoins and alternating square and segmental headed windows with hood mouldings. The east and west elevations are four bays each, though the east elevation at ground floor level has five bays, with a single hood moulding over the three central windows and a blocked door with shouldered surround in the north bay. The south elevation is 27 bays, with four large buttresses at the east and west ends reaching from ground to the top of the second floor. Two ground floor windows have been converted into doors, and several have been blocked.

Interior Description

(see also Character Defining Elements and Figures 6-15)
The building structure is load-bearing brickwork generally with timber joisted upper floors. Some timber floors have been replaced with reinforced concrete floors.

Internal brick masonry walls feature brick corbels supporting principal timber beams, which in turn support floor joists and timber floor boards. The concrete slab verandahs are supported on granite corbels in the central canted block and cross walls with arched openings in the recessed blocks. The ground floor verandah has granite slab floors.

There are two dog-leg staircases with winders and quarter landings situated either side of the central block that lead from ground floor to third floor, all of which have a small room at the south end. Originally every floor had two windows through to the Central Block; most of these have now been blocked. The stairs have cantilevered granite treads with simple widely spaced square section wrought iron balusters and a moulded timber handrail with scroll terminations at the bottom and turned newels at the top. At third floor level, there is an additional set of timber stairs with platform landing which leads to a south room.

The room layout consists of a north verandah on each floor south of which are large dormitories running east-west either side of the central block; these are divided by a central cross wall with arch headed openings either side of a fireplace (all but that in the west room of the ground floor now blocked). The north walls all have multiple (typically eight) French doors, ten windows on the south wall and 2 on the exterior (east or west) walls. The French doors remain in their original state, and many of the windows have been blocked or altered to accommodate new openings or air conditioning units. The central block typically had two or four rooms, while the east and west blocks typically had three.

The ground floor has the most variations on the general room layout. In the east half of the building was a smaller dormitory for only 16 Constables immediately east of the central staircase. The rest of the space was occupied by Interpreters Rooms, Waiting Room, Clerks Office and Clothing Store. Though not integrated into the original design of the building, there is an Armoury in each of the recessed blocks. Both rooms have been fitted with gun and ammunitions racks, steel security hatches for distributing munitions. In the west Armoury there is a steel entrance door with surrounding cage, and the hatch windows on the south side, for the daily issuing of weapons to policemen, have not been blocked up as they have been in the east Armoury. There is also a single storey addition of offices and cells at the southeast of the building. Each cell features a skylight and integrated concrete sleeping platforms and toilet.

The third floor and king post trussed roof were added in 1906 with mostly re-used materials from the original 1860s roof. The principal rooms have timber boarded ceilings with a moulded plaster cornice and a timber fretwork border. These rooms also had moulded skirting boards, dado rails and in some cases picture rails. On the three lower floors most of the ceilings have been lost and replaced with modern suspended ceilings. Generally most rooms retain their original timber boarded floors and simple moulded skirting boards.

Areas of Significance

Within the Barracks Block are some spaces which are considered to be of high significance, whether with regards to their historic or architectural importance. These spaces also contain individual elements which are significant. It should be noted that the west Armoury is assessed as being more significant than the east Armoury, because it is more intact, has more fittings and is better for interpretation than the east Armoury. The following areas are of High Significance, including individual elements within the spaces which are of heritage value:

- ◇ North verandahs
 - Granite flag stone floor and arches (ground floor)
 - Arched openings (first floor)
 - Square columns with moulded capitals (second floor, third floor)
 - Pottery ‘bottle’ style balustrades with granite handrail (first floor, second floor, third floor)
 - Timber sun shades (second floor)
 - Exposed roof joists and trusses (third floor)
 - Granite corbels
- ◇ Staircases
 - Granite cantilevered stairs
 - Hardwood handrail and iron balustrades
- ◇ West Armoury
 - Steel hatches on north and south wall
 - Steel door and surrounding barred cage
 - Wood gun racks
- ◇ Additional Significances
 - King post roof trusses
 - Buttresses to south elevation
 - Granite facings to elevations
 - Fireplaces
 - Panelled doors

Archaeological Assessment

An archaeological survey was not carried out for this report, but a desk-based assessment has been completed. It is unlikely that any archaeology exists on the site of building. Prior to the construction of the Barracks Block part of Gaols A & B (constructed in 1851) were on the site. However, these buildings would have been of simple construction – probably without foundations – and any remnants of the gaol buildings would have probably been removed prior to construction of the building.

Further information regarding the Archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey.

No major alterations are planned to this block and so there will be little disturbance to any below-ground archaeology. There will be some disturbance to the ground beneath the building in the construction of a new service trench linking the new services in the Ablutions Block to the proposed plant room under the Parade Ground. There will also be some minor disturbance for the three lift pits and the below-ground drainage runs.

Desktop Research

History

The following timeline represents a general outline of the major alterations and events relating to the Barracks Block. However, several other changes have occurred since the construction of the building. The date of most of these changes is unknown, and certain alterations (like updating windows for air conditioning) probably happened continuously over a good period of time. These changes include:

- ♦ Alterations to windows throughout building for the use of air conditioning units
- ♦ Blocking of most ground floor and some upper floor windows on south elevation
- ♦ Blocking in of ground floor verandah openings
- ♦ Repainting and redecorating throughout
- ♦ Installation of kitchens in the northwest rooms of the first floor
- ♦ Insertion of partition walls
- ♦ Installation of new lighting and electrics
- ♦ The erection of a series of single storey buildings attached to the south side of the building

1862	Plans for the construction of a Barracks Block and Officers Quarters on the Central Police Station site are approved. Construction is complete 2 years later. The architect for the design is unknown, though Charles St. George Cleverly – then Surveyor of Hong Kong – probably had a great deal of input.
1885	The Barracks Block is repaired, ‘coloured’ and limewashed internally
1890	The Barracks Block is painted on the exterior
1896	A drying room and additional bathroom accommodation are constructed on the south side of the building Four telegraph lines renewed which connected to the Telegraph Company’s offices
1902	First mention of the addition of another storey on the Barracks Block
1904	A special vote led to commencement of the additional storey in June. Temporary accommodation was provided by matsheds in the Parade Ground.
1906	The third floor of the building completes construction. ‘The old roof principals, etc. were used as far as possible and new ones provided where necessary’. It is presumed that at this time the following reinforcements works were added: cast iron column in the northeast corner of the ground floor, 8 buttresses on the south elevation, enlarging columns and adding brick corbels throughout.
1912	The floor of the Charge Room (northeast corner, ground floor) reinstated. A new lightning conductor fixed.
1913	Electric lighting installed A new reinforced concrete floor is constructed over the Charge Room New lavatory basins installed

1915	A reinforced concrete floor laid in the Detective’s Room, and a brick wall is erected in the Canteen
1919	New additions to Charge Room: 33’ desk, a dock and firearms cage, benches.
1920	New balustrades are installed on the second floor verandahs Reinforced concrete replaced wooden floors in an unknown portion of the building. Cement dado applied in some rooms.
1921	Fanlights fixed in the Billiard and Sleeping Rooms (central block, third floor)
1926	A tender is requested for the ‘reconstruction of a portion of the ground floor of the Old Block to form New Cells and other minor works’. This could refer to the installation of a barred door in the room immediately to the west of the central block.
1927	Reconstruction of rooms in the ground floor to accommodate the Accounts Office. ‘This work consisted of the reconstruction and improvement of the various ground floor rooms...to accommodate the Accounts.....?’ The open yard at the west end of the south façade is covered over for use as a motorbike shed
1928	A Public Works report describes ‘various alterations to form a Lounge in the Old Barracks Block’, though the location of this is unknown.
1929	The top floor rooms were ‘ceiled’; presumably this refers to the installation of timber board ceilings with decorative grilles on the third floor. The covered porch is added onto the north side of the building, to ‘facilitate the unpacking of stores during wet weather’.
1939	A Public Works report details the provision of rifle racks and shelves for the building. This is probably connected to the creation of one or both of the ground floor armouries.
1947	A Radio Control Room is working out of the third floor of the building; it is removed to the Headquarters Block 4 years later.
1958	The Hong Kong Island District Operations Room is moved into the ground floor of the Barracks Block. It proposed to ‘use all the space currently occupied by the present ops room plus Inspector’s canteen, lounge, dining room, kitchen and central station storeroom’.
1982	A kitchen is inserted into the first floor west block
1984	An extension is constructed on the east end of the south façade. It is single storey and houses offices and cell blocks.

The building had several uses prior to decommissioning, with spaces used as the Report Room, Armoury, Interview Rooms, Canteens and Kitchens, and various Police Staff rooms (e.g. lounge, chapel, changing rooms).

Building Characteristics

This is the tallest and most dominating building within the site and gives all the appearance of being the largest. In particular the Police Headquarters has a greater floor area, but this is not apparent from the Parade Ground. For most of its length the Barracks is a single room width with windows to the south, west and east and doors opening out of the rooms on the north side to the verandahs which provide all the circulation.

The building is relatively simple with the large expanses of painted render broken up only by string courses, quoins and continuous hood mouldings over the windows. The design of the southwest and east sides is regular but unremarkable. What makes the building notable and architecturally appealing is the open arcading on the north side of the building giving four levels of balcony (or verandah) overlooking the Parade Ground. The nineteen bays of the arcade, with arched heads on the two lower floors and flat heads on the upper floors, all with balustraded parapets transform what would otherwise be an ordinary building into something special.

The purpose of the arcade could not be simpler – it provides covered access from the staircases to the rooms on each floor. With the single depth of the rooms most had cross ventilation from the south windows to the French doors opening onto the arcade – a key feature in the days before air-conditioning. The open nature of the arcades, the regular pattern of the double French doors opening onto them and the fine cantilevered granite staircases are the most significant features of the building and should be retained as close to their original form as possible. This clarity is compromised at present by the infilling of some of the ground floor openings and by the 1929 covered porch. The proposal is to remove the blocking of the arches and to take down the covered porch which will once again present a regular front to the Parade Ground.

Internally the building is relatively simple. It was built, as its name indicates, as accommodation for Police Officers with large rooms used as dormitories. There does not appear to have been much internal decoration and the original interiors have been compromised in places by new partitions and inserted suspended ceilings. The most significant spaces are the verandah arcades and the two fine granite staircases set symmetrically either side of the central block. The two armoury spaces on the ground floor form a historic perspective and it is felt that one of these should be used for interpretation, though they have little architectural interest. The general intention is to remove the inserted partitions and ceilings and to find uses that will allow the original large dormitory spaces to be reopened.

Significance

HIGH

The Barracks Block is the oldest surviving Central Police Station building and one of the first police structures to be built in the CPSC – thus providing the start of what would later become the much larger Central Police Station site. It is also one of the oldest police or barracks buildings in Hong Kong, and of the remaining examples (e.g. Old Stanley Police Station; Former Marine Police HQ) it has the highest level of surviving original fabric.

Despite the loss of the original roof and pediment when the 1906 third floor extension was added, some original fabric was re-used and the extension is a sympathetic addition which blends well with the earlier building. Most fireplaces have been lost and windows altered, lost or blocked; however key elements such as the granite arched verandahs at ground floor level, arcade balustrades, sun shades at second floor level, and granite staircases all survive. Where original fabric has been lost, other surviving examples can provide a basis for reinstatement; also, later alterations which are detrimental to the building can be removed to restore the architectural character of the building.

The building is an important example of early colonial design, integrating several elements of classical architecture while employing techniques such as verandahs and using local materials like tile roofs and granite. Though somewhat simple and utilitarian, the building is impressive in its scale and its extremely functional interior layout. Circulation is simple but effective and adaptable to different uses throughout.

The setting of the building is also notable. It has been the location of (and backdrop for) various ceremonies and events held in the Parade Ground for over 150 years and indeed continues to be the most dominant façade overlooking the open space. Being as it was designed at the same time as Dormitory Blocks A & B – and in very close timing to the Superintendents House – it shares a strong architectural and historic connection with these other buildings, as well as acting as both the separation and the main link between the CPS, Victoria Gaol and Central Magistracy.



Figure 1 - Composite photograph of the north elevation



Figure 2 - East elevation



Figure 3 - Partial view of the south elevation showing blocked windows on the ground floor, and buttresses added c.1906



Figure 4 - West elevation showing large ductwork for one of the modern kitchens and third floor corrugated metal sunshade



Figure 5 - Third floor verandah with exposed ceiling structure



Figure 6 - Ground floor staircase



Figure 7 - Second floor dormitory



Figure 8 - The last surviving fireplace in the building, in one of the ground floor west rooms



Figure 9 - Brick corbel probably added to support a new concrete floor on the new third floor



Figure 10 - Third floor ceiling with metal ventilation grille c.1929

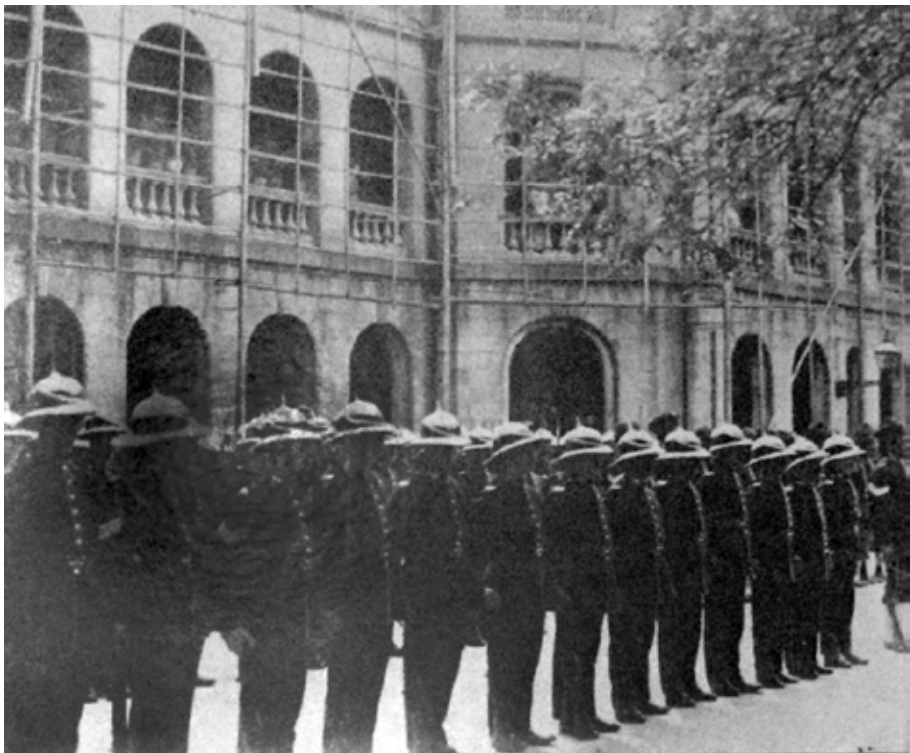


Figure 11 - The Armoury in the west part of the ground floor

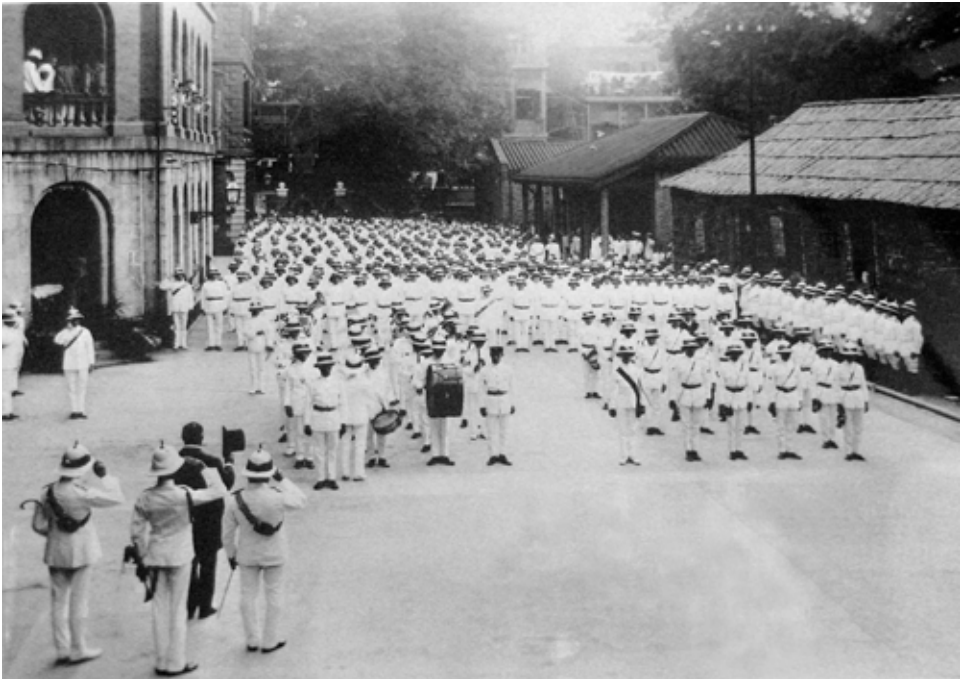
Desktop Study Images



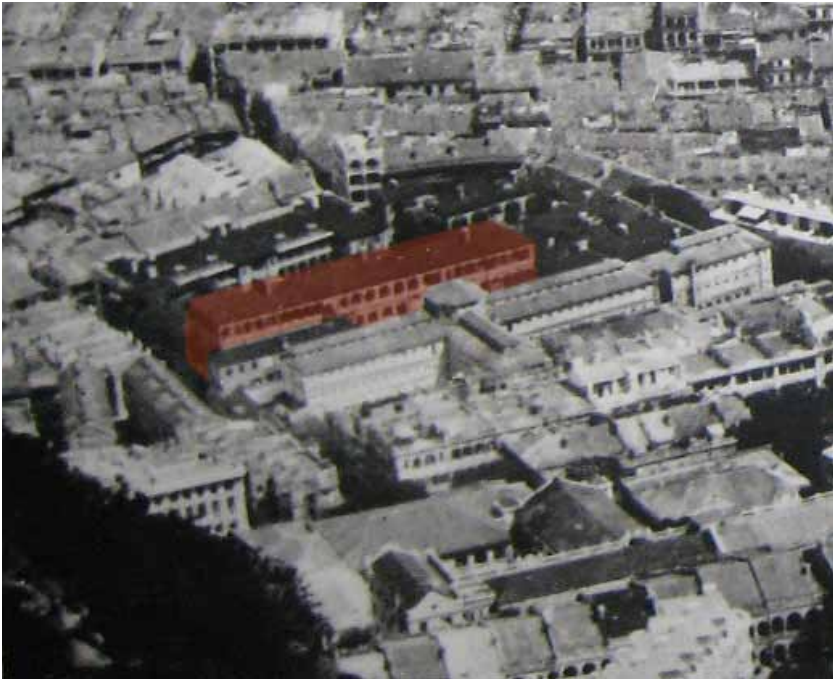
Photograph c1890 Parade Ground showing the original decorative gables. Note also the original second floor balustrades, replaced in 1920 to match those on the first floor.



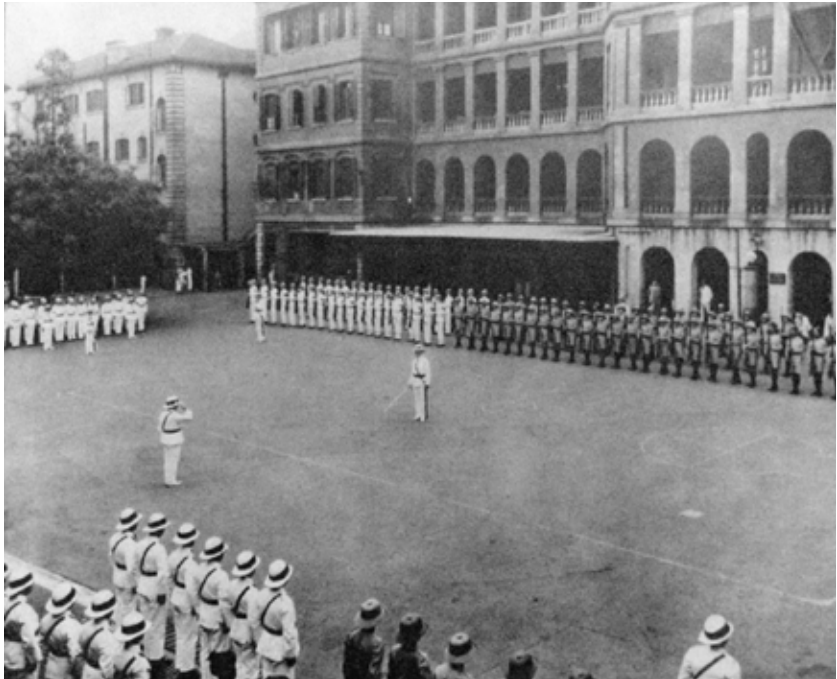
The north façade of the Barracks Block c1910s



1911 Parade Ground with temporary mat sheds. The Barracks Block, with original lamps, is visible to the left.



Aerial photograph of c.1925



1930s view of the Parade Ground with the newly built porch on the east side of the ground floor



Interior view of the report room c1970s



Aerial view of the site in the late 20th century. The south elevation of the Barracks Block is visible.



Exterior view of the report room c.1970s. This was located in the northeast corner of the ground floor.

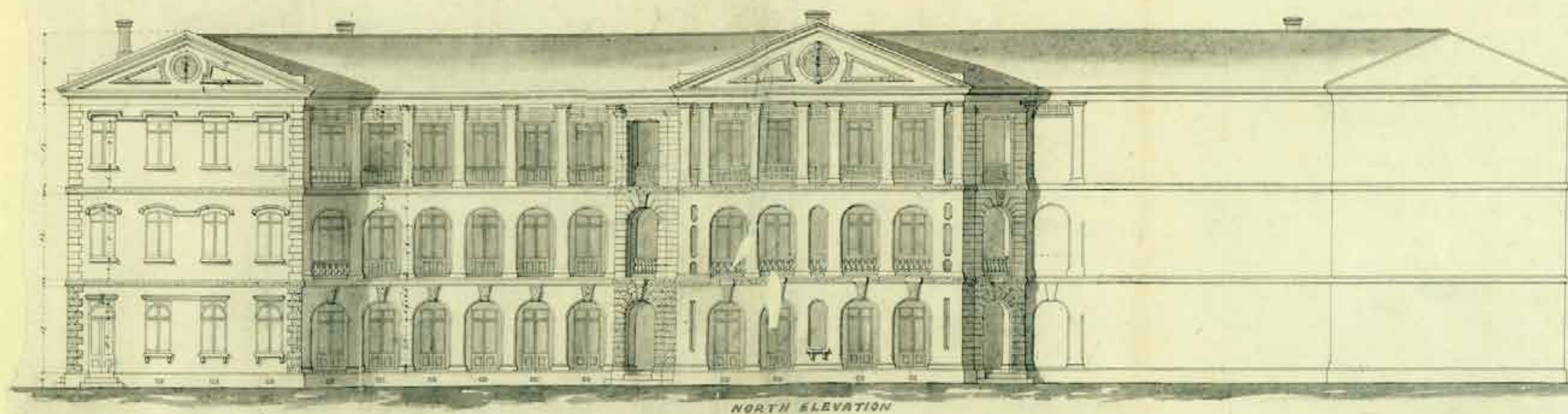
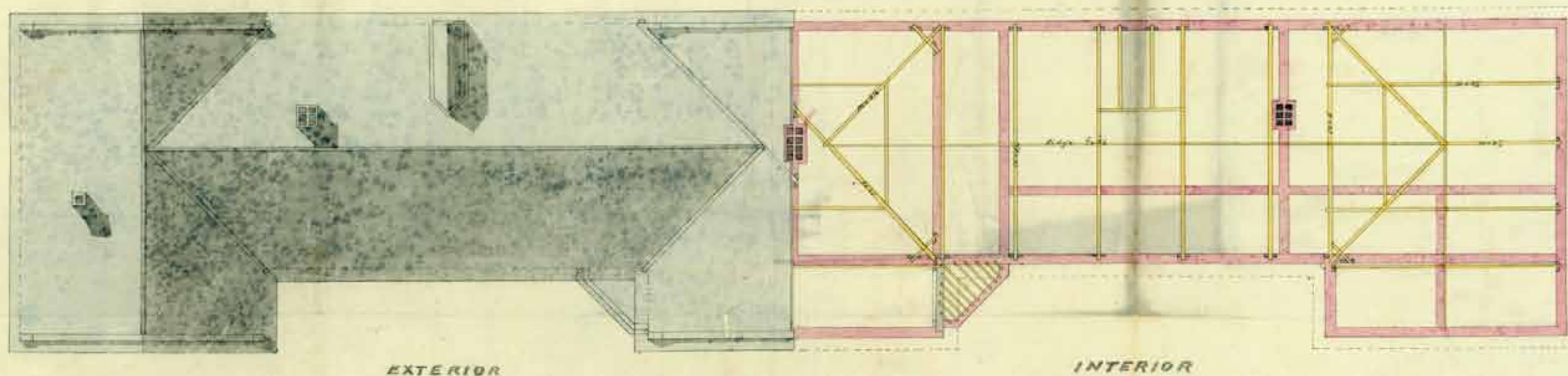
SUPPLEMENTARY
REPORT & ESTIMATE N^o 6 OF 1862
CENTRAL POLICE STATION

493

John A. B. Clark

Surveyor General

PLANS OF ROOF

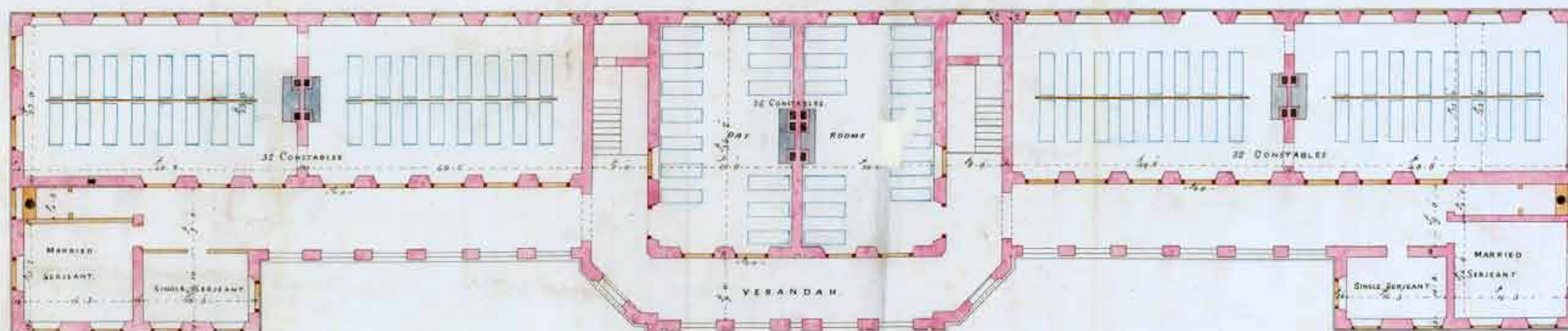
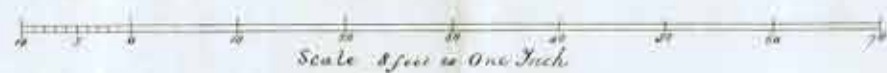


1862 plan and north elevation

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T and ESTIMATE N^o 6 of 1862.

John W. C. C.
Surveyor General

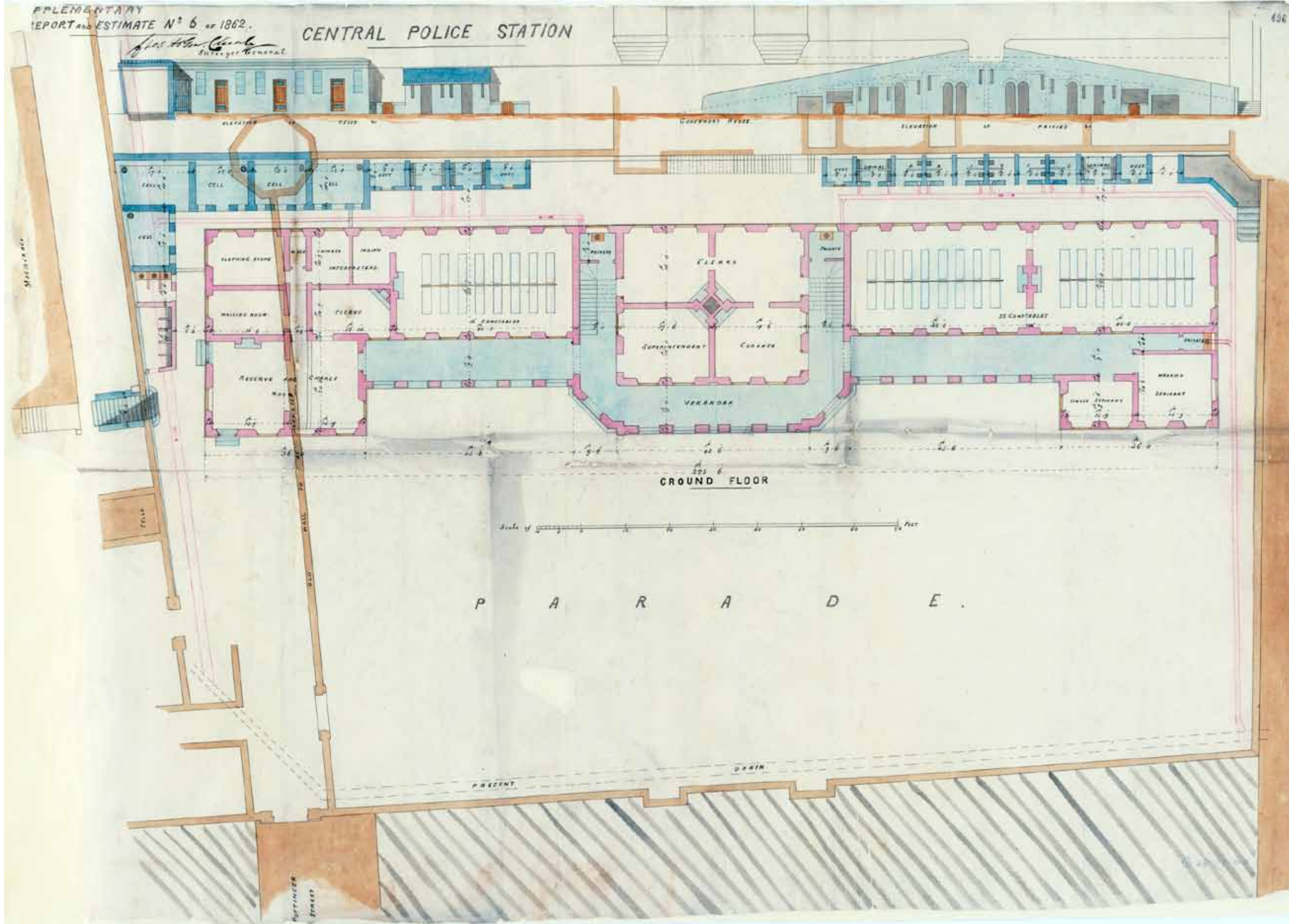
CENTRAL POLICE STATION.



UPPER FLOOR.

Barracks Block (03)

1862 second floor plan (north is to the bottom of the image)



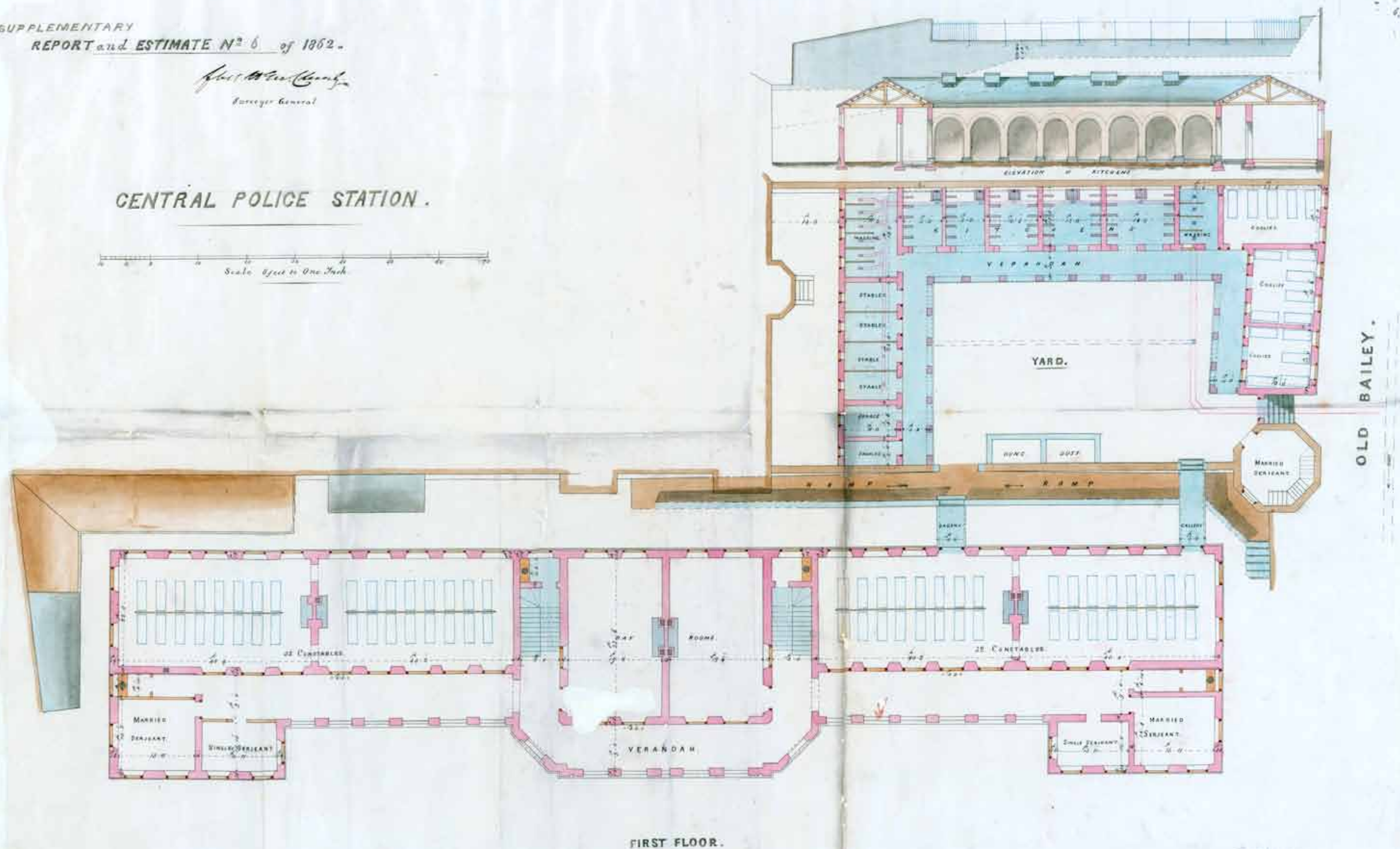
1862 ground floor plan (north is to the bottom of the image)

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REPORT and ESTIMATE N^o 6 of 1862.

John W. H. Gandy
Surveyor General

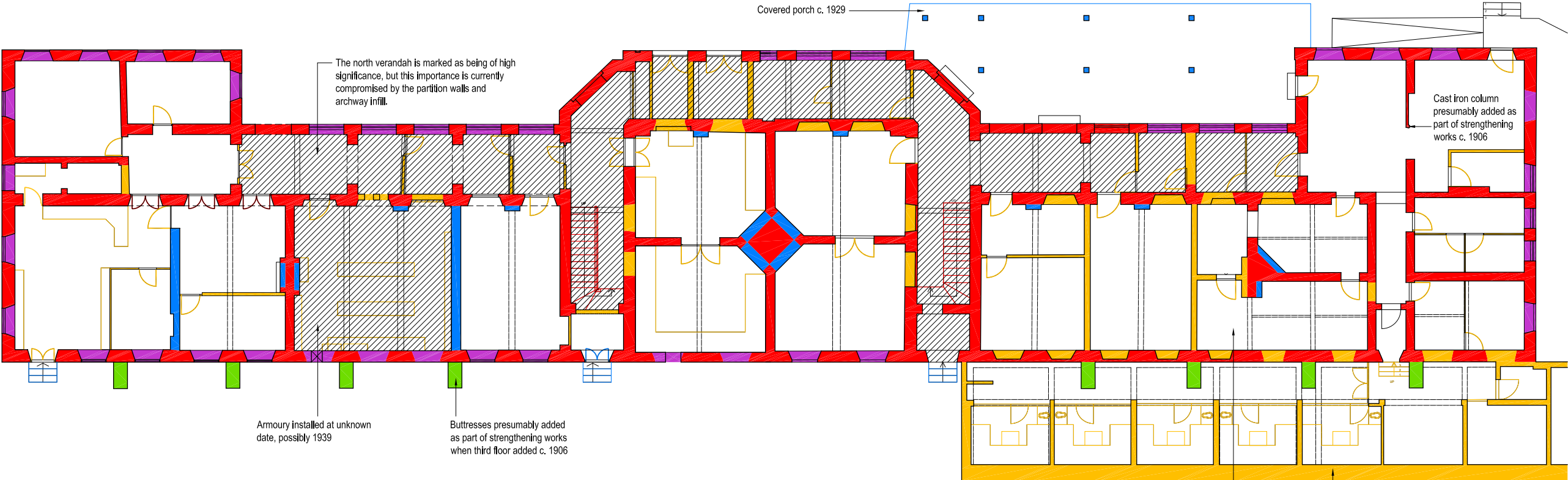
CENTRAL POLICE STATION.

Scale, 1 inch to One Inch

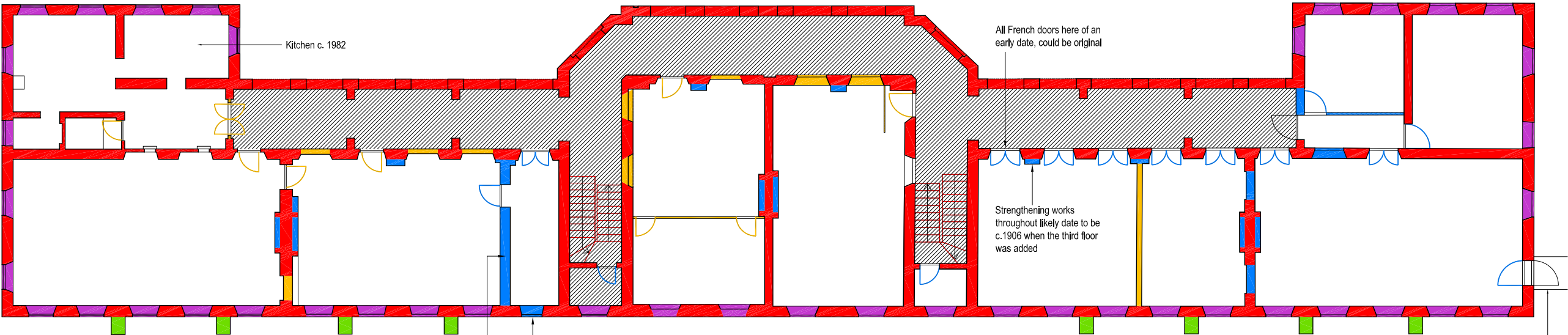


1862 first floor plan. The yard was on a higher terrace level thus necessitated the 'galleries' (bridges) and ramp (north is to the bottom of the image).

Historical Development and Significance



Building 03. Barrack Block
Ground Floor Plan



Building 03. Barrack Block
First Floor Plan

Legend

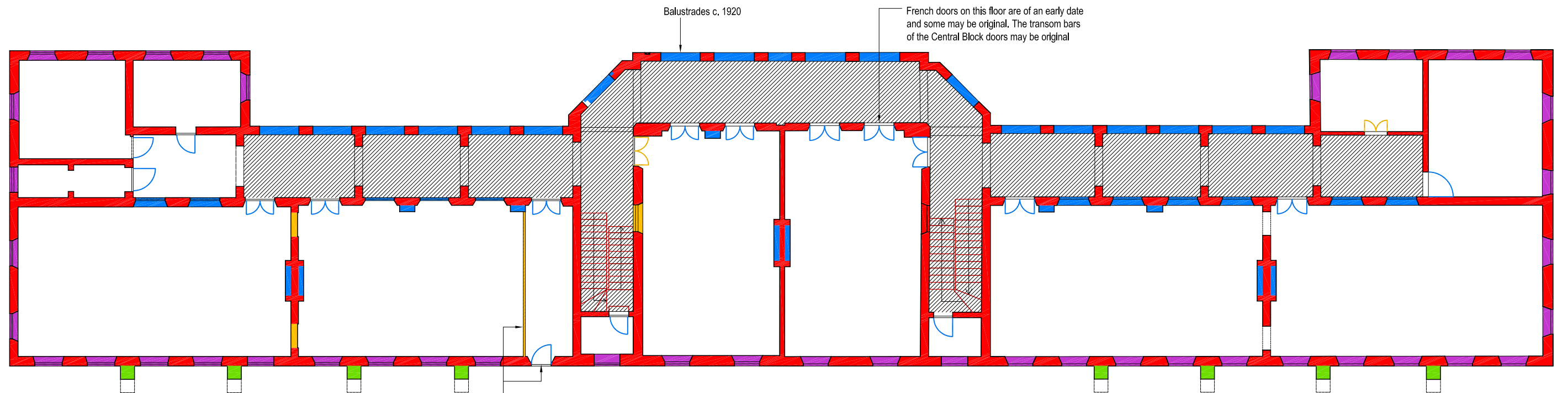
- Original c.1862
- Original fabric 1906
- Early 20th Century (Pre 1950's)
- Late 20th Century (Post 1950's)
- Original fabric that has been altered
- Areas of high significance

Please note

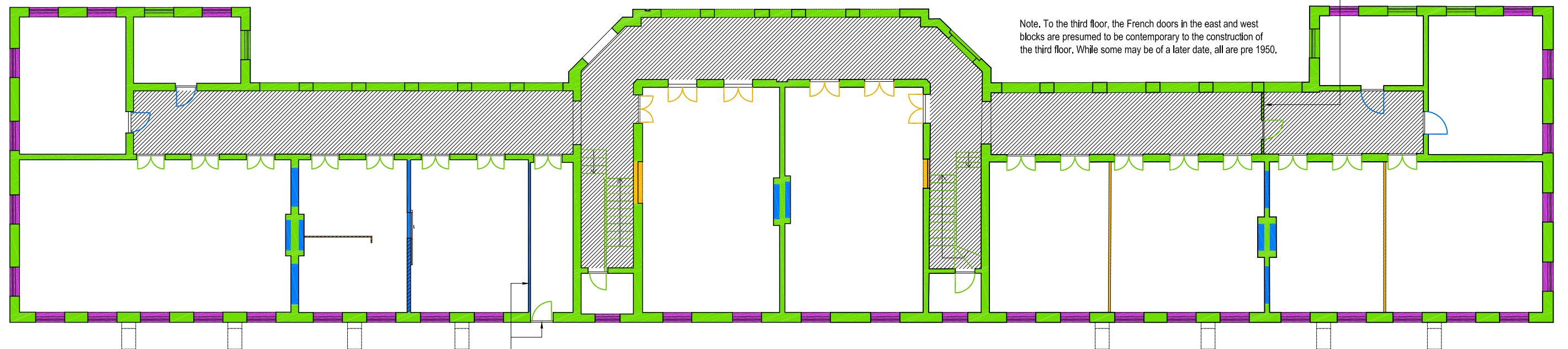
- In some instances it is unclear whether the fabric is original, or if it is instead of an early date. In these cases it has been annotated as "Early 20th Century (Pre 1950's)".
- That the assessment of High Significance is building, rather than site specific. Therefore, the elements noted as being high significance are relative to the Barracks Block.
- It is unknown the exact date when the fireplaces were blocked, windows and doors blocked or replaced, or some partition walls built. Therefore, these alterations have been identified as pre or post 1950 as reliably as possible

Door and bridge post -
Magistracy (1919)





Building 03. Barrack Block
Second Floor Plan



Building 03. Barrack Block
Third Floor Plan

Barracks Block (03)

Legend

- Original c.1862
- Original fabric 1906
- Early 20th Century (Pre 1950's)
- Late 20th Century (Post 1950's)
- Original fabric that has been altered
- Areas of high significance

Please note

- In some instance it is unclear whether the fabric is original, or if it is instead of an early date. In these cases it has been annotated as "Early 20th Century (Pre 1950's)".
- That the assessment of High Significance is building, rather than site specific. Therefore, the elements noted as being high significance are relative to the Barracks Block.



List of Character Defining Elements

The following list of character defining elements is based on AMO’s archival records. It contains description of the elements referenced to a list of reference figures in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed during the detailed design stage.

- LG2 - Lower Ground Floor 2
- LG1 - Lower Ground Floor 1
- FF - First Floor
- SF - Second Floor
- TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
1	Granite slab floor	GF	Figure 6
2	Boarded floor	FF, between FF and TF, between FF and SF	Figure 7
3	Canton tiled floor	Between FF and SF	
4	Moulded skirting	GF, FF, SF, TF	Figure 7
5	Granite cantilevered staircase with simple metal balusters and hardwood handrail	GF to FF, FF to SF, SF to TF	Figure 6
6	Timber stair steps and boarded landing at 3/F level with timber balustrade and turned newel post	TF	
7	Oversailing brick courses	GF, between FF and SF, between SF and TF	Figure 11
8	Heavy moulded cornice	TF	
9	Matchboarded ceiling with ventilation grilles	TF	Figure 10
10	Corbelled capital to brick pier	GF, FF	Figure 9
11	Glazed tiled dado with moulded capping	SF, between SF and TF, TF	
12	Dado rail to walls	TF	
13	Moulded picture rail	TF	
14	Exposed pitched roof members and trusses	TF	Figure 5
A	Old timber door	GF, FF, SF, TF	Figure 5
B	Mantelpiece fireplace	GF	Figure 8
C	Old notice board with moulded timber capping	GF	
D	Wood casement window with two panels below	FF, SF	
E	Wood casement window	SF, TF	
F	Pair of battened wooden doors with side hung strap hinges and pins	External - FF	

FOR INDICATION ONLY

B Identification of Impact on Heritage

Introduction

As noted in the baseline study areas of the Barracks Block are of high significance meaning that any proposals must be carefully considered. However, it should be remembered that many of the spaces within the building have undergone substantial change, for example the blocking up of windows or other openings, the replacement of doors and windows, replacement of timber floors with concrete, and the creation of WCs or kitchens – which completely changes the character of the spaces. If the Barracks Block is to become a viable working building some alteration is necessary, and the most significant changes have been planned for the most altered and/or least important spaces within the building.

Options Considered

As one of the largest buildings on the site and one with the most readily usable spaces it has been determined from the outset that this building would need to be used for commercial purposes to support the less adaptable buildings and the running of the site as a whole. The main limitations on the future use of the building are the relative fragility of the structure of the upper floors and the limitations on the escape if the two existing staircases are retained.

The upper floors are, with some minor exceptions, timber boards on joists on relatively slender timber beams. These floors will not comply with Building Codes without both strengthening and cladding to provide fire separation. In choosing new uses it is, therefore, desirable to avoid any unduly heavy loads that would be required by specific uses (such as library or archive use) or by use categories such as places of public assembly. The intention is wherever possible to keep the existing (original) timber floor construction, strengthening it as necessary rather than go down the route of replacing all the floors with reinforced concrete. For this reason, as well as for the amount of extract ducting required, it is desirable to limit the number of new kitchen spaces proposed in the building.

The two existing stairs are fine and significant heritage features but they do not entirely comply with code requirements for emergency escape routes. The stairs are not enclosed and the travel distances from the ends of the block are too great. The possibility of new staircases either end of the block in the northeast and northwest corners was evaluated. This is practical but does lose a good deal of the original building fabric and changes the circulation pattern in the building. There are already bridges from each of the three upper levels connecting the Barracks to the Ablutions Block – built to house WCs and bathrooms and replacing the earlier privies. It is known that there were other bridges between the buildings in the past. The preferred option for escape has been to provide six new bridges, one at each level at either end of the block to allow escape into the Ablutions Block and into C Hall. This was preferred over the other possibility considered of new staircases (and lifts) in new construction in the Barracks Lane to the south of the building. The building of new stair and lift cores was rejected as it was felt to do more damage to the design of the south facade than the proposed bridges. The new bridges, located to provide some flexibility in how the floors can be subdivided for uses in each wing, will still contribute to the means of escape in the building using a fire engineering assessment. Smoke can be controlled from affecting the open staircases by the use of smoke curtains.

The installation of new lifts is essential for equal access and Firemen’s access for this large building, and a variety of locations were considered – at the extreme ends of the building; in new construction to the south of the building; having all the lifts in the Ablutions Block and C Hall with ‘level’ bridges to provide disabled access; in the side wings east and west of the two staircase; in the central core. It was finally decided that the least damage would be done to the building by concentrating the lifts, the proposed public WCs, the air-handling plant and the vertical risers all in the central block of the building as shown on the proposed plans. This central location for the lifts is also the most natural position for them in relation to the site circulation.

In terms of usage a wide variety was considered. Using all four floors for food and beverage was discarded on the basis that this meant too much intervention to provide appropriate kitchen floors and ventilation ducts and equipment. The use of all floors for retail was discarded on the basis that it would be difficult to persuade customers up to the top floor. There was also a strong wish expressed by HKJC that a mixed use strategy should be adopted to avoid changing the character of the building and the Parade Ground in the way that a monolithic use might do. Similarly it was policy to have uses which encouraged public access onto the verandah at the upper levels.

Proposed Uses

A mixed use pattern has been settled on. The central core will be lifts and Plant spaces, with Toilets on all of the upper three floors. The ground floor of the west wing will house a Museum and Interpretation room for the whole site using the west armoury as part of that interpretation. The east side armoury is not quite as intact as the west side armoury, which has the hatch windows on the south wall for issuing firearms, the barred security gate at the entrance door and a good collection of gun racks and fittings. It is also appropriately adjacent to the Museum space which will help separate visitors to it from the other commercial uses in Building 03. The east side of the ground floor and both sides of the first and second floors will be used as Retail and ancillary support spaces. The third floor will contain F&B and ancillary support spaces. This will make good use of the larger spaces and will minimise the ductwork needed for the kitchen extract.

Assessment of Impact

The following table contains the impact assessment report for Building 03, the Barracks Block. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings and the interior of each floor. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1 **Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2 **Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3 **Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4 **Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5 **Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access - Stairs and Ramp	1	<p>The existing stairs are to be retained.</p> <p>The existing stairs are in good condition and form an important part of the original circulation. Some alteration will be necessary for code compliance.</p>	<p>These stairs are essential to understanding the original circulation pattern of the building, and are considered to be secondary interpretation areas for the space. There is, however, some conservation work necessary to bring them back into good use. This includes conservation of chipping paintwork and rusting balustrades, and measures to prevent such deterioration in future.</p> <p>It may be necessary to add visibility tape to the nosings for safety purposes and to assist visitors with poor vision. This is a particular concern as the stairs have winders. Suitable visibility tape material will be added to the nosings without causing damage to the granite and in a reversible manner.</p> <p>Any repair work will be carried out with as little alteration as possible. The stairs will, in future, be maintained and repaired where necessary. The balustrade guarding the stair will need to be altered to provide closer spacing to the baluster uprights and a greater height for safety. This will probably be done by the addition of additional steel uprights and an additional higher rail. The alteration to the balustrade will enable the original features all to be retained and the alteration will make it clear which is the new work.</p>
	1.2 Access - Lift	3	<p>Two new public lifts and one new service/fireman's lift are being installed in the east half of the central block on all levels.</p> <p>The public lifts will give code compliant disabled access to each floor level.</p>	<p>Generally, the central block rooms are some of the least significant in the building, and have undergone several alterations over the years. These lifts are a necessity to create an accessible, working building, and it was desirable to locate them in an area which has the least amount of impact on the historic building. This location allows for all of the original room layouts to remain, and for highly significant spaces like the verandahs and staircases to remain open and unaltered.</p> <p>The proposed location of the lift shafts adjacent to an existing stairwell will also minimise disruption to other areas of the building whilst providing necessary disabled access. As the central block at ground floor west is proposed to be a through-access from the Parade Ground to Barracks Lane and link to the circulation to the Prison site, the location of the lifts here is also the most logical place for visitors to easily find them.</p> <p>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 shafts have been located centrally within the selected spaces to avoid conflict with the existing window arrangement and to allow the lift overrun to be contained under the existing roof structure.</p> <p>New walls for the lift shafts are to be constructed of concrete blockwork and will be as freestanding as possible from the existing fabric.</p>
	1.3 WCs	3	<p>On the first, second and third floor levels, new WCs (male, female and accessible) are proposed for the west part of the central block.</p> <p>The proposed facilities will provide code compliant WCs for the public throughout the building which will support the proposed use of retail and dining spaces.</p>	<p>As previously mentioned, the central block is one of the areas of least significance within the building, and because of this it has been chosen as the location for both the lifts and the WCs. By doing so, the disruption is restricted to these areas with regard to internal alterations and services routes. The character of these spaces will unavoidably be lost but this will allow the other more significant areas of the building to remain unaltered.</p>
	1.4 Fire Safety	2	<p>New bridges are to be constructed on the south side of the building on the upper floors to link to Buildings 08 and 11.</p> <p>This is necessary to meet code compliance.</p>	<p>Aside from meeting code compliance, it is essential for the building to be safe for all of its new users. Fire escape routes are necessary throughout the building, and in order to retain the historic staircases some levels of intervention have been necessary.</p> <p>As part of a fire engineering assessment of the means of escape, these bridges are being provided to allow for through access to the adjacent south buildings in order to meet code compliance for fire escape routes. By creating these bridges, it is possible to provide a safe means of escape without having to make further major intervention in the historic building, such as additional staircases or major modifications of the existing stairs and verandahs. The new bridges will be designed with reference to the existing bridges but in a way which makes it clear that these are new insertions into the site.</p>
			<p>Smoke curtains are to be installed on the upper floor verandahs.</p> <p>This is necessary to create a safe means of escape in case of fire.</p>	<p>As part of a fire engineering assessment of the means of escape, the use of these smoke curtains reduces the impact to the building as it negates the need for a permanent lobby around the historic staircases, which would detract from the character and openness of the verandahs. These curtains will only be used during a fire, and will be designed in a way to reduce the visual impact on the space. Curtains perform the same job as metal fire shutters but are much less bulky and can be installed with considerably less impact than either shutters or fire doors.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
2	Structure (<i>continued</i>)			
			<p>Existing opening enlarged and new openings formed in the ground floor central block. These openings will allow for the west part of the central block to provide through access from the Parade Ground to Barracks Lane.</p>	<p>The ground floor of the central block sees the most intervention to the original fabric of the building. This involves the removal of double doors (both sets of a later date and of no heritage value) and widening of the existing openings, and the creation of new openings to allow a flow of pedestrian traffic throughout the west side of the central block. This is seen as a key intervention for improving public access and circulation across the site, both in terms of fire safety (escape) and access to the proposed new cultural facilities on the Prison site. It is anticipated that there will be high pedestrian movement through this space and the enlarged opening between the rooms needs to be correspondingly wide.</p> <p>The central block of the building has less architectural value than many other areas of the building, and this combined with its central location in the building, has led to the placement of the lifts here. This makes for a logical central placement of the lifts between the two staircases and adjacent to the main public route across the site. This should make it easy for all users of the site to locate the lifts.</p>
3	Finishes and Fixtures			
		1	<p>All existing modern suspended ceilings will be removed. These are all of a later date - the 1960s or 1970s - and detract from the historic building.</p>	Many of these were inserted to hide mechanical and electrical equipment, which in the new scheme will be incorporated into the building in a much more designed, discreet and sensitive manner. Therefore, the existing suspended ceilings will be removed.
		2	<p>The existing fretwork ceilings, plaster cornices and plaster features, and granite and timber boarding floor finishes are to be retained or repaired wherever possible. These features form an important part of the historic building.</p>	In most cases these finishes and features will be retained, with sensitive conservation and repair where necessary. In the few cases where new openings are to be made, the necessity for any alteration to existing fabric is outweighed by the need for the intervention.
4	Mechanical and Electrical			
		1	<p>Most of the existing mechanical and electrical equipment will be removed. In order to meet code compliance as well as to bring the building up into good working order, most existing mechanical and electrical equipment will be removed in advance of the installation of new.</p>	In many places throughout the building, electrical wiring has been surface mounted, and unsightly fluorescent lighting and electric fans have been installed. These all detract from the historic character of the building, and their removal will benefit the overall appearance. Any new elements installed for this purpose will be more respectful of the historic interior.
		2	<p>Plant room spaces will be located in the central area on the ground and upper floors. This service space is necessary to create a sustainable building, and it has been located in an area where most disruption to building fabric will occur.</p>	<p>Generally, the central block rooms are some of the least significant in the building, and have undergone several alterations over the years. As this space has already been identified as the location for the lifts and WCs, it is most practical to include plant space here as well. This reduces the need for further intervention throughout the rest of the building, and centralises all the services, lifts, and WCs into one central core within the building.</p> <p>Though a new partition wall will be necessary on each floor, the original wall structure will be retained and any historic doors and windows will be restored or replaced (see Section 5) and blocked internally, so as to maintain the historic character of the verandah and the south elevation.</p>
		3	<p>New climate controls, power and lighting are to be installed. These changes are necessary to meet the needs of a new user and to provide a sustainable new use for the building.</p>	<p>The internal fit-out of the uses are to be undertaken by the incoming tenants. Prior to this the works are to be a 'shell and core' fit-out only. Tenants will submit their servicing proposals to the Site Management for approval of compliance by following guidelines to be prepared appropriate for the historic interiors during the detailed design stage.</p> <p>To avoid damage by the potential tenants it is intended to install all the air-conditioning plant and ductwork and to introduce capped supplies to each space ready for future connection.</p> <p>Supply and return air ducts are to be installed at high level; those on the 1st floor are to be exposed and located within the original roof structure, above the line of the notional 'ceiling height' set out by the bottom chord of the trusses (ceilings are to be removed). Care is to be taken with the detailing of ducts to ensure that runs are as short as possible and that the whole assembly has a minimal impact on the space, and thus retaining the original roof structure.</p> <p>Exhaust air from kitchens is to take place at roof level providing new flues modelled on the form of the existing chimney stacks. Fresh air is to be drawn in through some of the existing windows, adapted with louvres in the exiting casement framing. New electrical services are to be chased into walls to avoid surface mounting of wires and conduits.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
5	Doors and Windows			
	5.1 Windows	1	<p>Later windows are to be replaced by replicas of original windows. Following a detailed inspection of each window when access is available, a schedule of the existing windows will be prepared to show which windows will be retained and repaired.</p> <p>Most of the later windows are of a poor quality and detract from the original design.</p>	<p>The later windows in the building have heavier glazing bars and frames and different fenestration patterns, which have a detrimental effect on the building facades. They are to be replaced by replicas of the remaining original windows in painted hardwood timber with mouldings to match the originals. The intention is to have a single pattern of glazing around the building as shown on the attached elevations, which will enhance the appearance of the building.</p> <p>All windows will be carefully fitted with draught seals to improve energy conservation in the building.</p>
		2	<p>Blocked windows on the south side of the ground floor central block will be re-opened and converted into use as doors. This is to provide through access from the Parade Ground to Barracks Lane.</p>	<p>Access through from the Parade Ground to Barracks Lane is a large part of what will make this building, and the space around it, viable in future uses. Access is required at the south side of the building, and rather than creating new openings the existing windows – which have been blocked – will be reopened to accommodate the doors. This will help to maintain the historic fenestration pattern while still meeting the need for new doors.</p>
	5.2 Doors	1	<p>Original external 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. Following a detailed inspection of each external door when access is available, a schedule of the existing external doors will be prepared to show which doors will be retained and repaired.</p> <p>Many doors need conservation work and others will need replacement due to poor condition.</p>	<p>Original panelled doors will preferably be repaired rather than replaced. A number of original doors have been replaced or adapted to accommodate air-conditioning units, and others have simply suffered damage due to exposure to the elements, for instance the French doors on the north side.</p> <p>Replacement timber doors are to match the original design features. This will help to create a more coherent elevation pattern.</p> <p>All external doors will be carefully fitted with draught seals to improve energy conservation in the building.</p>
			<p>Original internal panelled 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. Many of the later doors are of a poor quality and detract from the original design.</p>	<p>The original design features in the building interior need to be retained. Original panelled doors will preferably be repaired rather than replaced.</p> <p>If an original panelled door needs to become a fire resisting door it should be possible to achieve this using certified intumescent paper facings on the panels and intumescent seals to the edges without compromising the design. The existing glass in a fire door may need to be replaced with fire resisting glass if this can be achieved using the glazing beads. If an original door cannot be sufficiently repaired and upgraded then a new panelled door with matching design features modified for compliance will be used.</p>
6	Elevations			
	6.1 General	1	<p>Elevations will be restored to original design intention, inasmuch as possible and will be carefully restored. Later alterations detract from the character and understanding of the building.</p>	<p>The ground floor granite verandah, granite quoins, string courses, and pottery balustrades will all be carefully conserved, with repair and repainting of rendered of the rendered façade throughout. All surface mounted wiring, security lighting and pipework will be removed, with the exception of historic cast iron rainwater pipes which will be retained and refurbished where possible. Where the removal of these items causes any damage to the façade, the granite or render will be made good to match.</p> <p>All later corrugated metal sunshades will be removed (on the east and west blocks of the north elevation; on the third floor west elevation) as they detract from the original design of the facades. Upon their removal, the rendered façade will be repaired and made good.</p> <p>The scope of the work will be the making good of any defects and minor repairs. For all facades, the following will apply to windows and doors (for more information see Section 5):</p> <p>Existing later windows removed and new windows reinstated to match original configuration. Original windows and doors overhauled and retained. Replacement timber doors are to be renewed to match the original configuration and are to be repaired as necessary.</p> <p>All of these changes will help to return the building to its original design intention, and create a more attractive and cohesive overall appearance.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
6	Elevations (<i>continued</i>)			
	6.2 North Elevation	1	Modern infill to verandahs on ground floor removed and open arcade reinstated.	The work is mostly to reinstate the original detailing and features and will therefore enhance the buildings appearance.
			The ramp adjacent to the east block will be removed.	This ramp is a much later addition to the building, probably dating to the same time that the northwest room was converted into use as a Report Room. The ramp is of no architectural or historic significance and detracts from the overall appearance of the building. Its removal will benefit the south façade, and the inclusion of level access elsewhere will make it obsolete.
		2	Balustrades to the verandahs at each floor level will be conserved with upgrading to comply with codes for safety.	These pottery balustrades with granite handrails are of high significance and contribute greatly to the overall appearance of the building. They will be retained and carefully conserved. Higher barriers are required for code compliance for safety. Additional higher rails over the granite handrails will be of minimal design and have as little visual impact as possible on the overall façade.
			Northeast covered porch to be removed.	This covered porch is a later addition to the building. It was completed sometime in the early part of the 20th century, making it over 50 years later than the original building. The removal of the covered porch will help to create a more open space in the Parade Ground, reveal the full extent of the highly significant granite verandah, and restore the original façade design of the building.
	6.3 South Elevation	1	New bridges to provide access to Buildings 08 and 11.	See Section 1.4
			Demolition of the block of cells to the southeast of the building.	This block of cells and some offices is a 1980s extension to the building of poor quality and with no architectural or historic significance. It is presently in a poor state or repair and subject to flooding and leaks. The removal of this extension will open up Barracks Lane to create a more usable site circulation space and will restore the full height of the south façade of the building to its original design. The south buttresses within the extension will be retained. Any damage caused to the main building will be repaired and made good to match.
		3	Cills dropped and doors located in existing window openings to provide access to external ground level and the new upper level bridges providing means of escape.	Most of these changes are required to create access routes across the site and means of escape between buildings. In some cases these new doors require the unblocking of historic window openings, which causes less disturbance to the original built fabric as well as maintaining the original fenestration pattern to some degree. New openings will be carefully detailed in order to blend aesthetically with the existing façade.
	6.4 East Elevation		No additional alterations.	
	6.5 West Elevation		No additional alterations.	
7	Interiors			
	7.1 General	2	<i>The original footprint of the building is generally respected and unchanged. Any alterations are to meet with code compliance or to restore the historic character of the building.</i> Later alterations detract from the character and understanding of the building. All proposed changes are to accommodate Access for all.	Work is required in order to create usable spaces that are code compliant. Work will be sensitive to the building fabric and new insertions will follow the existing design style. Doors modified and new doors installed (see Section 5.2) Smoke curtains installed in upper levels to protect escape routes (see Section 1.4) Creation of lift and service lobby in central area (see Section 1.2) Internal walls removed to create retail, circulation and interpretation spaces (see Section 2.1)
	7.2 Ground Floor Plan	The main uses for this floor are retail, interpretation and visitor information, with plant and service space in the Central Block.		
		2	Verandah unblocked and some walls and modern partitions and doors removed	See Section 2.1

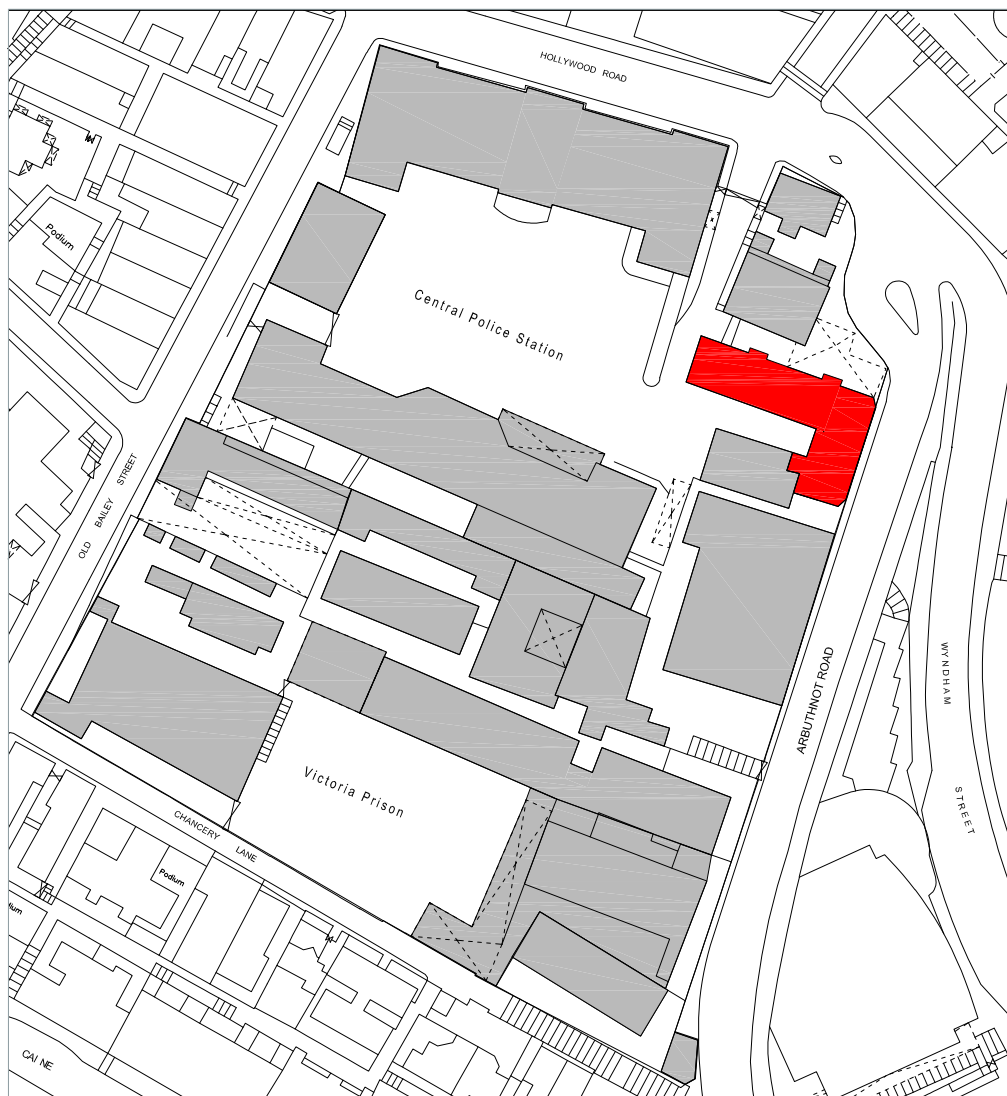
Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
7	Interiors (<i>continued</i>)			
	7.3 First Floor Plan	The main use for this floor is retail, with toilets and plant and service space in the Central Block.		
		2	Means of escape routes created using access to external bridges	See Section 1.4
	7.4 Second Floor Plan	The main use for this floor is retail, with toilets and plant and service space in the Central Block.		
		2	Means of escape routes created using access to external bridges	See Section 1.4
	7.5 Third Floor Plan	The main use for this floor is food and beverage and kitchens, with toilets and plant and service space in the Central Block.		
		2	Means of escape routes created using access to external bridges	See Section 1.4
8	Roof			
		2	<p><i>The roof will be put into good working order.</i></p> <p>The historic roof of is of significance as it is of the local Chinese tile design and retains its original structure, and should therefore be retained.</p>	<p>The roof, though not original, is part of an early 20th century programme of works which is important in the building's history. The condition of the roof covering and structure will be closely investigated during the detailed design stage and any repairs will be specified and carried out to conservation principles. As it is historically and architecturally significant it will be retained, it may require the following programme of works to make it usable:</p> <ul style="list-style-type: none"> ◇ The roof covering will be stripped and relaid. ◇ The original tiles will be re-used where possible with a make up of tiles to match. ◇ Insulation will be installed under the roof covering. ◇ There will be no alteration to the roof structure other than minor repairs and the replacement of battening. ◇ The gutters will be overhauled or replaced and painted. ◇ The existing chimneys will be retained. New matching 'chimneys' with louvres will be added to accommodate new kitchen extract ductwork. ◇ The roof structure is to be investigated by the structural engineer and repaired/strengthened as necessary to support required loadings. ◇ Installation of breathable sarking membrane to be investigated for compatibility with sealing roof for energy conservation.

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**Deputy Superintendent's House (East)
& Married Inspectors' Quarters (West) (04)**

**Deputy Superintendent's House (East)
& Married Inspectors' Quarters (West) (04)**



Location Plan



Aerial photograph of the building where north is at the top of the image

EAST DEPUTY SUPERINTENDENTS’ HOUSE (PDS) & WEST MARRIED INSPECTORS’ QUARTERS (MI) (04)

A Baseline Study

Field Study

Designation	Within CPS Declared Monument
Date	1862 - 4
Location	Bordering the Parade Ground to the west and Arbuthnot Road to the east
Height	62.0 m (above sea level)
Floors	Three storeys

Exterior Description

The building is of a clearly of a 19th century British style, with sash windows, pared down neo-Classical elements such as arched openings with turned-style balustrades, and panelled doors. However, the colonial style of the building is also clearly articulated through the inclusion of verandahs, balconies and Chinese tile roof, all of which combine to create a British style building which has been adapted to suit its location. As such, it is similar to the Barracks Block (Building 03) and the Superintendent’s House (Building 10) which are contemporary.

This building is comprised of two blocks forming an ‘L’ shape in plan. It is constructed of rendered masonry (probably grey brick, as with the Barracks Block), under a hipped Chinese tile roof and sits on an earlier granite revetment, one storey high with corbels (figure 6) on the north side and two storeys on the east; this was originally part of a Guard House constructed in the 1850s. There are continuous string-courses at each floor and a moulded cornice which forms the projecting eaves of the roof. A bridge (figure 4) has been constructed on the ground floor at the west end giving access to the first floor of Building 06 to the north.

The north and east elevations (figures 1, 3, 5) are arcaded with either verandahs or blind recessed walls with windows and stone cills. The two lower floors have semicircular arches and the top floor has elliptical arches. All the piers have simple plinth bases and on the ground floor these are granite. The verandahs – except for on the first floor of the north elevation – have been glazed in, though the majority of the original pottery balustrades with granite handrails have been retained.

The north elevation is 12 bays wide with a narrow bay at the east end. Two central bays project forward out onto the granite corbels – the west of which has suffered some damage which necessitated shoring – with three bays between and an additional three to the west having verandahs with pottery balusters as in the Barracks Block. The east elevation is 9 bays wide and the corners are canted at 45°. There is one narrow bay at each end and five bays between, the top floor having windows in blind arcades, the central arch on the first floor is completely blind.

The rest of the elevations are simpler, without verandahs or arcading. On the west and south (figure 2) elevations of the north range are square headed windows with stone cills and hood mouldings. The rest of the openings are French doors which access individual balconies with cast iron brackets, supporting a timber deck. These have wrought iron balustrades with cast iron details. Each balcony has a timber hipped canopy roof, and some windows have similar canopies. One of these was damaged by a fallen tree; the pieces have been retained.

The north range has an entrance door with semicircular arched opening on the south elevation. It has a pair of glazed double doors with a fanlight and a set of granite steps. The west elevation of the west block has a large panelled timber door with granite steps.

Interior Description

(see also Character Defining Elements and Figures 6-15)
The building structure is load-bearing brickwork with generally timber joisted floors.

There are essentially two separate blocks – one north and one east – which are not connected internally. Most of the original internal features survive including timber boarded floors, moulded skirting boards, panelled timber doors, cornices, and plaster ceilings with fretwork borders and central ceiling roses. Some of the plaster ceilings have been replaced with boards fixed with battens. The ceilings of the principal rooms on the second floor match those on the top floor of the Barracks Block, suggesting that they were installed around 1929.

East Block

Each floor layout is generally repeated, being one room deep with a verandah on the east elevation. In the central bay is a timber dog-leg staircase with shaped brackets on the string, square section balusters and a moulded handrail, and decorative newel posts at ground and first floor.

North of the staircase is a large room with two windows to the north and three French doors with fanlights onto the verandah. South of the staircase is a smaller room with one window to the west and two French doors to the east and south. On the second floor there is a second window. Through the southern doors is a narrow room which forms a continuation to the verandah on the east elevation. On the ground floor the south room is divided in two and there is a short corridor at the west end of the south room. From here there is access into a room in the east end of Building 05. Small rooms have been created on the verandah to accommodate bathrooms and store rooms; some of these may be original.

On the east wall of the verandahs is a series of stone corbels carrying a longitudinal beam which supports the floor joists. The verandahs have a mixture of timber boarded and screed floors and of flat plaster and timber boarded ceilings. The second floor verandahs have moulded skirting boards (on the other two floors they are painted).

West Block

This block is also one room deep, with a verandah across the whole of the north elevation which is divided by a staircase in the projecting central bay. The layout of the rooms is repeated on each floor. On either side of the staircase are two rooms of the same size with a chimney breast in the dividing wall, two bays to the north and one central window to the south. Some of the bays have French doors with fanlights onto the verandahs and other have windows. The east and west bays of the verandah have all been partitioned off to form bathrooms; these timber partitions have been constructed in a mixture of tongue and groove boards and panelling. These bathrooms do not appear on the 1862 plans but are probably a relatively early alteration to the building.

The ground floor staircase is bifurcated with a flight of stairs leading from the entrance door to a landing and two short flights up on either side into the verandahs. On the first floor a small room north of the staircase is accessed from each verandah by a short flight of timber stairs. This staircase has cantilevered granite treads with moulded nosings and returns, simple widely spaced square wrought iron balusters and a moulded timber handrail. The staircase continues up as a dog-leg with two half landings before terminating on the second floor, where it is blocked off with a partition and a new timber staircase inserted between the lower landing and west verandah.

At the top of the main staircase are double doors giving access to the rooms either side of the staircase and a cloak room above the stairwell. The two western rooms have linking double doors either side of the chimney breast set in an elliptical arch opening with a small glazed fanlight over. The verandah is continuous on the second floor.

Areas of Significance

There are some areas of the building which are of notable significance; these are generally the exterior façades and the verandahs – though the infill of openings and alterations detract somewhat from this importance. The central staircases are also of significance. There are individual architectural elements and features throughout the building which are also of note. These include:

- ◇ Verandahs with pottery balustrades and granite handrails
- ◇ Timber boarded floors
- ◇ Moulded skirting boards, cornices and picture rails
- ◇ Matchboard ceilings with fretwork borders (c.1929; similar to those in the third floor of the Barracks Block)
- ◇ Moulded plaster ceiling roses
- ◇ Granite slab floor at ground floor level
- ◇ Granite staircase (west block) with simple metal balusters and moulded handrail
- ◇ Timber staircase (east block) with balustrade and ornamental newel post.

Historically this is arguably one of the more significant buildings on the site. It is contemporary with the construction of the Barracks Block and the internal finishes remain to a greater degree than within the Barracks Block. These sets of apartments do give a very good indication of the living accommodation of the more senior members of the Police Force in the late 19th century.

Archaeological Assessment

An archaeological survey was not carried out for this report, but a desk-based assessment has been completed. It is possible that some earlier building remains on the site of this building. Though one of the earliest structures of the CPS, there was an earlier Guard House (the foundation of which forms the foundation of this building) and the building might extend over the site of some early outbuildings of the first Magistracy. While there is little chance of any evidence of the outbuildings remaining, there is a possibility that further fabric of the Guard House remains in situ below the present building. Little alteration is proposed to this building and there is no reason why any below-ground archaeological remains should be disturbed. When working on the building the standing archaeology of the revetment wall and former guardhouse should be carefully examined.

Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is no intention to disturb or develop the existing building and so there should be no major impact on any surviving archaeology. There will be some limited interventions for lift pits and service runs. If new underground services are proposed in detailed design stage, the need for archaeological investigation and subsequent impact assessment due to the new underground services should be reviewed.

Desktop Research

History

This building was designed in the same style and constructed at the same time as the Barracks Block. There are few variations between the original design and what was built, and the drawings detail the construction of the building over the ‘present basement’ – granite corbels previously belonging to a guardhouse. The building was originally designed as two separate blocks, with the Captain Superintendent of Police having the entire west block for a house, and the north block being split into accommodation for the Deputy Superintendent and four married inspectors (each with their own flat). The rooms provided are as follows:

- ♦ **Captain Superintendent of Police**
East block
Ground floor: Dining Room, Stores, Servants, east balcony
First floor: Bedroom, Drawing Room, bath, east balcony
Second floor: 2 Bedrooms, Dressing Room, 2 baths
- ♦ **Deputy Superintendent of Police**
North block
Second floor: 2 bedrooms, 2 baths, Dining Room, Drawing Room, North verandah, west balcony
- ♦ **First – Fourth Inspectors**
North Block
Ground and First floors: Two rooms, a bath and a verandah each

To the south of the block was an adjacent two storey building with verandah on the north side, which housed a kitchen for each of the officers living there, as well as servants’ privies and two cells to the Magistracy, located at the south of the block. On the first floor were servants’ rooms. The full set of drawings was a ‘Supplementary Report and Estimate No. 6 of 1862’, and was signed by the second Surveyor General, Charles St George Cleverly (1819 – 1897).

The building originally incorporated a round watch tower at the northeast corner, which is shown on the original design drawings. This has since been lost (probably with alterations to the northeast corner of the perimeter wall in the 1960s), but an 1860s photograph shows it in place, with a balustrade around it.

In 1903, further officers’ quarters were constructed to the north of the building, and sometime after this a bridge was constructed on the ground floor of the north elevation to provide access to one of the new buildings. In 1927, a Garage (Building 05) was built adjacent to the west elevation of the east block, which necessitated the demolition of earlier kitchens and servants rooms.

A 1960s or 1970s aerial photograph shows half of the building (east block) has having a tarred roof, while the west block still has a tile roof. At some point, the west block was also tarred.

Little else is known about the building from historic records, though the actual fabric of the building reveals several changes which have occurred at unknown dates. These include:

- ♦ Alterations to windows throughout the building for the use of air conditioning units
- ♦ Fitting verandahs with glazing and in-fill panels
- ♦ Repainting and redecorating throughout
- ♦ Corrugated metal shades over some windows

The last known use for the building was for various Police Staff spaces, including a Briefing Room, Changing Room, Mess Room and Storage.

Building Characteristics

This is a fine building of considerable significance. It is constructed at more or less the same time as the Barracks Block and Superintendent’s House and the design appears to be by the same hand. Internally to the site the building forms the east side of the Police Parade Ground and despite being a much smaller building is of a scale to match the bulk of both the Magistracy and the Barracks Block. From outside the site the building is even more prominent as it sits on top of the revetment wall which is nearly one and a half storeys high at this point. Because of the way the road widens out and there is some open space the building is very visible from Arbuthnot Road and Wyndham Street.

As with the Barracks Block the white painted rendered walls and the pitched hipped Chinese tile roof are the most prominent characteristics of the building. To the north and east the arcaded verandah with the balustrade is the most prominent feature. This has been masked at present by the infilling of the verandah openings. When the infilling is removed these elevations will be seen with the arcade much more prominent.

The character of the façades overlooking onto the Parade Ground is much more domestic with a regular pattern of fenestration which would be rather severe were it not relieved by the balconies at the upper level. These iron balconies with pitched roofs supported on decorative iron brackets give a lightness and delicacy to the elevations and ensure that these buildings have a domestic feel.

Internally a great deal of the original fixtures and fittings survive. The spaces have been altered and the uses have changed, but these are still clearly living accommodation and give an excellent impression of what the living arrangements would have been in the late 19th century. This domestic feel is perhaps the overriding characteristic both internally and externally, and this is the feel that must be retained when any alteration work is carried out.

Significance

MEDIUM / HIGH

This building is one of the earliest on the site and form a visual and historical group together with the Barracks Block (Building 03). As such, it is part of the first construction phase of the Central Police Station. The building also includes an earlier element of the site dating to the 1850s, in the form of the granite revetment wall forming a basement for the later building. Unfortunately, one of the north corbels is now in a very poor condition.

Though similar to the Barracks Block, this building also forms an interesting contrast to its much larger counterpart, as it uses the same architectural detailing but on a smaller scale, and without the grand façade overlooking the Parade Ground. The design of the interiors also gives evidence of the difference of accommodation between low- and high-ranking officers. Despite the loss of the south wing of kitchens and servants quarters and changes in use, it is still possible to gain a clear understanding of how the buildings worked.

Much of the original fabric remains, most importantly the interior layout and staircases. Though details such as the fireplaces have all been lost, the retention of decorative ceilings, skirting boards and plaster decoration all provide a clear picture of the higher quality design here over the contemporary Barracks Block. Some of the windows have been blocked for various purposes including air conditioning, but much of the original balustrades and many of the balconies remain.



Figure 1 - East elevation overlooking Arbutnot Road; note the ground and first floor verandah infill



Figure 2 - Southwest elevation; note the missing balcony on the west end, second floor



Figure 3 - North and east elevations



Figure 4 - Link bridge between the north side of Building 04 and the south side of Building 06

**Deputy Superintendent's House (East)
& Married Inspectors' Quarters (West) (04)**



Figure 5 - North elevation detail showing projecting bay



Figure 6 - Granite corbel supporting one of the north projecting bays. The other is in need of urgent repair.



Figure 7 - Typical north verandah



Figure 8 - View of the ceiling in the second floor Married Inspector's Quarters (west block)



Figure 9 - View of the second floor Married Inspector's Quarters (west block)



Figure 10 - West block stair



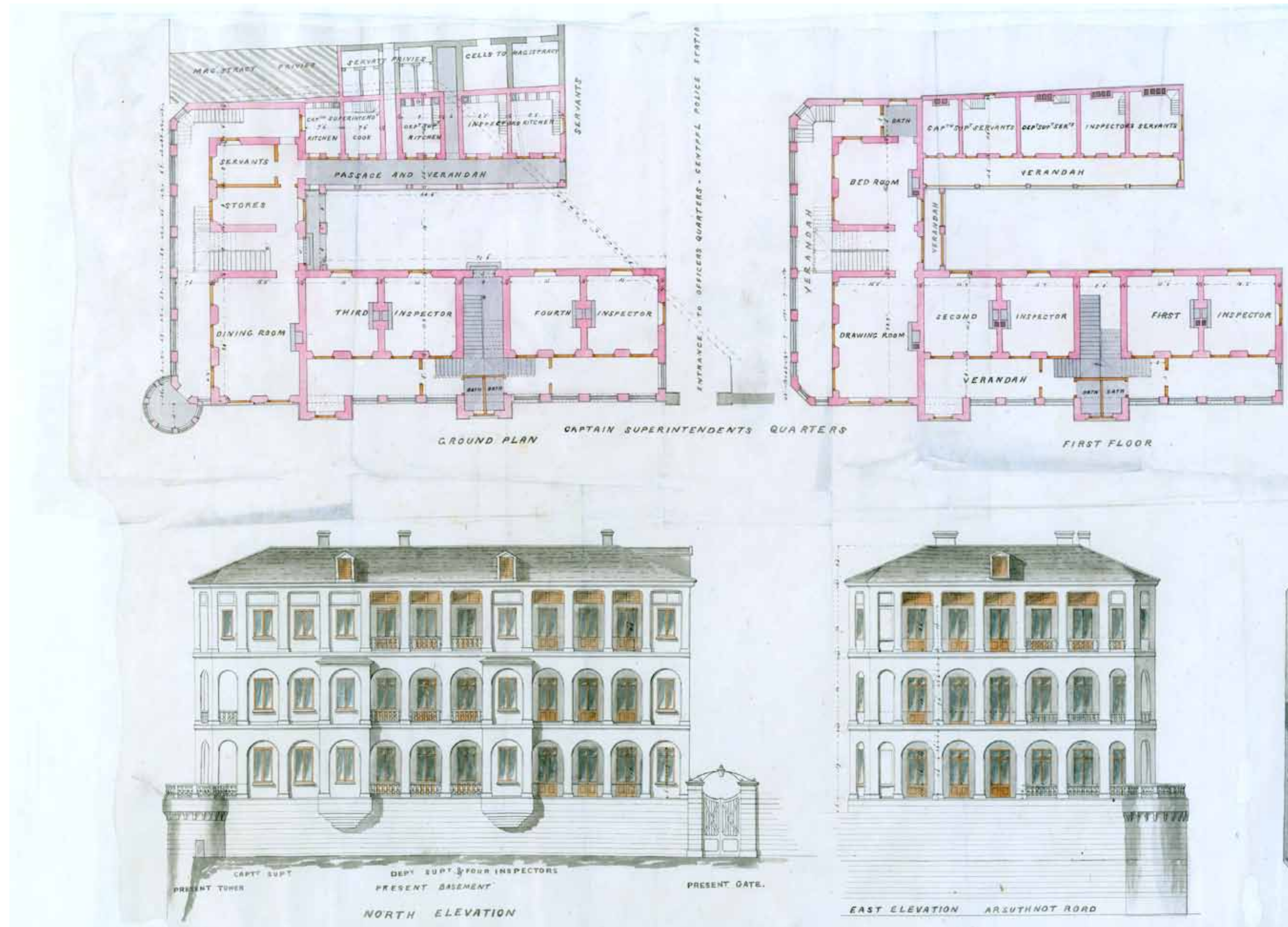
Figure 11 - View of the ground floor of the Deputy Superintendents' House (east block) staircase



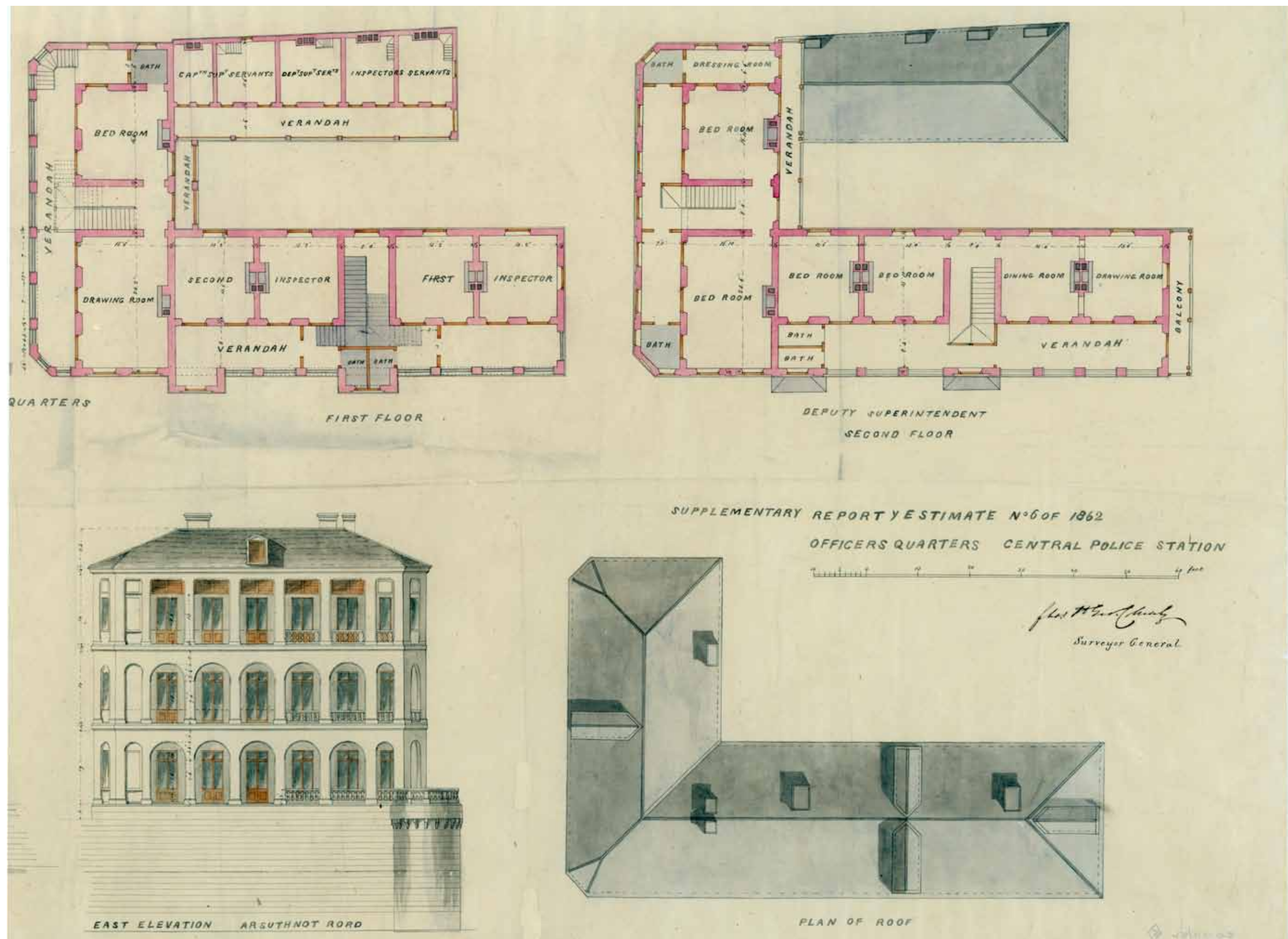
Figure 12 - View of the ground floor of the Married Inspector's Quarters west entrance hall



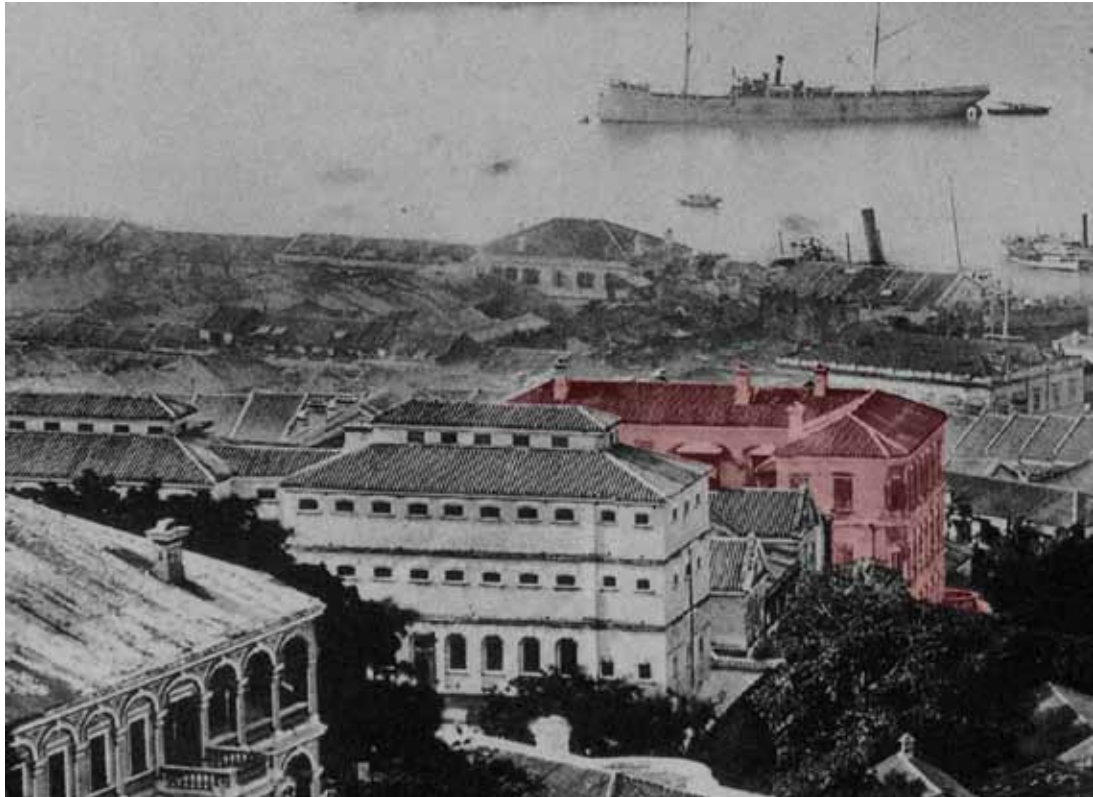
Figure 13 - Internal doors



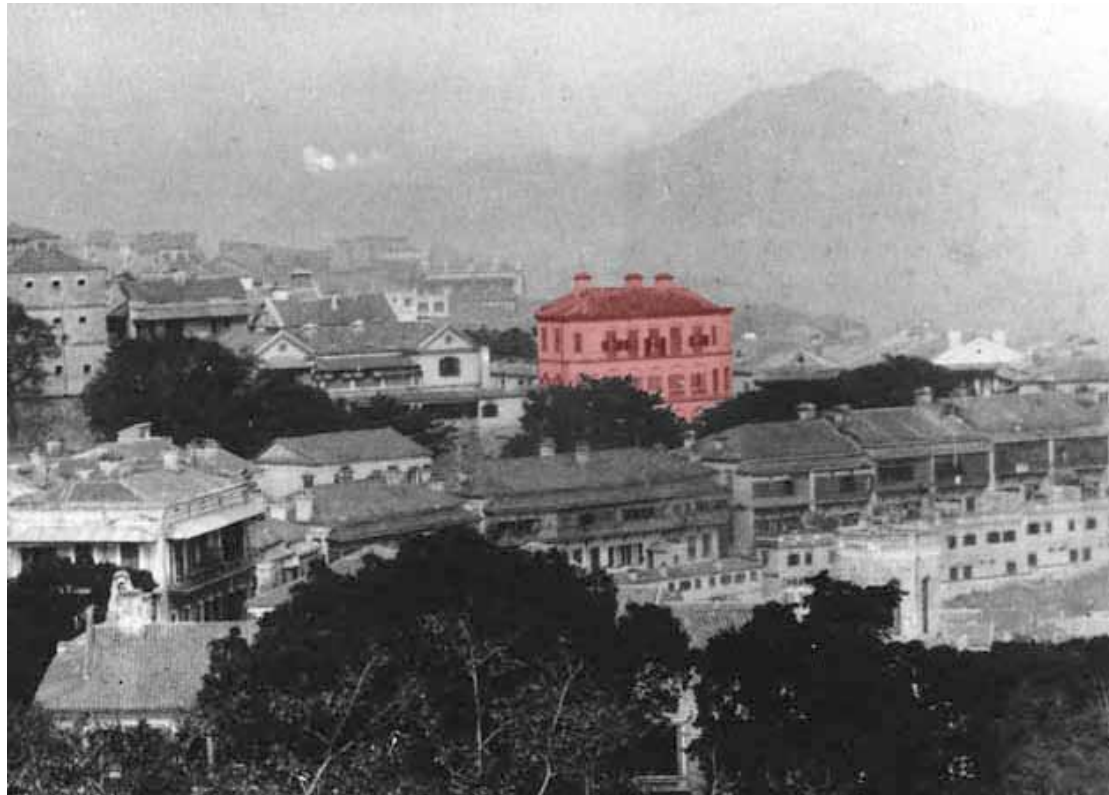
1862 proposed ground and first floor plans and north and east elevations. The top floor of the elevations was actually constructed with arched openings, perhaps because of cost.



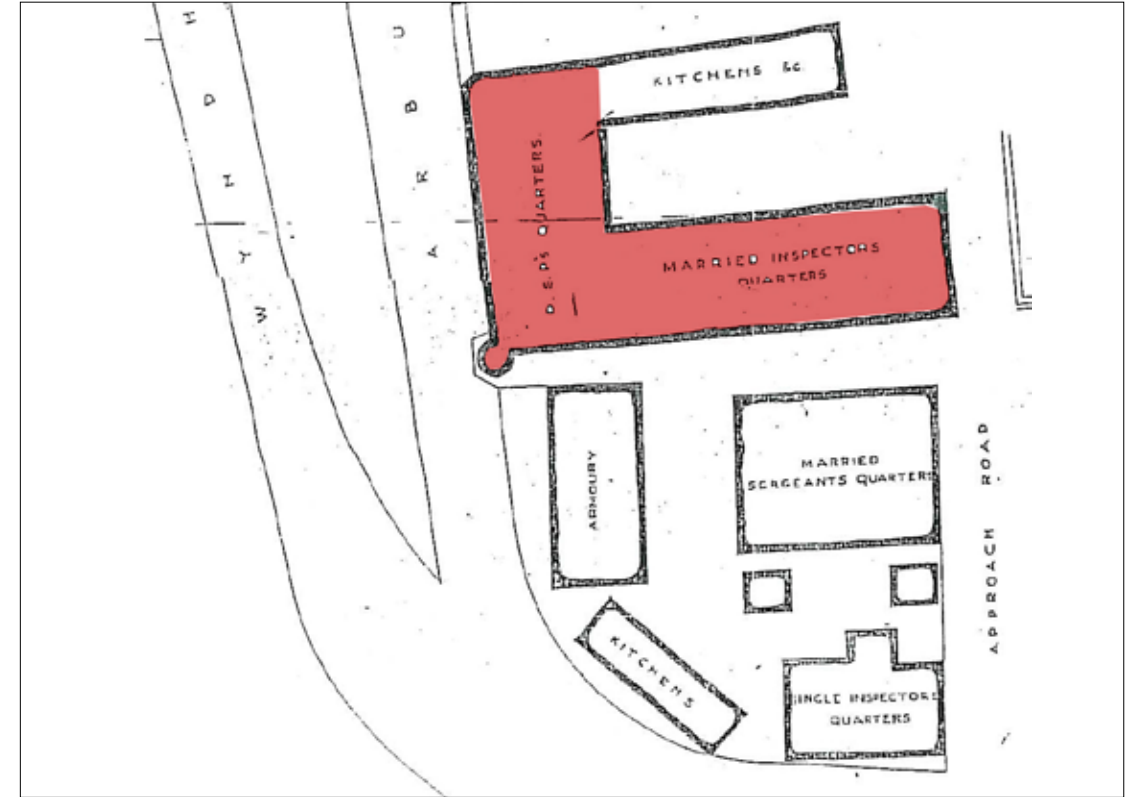
1862 first, second and roof plans and east elevation



1860s photo of the site showing the building in red, as viewed from the south. The corner lookout can just be seen through the trees.



1870s photo of the site showing the building highlighted in red

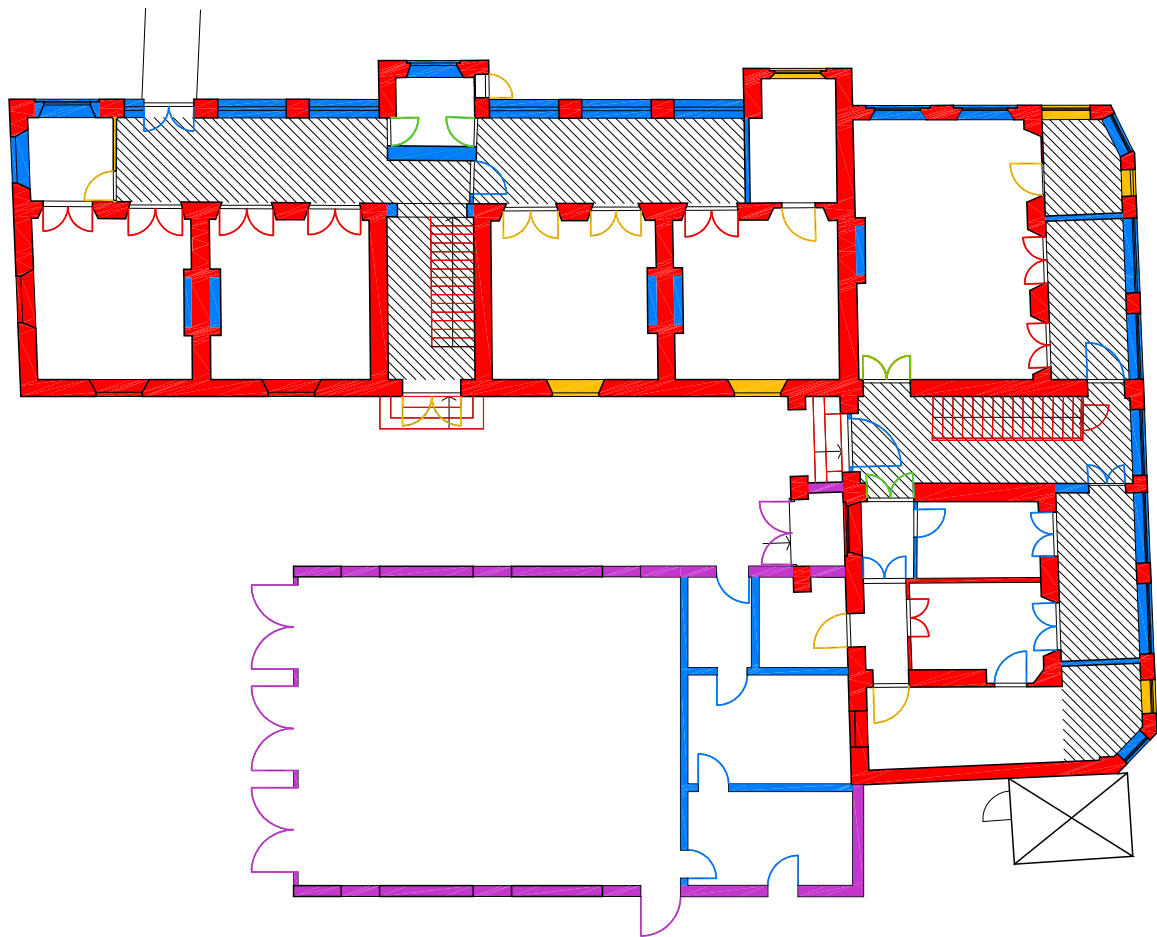


1862 plan of the site showing the building highlighted in red. Note that the corner turret is still in place; this would have been at ground floor level and acted as a lookout. Please note that north is to the bottom of the image.

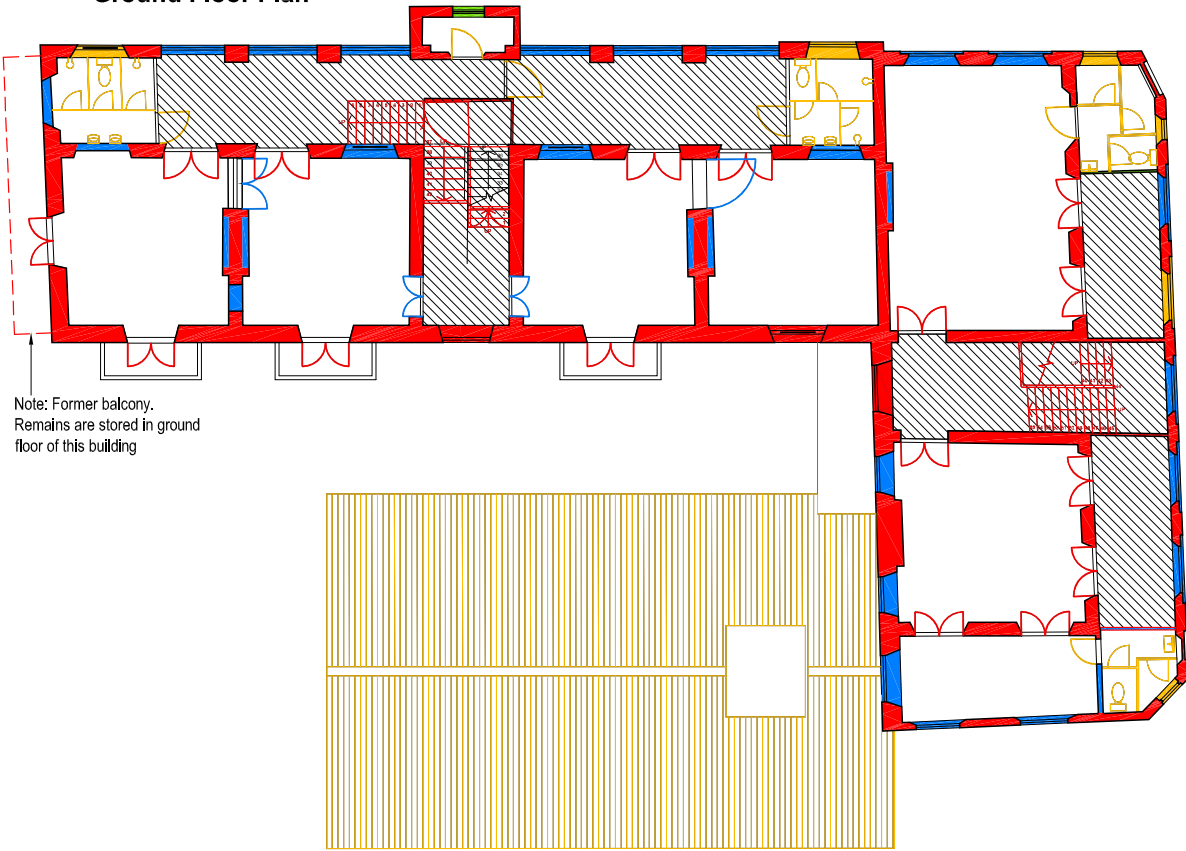


1960s photo of the site. This highlights the variation in roof tiles at this stage and shows the north and east elevations.

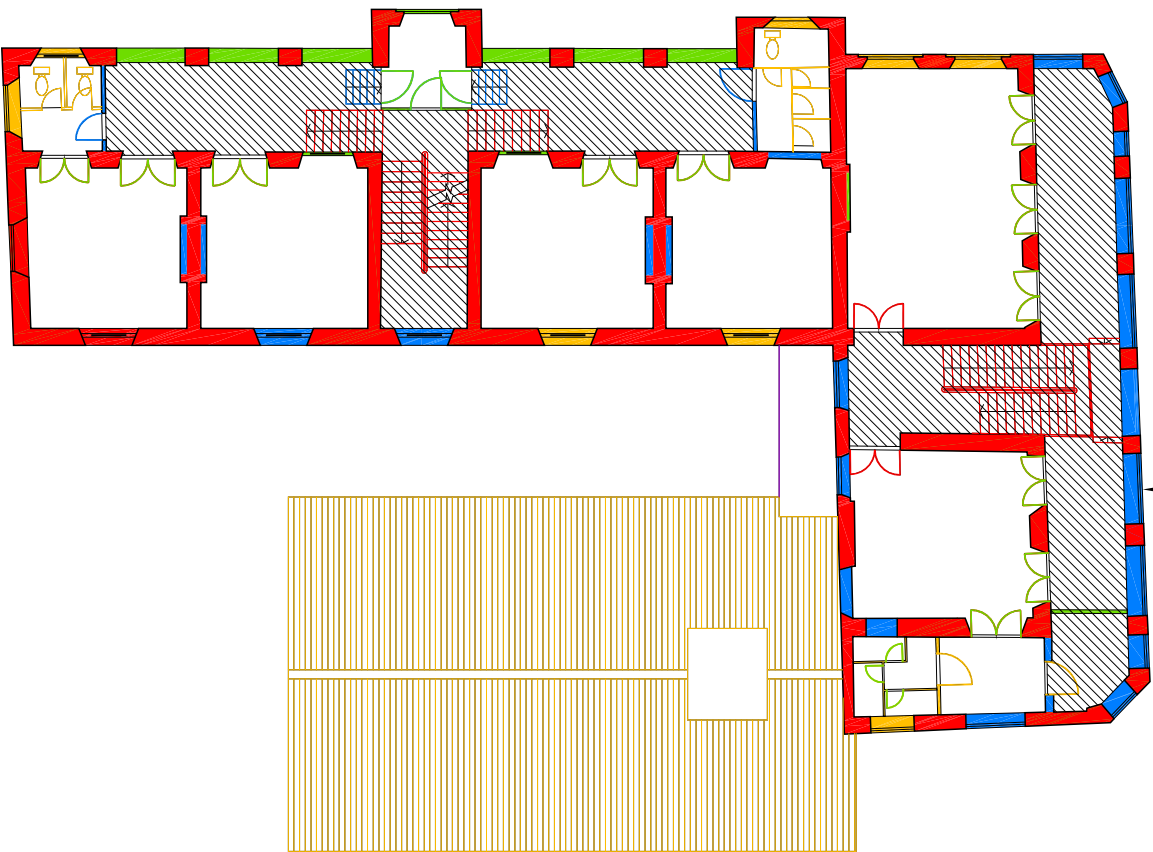
Historical Development and Significance



Building 04. Deputy Superintendent's House & Married Inspectors Quarters
Ground Floor Plan



Building 04. Deputy Superintendent's House & Married Inspectors Quarters
Second Floor Plan



Building 04. Deputy Superintendent's House & Married Inspectors Quarters
First Floor Plan

Legend

- Original fabric
- Early 20th Century (Pre 1950's)
- Late 20th Century (Post 1950's)
- Original Or Early Fabric that has been altered
- Garage - 1927 (with later alterations)
- Areas of high significance

Please note

- In some instance it is unclear whether the fabric is original, or if it is instead of an early date. In these cases it has been annotated as "Early 20th Century (Pre 1950's)".
- That the assessment of High Significance is building, rather than site specific. Therefore, the elements noted as being high significance are relative to Dormitory A&B.
- The verandas marked as being of 'High' significance are only of that level of importance as open verandahs. Therefore, their significance is somewhat diminished by the in-fill of the arches.
- It is presumed from aerial photographs and on-site investigation that the Garage has been re-roofed sometime after 1950, and is labelled as such in the drawings. However, it should be noted that the roof structure at the west end is original (c.1927) and at the west end dates to sometime between 1927 and mid 20th century, when the Garage was linked to Building 04.



List of Character Defining Elements

The following list of character defining elements is based on AMO’s archival records. It contains description of the elements referenced to a list of reference figures in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed during the detailed design stage.

- LG2 - Lower Ground Floor 2
- LG1 - Lower Ground Floor 1
- FF - First Floor
- SF - Second Floor
- TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
East Block			
1	Boarded floor	FF, SF	Figure 13
2	Moulded skirting board	GF, FF, SF	Figure 13
3	Wooden staircase complete with balustrade and ornamental newel post	GF to FF, FF to SF	Figure 10, 11
4	Moulded cornice	GF, FF, SF	
5	Matchboarded ceiling with ventilation grilles	SF	Figure 8
6	Moulded plaster roundels for light fittings/ceiling fans	FF	
A	Old Timber door	GF, FF, SF	
B	Timber window cill	GF, FF, SF	
West Block			
1	Granite slab floor	GF	
2	Boarded floor	GF	Figure 9
3	Canton tiled floor	FF	
4	Moulded skirting	FF, SF	Figure 9
5	Granite staircase with simple metal balusters and moulded hardwood handrail	GF to FF	Figure 12
6	Timber staircase	FF to SF	Figure 10
7	Moulded cornice	GF, FF, SF	Figure 8
8	Ceiling roses	GF, FF	Figure 8
9	Matchboard ceiling/ventilation grilles	SF	Figure 8
A	Old timber door	GF, FF, SF	Figure 13, 9
C	Timber window cill	GF, FF, SF	
B	Wood casement window	FF, SF	

FOR INDICATION ONLY

Introduction

As noted in the baseline study, this is one of the earliest buildings still present on the site and offers some of the highest quality architectural detailing and preserved original features. The proposals are designed to retain the external form of the building, remove later additions that detract from or compromise the original form or layout of the building, and reinstate original features that have been lost where it is feasible and appropriate to do so. Internally, it is planned to keep the room configurations as close to the original form as possible, with small interventions where necessary to provide level access and to accommodate modern mechanical and electrical requirements as sympathetically as possible. The major challenges are to provide adequate fire escape and proper access arrangements without unduly compromising the building. This is a fragile building with a very significant survival in terms of the interiors of the various different apartments. The challenge is to make the building work for new uses without unduly compromising the interior layout and finishes.

Options Considered

A wide variety of uses were considered. Amongst them were a museum, an upmarket restaurant, residential accommodation, boutique hotel, cookery school, information and education centre or two floors of retail. All of these were rejected for a variety of reasons; however there are two fundamental problems that are common to all of the above. Firstly, it is very desirable to keep the two original staircases and this creates a potential problem with escape from the upper floors. It is necessary to break through between the two separate blocks to allow the existing stairs to provide alternative means of escape. Otherwise, two new escape stairs, one serving each part of the building will be necessary. If these are internal they would destroy some 25% of the interiors. Externally they would change the character of the building and be visually unacceptable. It was, therefore, decided at an early stage of planning that using the two existing stairs as the primary means of access and escape was highly desirable.

The existing stairs are both narrow and steep. One flight in particular is too steep to be considered for any adaptive reuse and will be replaced. Preliminary discussions with Building Department suggest that these stairs will only be acceptable as a means of escape if the numbers in the upper floors are severely limited. This does put a considerable constraint on the potential use and probably rules out the use of the building as a museum and also means that retail use on the first floor would be unacceptable. Regardless, good access needs to be provided for disabled users of the building. It is proposed to add a lift in the southwest corner of the southeast wing. From this location it will be possible to provide lift access to the full extent of both the first and second floors. The insertion of a new lift in any location will be very disruptive of the existing structure. This position has been chosen to avoid the principal rooms and to avoid disturbing the verandah space which is such a prominent feature of the building.

The second major problem is the relatively fragile nature of the floor construction. This is built for light domestic loads and there is no fire separation between the floors. Some strengthening will be possible, retaining the existing structure and fire separation can also be achieved, but the lighter the imposed loads the easier it will be to achieve a sensible solution.

The provision of commercial kitchens in this building would be difficult without an unacceptable loss of fabric and the 'cooking school' was abandoned on these grounds, as was the restaurant use. The possibility of a 'Boutique Hotel' was discarded on the basis that the intention of HKJC is to make the site appeal to the local population and not to the tourist market. Residential accommodation in conjunction with some other education activity on the site is an interesting option which has not been entirely discarded, though at present it is difficult to see how such accommodation can be justified.

Proposed Uses

The ground floor will be used as Retail and ancillary support spaces and Interpretation rooms. This will give the public full access to the ground floor and to the north and east verandahs at this level. Above this it is proposed to provide two floors of Arts-related support spaces, with some Plant space on the second floor. This has the advantage that numbers can be carefully managed so that the fire escape provisions will work with the two existing staircases. This use also means that the floor loadings will be easier to justify and it should be relatively easy to ensure that the existing interior fittings and finishes are carefully retained.

Assessment of Impact

The following table contains the impact assessment report for Building 04, the Married Inspectors' Quarters (west block) and Superintendents' House (east block). It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings and the interior of each floor. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- | | |
|---|--|
| 1 | Beneficial Impact: the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation |
| 2 | Acceptable Impact: if the assessment indicates that there will be no significant effects on the heritage site or items |
| 3 | Acceptable Impact with Mitigation Measures: if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work |
| 4 | Unacceptable Impact: if the adverse affects are considered to be too excessive and are unable to mitigate practically |
| 5 | Undetermined Impact: if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined. |

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access - Stairs and Ramps	3	<p>The existing timber stairs are generally being retained and upgraded for means of escape, but with one seriously non-compliant flight being replaced to meet code requirements for means of escape.</p> <p>The existing stairs are one of the most important original features that remain in the building. Some alterations will be necessary for satisfactory compliance.</p>	<p>The retention of these stairs is essential to understanding the original circulation pattern of the building, though there is some conservation work necessary to bring them back into good use. Any repair work will be carried out in a sensitive manner.</p> <p>The timber stair flight in the north block from first to second floors is non-compliant for its high steps and headroom. It will be replaced with a compliant flight using timber construction with possibly reused materials. Consideration will be given in the detailed design to distinguish the new flight from the adjacent existing retained flights, possibly by varying the baluster design. The intention will be to keep the spirit of the original stair flight but to subtly adjust the detailing to show that the flight is modern. The stair flight to be removed will be fully recorded before any work starts.</p> <p>The elements of both timber stairs will be treated with fire retardant lacquer to comply with non-combustibility code requirements.</p> <p>The handrails of the stairs are too low to provide a code compliant safety barrier, and an additional higher rail will be designed to fit over the balustrade so as to provide adequate safety with minimum visual impact.</p>
			<p>New ramps are proposed behind Stair 1 (in the east block) on the first and second floors, with new fire partitions to enclose the staircase for means of escape.</p> <p>This ramp is necessary to reconcile a level change across the eastern circulation route with adequate headroom over the stair landings. This is essential if equal access is to be provided.</p>	<p>Replacement of the current steps with a ramp allows for a single lift to serve all parts of the building.</p> <p>The stair needs to be separated from the circulation for protection.</p> <p>The detail of the handrails to the new ramp is to match the original balustrade, altered where necessary to achieve code compliance. The inclusion of the ramp means that only one lift will be required, reducing the impact on the building fabric.</p>
		2	<p>The existing steps in the circulation behind Stair 2 (in the north block) on the first floor will be removed.</p> <p>Level access is required if equal access is to be provided.</p>	<p>The loss of the small room feature on the landing of the stair when the steps overhead are removed is better than not providing equal access to the rooms at the east side of the north block.</p>
			<p>A new ramp is proposed adjacent to the south side of the north block, with a new disabled door.</p> <p>This ramp is necessary to provide level access into the building to comply with the requirement for Equal Access.</p>	<p>The building is raised four steps above the adjacent ground level. The lift in the southeast corner of the building will allow access to the east range and upper floors. The doorway for the lift will be formed by lowering the cill of an existing window.</p> <p>To provide access to the north range ground floor it will be necessary to provide a ramped entrance as well as steps. The intention is to allow all visitors to have access through the original front door.</p>
	1.2 Access - Lift	3	<p>A new lift is proposed in the southeast corner of the building</p> <p>A lift is required within the building to meet requirement for Equal Access.</p>	<p>This lift is to be located at the end of a historic circulation route and requires the demolition of bathrooms for which the original features have been lost. Its location at the end of the circulation route means that the verandahs of the building remain intact and without obstruction, as the original design would have intended, while still allowing access throughout the whole building. As only a single lift is necessary to allow level access to all parts of the building, this reduces the need for disruption of historic fabric throughout the rest of the building. To avoid the need for further ramps the intention is to form a doorway in the existing window to allow level access from the Parade Ground into the lift. This will then transfer the visitor to all three floors of the building. The lift type will be selected to avoid the overrun penetrating the roof.</p> <p>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 shafts have been located centrally within the selected spaces to avoid conflict with the existing window arrangement and to allow the lift overrun to be contained under the existing roof structure.</p> <p>New walls for the lift shafts are to be constructed of concrete blockwork and will be as freestanding as possible from the existing fabric.</p>
	1.3 WCs	2	<p>One accessible WC (ground floor) and one each female (first floor) and male (second floor) WCs will be provided.</p> <p>The accessible WC is necessary to meet the requirement for Equal Access, and the further WCs are to meet code compliance and the needs of new users.</p>	<p>The WCs are provided in the location of the bathrooms that were an early addition within the building, though no original features remain in these rooms. Siting the WCs here reduces the need for further alteration to the building, and also keeps them at the end of the circulation route so as not to disrupt the historic verandahs.</p> <p>Provision of WCs is limited so as not to unnecessarily divide the principal rooms of the building.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
2	Structure			
			The existing building structure has been assessed by the structural engineer as being capable of supporting the proposed new uses and alterations without extensive strengthening work. A detailed structural report will be prepared by the structural engineer during the detailed stage to determine any strengthening work required to the floors and foundations resulting from the loadings of the new uses, or the alterations, or from the condition of the existing structure. Any structural strengthening proposals will be assessed for their impact on the character defining elements, and mitigation measures will be considered.	
	2.1 Demolition and Removal	1	Later partition walls in east block GF to be removed. Later partition walls which detract from the character of the building will be removed to create a new usable space.	Existing partition walls in the south room of the GF west block will be removed. At present the building has a consistent layout of principal rooms on all floors, and these partition walls detract from the understanding of this design. Their removal will provide a more usable open space and restore the historic layout.
		3	New openings will be created and existing historic bathroom partitions will be removed, in order to link the north and east verandahs at each level. These alterations are necessary to avoid additional escape stairs and also to avoid the insertion of a second lift.	The linking of the circulation routes at each level allows the two original stairs to provide the alternative means of escape without any additional staircase being built. This linkage also avoids the need for a second lift, and loss of fabric that would be caused. The linking of the circulation routes also allows for building usage whereby the majority of rooms are kept in their original configuration, and retains the verandahs as circulation space.
	2.2 Other Structural	1	Existing structural corbel on north elevation to be repaired and renewed. The east corbel supporting the projecting bay has suffered some damage. This is an integral part of the historic building and part of the structure, so needs to be repaired.	The corbelled granite under the projecting bay is cracked and damaged and has been temporarily propped. The cause of the damage is not entirely clear but is more probable to be damage from rusting iron cramps rather than any severe structural problem. The corbel will be repaired with granite blocks and any strengthening will be introduced as discreet stainless steel ties set within the granite to be invisible from the exterior.
3	Finishes and Fixtures			
		1	The general intention with the finishes and fixtures is to retain the status quo. Obvious modern interventions will be removed but all the original fabric and the bulk of the early interventions will be retained. The interiors will be redecorated throughout but attention will be paid to the original finishes.	The minimal nature of the proposed alterations does not require any specific mitigation. In terms of the fixtures, individual items will be identified at an early stage and will be clearly indicated to contractors to ensure that their value is understood. In terms of the finishes it is proposed that paint analysis be undertaken for all the internal decorated surfaces to allow the understanding of the way that the decorations have changed during the history of the building.
		2	The existing fretwork borders to ceilings, plaster cornices and plaster features and timber floor boarding are to be retained or repaired wherever possible. These features form an important part of the historic building.	In most cases these finishes and features will be retained, with sensitive conservation and repair where necessary. In the few cases where new openings are to be made, the necessity for any alteration to existing fabric is outweighed by the need for the intervention. The provision of mechanical and electrical vertical risers is concentrated in an area which contains the least amount original features.
4	Mechanical and Electrical			
		1	Most of the existing mechanical and electrical fittings will be removed. In order to meet code compliance as well as to bring the building into good working order, most existing mechanical and electrical fittings will be removed in advance of the new installation.	In many places throughout the building, electrical wiring has been surface mounted, and unsightly fluorescent lighting and electric fans have been installed. These all detract from the historic character of the building, and their removal will benefit the overall appearance. Any new elements installed for this purpose will be more respectful of the historic interior.
		3	Installation of mechanical and electrical risers in the northeast corner of the building. These are necessary to provide new mechanical and electrical to the building.	The interventions to the northeast corner of the building to provide vertical mechanical and electrical risers are concentrated in an area with the greatest amount of missing or absent original features, and the least amount of historic will be lost. The ceilings are to be reinstated to suit the revised form of these rooms.
			New climate controls, power and lighting are to be installed. These changes are necessary to meet the needs of a new user and to provide a sustainable new use for the building.	The internal fit-out of the uses are to be undertaken by the incoming tenants. Prior to this the works are to be a 'shell and core' fit-out only. Tenants will submit their servicing proposals to the Site Management for approval of compliance by following guidelines to be prepared appropriate for the historic interiors during the detailed design stage. Supply and return air ducts are to be installed at high level and care is to be taken with the detailing of ducts to ensure that runs are as short as possible and that the whole assembly has a minimal impact on the space. Wherever possible, electrical cabling, etc. will be hidden in chases in the wall, and as much equipment as possible will be put in the roof structure to reduce its visibility. Regardless, the original roof structure will be retained.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
4	Mechanical and Electrical (<i>Continued</i>)			
			<p><i>To make the building viable it will be necessary to have air-conditioning and electrical plant rooms.</i></p> <p>The provision of chilled water will be from a central plant but it is necessary to provide a plant room and some vertical risers in the building. The proposed location is in the northeast corner of the building.</p>	<p>The proposed location of a plant room uses one of the second floor rooms in the north block already proposed to be subdivided for the new circulation. There is not a good location for a plant room in this building, but this space is very similar to the other rooms in this wing and there is no overall loss of comprehensibility of the building by locating it there. Vertical risers will be provided at the point where the two verandahs are joined up on first and second floors. The existing layout has to be disturbed in these areas to create an escape route.</p> <p>One of the ground floor rooms in the east block will be partly subdivided for an electrical room. There should be no loss of comprehensibility of the spaces.</p>
5	Doors and Windows			
	5.1 Windows	1	<p><i>All original windows are to be retained and repaired in situ wherever possible.</i></p> <p>Many of the existing windows have been reconfigured to accommodate air extract ducts.</p>	<p>Some original windows still remain in position and to retain the maximum amount of original fabric where practically possible will be repaired.</p> <p>The windows will be carefully fitted with draught seals to improve energy conservation in the building and acoustic performance. Double glazing is not intended to be used.</p> <p>Where windows require replacement, the new windows will match the original detail, rather than the later replacements.</p>
			<p><i>Original windows that have been replaced are to be reinstated in their original form.</i></p> <p>Most of the later windows are of a poor quality and detract from the original design.</p>	<p>A number of original windows have been replaced with later windows with heavier glazing bars, or adapted to accommodate air conditioners. These windows will be returned to their original form, and replaced if necessary. The intention is to have a single pattern of glazing around the building as shown on the attached elevations, which will enhance the appearance of the building.</p>
			<p><i>Windows that have been added to infill the north elevation verandahs are to be removed.</i></p> <p>These alterations detract from the original design of the building, and of the local characteristic of open verandahs.</p>	<p>The infill windows are of a later design with heavier fenestration than the windows and doors behind. These windows are to be removed to restore the original symmetry and balance to the elevation, and expose the original doors and windows behind. The removal of these will also help to revitalise the openness of the buildings and enhance the verandah circulation space and views out from the site, as well as highlighting the historic balustrades.</p>
	5.2 Doors	1	<p><i>Original doors that have been replaced are to be reinstated in their original form.</i></p> <p>Many of the later doors are of a poor quality and detract from the original design.</p>	<p>A number of original doors have been replaced, or adapted to accommodate air conditioning units. Replacement timber doors are to be renewed to match the original configuration and are to be repaired as necessary. This will help to create a more coherent elevation pattern on the exterior and a more complete historic character on the interior.</p> <p>The external doors will be carefully fitted with draught seals to improve energy conservation in the building and acoustic performance.</p>
			<p><i>Original internal panelled doors will be retained and repaired and upgraded as necessary.</i></p> <p>The original internal panelled doors are significant features in the building.</p>	<p>The original design features in the building interior need to be retained. Original panelled doors will preferably be repaired rather than replaced.</p> <p>If an original panelled door needs to become a fire resisting door it should be possible to achieve this using certified intumescent paper facings on the panels and intumescent seals to the edges without compromising the design. The existing glass in a fire door may need to be replaced with fire resisting glass if this can be achieved using the glazing beads. If an original door cannot be sufficiently repaired and upgraded then a new panelled door with matching design features modified for compliance will be used.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
6	Elevations			
	6.1 General	1	<i>Elevations will be retained as existing as much as possible with only repair work, reinstatement of original features or removal of inappropriate or unsympathetic additions carried out.</i>	<p>The external appearance of the building is generally being retained as existing with alterations proposed to repair or restore original features and detailing that have been lost.</p> <p>Replacement timber windows and doors are to be renewed to match the original detailing and configuration. Original windows and doors are to be repaired as necessary (see Section 5.1).</p> <p>Render, stonework and structural repairs are to be made where necessary to consolidate and repair the elevation. These repairs will be done in a sensitive manner, and remove any damaging layers of paintwork or other interventions.</p> <p>Pipework and cables are to be removed, and cast iron rainwater goods are to be overhauled or replaced (locations to be agreed) as required. The retention of historic cast iron rainwater goods adds to the character of the building, and any necessary replacements will be made to match the existing or to a design which does not detract from the historic character of the building.</p>
	6.2 North and East Elevations	1	Windows that have been added to infill the verandahs are to be removed to reinstate the original appearance of this elevation and expose the original doors and windows behind.	See Section 5.1
			Missing pottery balustrades are to be replaced to match the original detail.	These balustrades are an important element of the historic building, and form an historic link between this and the Barracks Block (Building 03). Any replacement balustrades will be made in a form and of materials which match the original, thus reinstating the original façade design.
	6.3 North Elevation Only	1	The bridge link to Building 06 is to be retained.	This bridge is an integral part of the buildings development and history, and also provides through access between the buildings. Any repairs that need to be undertaken will be carried out with the highest conservation principles in mind.
			The existing louvred dormer window above the west lookout projection is to be retained, repaired and utilised for ventilation.	Though not original, this louvred window is an alteration which reflects a previous use, and its retention allows for minimal change to the external appearance in conjunction with the ventilation plant.
			The missing louvred dormer window above the east lookout projection is to be reinstated and utilised for ventilation if necessary.	This window will be made to match the existing louvred window above the west lookout, thus helping to create a more regular fenestration pattern. The use of a matching louvred window here reduces the need for further alteration to the external appearance of the building in conjunction with the ventilation plant.
			The damaged west corbel will be repaired and all temporary propping will be removed.	See Section 2
	6.4 South and West Elevations	1	Balconies are to be repaired and refurbished and roofs renewed.	These balconies are an essential part of the historic building, and add to the overall character of the elevations. Any repair will be done using the original materials.
			The missing balcony from the west elevation is to be repaired and re-fixed from the remnants on site.	See above
			Lead dressings are to be added to the hood mouldings above the windows.	These hood mouldings are an important part of the historic façades, though they are exposed to the elements and are currently unprotected from damage. The installation of lead dressings will help to maintain this feature and reduce the risk of damage and the need for future repair.
			The west block entrance door is to be replaced to match the original configuration.	This door and the granite steps leading up to it create the main entrance into the west block of the building, and are therefore important historically and architecturally. The present door is a poor replacement and a new door will help to restore the historic character of this entrance and elevation.
			A new doorway to the east block ground floor interpretation room is required.	The new doorway will be formed by lowering the cill of an existing window. The adjacent existing doorway to the means of escape staircase cannot be used as an access to the ground floor rooms under code regulations. Both doors are under an existing porch. The new door will match the design of the existing one.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
7	Interiors			
	7.1 General	2	The original plan layout of the building is respected and altered as little as possible. Alterations allow for joining the circulation routes of the building to allow for one use, and to allow equal access.	<p>The bathrooms do not contain original features and fittings. Removing the bathrooms allows for one usage across both buildings and allows complete level access with one passenger lift.</p> <p>Removing the steps on the first floor verandah of the north block allows for a single lift to serve all parts of the building for disabled access (see Section 1.1).</p> <p>Bathroom partitions are to be removed to the north east and south east corners of the plan to link together the verandahs in the separate halves of the building. Public Accessible WCs are to be inserted within the existing bathrooms in the northwest corner of the plan on all floors (see Sections 1.3 and 2).</p> <p>In the north east corner of the plan, small interventions are to be made to allow for mechanical and electrical installations and the linking of the circulation routes in the north and east verandahs (see Sections 3 and 4).</p>
	7.2 Ground Floor Plan	The uses for this floor are retail in the north block and interpretation in the east block.		
		3	A small electrical plant room is to be created in the east end room of the north block.	See Section 4.
	7.3 First Floor Plan	The main use for this floor is for art-related support space.		
		3	New ramps are proposed behind Stair 1 to reconcile a level change across the eastern circulation route.	See Section 1.1
	7.4 Second Floor Plan	The main uses for this floor are for art-related support space and a plant room.		
		1	The cupboard at the top of Stair 2 is to be removed to open the space to its original configuration.	This alteration will allow for the restoration of the original layout of the space, as based on design drawings of the 1860s. A new balustrade to match the existing, adjusted for code compliance is to be provided.
		3	A ventilation plant room is to be created in the north room of the east wing leaving a circulation connection between the east and north blocks.	See Sections 2.1 and 4.
8	Roof			
		2	The roof will be put into good working order. The historic roof is of significance given its design in the local Chinese style and retention of early structure. It will therefore be retained.	<p>The original roof structure will be retained, as it is historically and architecturally significant to the building. The condition of the roof covering and structure will be closely investigated during the detailed design stage and any repairs will be specified and carried out to conservation principles. However, to do so it may be necessary to undertake the following works:</p> <ul style="list-style-type: none">◇ The roof covering will be stripped and re-laid.◇ The original tiles will be re-used where possible with a make up of tiles to match.◇ Insulation will be installed under the roof covering (except over the verandah which has no ceiling and exposed rafters)◇ There will be no alteration to the roof structure other than minor repairs and the replacement of battening.◇ The gutters will be overhauled or replaced and painted.◇ The existing chimneys will be extended / modified to accommodate new air intake and extract ductwork.◇ The roof structure is to be investigated by the structural engineer and repaired/strengthened as necessary to support required loadings.◇ Installation of breathable sarking membrane to be investigated for compatibility with sealing roof for energy conservation.

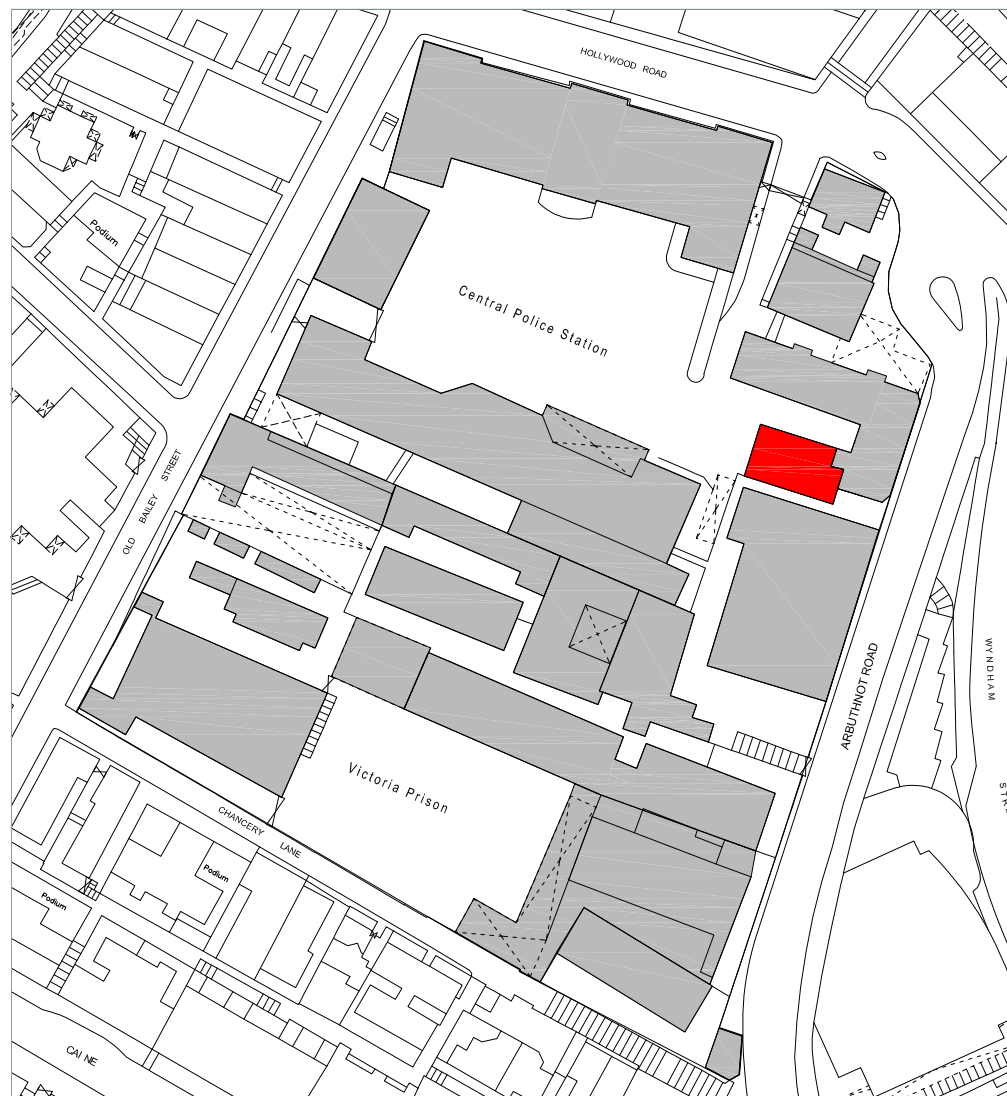
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Garage (05)

Garage (05)



Location Plan



Aerial view of the building with north is to the upper left corner of the image

Garage (05)

A Baseline Study

Field Survey

Designation:	Within CPS Declared Monument
Date:	1927
Location:	Bordering the Parade Ground to the west and attached to Building 04 to the east
Height:	50.8 m (above sea level)
Floors:	One storey

Building Description

The garage is situated adjacent (figures 1 -3) to Blocks A and B and forms a south range; parallel to Block B and attached to the west wall of Block A. This building is a single storey structure aligned east west across four bays and under a double pitched bituminous felt roof.

The eastern bay is entirely constructed in red canton bricks with concrete lintels over the door and windows, and there is a glazed lantern over this space under a pitched bituminous felt roof.

The other three bays form a single covered space constructed with concrete posts supporting a steel truss roof between the posts are timber stud frames sitting on a brick plinth and faced with ship lap boarding each bay has a casement window. The west gable end is of three bays and is open to the parade ground, within the gable is shiplap boarding. The outer bays on this elevation have bituminous felt covered canopies supported on steel brackets.

Areas of Significance

There are no areas of significance within the building.

Archaeological Assessment

An archaeological survey was not carried out for this report, but a desk-based assessment has been completed. It is probable that some remains of the earlier servants’ quarters remain on the site, as the Garage has required little excavation for foundations. No new building is proposed in this area only some re-landscaping once the Garage is removed. There is no reason why the ground should be significantly disturbed by the proposed works.

Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. Following an Archaeological Investigation to be carried out during the detailed design stage, appropriate mitigation measures will be recommended and agreed with the AMO. If new underground services are proposed in detailed design stage, the need for archaeological investigation and subsequent impact assessment due to the new underground services should be reviewed.

Desktop Research

History

The earliest structure on this site appears to have been outbuildings for the original Magistracy, which would have been constructed sometime in the late 1840s. These buildings would have been detached from the main structure and included WCs, ‘coolie’ quarters and cells.

Some of these structures were demolished in 1864, when a new L-shaped structure of officers’ quarters (Building 04) was built north of the Magistracy. The building was originally designed as two separate blocks, with the Captain Superintendent of Police having the entire west block as for a house, and the north block being split into accommodation for the Deputy Superintendent and four married inspectors (each with their own flat).

In order to provide for the necessities of this accommodation, an adjacent block of two storeys was built to the south. The building, had a verandah on the north side with a kitchen for each of the officers living there, as well as servants privies and two cells to the Magistracy, located at the south of the block. On the first floor were servants’ rooms. The full set of drawings was a ‘Supplementary Report and Estimate No. 6 of 1862’, and was signed by the second Surveyor General, Charles St George Cleverly (1819 – 1897).

In 1927 the two storey building was demolished. It was by this time run-down and unused, and was therefore taken down. In place of the demolished building was constructed a new Garage for motor vehicles, which was described in the Public Works Report of 1927:

‘Garage for Motor Vans and Cars at the Central Police Station. This work consisted of the erection of a Garage to house the Prison Motor Vans and the Police Motor Cars...To provide a site for the Garage the old and dilapidated wing of the quarters of the Deputy Superintendent of Police containing disused servants’ quarters was demolished and the Garage built thereon, such servants quarters as were required being incorporated into the scheme. The work was commenced in February and completed in September’.

Interestingly, a photograph of the Parade Ground of c1936 shows what appears to be a relatively new timber fence built around the area of the Garage. It is unknown when this fence was built or how long it remained in place, as other historic images of the Parade Ground tend to look towards the west end of the area.

The building has remained virtually the same since its construction, and has continued in use as a vehicle Garage. The rooms to the east, originally replacement servants’ quarters, ceased being used as such at an unknown date.

Characteristics of the Building

This is a utilitarian structure built to provide shelter for police cars and vans. It also provided a small amount of room for servants for the adjacent accommodation block (Building 04). The walls are a mix of timber boarding and some brickwork at the east end. The roof is steel framed and covered with bituminous felt. The west front of the building stands open to the adjacent police yard.

The effect of the Garage is to create a narrow yard in front of the north wing of Building 04 and to partially obscure both the east wing of Building 04 and the north face of the Magistracy. The courtyard does to a degree replicate the space originally enclosed by the two storey service wing (see the original plans attached) but the Garage is slightly wider and does not relate to the building in the way that the wing did with a double height verandah.

Significance

LOW

This building is not significant within the site, though the site is important for the original kitchen and servants block which would have been located there. It is possible that the foundations for these buildings remains in situ. The design of the building is of no particular architectural or structural interest, though it is the only example of a steel framed, timber clad garage on the site and there may be some significance to the rarity of carports of this type in Hong Kong. Its historic use as a garage for police and prison vehicles ties it into the function of the site and the early use of automobiles by these authorities, however, this significance does not override the detrimental view that the garage has within the Parade Ground area.

Garage (05)



Figure 1 - View of the building from the Parade Ground to the west



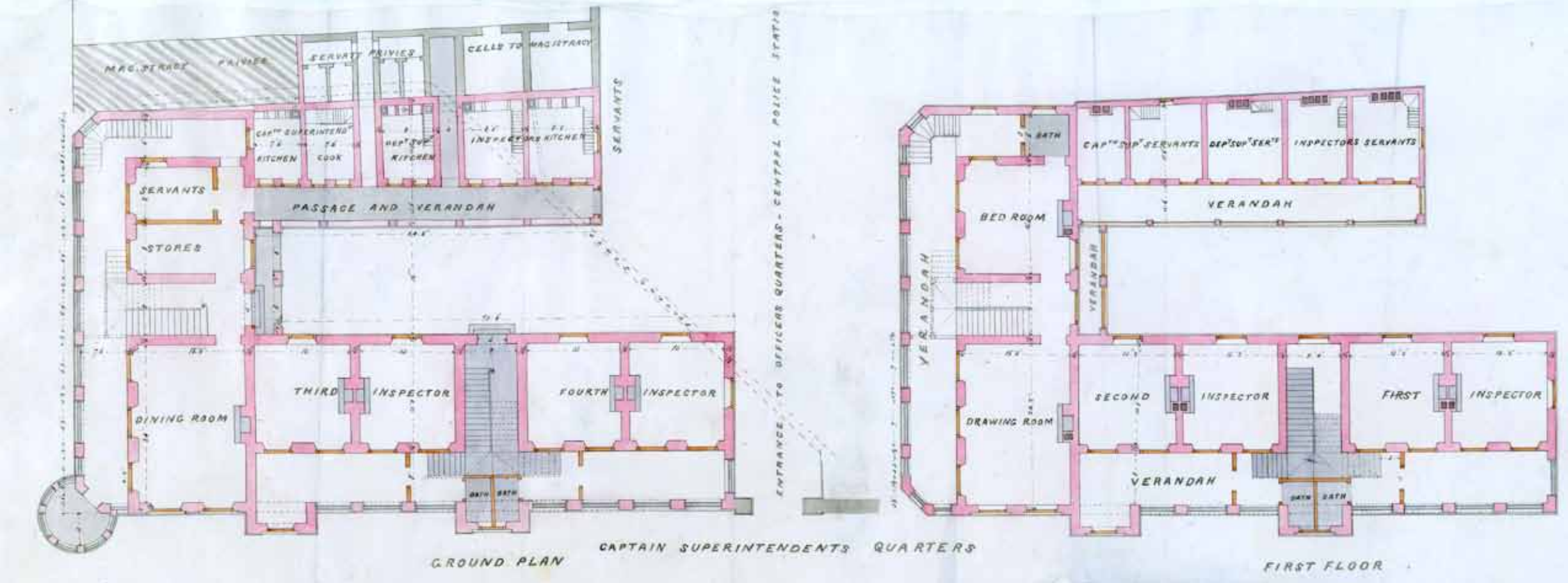
Figure 2 - Detail view of a sunshade on the west side



Figure 3 - View of the interior looking west

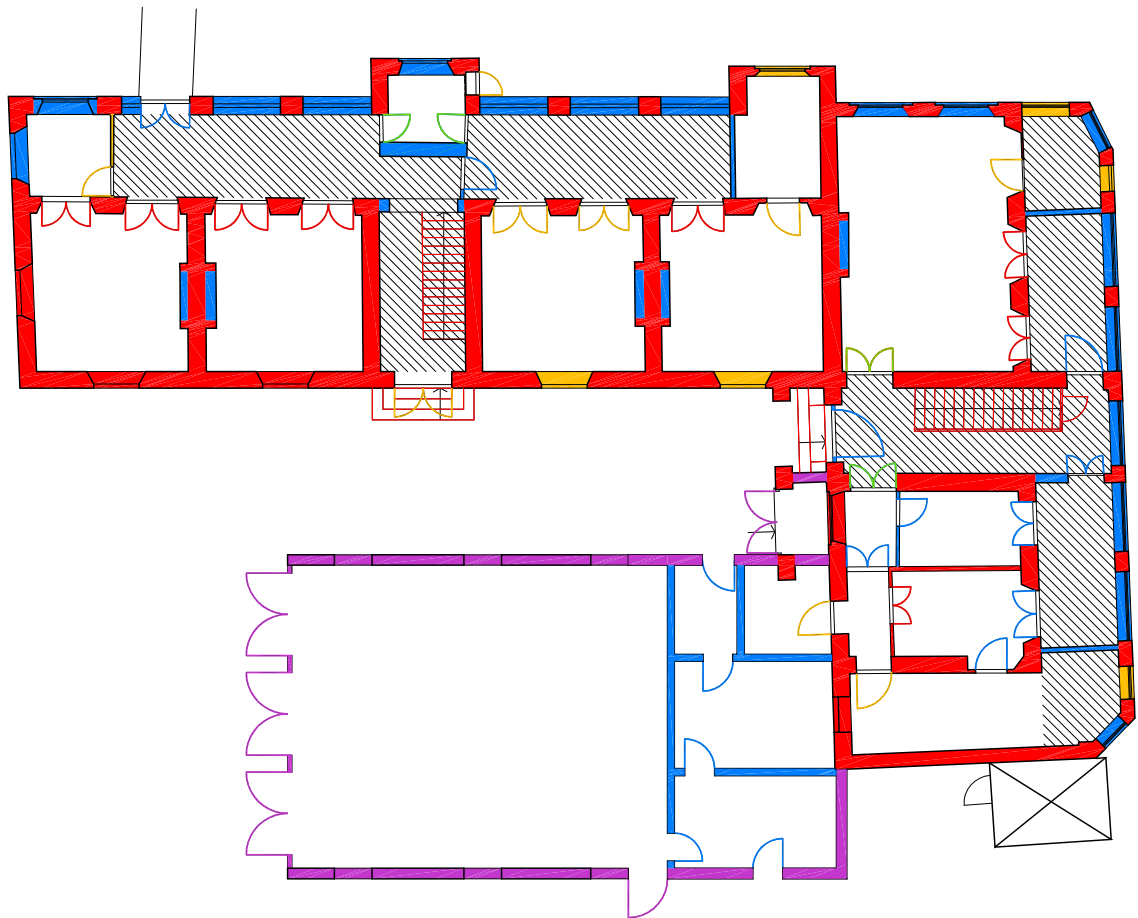


View of the Parade Ground c1936 showing a fence around the area of the Garage

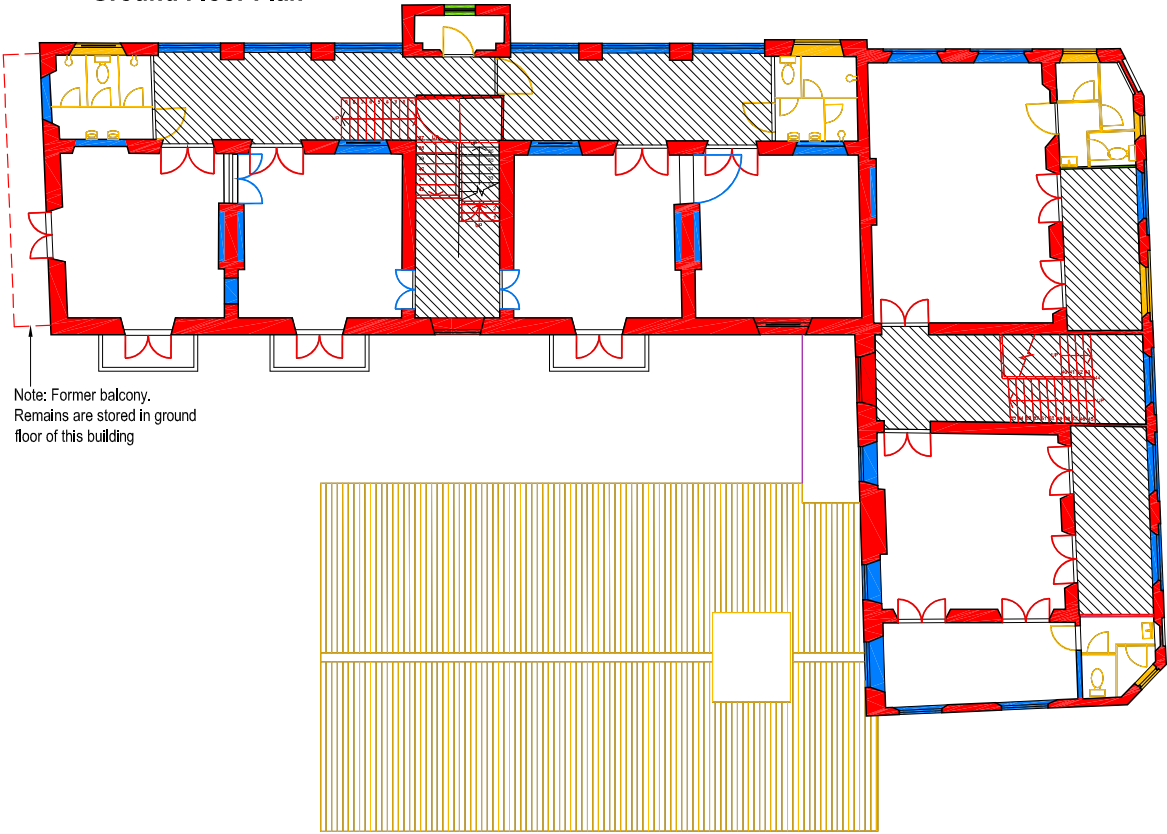


Plans of Building 04 c.1864 showing the kitchen and servants' quarters block originally on the site

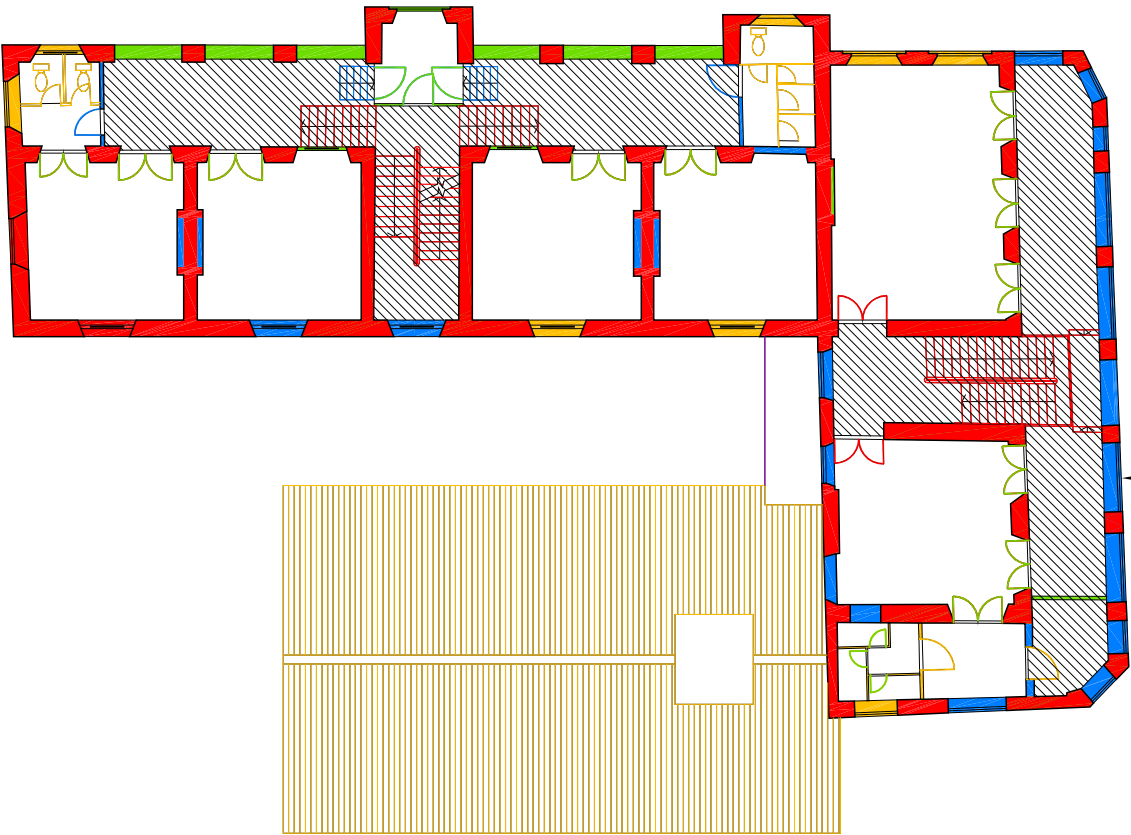
Historical Development and Significance



Building 04. Deputy Superintendent's House & Married Inspectors Quarters
Ground Floor Plan



Building 04. Deputy Superintendent's House & Married Inspectors Quarters
Second Floor Plan



Building 04. Deputy Superintendent's House & Married Inspectors Quarters
First Floor Plan

Note: these were originally built as arched niches with square headed casement windows

Legend

- Original fabric
- Early 20th Century (Pre 1950's)
- Late 20th Century (Post 1950's)
- Original Or Early Fabric that has been altered
- Garage - 1927 (with later alterations)
- Areas of high significance

Please note

- In some instance it is unclear whether the fabric is original, or if it is instead of an early date. In these cases it has been annotated as "Early 20th Century (Pre 1950's)".
- That the assessment of High Significance is building, rather than site specific. Therefore, the elements noted as being high significance are relative to Dormitory A&B.
- The verandas marked as being of 'high' significance are only of that level of importance as open verandahs. Therefore, their significance is somewhat diminished by the in-fill of the arches.
- It is presumed from aerial photographs and on-site investigation that the Garage has been re-roofed sometime after 1950, and is labelled as such in the drawings. However, it should be noted that the roof structure at the west end is original (c.1927) and at the west end dates to sometime between 1927 and mid 20th century, when the Garage was linked to Building 04.



B Identification of Impact on Heritage

Introduction

As noted in the baseline study this building has little significance and its location is detrimental to both the Deputy Superintendents’ and Married Inspectors’ Quarters building and also to the Magistracy. The intention is to demolish the building to allow more open space in front of both the buildings.

Options Considered

The possibility of reusing the Garage was considered. It was not felt appropriate to use it as a Garage as it is a decided policy to strictly limit the vehicles that enter the site. It is intended that only delivery vehicles and the vehicles of the statutory services shall enter the site. No parking is provided within the site area. There is, therefore, no potential for the original use continuing.

The possibility of enclosing the front of the building and converting it for use as a retail space, café or exhibition area were all considered but were eventually discarded. To alter the space to make it suitable for retail or exhibition would mean a major compromise to the existing structure and what little character the Garage has would be lost. Café use might be possible with less alteration but this use was discarded as it was felt that a café would have a detrimental impact on Building 04 which is seen as one of the most significant buildings on the site. There is no desire to have external eating and drinking spreading out to this area of the site.

The possibility of using the Garage in its present form as an informal space for temporary exhibitions or occasional covered markets was also considered. This would be a possible use that would have little impact on the existing structure. It was finally decided, however, that this use would do little for the overall character and feel of the site and that this sort of use can be better accommodated elsewhere. The benefits of opening up the space framed by the Magistracy and Building 04 appeared to outweigh the very modest benefits of retaining the building.

Proposed Uses

The proposal is to demolish the Garage building and the attached building to the east of the Garage (originally built as servants’ quarters). The area will be cleared and will be re-landscaped.

Assessment of Impact

The demolition of the Garage will be of beneficial impact to the overall appearance and understanding of the Central Police Station area of the site. The Garage was a later addition to the east end of the Parade Ground which was solely a functional addition. While the construction of later buildings is not necessarily detrimental to the character of the site, the Garage makes no reference at all to the architectural style of the other buildings around the Parade Ground – whereas other later buildings such as the Armoury (02) use similar architectural details to link to the adjacent structures. Removal of the Garage allows for the space between Building 04 and Building 09 – The Magistracy – to open up and become a viable circulation and rest area at this end of the Parade Ground. It also provides a more uninterrupted view of the architectural styles originally intended to be viewed within the highly significant Parade Ground.

Impact Rating 2 - Acceptable Impact

Mitigation

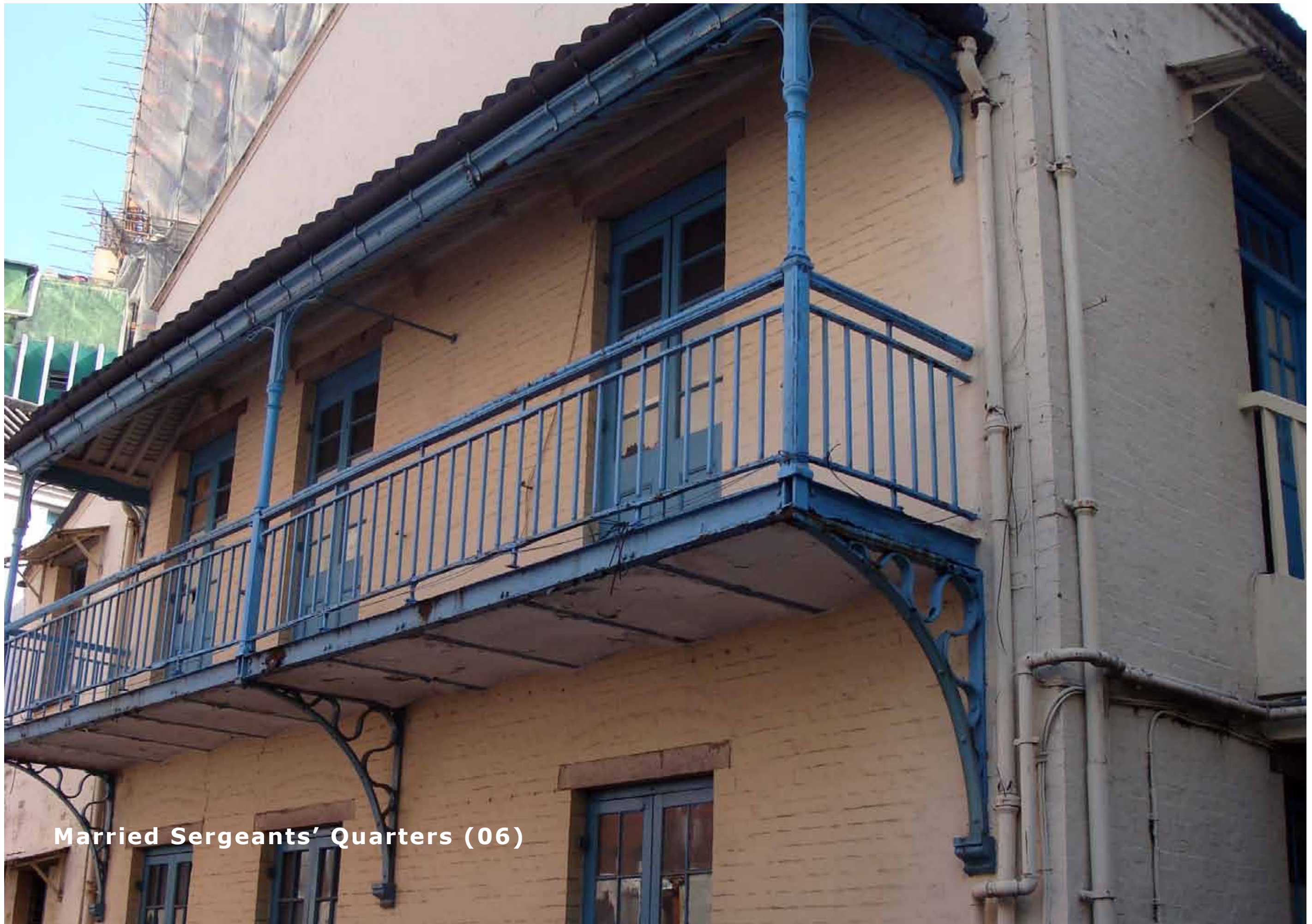
It is proposed that the building be fully recorded both in photographs and with measured drawings prior to the demolition. Copies of the record documents will be held on site by the site management and will also be deposited at the Hong Kong Records Office and with any other official body who requests a copy. Following an Archaeological Investigation during the detailed design stage it may be proposed that an archaeological investigation of the area be carried out upon demolition of the building in order to establish whether any foundations or other remains from the previous structure are present.

Consideration has been given to the possibility of acknowledging the location of the Garage in the paving layout but this was dismissed as inappropriate unless one also acknowledged the location and dimensions of the Service Wing to the Deputy Superintendent’s House which was demolished to make way for the Garage. Some consideration was given to the possibility of reconstructing the demolished wing as the layout and usage pattern of the Deputy Superintendent’s House and of the Married Inspector’s Quarters make little sense without this accommodation for servants, kitchens, lavatories etc. However, there is no compelling reason to start on the dubious path of providing replicas and it is felt that this space, once cleared of the Garage is best interpreted through plans and photographs rather than by any physical intervention on the ground.

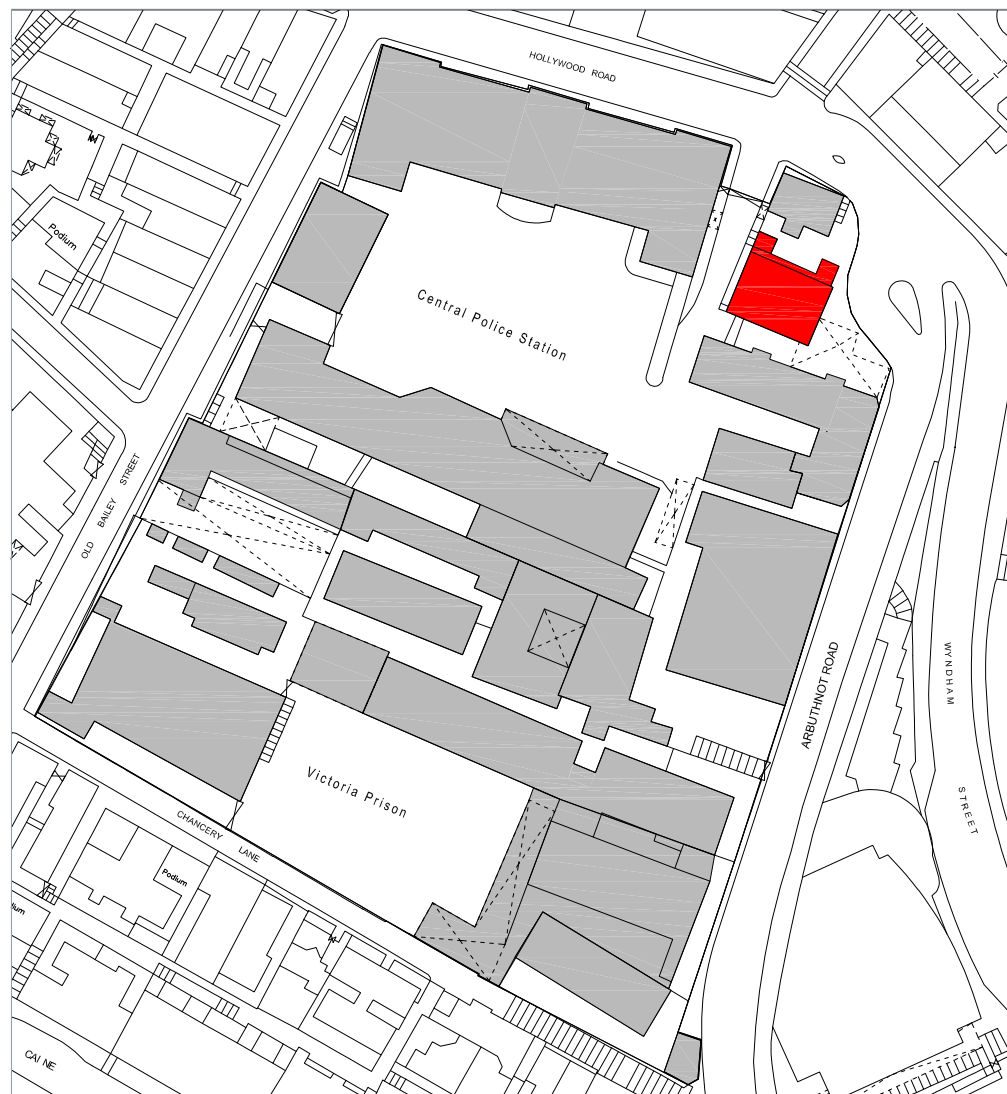
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Garage (05)

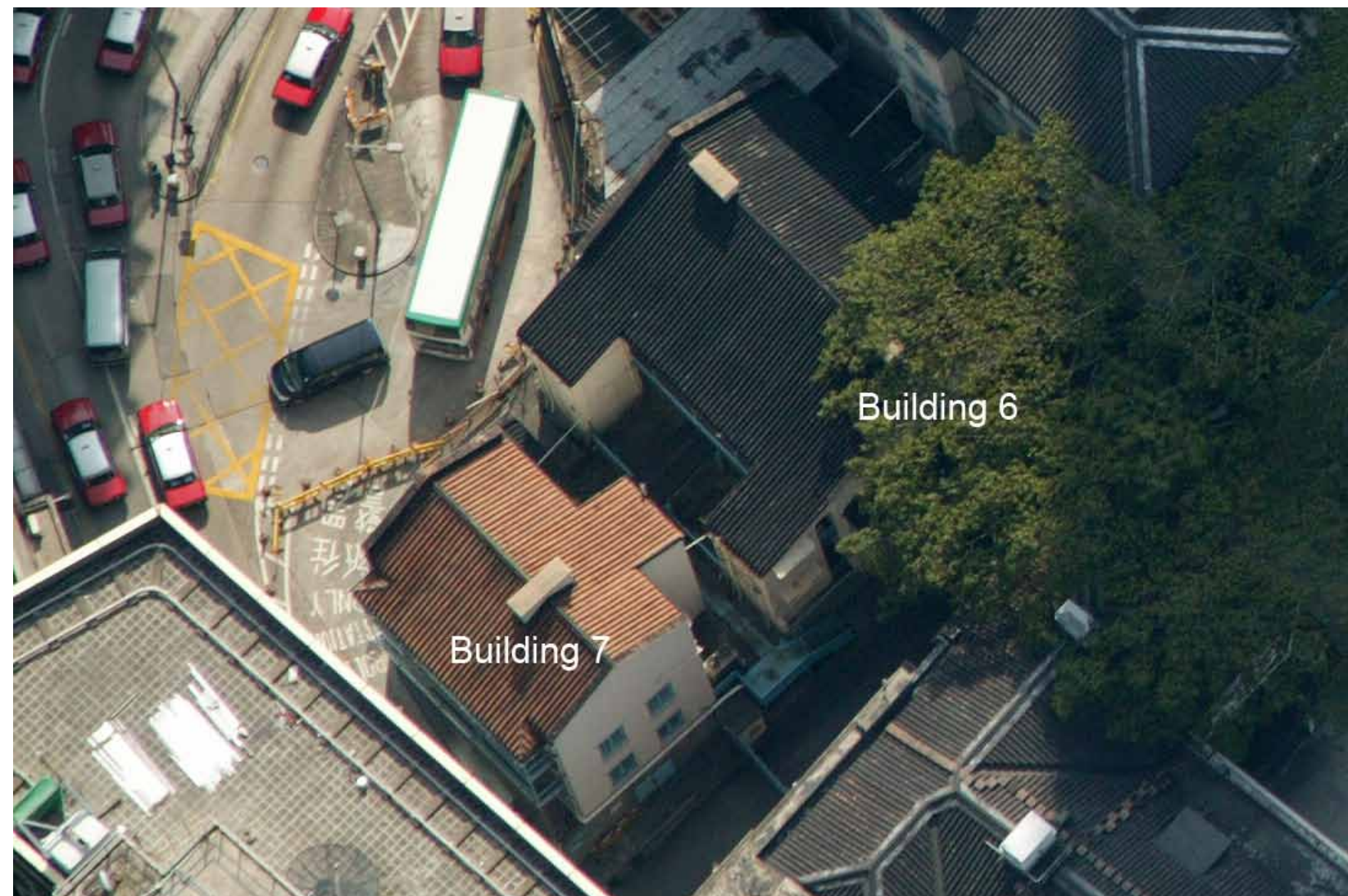
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Married Sergeants' Quarters (06)



Location Plan



Aerial photograph of the building, where north is to the bottom left of the image

Baseline Study

Field Study

Designation	Within CPS Declared Monument
Date	c.1904-8
Location	At northwest corner of the site, at junction of Hollywood and Arbuthnot Roads
Height	54.2 m (above sea level)
Floors	Two storeys

Exterior Description

The building is of a British colonial style much in keeping with the adjacent Buildings 04 and 07. However, this building is of a much smaller, more domestic scale and is arranged much in the style and layout of a typical Victorian ‘two up, two down’ house in England. The balconies and French doors are in keeping with the colonial style though in a more subtle way than the arcaded verandahs of the earlier Buildings 04 and 03.

The first floor of the building, also known as Dormitory Block C, is linked to the ground floor of Building 07 by a concrete bridge with a concrete balustrade. The building has two floors and is constructed of red (probably Formosa) brick which has been painted a cream colour. It is topped by a double pitched Chinese tile roof, with the gable ends to the east and west. The eaves on the north and south elevations are in the form of three over-sailing brick courses.

At first floor level across the full length of the east and west elevations – which have three unequal bays – there is a balcony covered with a hipped double pan and roll Chinese roof (figures 1, 4, 7). The concrete slabs of the balconies are supported on decorative wrought iron brackets set on granite corbels (figure 2). There is a simple iron balustrade with a painted timber handrail, the timber roofs are supported by cast iron posts and beams with wrought iron brackets.

The north elevation has four bays and at first floor level is a verandah the width of the façade. This is similar in design to the balconies but has an ‘x’ pattern on the balustrade. At each end of the verandah are small two storey buildings containing modern bathrooms, with mono-pitched roofs linked to the main building by semicircular arches (figure 5). At ground floor there is a set of narrow double doors in the two central bays on the north side, and a single panel door in the two central bays on the south elevation.

All the verandahs are accessed by glazed French doors hung on parliament hinges, with granite lintels. All of the windows are timber casements with multiple glass panes, with granite cills and lintels above which are rubbed brick arches. Unlike most of the other buildings on site, many of the windows are of an early date and possibly original, having survived alteration for air conditioning.

There is a concrete bridge with concrete balustrade linking the first floor south elevation to the ground floor of Building 04 (figure 3). There is also a canopy leading from the ground floor north elevation to Building 07 (figure 6).

Interior Description

(see also Character Defining Elements and Figures 8-12)
The building structure is load-bearing brickwork with generally timber joisted floors.

The layout of the building is a pair of semi-detached houses arranged north-south and mirroring each other.

The ground floor plan has an entrance hall at the centre running the full length of the building which contains a timber staircase with a single flight of steep stairs, turned balusters, moulded hand rails and turned newel with ball finials. The entrance hall contains a set of narrow double doors to the north and a single panel door to the south. Adjacent to this is a pair of two rooms with a chimney breast in the dividing wall. The first floor layout is similar except that the east house has a third room over both the entrance halls.

Internally all the timber boarded floors and skirting boards survive, as do the four panel doors and their moulded architraves. The ceilings in the main rooms have a border of fretwork between moulded plaster.

Areas of Significance

There are no areas of high significance within the building. However, there are some elements which are important for their contribution to the overall character of the site both architecturally and historically, namely the balconies on the east, west and north elevations. While these are not unique to the site, they add to the overall appearance of the Central Police Station and the grouping of ex-dormitory buildings to the northwest of the site.

The following items as heritage features of interest:

- ◇ Timber boarded floors
- ◇ Timber staircase with balustrade and ornamental newel post
- ◇ Oversailing brick course.

Archaeological Assessment

An archaeological survey was not carried out for this report, but a desk-based assessment has been completed. The possibility of archaeology on the site is unclear. Survey plans dating from 1901 show several buildings on the site, and these appear to be of a different plan and layout than Dormitory Block C and therefore pre-date the building. However, the construction type of these earlier structures and the amount of digging undertaken for the foundations of the Dormitory is unknown so the extent of remaining archaeological evidence is not known. Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is no intention to disturb or develop the existing building and so there should be no major impact on any surviving archaeology. There will be some limited interventions for lift pits and service runs.

Desktop Research

History

Previous to the construction of the building, it was part of a piece of land known as Inland Lot No. 215. The land was on the east side of Pottinger Street, the former entrance to the site, and was stepped down some distance from the CPS retaining wall to the south.

In 1896, a proposal was made for new quarters on the site, and the Public Works report for the year reported that *‘it was agreed that the necessary steps be taken for the preparation of detail plans and estimate for the erection of Quarters for the staff of the Victoria Gaol’*. Plans were made for the construction of three separate buildings, and the plot of land was acquired for approximately \$45,000. In 1899 a contract was agreed, but *‘owing to the configuration and irregular shape of the site, the work of preparing it for building on has been somewhat troublesome’*. Further delays occurred due to the ‘dilatoriness’ of the contractor, and the building was not completed until 1903.

There were a total of three buildings, each three storeys in height and constructed of plastered brick with concrete balconies on stone corbels. Block 1 contained six sets of married quarters; Block 2 and 3 contained dormitories, mess rooms and other facilities for Warders – Indian in Block 2 and European in Block 3. Bathrooms and WCs were either partially or completely detached, and in a small detached building were a kitchen and coolie quarters. A survey plan of 1901 shows these buildings in place.

The chain of events from here becomes somewhat unclear. The next available plan of the site from 1913 shows a new set of buildings – the present Buildings 06 and 07, a kitchen block and Armoury – with no evidence of the buildings described above. It is thought that these buildings were in place by 1908, when a report on damages caused by a typhoon refer to the ‘Married Sergeant’s Quarters and Armoury’ having *‘roof badly damaged and jalousies and windows badly knocked about’*. If this is the case, however, it would seem that for some unknown reason the buildings put up only a few years previously were demolished to make way for new accommodation. This seems to be unlikely and it is more probable that the existing buildings were adapted to new uses.

The plan of 1913 shows this building as 'Married Sergeant's Quarters', with the two toilet blocks to the north detached. Under this use, the building probably formed four sets of two roomed lodgings for married sergeants and their families. In addition to this, the corner plot also shows a Single Inspector's Quarters (Building 07), an Armoury and a Kitchen. These buildings were demolished when the road widening took place to allow the turn into Wyndham Street.

There have been few alterations to the buildings since their completion other than redecoration and the addition of electrics. For the most part, the building retains its original features, or in some cases early replacements. The areas that have been most altered are the detached bathrooms. These have been fitted out with modern sanitary ware and partitions. In 1961 alterations to provide a turn-around at the junction of Arbutnot and Hollywood Road necessitated alteration to this corner plot, and the demolition of the Armoury and Kitchen buildings. Sometime after this, corrugated metal roofs were put up adjacent to the east side of the building in order to provide space for airing laundry, and the brick building was painted its present cream colour (a 1960s or 70s aerial photograph shows the building as still being exposed brick).

The last known use of the building was as a Traffic Police Dormitory, with the covered area to the east used for airing laundry.

Building Characteristics

This building was designed and built as a pair of domestic dwellings. The design is essentially European; with the exception of the access to the bathrooms along the open verandah to the north, these houses would not look out of place in the suburbs of many British towns. They are built as though they are two separate ('semi-detached') houses – however if they were intended as quarters for married sergeants and their families it seems probable that they were used as four separate apartments.

Externally the main features are the painted brickwork, the iron balconies supported on large decorative iron brackets set on stone corbels, and the Chinese tiled roofs of the main building and the balconies. The layout of the doors and windows is regular on the north and south elevations but is irregular to the west and east making best use of the internal spaces. The design intention of these buildings has not been changed and they are very much in the same 'family' as the earlier Deputy Superintendent's House and the Married Inspector's Quarters to the immediate south and the (more or less) contemporary Single Inspector's Quarters to the north. These three buildings form an interesting group both visually and in their intended use.

Internally the buildings have been surprisingly little altered. Their final use is thought to have been a dormitory for the Traffic Police, though some spaces appear to have been used as offices. Many of the internal fittings remain unaltered with doors, staircases, fireplaces, wall and floor finishes all original. Clearly any new use should strive to leave the finishes unaltered and the domestic feel of these interiors intact.

Significance

MEDIUM

This building forms a visual architectural and historical pairing Building 07 and to a lesser extent it has architectural links to Building 04. The buildings are also evidence of the constant expansion of police accommodation as well as the continued attempt to design buildings of a domestic scale within the site. As such, it becomes part of the much larger group of lodging facilities – including the Barracks Block and Superintendents House – as a means of displaying the varying styles and scales of accommodation within the Police Station.

The design of this building clearly mimics that of the earlier officers' quarters to the south, and as such it is important for its mix of classical western design and Chinese elements such as verandahs and tile roofing. It also echoes the domestic scale of the earlier quarters, both internally and externally. Historically, this building would have been constructed on the east side of Pottinger Street, which has since become merely a ramped entrance to the site – thus making it an interesting reference to the original street layout of the area. There is a substantial survival of original fabric including staircases, joinery and plaster details, and despite the blocking of windows and other modern alterations the building is still readable in its original layout and use. The survival of the original toilet blocks is notable, though the loss of other buildings within the original group of four (demolished in the 1960s for road works) built here is unfortunate.



Figure 1 - East elevation of the building. The corrugated iron coverings have been partially removed since this photograph was taken.



Figure 2 - Detail of the north balcony bracket and corbels



Figure 3 - South elevation showing the link bridge to Building 04



Figure 4 - West elevation



Figure 5 - Bathroom block on the north side



Figure 6 - Covered walkway leading to Building 07



Figure 7 - Balcony roof



Figure 8 - Typical roof construction with the underside of the tiles visible over the staircase areas



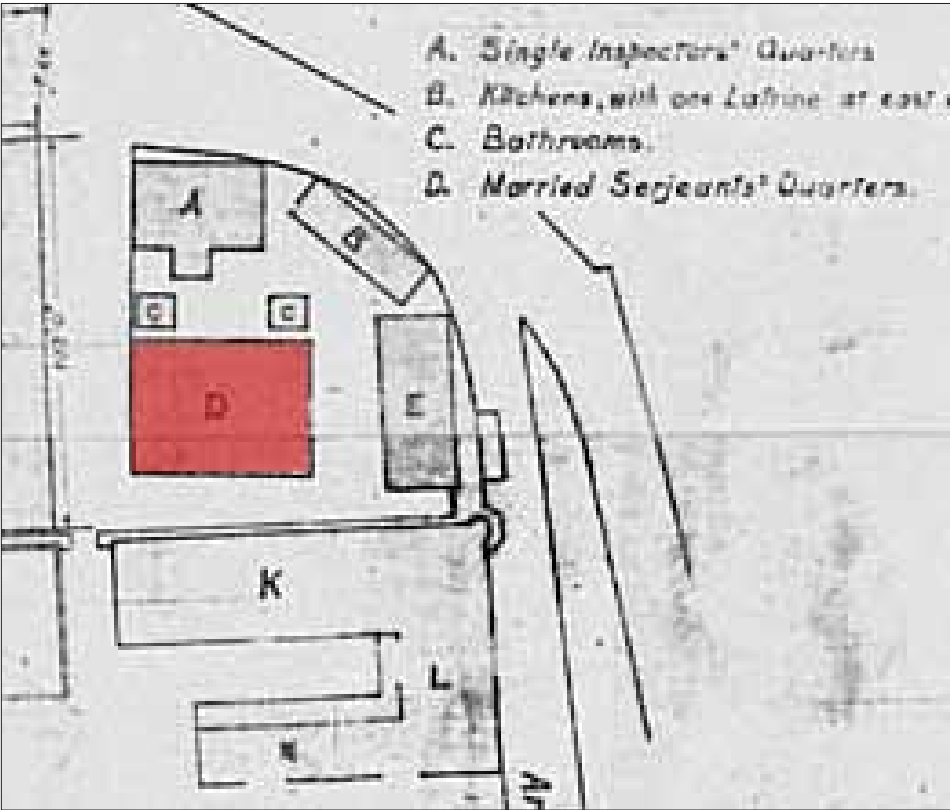
Figure 9 - East stair



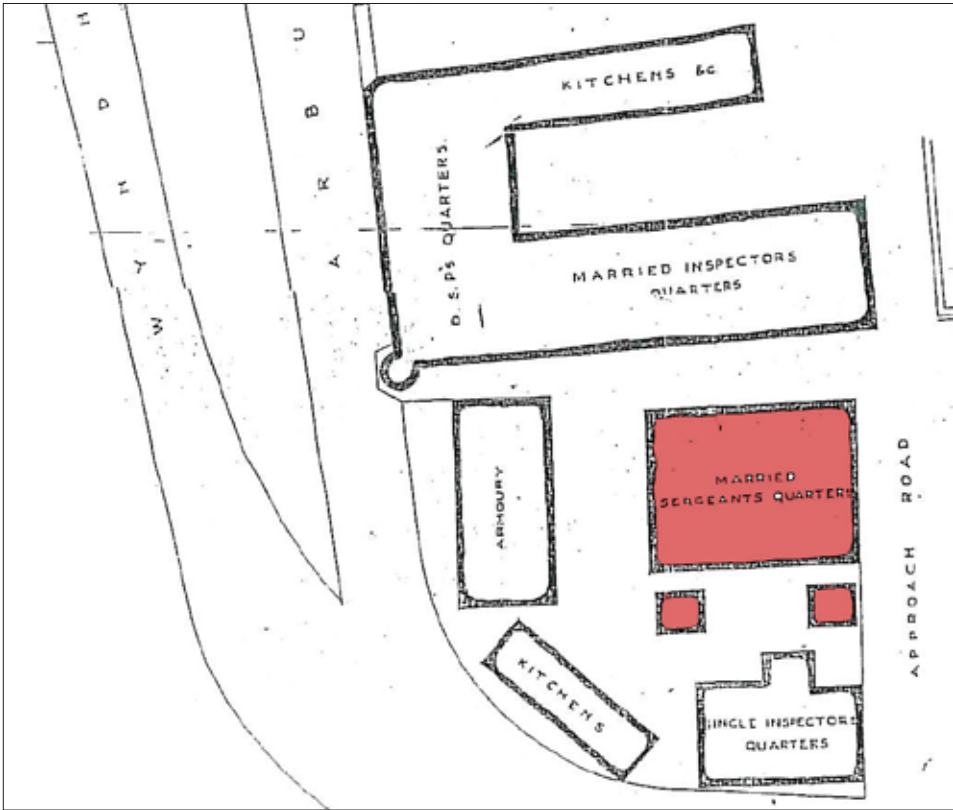
Figure 10 - West stair



Figure 11 - Typical interior room with most of the original fittings and finishes intact



1914 plan

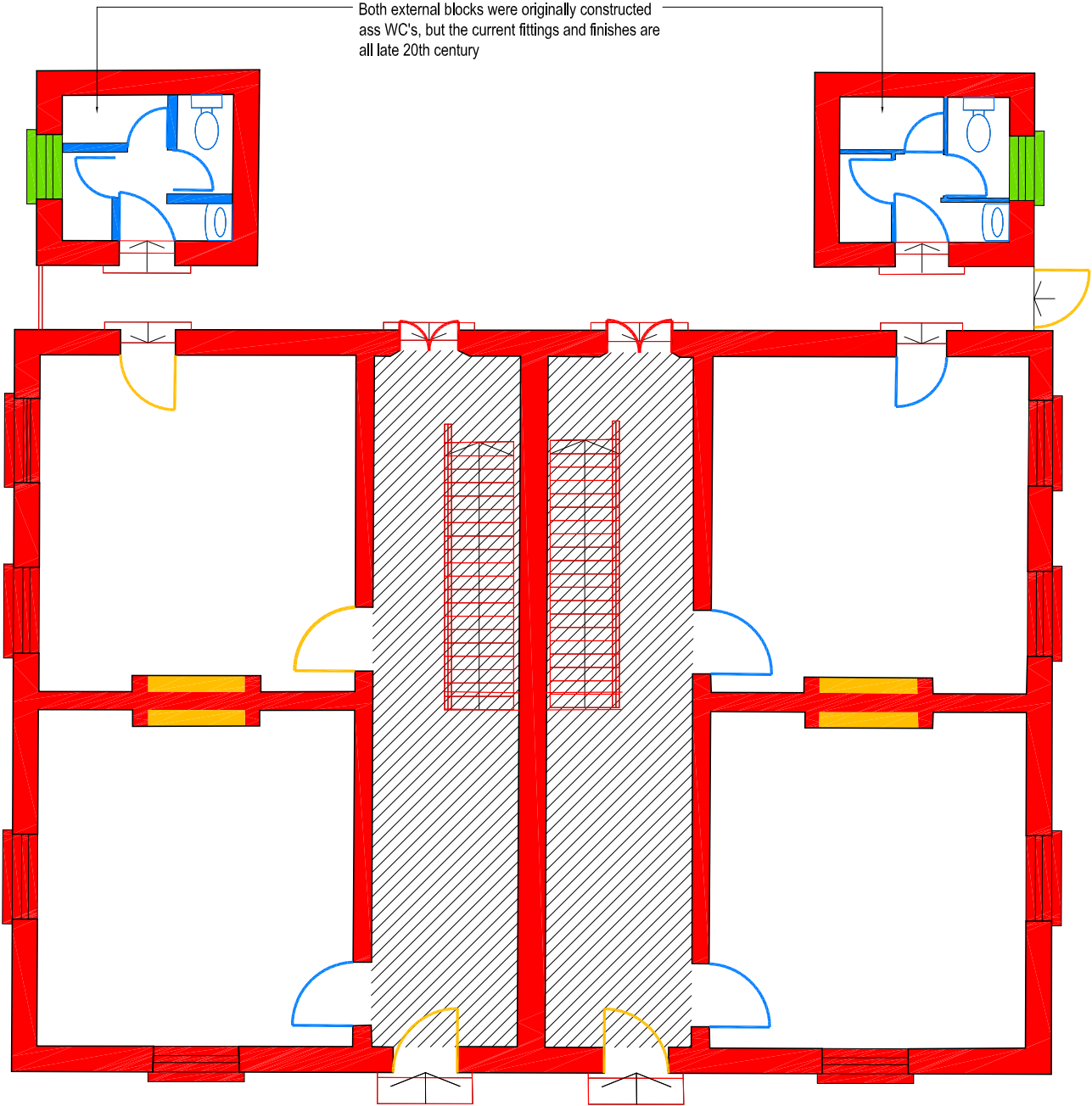


1916 plan, where north is to the bottom of the page

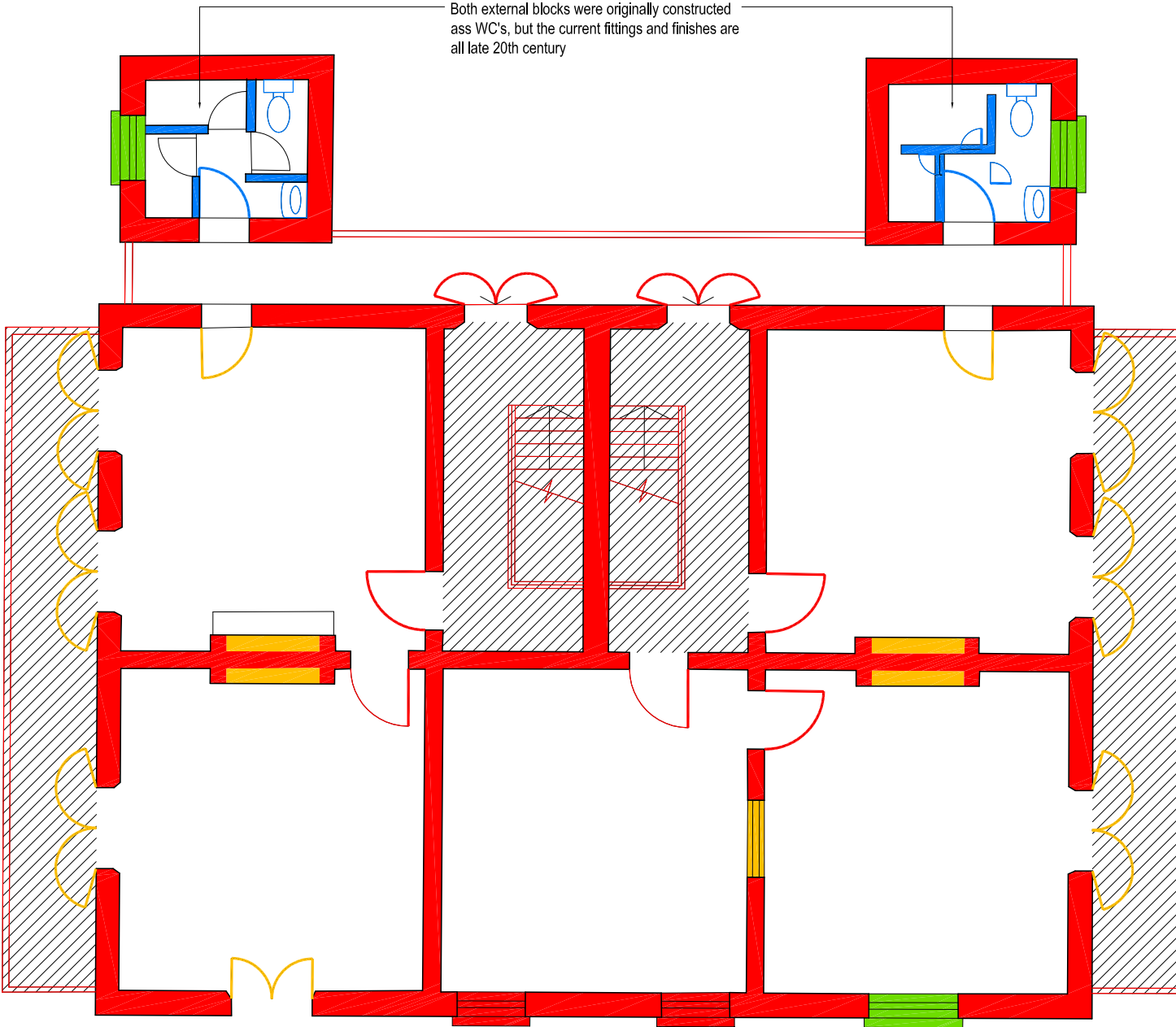


Aerial photograph of the building taken c.1960s

Historical Development and Significance



Building 06. Married Sergeant's Quarters
Ground Floor Plan



Building 06. Married Sergeant's Quarters
First Floor Plan

Legend

- Original c.1904-8
- Early 20th Century (Pre 1950's)
- Late 20th Century (Post 1950's)
- Original Or Early Fabric that has been altered
- Areas of high significance

Please note

- In some instance it is unclear whether the fabric is original, or if it is instead of an early date. In these cases it has been annotated as "Early 20th Century (Pre 1950's)".
- That the assessment of High Significance is building, rather than site specific. Therefore, the elements noted as being high significance are relative to Dormitory C.



List of Character Defining Elements

The following list of character defining elements is based on AMO’s archival records. It contains description of the elements referenced to a list of reference figures in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed during the detailed design stage.

- LG2 - Lower Ground Floor 2
- LG1 - Lower Ground Floor 1
- FF - First Floor
- SF - Second Floor
- TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
1	Boarded floor	GF, FF	Figure 9, 10
2	Old timber staircase with balustrade and ornamental newel post	GF to FF	Figure 9, 10
3	Oversailing brick courses	GF	Figure 11
A	Old timber door	GF, FF	Figure 12
B	Moulded door frame	GF	Figure 12
C	Timber casement window	FF	Figure 12
D	Timber window cill	GF, FF	Figure 12

FOR INDICATION ONLY

B Identification of Impact on Heritage

Introduction

As noted in the baseline study, the building is of lesser significance than the adjacent Building 04. Nonetheless, it is an integral part of the history of this part of the site and makes an interesting group with Buildings 04 and 07. The proposals are designed to retain the original features of note internally, namely the staircases and first floor ceilings, and to leave the external appearance of the building as existing as much as possible. Modern canopies are to be removed while doors and windows will be repaired or replaced to match original details. The main changes are driven by code requirements. It has been (provisionally) agreed with Building Department that the two staircases can remain and provide alternative escape for selected uses on the first floor which have low occupancy numbers. Some alteration to the internal plans is required to provide fire separation between the two staircases. It is also considered necessary to improve disabled access to the building by the introduction of ramps externally and a new platform lift in the northwest bathroom tower.

Options Considered

The relative completeness of this somewhat fragile building both internally and externally was identified at an early stage of planning the proposed uses on the site. The building should remain unaltered externally to retain its relationship with its neighbours though this retention of the existing pattern of window and door openings inevitably limits the potential uses. It was also decided that the interior should remain as little altered as possible – this means retaining the pattern of internal walls and doors, as well as the two existing staircases.

Initially the possibility of using the buildings as restaurant and bar were considered. This was ruled out on the basis that the amount of alterations required would be unacceptable. Floor loadings and construction would be difficult to achieve, particularly for kitchens and the existing stairs would not be suitable for escape for large numbers of people.

The possibility of using the building as a private club was briefly investigated but was rejected partly on the grounds that much the same degree of intervention would be needed in the structure and partly as it would fail to fulfil the requirements for some access for the general public. Office use for the whole building was considered. This can be accommodated with relatively minor intervention into the structure and retaining most of the existing plan layout. However, this use also fails to provide any public access.

Proposed Uses

The selected uses on the ground floor are for Retail and ancillary support spaces on the west side, and for F&B and ancillary support spaces with a Toilet on the east side. This will allow public access. The first floor will be used as arts-related support space. The relatively limited numbers of occupants allow the existing stairs to be retained for escape purposes and the floor loadings are easier to justify.

The most significant alterations will be the provision of a platform lift in the northwest and accessible WCs in the northeast bathroom towers.

As with all the buildings with timber floors there will be work to provide fire separation to the floors and, depending on the final use, floor strengthening. The fire separation work will involve the careful removal of the floorboards and relaying them after the fire proofing work has been completed. The floor strengthening work, should this be necessary, will be carried out within the floor void to improve the connections between members and to stiffen main beams with steel plating. This work is disruptive but, if carried out with care, this can ensure the retention of virtually all the original fabric of the building.

Assessment of Impact

The following table contains the impact assessment report for Building 06, the Married Sergeant’s Quarters. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings and the interior of each floor. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1 **Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2 **Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3 **Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4 **Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5 **Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access – Stairs and Ramps	1	<p>Both the existing timber stairs are to be retained and upgraded for means of escape.</p> <p>The existing timber stairs are in reasonable condition and are an important original feature of the building. Some alterations will be required for satisfactory compliance.</p>	<p>The staircases have 21 risers in a single flight, risers of 180mm and goings of 220mm, with a balustrade height of 820mm, and being timber construction they are strictly speaking non-compliant.</p> <p>However, the two storey building only requires a single stair means of escape for office use on the first floor and the riser and going dimensions should be acceptable for the small number of users, but this will be subject to approval by Buildings Department. The low handrail will have an additional higher rail for safety designed to have minimum visual impact. The timber stairs will be treated with fire retardant lacquer to comply with non-combustibility code requirements.</p> <p>The east side staircase will be enclosed on the ground floor by a new partition and evacuation will be through the north ground floor doorway to allow it to be a compliant means of escape.</p> <p>Pending approval by Buildings Department on the basis of the small number of users it may be acceptable to retain the single flight of the east stair intact, but if necessary for improved compliance it can be altered to have a half landing to limit one section to 16 risers.</p>
		2	<p>New external wheelchair ramp to the east side of the building.</p> <p>This is necessary to meet code compliance for Equal Access, in order to provide equal access to the north side of Building 06 and to Building 07.</p>	<p>This is the optimum location to create access to Building 07 and to Building 06, as there is a large step down between the two buildings. Locating the ramp here is of low impact to the overall appearance of the building, as it is in a position which neither detracts from the view from outside the site, nor does it have great visual impact on the north or south elevations from within the site.</p>
		3	<p>New wheelchair ramp to the south of the building.</p> <p>This is necessary to meet code compliance for Equal Access into Building 06, as well as to provide access to Building 07.</p>	<p>This ramp is necessary to provide level access into the building. There is no other logical location for the ramp due to slope of the site. The location of the ramp here is logical as it negates the necessity to either create a new opening or convert a window into a door, as it utilises the existing openings. It also allows the original front doors to be the main entrance for all users.</p>
	1.2 Access - Lift	3	<p>A new lift is to be inserted into the western bathroom core.</p> <p>A lift is required to meet code compliance for Equal Access.</p>	<p>The north toilet blocks lend themselves well for adaption to include a lift. No original features remain within the cores, and the external appearance will not be altered aside from enlarging the existing door openings to accommodate the lift. The alteration to form a wider door opening and wheelchair turning space is necessary for access and does not alter principal elevations.</p> <p>The inclusion of the lift here means that the principal spaces within the main building can remain almost completely intact, with no major intervention necessary.</p> <p>A platform lift will be required in this building due to lack of headroom for the over-run of a conventional lift. By using this type of lift, it is possible to retain the existing exterior appearance of the toilet core without extending the roof or digging below ground to accommodate a standard lift.</p> <p>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 shafts have been located centrally within the selected spaces to avoid conflict with the existing window arrangement and to allow the lift overrun to be contained under the existing roof structure.</p> <p>New walls for the lift shafts are to be constructed of concrete blockwork and will be as freestanding as possible from the existing fabric.</p>
	1.3 WCs	2	<p>An Accessible WC is to be provided at each level.</p> <p>These toilets are necessary for code compliance for Equal Access, and provide easier usage by having a WC on each floor.</p>	<p>The bathroom cores have historically contained sanitary facilities. The alteration to form a wider door opening and wheelchair turning space is necessary for access and does not alter principal elevations. The inclusion of the WCs here means that the principal spaces within the main building can remain almost completely intact, with no major intervention necessary.</p>
	1.4 Wheelchair Circulation	3	<p>The north verandah level and the balcony level are to be marginally raised with small ramps.</p> <p>This is to meet code compliance for Equal Access.</p>	<p>It will be necessary to raise the level of the rear verandah and extend it to allow for wheelchair circulation. The first floor balcony will require the level raising at each end, with small ramps not visible from the north elevation. These areas of raised floor will also allow for horizontal service routes to be concealed.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
2	Structure			
			The existing building structure has been assessed by the structural engineer as being capable of supporting the proposed new uses and alterations without extensive strengthening work. A detailed structural report will be prepared by the structural engineer during the detailed stage to determine any strengthening work required to the floors and foundations resulting from the loadings of the new uses, or the alterations, or from the condition of the existing structure. Any structural strengthening proposals will be assessed for their impact on the character defining elements, and mitigation measures will be considered.	
		3	<p>Some doorways widened and three new openings at ground floor and one new opening at first floor. In order to comply with Equal Access, several doorways need to be introduced or widened.</p> <p>Removal of floors in the west toilet block. The inclusion of a platform lift requires the removal of existing floors.</p>	<p>The structure of the building remains fundamentally unchanged, with the introduction of a number of additional internal doorways and openings to make wheelchair circulation possible. This includes the south doors of the toilet blocks, the north doors of the building on the first floor and most of the existing internal doors on the first floor. In all cases, any alterations will be carried out sensitively and materials will be used to match the existing.</p> <p>The new doors will be of a style in keeping with the historic interiors/exterior.</p> <p>The proposed lift is to be located in an existing toilet block, which as previously mentioned (see Section 1.3) has little remaining historic fabric since the existing fittings are modern. The location of the lift here reduces the need for alterations to occur in the more significant main building.</p>
3	Finishes and Fixtures			
	3.1 Ceilings and Cornices	2	<p>Ceilings are to be retained, repaired or replaced in their original form. Though of lesser significance than ceilings than some other buildings on the site (e.g. Buildings 01, 03 and 04), the original ones are of some historic value and will be retained wherever possible. Many later ceilings are of poor quality and detract from the building. Replacement of the ceilings will assist the upgrading of the fire resistance of the floors.</p>	<p>On the ground floor, the principal rooms have plain boarded and battened ceilings, either a replacement of the original, or a later addition to underline the floor joists and floor boarding above. These can be replaced with modern plasterboard. The circulation lobbies have no ceilings and the joists and boards from above are exposed. The ceilings on this floor are probably later and of poor quality. They should be removed, and replaced with a plain plastered and fire proof alternative. Opening up may indicate that the joists were originally exposed, and if this is the case, no ceiling should be reinstated and upgrading for fire resistance will be achieved by fire retardant treatment subject to approval by Buildings Department.</p> <p>On the first floor, the ceilings are plain plastered with a simple cornice with fretwork for ventilation. These ceilings are to be retained and repaired as necessary. The ceilings are to be retained and repaired as required and upgraded where necessary to offer fire resistance, possibly from above.</p>
	3.2 Skirting	2	<p>Existing skirting boards are to be retained with replacement sections to match the same profile. The simple skirting board will be kept where possible and altered where necessary to accommodated new openings.</p>	Like for like replacement skirting will be introduced wherever necessary as replacement for damaged sections.
4	Mechanical and Electrical			
		2	<p>Mechanical and electrical services are to be contained within vertical service risers in the north west bathroom core. New mechanical and electrical is necessary to create a sustainable building.</p> <p>Vertical supply and return air ducts to be run through or beside chimney flues. These services are necessary to create a functional and sustainable building for new use.</p>	<p>Services can be routed in the void beneath the ground floor void, within the first floor void when the ceiling below is removed, and in the roof space. Raising of the floor of the verandah will allow concealed services to connect from the floor and ceiling voids at each level with minimal disruption to the existing building fabric.</p> <p>It should be noted that the mechanical and electrical services have not yet been designed in detail. The detailed design work will attempt to minimise the impact of new services on any historic fabric or character defining element.</p> <p>The insertion of services into or run beside the chimney flues reduces the need for surface mounted ductwork which could detract from the overall appearance of the interior of the building. These ducts will be inserted within minimal impact.</p> <p>It should be noted that the mechanical and electrical services have not yet been designed in detail. The detailed design work will attempt to minimise the impact of new services on any historic fabric or character defining element.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
4	Mechanical and Electrical (<i>continued</i>)			
		3	<p>To make the building viable it will be necessary to have air-conditioning and electrical plant rooms. The provision of chilled water will be from a central plant, but there is the need for a plant room in the building.</p> <p>An electrical switching cupboard could be constructed in the east side bathroom tower. Electrical services are necessary to create a functional and sustainable building for new use.</p>	<p>There is sufficient space above the first floor rooms and under the roof for a plant room for air-conditioning. A new floor structure may need to be installed for the plant unless the existing floor structure can be retained and strengthened and made fireproof in accordance with code standards. Any new floor will be installed above the existing structure if possible, to retain it. Access to the plant room will be via a suitable ladder and trap door in one of the rooms. This will avoid having to use one of the rooms for plant.</p> <p>Supply and exhaust air could be provided with louvred openings in the east and west gable walls or with new 'chimneys' matching the existing chimneys.</p> <p>It will be necessary to install an electrical switching cupboard, and it should be possible to provide fire protected cupboards in the accessible WCs in the east bathroom tower.</p>
5	Doors and Windows			
	5.1 Windows	1	<p>Historic windows are to be retained and repaired, or returned to their original form. Many of the existing windows have been reconfigured to accommodate air extract ducts. However, the building retains several of the original windows.</p>	<p>Some original windows remain in position, and within the proposed work there is an emphasis on conservation repair over replacement. The goal is therefore to retain the maximum amount of original fabric where practically possible.</p> <p>Altered original windows are to be repaired and returned to their original form wherever possible. Existing windows that are replacements of originals are to be renewed to match the original details.</p> <p>All windows will be carefully fitted with draught seals to improve energy conservation in the building and acoustic performance.</p>
	5.2 Doors	1	<p>External doors are to be retained and repaired, or returned to their original form. Most of the doors are original and need only minor repair and conservation work to put them into good working order.</p>	<p>The existing doors are generally original and to be repaired and retained. Altered original doors are to be repaired and returned to their original form wherever possible. Existing doors that are replacements of originals are to be renewed to match the original details.</p> <p>All external doors will be carefully fitted with draught seals to improve energy conservation in the building and acoustic performance.</p>
		2	<p>All replacement doors are to be of a sympathetic design. In order to accommodate wheelchair access throughout, some new doors will have to be provided.</p>	<p>See Sections 1.2, 1.3, and 2.</p>
			<p>The north verandah French doors are to be reconfigured. This is necessary to provide access to wheelchair users under code compliance for Equal Access.</p> <p>Original internal panelled doors will be retained and repaired and upgraded as necessary. The original internal panelled doors are significant features in the building.</p>	<p>These doors will need to be changed in order to provide access through to the raised verandah. The doors will be of the same historic style and little visible change will be present. Automatic openers may be installed, or the doors will be replaced with inward opening single leaf door to same detail.</p> <p>The original design features in the building interior need to be retained. Original panelled doors will preferably be repaired rather than replaced.</p> <p>If an original panelled door needs to become a fire resisting door it should be possible to achieve this using certified intumescent paper facings on the panels and intumescent seals to the edges without compromising the design. The existing glass in a fire door may need to be replaced with fire resisting glass if this can be achieved using the glazing beads. If an original door cannot be sufficiently repaired and upgraded then a new panelled door with matching design features modified for compliance will be used.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
6	Elevations			
	6.1 General	1	Elevations will be restored to original design intention, in as much as possible. Later alterations detract from the character and understanding of the building.	<p>The brickwork of the walls, render, granite cills and the rubbed arches over the windows will all be carefully conserved. The scope of the work will be the making good of any defects and minor repairs. All masonry and timberwork on the elevations is to be redecorated.</p> <p>Various alterations will take place to provide disabled access, all of which will be carried out as discreetly as possible to minimise any visual impact (see Section 1).</p> <p>All first floor French doors are to be replaced or restored to original design (see Section 5.2).</p> <p>All historic windows will be repaired, and any poor quality replacements will be replaced with new windows that reproduce the original design intent.</p>
	6.2 North Elevation	1	Remove modern gate and netting and repair existing balustrade at GF.	These later elements detract from the overall appearance of the building, and are no longer necessary for security purposes. The existing balustrade will be repaired in a like-for-like manner.
		3	Raise level of ground floor verandah for wheelchair circulation, extend and add new balustrade to match existing.	See Section 1.4
		1	Replace strengthening and balustrade to first floor east balcony with more sympathetic alternatives.	<p>The present balustrade is of a plain design which is of a later date and at odds with the historic balconies around the rest of the building. A new balustrade to match the existing ones would create a more coherent exterior design.</p> <p>The strengthening works to the underside of the balcony are of a poor quality and detract from the façade, which will be fully revealed with the removal of the covered sheds adjacent. Appropriate repair of the original fabric and restrictions on the use of the balcony may well obviate the need for any additional support.</p>
	6.3 South Elevation	1	Remove modern canopy above bridge.	This canopy is of a later date and does not form part of the original design. The support structure is plain and at odds with the more delicate and slender columns of the balcony.
	6.4 East Elevation	1	Remove modern steel boundary fence to east.	This later element detracts from the overall appearance of the building, and is no longer necessary for security or functional purposes. Its removal will benefit both the new ramp located here and the viewing of the building from outside the boundary walls of the site. The intention is to repair and reface the curved concrete wall and the new facing can be brought up to provide a granite parapet wall of an appropriate barrier height.
		1	Repair or replace windows to former bathroom core to original detail.	<p>See Section 5.1.</p> <p>As these windows are onto the toilets it will be desirable to introduce some etched glass into these windows for privacy.</p>
		3	Provide louvred opening in the gable for ventilation.	<p>Air conditioning ventilation is required for the building. The ventilation supply and extract louvres for the high level plant space are better provided by forming a new plant space in the building gables than by modifying existing windows or by installing new dormers on the roof, either of which would be more visually detracting and potentially more damaging to the historic fabric of the building.</p> <p>The design of the new louvred openings will be compatible with and distinguishable from the existing windows.</p>
	6.5 West Elevation	1	Repair or replace windows to former toilet blocks to original detail.	<p>See Section 5.1.</p> <p>As these windows are onto the lift the windows will be fixed shut with black glass glazing and the openings filled with masonry behind the windows.</p>
		3	Provide louvred opening in the gable for ventilation.	<p>Air conditioning ventilation is required for the building. The ventilation supply and extract louvres for the high level plant space are better provided by forming a new plant space in the building gables than by modifying existing windows or by installing new dormers on the roof, either of which would be more visually detracting and potentially more damaging to the historic building.</p> <p>The design of the new louvred openings will be compatible with and distinguishable from the existing windows.</p>
		1	Remove modern canopies from above former bathroom core windows.	These corrugated metal sun shades are of a later design and detract from the overall design of the exterior elevations. Any damage to the brick wall will be repaired in a sympathetic manner.

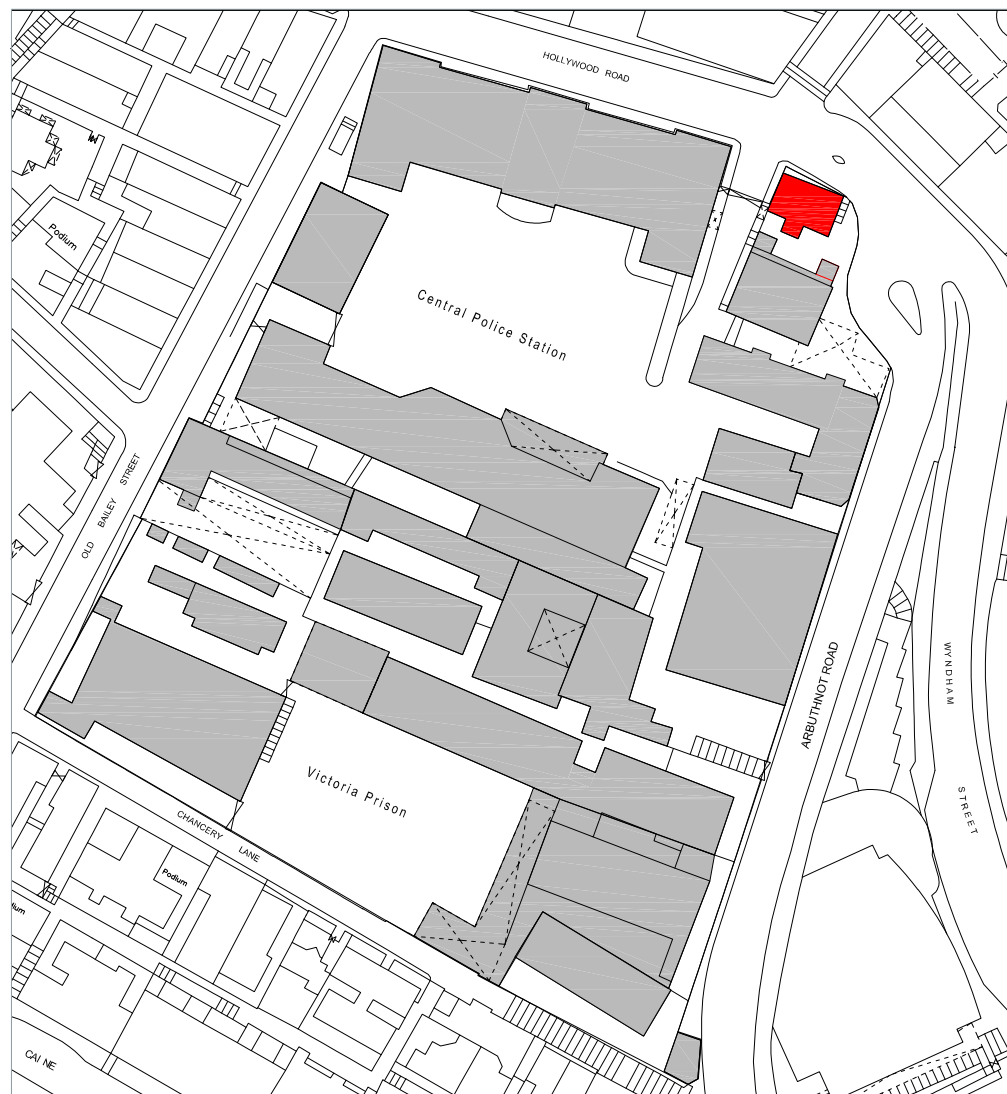
Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
7	Interiors			
	7.1 General	2	<p>The original footprint of the building is generally respected and unchanged.</p> <p>Later alterations detract from the character and understanding of the building. All proposed changes are to accommodate 'Access for All'.</p>	<p>The proposed lift and Accessible WCs are located in the former bathroom cores. These are separate from the building, contain no original features such as decorative ceilings, cornices etc nor any original fittings. Proposed ramps and changes to the verandah at the rear are to be discreet so as not to change the character of the building.</p> <p>Addition of Accessible WC and mechanical and electrical risers in former northeast bathroom core.</p> <p>Later partition walls are to be removed (see Section 2), while suspended ceilings are to be removed and any original fittings retained (see Section 3) in order to restore the historic character of the space.</p>
	7.2 Ground Floor Plan	The main uses for this floor are retail and a small ancillary café.		
		2	New wheelchair ramp with alternative stepped approach to front of building. Balustrade to match that at the rear of the building.	See Section 1
			Change the level of the north verandah to provide level access.	See Section 2
			New internal opening to connect the ground floor circulation lobbies and improve equal access circulation for all users of the building.	See Section 2
	7.3 First Floor Plan	The main use for this floor is for Ancillary offices.		
2		Change the level of the north balcony at each end to provide level access.	See Section 1.4	
8	Roof			
		2	<p><i>The roof will be put into good working order.</i></p> <p>The historic roof of is of significance as it is of the local Chinese tile design and retains its original structure, and should therefore be retained.</p>	<p>The condition of the roof covering and structure will be closely investigated during the detailed design stage and any repairs will be specified and carried out to conservation principles.</p> <p>The historic roof structure will be retained, but a minimum of repair work may be necessary to put it into good condition:</p> <ul style="list-style-type: none">◇ The roof covering will be stripped and re-laid.◇ The original tiles will be re-used where possible with a make up of tiles to match.◇ Insulation will be installed under the roof covering.◇ There will be no alteration to the roof structure other than minor repairs and the replacement of battening. The gutters will be overhauled or replaced and painted.◇ The existing chimneys will be extended / modified to accommodate new air intake and extract ductwork.◇ The roof structure is to be investigated by the structural engineer and repaired/strengthened as necessary to support required loadings.◇ Installation of breathable sarking membrane to be investigated for compatibility with sealing the roof for energy conservation.

----- End of Building 06 -----

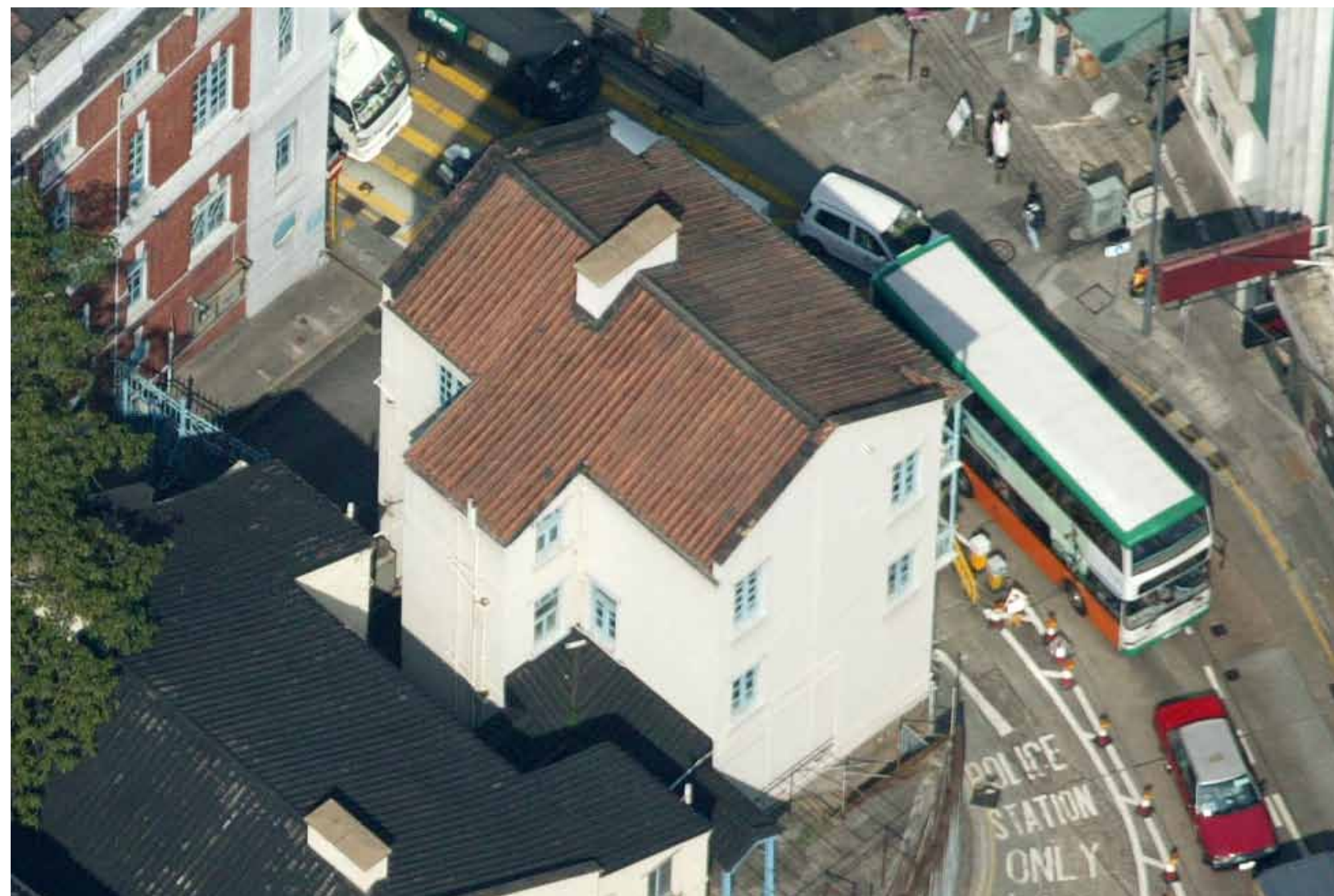
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Single Inspector's Quarters (07)



Location Plan



Aerial photograph showing Building 07, where north is to the upper left of the image

Baseline Study

Field Study

Designation	Within CPS Declared Monument
Date	c.1904-8
Location	At northwest corner of the site, at junction of Hollywood and Arbuthnot Roads
Height	54.6 m (above sea level)
Floors	Three storeys

Exterior Description

The building is of a British colonial style much in keeping with the adjacent Building 06 and the nearby Building 04. However, this building is of a much smaller, more domestic scale with a design and outward appearance of a 19th century European urban dwelling. The balconies and French doors are in keeping with the colonial style though in a more subtle way than the arcaded verandas of the earlier Buildings 04 and 03.

This building, also known as Dormitory Block D, is situated on a granite revetment which is one storey high. It is constructed of brick which has been painted cream, with a Chinese tile roof having parapet gables. The east and west elevations have gable ends (figures 1, 3). The north and south elevations are of three bays and the gable elevations are of two bays. In the centre of the south elevation there is a projecting bay on all floors under a mono-pitch roof which is a continuation of the main roof. East of this projecting bay is a porch supported on granite corbels, which continues as a covered walk to the east and connects with Building 06 to the south. The walkways are of steel post and beam construction with a timber roof structure supporting a Chinese tile roof. The eaves on the north and south elevations are in the form of three over-sailing brick courses.

The north elevation features a full width balcony on the first and second floors; that on the second floor has a hipped double pan and roll Chinese roof. The construction and ironwork details are the same as the balconies on the east and west elevations of Building 06. There is evidence that there was also originally a balcony on the ground floor as there seems to be the remains of the concrete slab; also the brick work and the cills below the two western windows are later insertions to alter what would have been doors. The balconies are accessed by two French doors on each level, none of which are original. There is, however, an interesting early 20th century steel frame door in the northwest room of second floor.

All of the windows have plain granite cills, and all windows and French doors have granite lintels with rubbed brick arches. Many of the doors and windows have parliament hinges, which could be original survivals that have been reused. Only a few of the original windows survive; most have been replaced or altered to allow for air-conditioning units to be introduced.

Interior Description

(see also Character Defining Elements and Figures 4-6)

The building structure is load-bearing brickwork with generally timber joisted floors.

From the covered walk way there is an entrance hall and stairwell across the east end of the building. Directly to the west of the entrance door there is a short corridor off which is a bathroom in the projecting bay to the south, a room to the north and a larger room across the west end of the building. The layout of the rooms repeats on each floor. The two main rooms each have a chimney breast in the dividing wall. This building was last used as the Central Police Station Medical Post and alterations have been made to the layout to accommodate this use, including the removal of walls and insertion of some new partitions.

The staircase is of the same design as those in Building 06, being a steep single flight of timber stairs with turned balusters, a moulded handrail and turned newels with ball finials. There may be a structural problem with the staircase as a steel post as been inserted between the ground and first floors. The structure of the first floor landing around the staircase is supported on brick corbels.

Presumably none of the original ceilings survive, having been replaced with board and batten ceilings or with modern suspended ceilings though it is possible that some remain intact behind the suspended ceilings. The skirting boards survive as do the timber floor boards although they have been covered with vinyl flooring. Most of the moulded timber door architraves survive however most of the four panel doors have been replaced. Some of the windows have decorative security grilles which, although not original, are of some minor interest.

Areas of Significance

There are no areas of high significance within the building. However, there are some features which are important for their contribution to the overall character of the site both architecturally and historically. The balconies on the north elevation, while these are not unique to the site, add to the overall appearance of the Central Police Station and the grouping of ex-dormitory buildings to the northwest of the site. The following items are heritage features of interest and these have been included on the list of character defining elements:

- ◇ Timber staircase with balustrade and ornamental newel post
- ◇ Oversailing brick course.

Archaeological Assessment

An archaeological survey was not carried out for this report, but a desk-based assessment has been completed. The possibility of archaeology on the site is unclear. Survey plans dating from 1901 show several buildings on the site, and these appear to be of a different plan and layout than Dormitory Block C and therefore pre-date the building. However, the construction type of these earlier structures and the amount of digging undertaken for the foundations of the present building is unknown, so the extent of remaining archaeological evidence is not known.

Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is no intention to disturb or develop the existing building and so there should be no major impact on any surviving archaeology. There will be some limited interventions for lift pits and service runs.

Desktop Research

History

Previous to the construction of the building, this was part of an empty plot of land registered as Inland Lot No. 215. It was on the east side of Pottinger Street, the former entrance to the site, and was stepped down some distance from the CPS retaining wall to the south.

In 1896, a proposal was made for new quarters on the site, and the Public Works report for the year stated that '*it was agreed that the necessary steps be taken for the preparation of detail plans and estimate for the erection of Quarters for the staff of the Victoria Gaol*'. Plans were made for the construction of three separate buildings, and the plot of land was acquired for approximately \$45,000. In 1899 a contract was agreed, but '*owing to the configuration and irregular shape of the site, the work of preparing it for building on has been somewhat troublesome*'. Further delays occurred due to the 'dilatoriness' of the contractor, and the building was not completed until 1903.

There were a total of three buildings, each three storeys in height and constructed of plastered brick with concrete balconies on stone corbels. Block 1 contained six sets of married quarters; Block 2 and 3 contained dormitories, mess rooms and other facilities for Warders – Indian in Block 2 and European in Block 3. Bathrooms and WCs were either partially or completely detached, and in a small detached building were a kitchen and coolie quarters. A survey plan of 1901 shows these buildings in place.

The chain of events from here becomes somewhat unclear. The next available plan of the site from 1913 shows a new set of buildings – the present Buildings 06 and 07, a kitchen block and Armoury – with no evidence of the buildings described above. It is thought that these buildings were in place by 1908, when a report on damages caused by a typhoon refer to the 'Married Sergeants Quarters and Armoury' having '*roof badly damaged and jalousies and windows badly knocked about*'. It is possible that the buildings completed in 1903 were previously damaged beyond repair or demolished to make way for the present Buildings 06 and 07. It is also possible that the buildings were altered and adapted to their present form between 1903 and 1908.

The plan of 1913 shows this building as 'Single Inspectors Quarters'. The layout of the rooms implies that either three or six inspectors would have shared the building – with one or two on each floor. The staircase allows for direct access to each floor, while a corridor provides individual access to both main rooms and the lavatory on each floor. The other possibility is that three inspectors had a floor each.

In 1961 alterations to provide a turn-around at the junction of Arbuthnot and Hollywood Road necessitated alteration to this corner plot, and the demolition of the adjacent Armoury and Kitchen buildings. Later uses for the building include the Dental Office and Police Medical Post, and the introduction of these uses caused several changes to the building, such as the insertion of partition walls in the west room of the ground and second floor, the insertion of a window for a reception area on the ground floor, and the installation of desks and cabinets.

Other changes which have taken place at unknown dates are:

- ◇ Removal of the north corridor wall on the first floor
- ◇ Blocking of fire places
- ◇ Redecorating and changing of finishes
- ◇ Installing modern toilets
- ◇ New electrics
- ◇ Installation of suspended ceilings

Building Characteristics

Like the contemporary building for the Married Sergeants’ Quarters to the south, this was clearly designed and built on the model of a European House. It is a relatively small building, its size being curtailed by the available site. The key characteristics of the exterior of the building are white painted brickwork, Chinese tiled roof and balconies facing onto Hollywood Road. The elevation to Hollywood Road is of three floors of systematically laid out windows on top of a granite revetment wall of approximately one storey high. The four storey height would be severe if the street elevation were not softened by the iron balconies which give the building a domestic and attractive quality. Rather like Building 06 this house would not look out of place in many British towns.

There is photographic evidence that the ground floor rooms facing north historically had a balcony. This was presumably removed either to improve security or as the growing amount of traffic made its use less appealing. Even with the two remaining balconies the house has an ‘open’ and domestic quality which is at odds with the general ‘fortified and closed’ feeling of the rest of the site.

Internally the building has been significantly altered. The staircase remains and the basic plan form is readily distinguishable but the internal fixtures, fittings and finishes are generally modern and date from the last use as a medical centre.

Significance

MEDIUM

This building forms a visual and historical pairing with Building 06 and to a lesser extent it has architectural links to Building 04. The two dormitory buildings are also evidence of the constant expansion of police accommodation as well as the continued attempt to design buildings of a domestic scale within the site. As such, it becomes part of the larger group of lodging facilities – including the Barracks Block and Superintendents House – as a means of displaying the varying styles and scales of accommodation on the site.

The design of this building clearly mimics that of the earlier officers’ quarters to the south (Building 04) and as such it is important for its mix of classical western design and Chinese elements such as verandahs and tile roofing. It also echoes the domestic scale of the earlier quarters, both internally and externally. Historically, this building would have been constructed on the east side of Pottinger Street, thus making it an interesting reference to the original street layout of the area. It also provides part of the front elevation of the site on Hollywood Road, which provides the public with a reference to the historic buildings within. There is a substantial survival of original fabric, including joinery details, and despite modern alterations the building is still readable in its original layout and use.



Figure 1 - East elevation of the building overlooking Arbuthnot Road. Building 07 is on the right side of the image.



Figure 4 - Main staircase in east part of building



Figure 5 - Typical interior space, with later suspended ceilings and replacement double doors. The fanlight has been altered to accommodate air-conditioning.



Figure 2 - North elevation of the building overlooking Hollywood Road. The ground floor balcony was removed at an unknown date.



Figure 3 - West elevation overlooking the Pottinger Street entrance

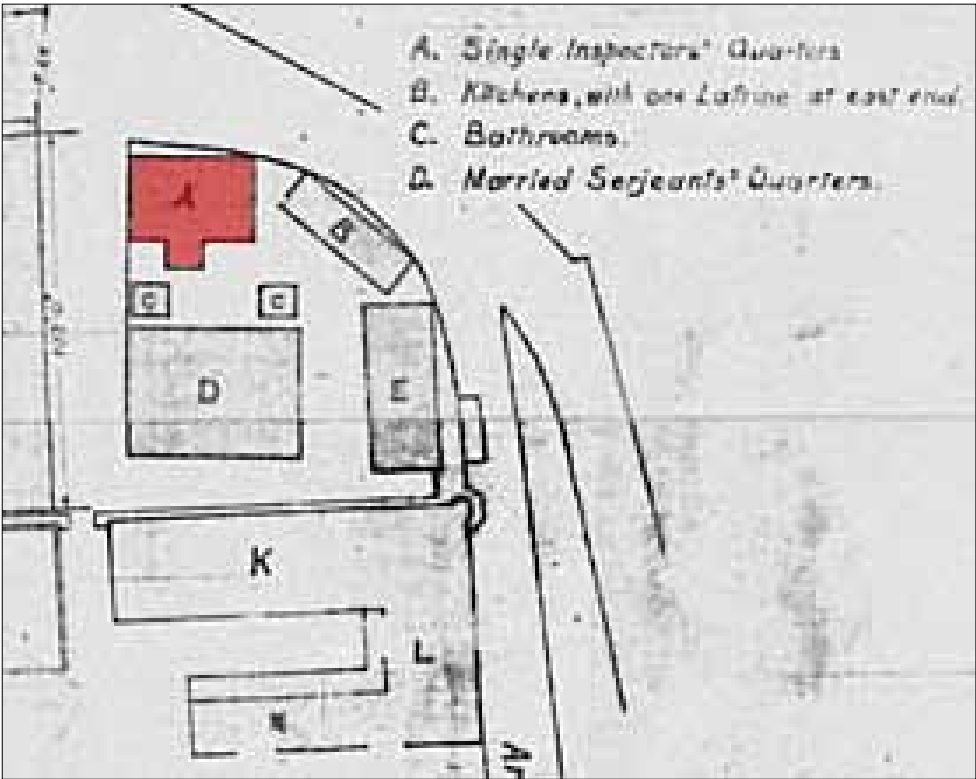


Figure 7 - Timber window on the first floor

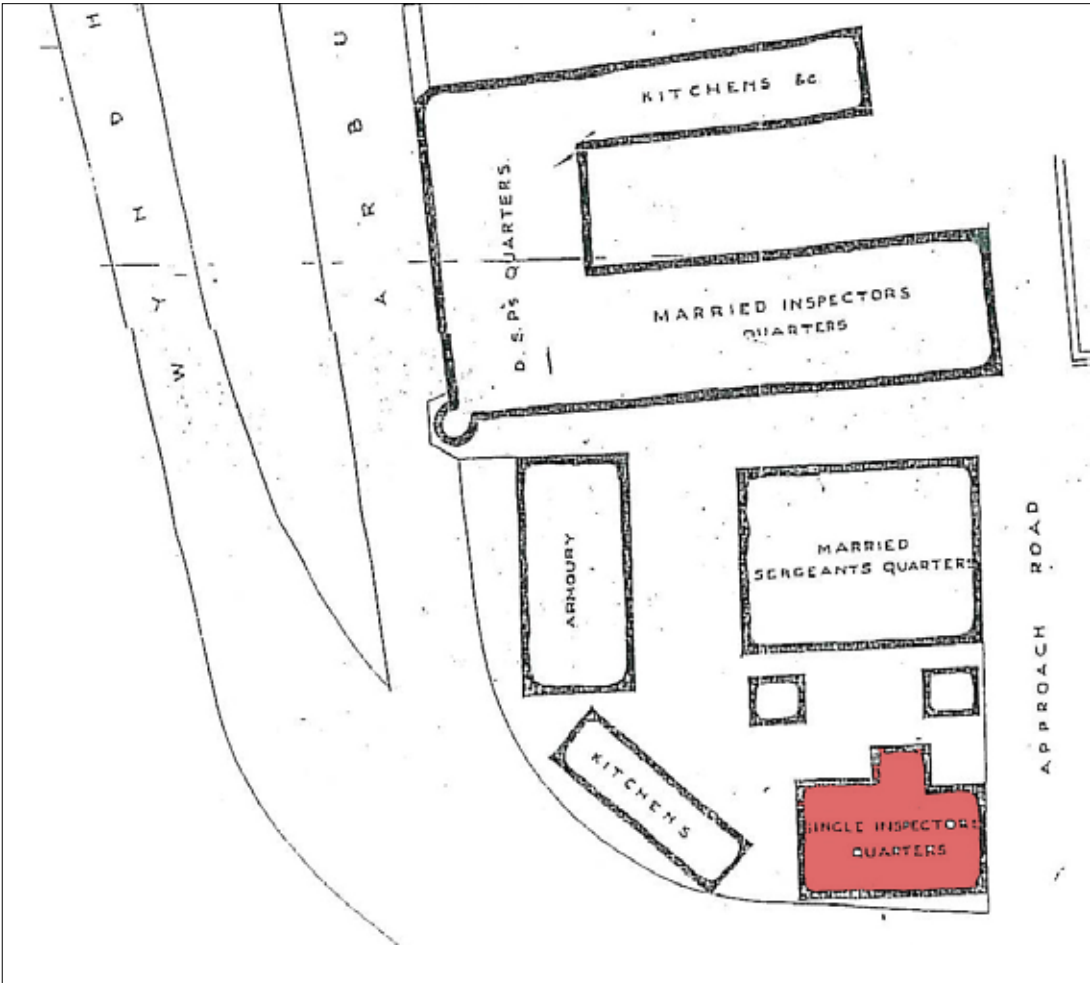


Figure 6 - Exposed ceiling structure in the second floor staircase hall

Desktop Study Images



1914 plan of the site showing the building highlighted in red

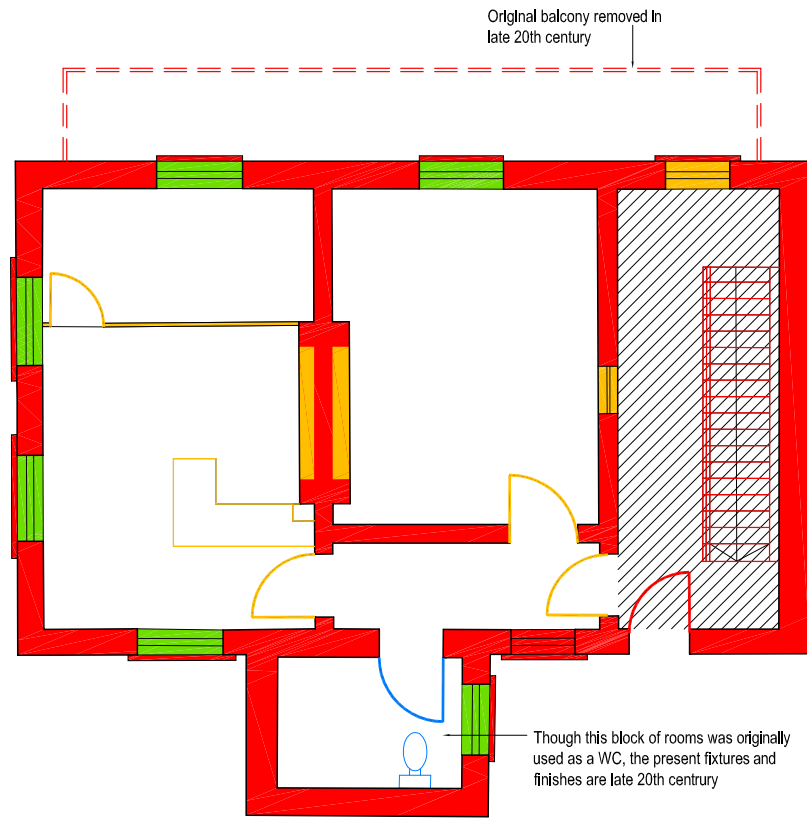


1916 plan of the site showing the building highlighted in red. Note that north is to the bottom of the page.

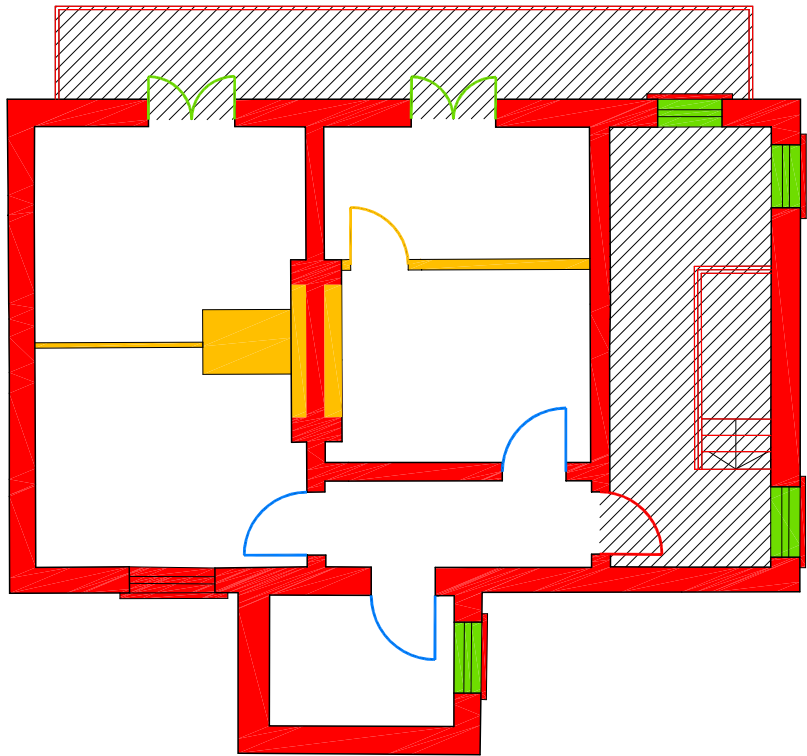


Late 20th century photograph (exact date not known) of the north elevation showing the ground floor balcony still in place and air-conditioning units installed.

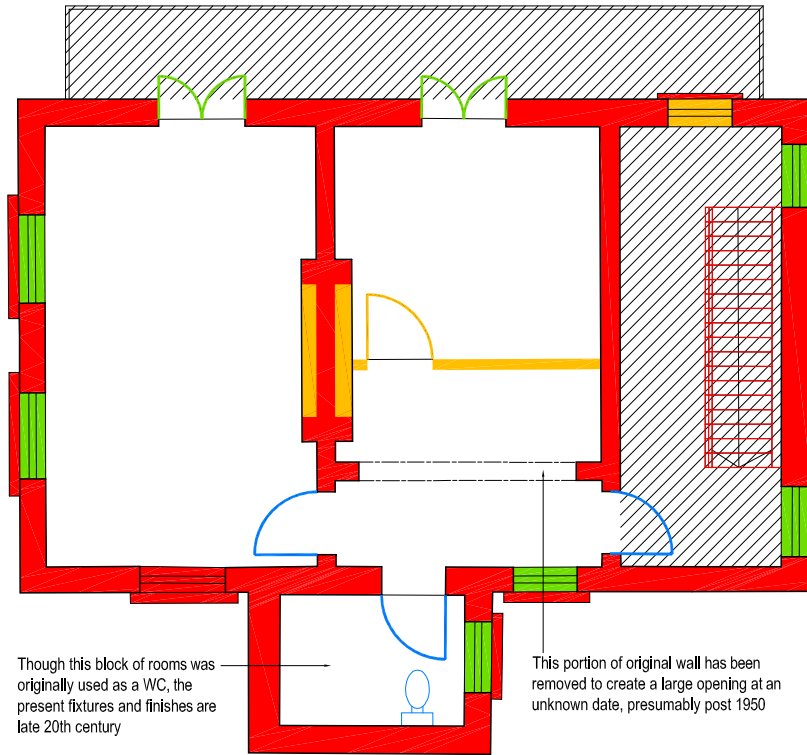
Historical Development and Significance



Building 07. Single Inspectors Quarters
Ground Floor Plan



Building 07. Single Inspectors Quarters
Second Floor Plan



Building 07. Single Inspectors Quarters
First Floor Plan

Legend

- Original c.1904-8
- Early 20th Century (Pre 1950's)
- Late 20th Century (Post 1950's)
- Original Or Early Fabric that has been altered
- Areas of high significance

- Please note
- In some instance it is unclear whether the fabric is original, or if it is instead of an early date. In these cases it has been annotated as "Early 20th Century (Pre 1950's)".
 - That all original fabric is considered to be of high significance unless otherwise noted. This does not necessarily apply to later finishes and further investigation will be necessary to determine the importance of finishes.



List of Character Defining Elements

The following list of character defining elements is based on AMO’s archival records. It contains description of the elements referenced to a list of reference figures in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed during the detailed design stage.

- LG2 - Lower Ground Floor 2
- LG1 - Lower Ground Floor 1
- FF - First Floor
- SF - Second Floor
- TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
1	Old timber staircase with balustrade and ornamental newel post	GF to FF, FF to SF	Figure 4
2	Oversailing brick courses	GF, FF	Figure 4
A	Old timber door	GF, SF	
B	Moulded door frame	GF, FF, SF	
C	Timber casement window	FF	
D	Timber window cill	GF, FF, SF	Figure 7, 5

FOR INDICATION ONLY

B Identification of Impact on Heritage

Introduction

As noted in the baseline study, this relatively fragile building is of less significance than the nearby Building 04. Nonetheless, it is an integral part of the history of this part of the site. The proposals are designed to retain the original features of note internally, namely the staircases, and to leave the external appearance of the building unchanged. Doors and windows are to be repaired or replaced to match original details. A lift is also proposed to provide equal access to the ground and first floor of the building.

Options Considered

This is the smallest building on the site apart from Bauhinia House, having two rooms and a bathroom on each floor. It is in a somewhat awkward position with relation to the Hollywood Road, being on the street frontage and yet a storey above it. The single staircase serving first and second floors is unsuitable for escape purposes unless the use of the upper floors is significantly restricted.

The initial use considered was as a café/bar – the relationship of the building to Hollywood Road suggesting this use. However, this was ruled out due to its relatively small size and the issues with escape. Retail use was also considered but it was felt that the location and levels (meaning that one has to travel back on oneself after entering the site by the Pottinger Gate) made this an unattractive option. Using the house as a dwelling was considered, but HKJC policy is to try and avoid any private residential use on the site which would effectively preclude the inspection of the house by interested individuals.

Proposed Uses

The proposed use selected is as a Police Reporting Centre on all three floors. Toilets will be provided. There will be minimal changes to the internal layout and the use will allow all the spaces to be used. The limited number of people who would use the upper floor offices makes it probable that the use of the existing single staircase can be retained. This will be subject to agreement by Buildings Department. The floor loadings for office use can also be more readily justified with minimal strengthening if required.

The desirability of installing a lift in the building is debatable. This is a small building and it could be argued that disabled access to the ground floor would be sufficient for the small number of occupants. There is the view that wherever possible the principle of Equal Access for all users should be adhered to. A conventional passenger lift to reach all floors would require the serious intervention of a lift pit in this small building. The proposal is to provide a platform lift that will serve the first floor but not the second. This provides 2/3 of the building with disabled access. A toilet will be installed at ground and first floor in the small south extension.

Assessment of Impact

The following table contains the impact assessment report for Building 07, Single Inspectors’ Quarters. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings and the interior of each floor. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1
- Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2
- Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3
- Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4
- Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5
- Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access - Stairs and Ramps	1	The existing timber stairs are to be retained and upgraded for means of escape. The existing timber stairs are in reasonable condition and are an important original feature of the building. Some alterations will be required for satisfactory compliance.	The staircase has 19 risers in a single flight, risers of 180mm and goings of 240mm, with a balustrade height of 760mm, and being timber construction it is strictly speaking non-compliant. However, the small building will have a small number of occupants as an office use, and the existing riser and going dimensions will be subject to approval by Buildings Department for the small number of users. The staircase should therefore be acceptable as a means of escape for office use just as it has been historically.
		2	A new set of external steps will be introduced on the east side of the building leading up from the street. This will replace the present very steep set of concrete steps.	There has been a flight of external steps on the east side of the building for many years (though they are not indicated specifically on the 1913 plan). Presumably these gave access to the police personnel when the main gates were closed. The existing steep steps have been truncated at their base when the wall and road link was altered in 1961. The new steps will need to provide code compliant risers and goings and handrailing.
			A new set of steel stairs will be built on the west side of the building. This will provide access from the Pottinger Street access road and is a direct replacement of the existing steel steps.	The existing steps and platform are a relatively modern construction of a functional nature with little or no design merit. These steps are now in poor condition and have non-code compliant balustrading. The intention is to build a new set of steps in the same location which are code compliant. A simple modern design will be preferred.
	1.2 Access - Lift	3	A new platform lift is to be inserted into the centre of the building. A lift is required to meet code compliance for Equal Access.	<p>The possibility of inserting a lift into the bathroom tower was considered. This option was rejected as it took up an unnecessarily large amount of space and any new use of the building will require some toilet facilities. The compromise proposals is to fit a simple platform lift serving the ground and first floors in the southwest corner of the smaller of the two rooms. By setting the lift back slightly to the north an adequate turning circle can be provided for a standard wheelchair.</p> <p>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 shafts have been located centrally within the selected spaces to avoid conflict with the existing window arrangement and to allow the lift overrun to be contained under the existing roof structure.</p> <p>New walls for the lift shafts are to be constructed of concrete blockwork and will be as freestanding as possible from the existing fabric.</p>
	1.3 WCs	2	Accessible WCs are to be provided on the lower two levels. These toilets are necessary for code compliance for Equal Access, and provide easier usage through a WC on two floors.	The two toilets will be provided in the spaces on the ground and first floors that have been used previously for toilet and bathrooms. There is little in the way of historic finishes that will be affected by this.
	1.4 Wheelchair Circulation	3	The wall into the new platform lift will be altered and a new door installed for access to the lift. These changes allow for wheelchair circulation according to Equal Access.	A new opening will be created in the passage wall at ground floor level – at first floor level the wall has already been removed in the late 20th century alterations. On the ground floor the lift wall will be set back to provide the necessary wheelchair turning circle. On the first floor the wall will be restricted to the original wall line.
2	Structure			
		The existing building structure has been assessed by the structural engineer as being capable of supporting the proposed new uses and alterations without extensive strengthening work. A detailed structural report will be prepared by the structural engineer during the detailed stage to determine any strengthening work required to the floors and foundations resulting from the loadings of the new uses, or the alterations, or from the condition of the existing structure. Any structural strengthening proposals will be assessed for their impact on the character defining elements, and mitigation measures will be considered.		
		1	Modern partitions will be removed throughout. These detract from the original layout of the building, and will help to return the spaces to their original configuration.	Where any damage is caused to the original wall structure, it will be patched and made good to match the interior décor.
		3	The wall into the new platform lift will be altered and a new door installed for access to the lift. These changes allow for wheelchair circulation according to Equal Access.	See Section 1.4

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
3	Finishes and Fixtures			
	3.1 Ceilings and Cornices	1	Later suspended ceilings are to be removed and new ceilings will be replaced in their original form. These detract from the original layout of the building, and will help to return the spaces to their original configuration.	No original ceilings remain in the building. Existing ceilings will be removed to accommodate services and fireproofing work. Replacement of the ceilings will assist the upgrading of the fire resistance of the floors. New ceilings in plaster will be modelled on those surviving in Building 06.
	3.2 Skirting	1	Existing skirting boards are to be retained with replacement sections to match the same profile. The simple skirting board will be kept where possible and altered where necessary to accommodated new openings.	Any damaged sections will be replaced with new skirtings of identical cross section.
4	Mechanical and Electrical			
		3	Mechanical and electrical services are to be contained within vertical service risers in or beside the chimney stack and the lift core. New mechanical and electrical is necessary to create a sustainable building.	Services can be routed in the void beneath the ground floor void, within the first and second floor voids when the ceiling below is removed, and in the roof space. The services will be hidden from view, and will also allow for the removal of all surface-mounted services throughout the building, which detract from its character. It should be noted that the services (neither mechanical or electrical) have yet been designed in detail. The detailed design will attempt to minimise damage to the historic fabric and to avoid any damage to the character defining elements.
			To make the building viable it will be necessary to have air-conditioning and electrical plant rooms. The provision of chilled water will be form a central plant but there is the need for a plant room in the building.	There should be sufficient space above the top floor rooms and under the roof for a plant room for air-conditioning. A new floor structure may need to be installed for the plant unless the existing floor structure can be retained and strengthened and made fireproof in accordance with code standards. Any new floor will be installed above the existing structure if possible, to retain it. The impacts (especially on existing building structure) caused by the new floor structure and its corresponding mitigation measures will be addressed. Access to the plant will be via a suitable ladder and trap door in one of the rooms. This will avoid having to use one of the rooms for plant. It is proposed that the new plant be ventilated through louvred openings in the gable end of the building. This is judged to be less visually intrusive than louvred dormer windows and also avoids damaging alterations to original window openings.
			An electrical switching cupboard and risers will be formed on the west wall of the bathroom tower.	This will require no major alterations to the existing fabric and will not alter the internal layout.
5	Doors and Windows			
	5.1 Windows	1	Historic windows are to be retained and repaired, or returned to their original form. Many of the existing windows have been altered or poorly repaired, and need to be conserved.	Some original windows still remain in position, and within the proposal of works there is an emphasis on conservative repair over replacement. The intention is to retain the maximum amount of original fabric where practically possible. Altered original windows are to be repaired and returned to their original form wherever possible. Existing windows that are replacements of originals are to be renewed to match the original details. All windows will be carefully fitted with draught seals to improve energy conservation and acoustic performance.
	5.2 Doors	2	Doors are to be retained and repaired, or returned to their original form. Most of the doors are original and need only conservation to put into good working order. Some original doors need upgrading for fire protection.	The existing doors are generally original and to be repaired and retained. Altered original doors are to be repaired and returned to their original form wherever possible. Existing doors that are replacements of originals are to be renewed to match the original details. All external doors will be carefully fitted with draught seals to improve energy conservation and acoustic performance. The doors around the staircase will need to be upgraded for fire protection. If an original panelled door needs to become a fire resisting door it should be possible to achieve this using certified intumescent paper facings on the panels and intumescent seals to the edges without compromising the design. The existing glass in a fire door may need to be replaced with fire resisting glass if this can be achieved using the glazing beads. If an original door cannot be sufficiently repaired and upgraded then a new panelled door with matching design features modified for compliance will be used.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
6	Elevations			
	6.1 General	1	<p>Elevations will be restored to original design intention, in as much as possible.</p> <p>Later alterations detract from the character and understanding of the building.</p>	<p>The brickwork of the walls, render, granite cills and the rubbed arches over the windows will all be carefully conserved. The scope of the work will be the making good of any defects and minor repairs. All masonry and timberwork on the elevations is to be redecorated.</p> <p>All doors (included the north French doors onto balconies) are to be replaced or restored to original design (see Section 5.2)</p> <p>All historic windows will be repaired, and any poor quality replacement will be restored to their original design (see Section 5.1).</p> <p>It is not intended to reinstate the ground floor north elevation balcony which has been removed.</p>
6	Elevations (<i>continued</i>)			
	6.2 North Elevation	1	Remove modern steel perimeter fencing from east end.	This later element detracts from the overall appearance of the building, and is no longer necessary for security purposes. Any minor damage which may be found to the existing building will be repaired to match the exterior finish.
	6.3 South Elevation	1	Remove modern steel perimeter fencing from east end.	See Section 6.2.
	6.4 East Elevation	2	Repair or replace windows to former bathroom core to original detail.	As this space is to be used as toilets on the ground and first floors it will be desirable to introduce some etched glass for privacy.
		3	Provide louvred opening in gable for ventilation.	<p>Air conditioning ventilation is required for the building. The ventilation supply and extract louvres for the high level plant space are probably but marginally better provided in the building gables than by modifying existing windows or by installing new dormers on the roof, which would be more detracting from the historic building.</p> <p>The design of the new louvred openings will be compatible with and distinguishable from the existing windows.</p>
	6.5 West Elevation	1	Existing services cabinet within Granite revetment wall is to be removed.	The granite wall will be repaired using granite blocks salvaged from elsewhere on the site.
		2	Externally accessible access doors for service risers in the bathroom tower to be provided at ground floor level.	The creation of these access doors allows for the provision of hidden services and the removal of the services cabinet within the revetment wall. By installing these doors on the west side of the bathroom tower, the east window can be retained.
		3	Provide louvred opening in gable for ventilation.	<p>Air conditioning ventilation is required for the building. The ventilation supply and extract louvres for the high level plant space are better provided by forming a new plant space in the building gables than by modifying existing windows or by installing new dormers on the roof, either of which would be more visually detracting and potentially more damaging to the historic building.</p> <p>The design of the new louvred openings will be compatible with and distinguishable from the existing windows.</p>
7	Interiors			
		The main use for all floors is as Ancillary offices		
		2	<p>The original footprint of the building is generally respected and unchanged.</p> <p>Later alterations detract from the character and understanding of the building. All proposed changes are to accommodate Access for all.</p>	<p>Later partition walls are to be removed (see Section 2), while suspended ceilings are to be removed and any original fittings retained (see Section 3) in order to restore the historic character of the space.</p> <p>Service Risers (externally accessible through new door openings) provided in the WC area (former bathroom block).</p> <p>Accessible WC and associated partitions added (See Section 1.3).</p>

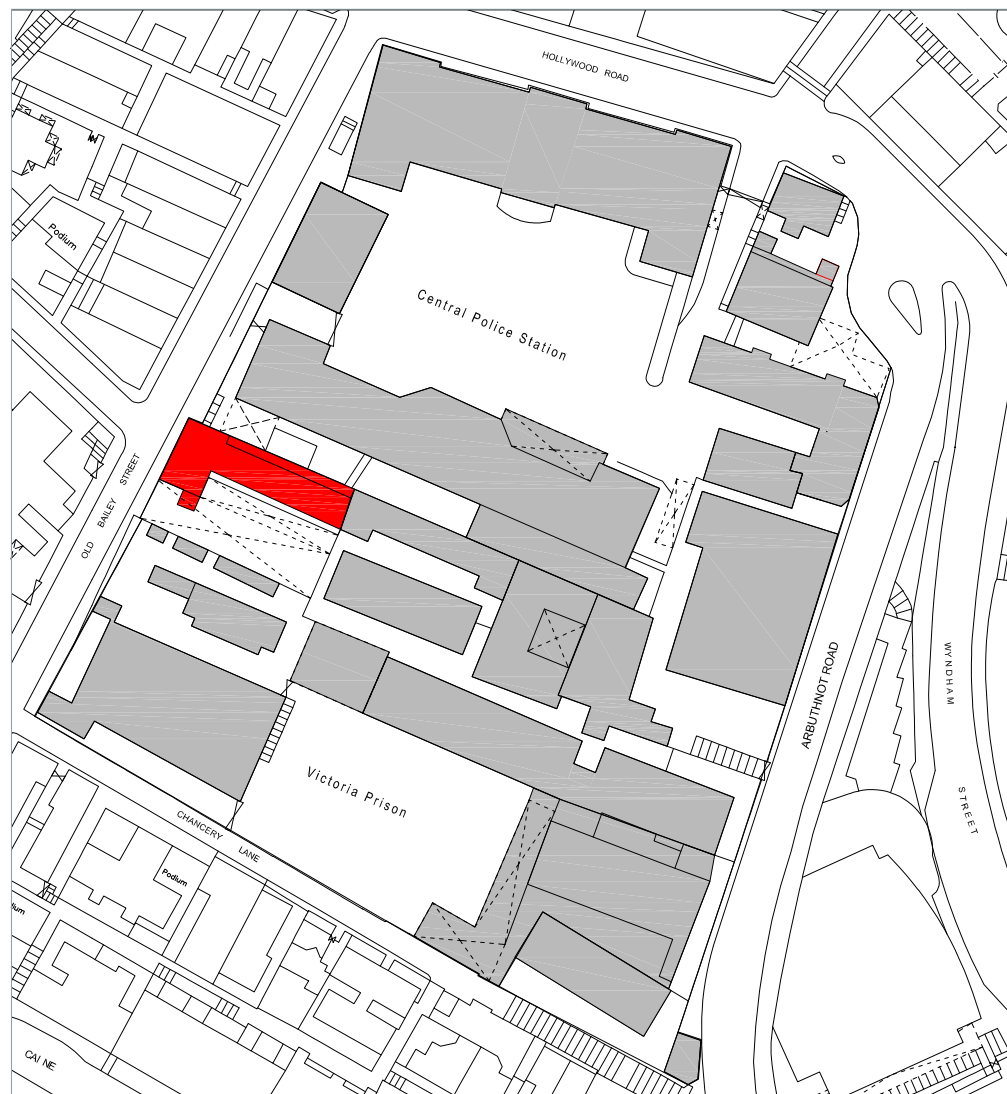
Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
8	Roof			
		2	<p><i>The roof will be put into good working order.</i></p> <p>The historic roof of is of significance as it is of the local Chinese tile design and retains its original structure, and should therefore be retained.</p>	<p>The condition of the roof covering and structure will be closely investigated during the detailed design stage and any repairs will be specified and carried out to conservation principles. The historic roof structure will be retained, though a programme of works may be necessary to put it into good repair:</p> <ul style="list-style-type: none">◇ The roof covering will be stripped and re-laid.◇ The original tiles will be re-used where possible with a make up of tiles to match.◇ Insulation will be installed under the roof covering.◇ There will be no alteration to the roof structure other than minor repairs and the replacement of battening.◇ The gutters will be overhauled or replaced and painted.◇ The existing chimneys will be extended / modified to accommodate new air intake and extract ductwork.◇ The roof structure is to be investigated by the structural engineer and repaired/strengthened as necessary to support required loadings.◇ Installation of breathable sarking membrane to be investigated.

----- End of Building 07 -----

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Ablutions Block (08)



Location Plan



Aerial photograph of the building, with north is to the bottom of the image

ABLUTIONS BLOCK (08)

A Baseline Study

Field Study

Designation	Within Victoria Prison Declared Monument
Date	c.1930s
Location	At northwest corner of Victoria Prison, bordering Building 03 to the north and Old Bailey Street to the west
Height	62.8 m (above sea level)
Floors	Three storeys

Exterior Description

The Ablutions Block is of a very utilitarian design with no discerning architectural characteristics or style. It is of a massing, scale and layout which fit the available site and contains some colonial provenance with regards to the balcony-style verandahs on the north site.

The Ablutions Block forms a physical separation between the upper and middle terrace of the site, with the north wall of the building set above a granite revetment forming a terrace. The building is one room deep, constructed in red Canton brick which has been painted red and has a hipped double pan and roll Chinese roof.

The north and south elevations are both 11 bays. On the south side each bay has a large window (in a few cases these have been blocked) while on the north side each bay has a six panel door with fanlight or casement window; all of which have granite lintels. The windows also have granite cills. The north elevation (figure 2) is dominated by full length balconies at every level supported on concrete brackets (figure 4) at ground floor, while the upper concrete floors and the roof are all supported on cast iron posts with decorative capitals and bases. There is a simple steel balustrade with a timber handrail between each post; on the upper floors this has been covered with corrugated iron sheets and on the second floor all the space between the posts has been in filled with steel bars.

At the west end of the balcony is a dog-leg staircase with cantilevered treads and half landings, constructed in a brick stairwell up to second floor level; above this it is open with a balustrade. The balustrade is made of square section wrought iron balusters and a moulded timber handrail terminating with a curtail. North of this at ground level is a staircase leading down to Parade Ground level which has granite treads and a wrought iron and timber balustrade and is supported on brick work. A modern steel roof structure has been erected over it and covered with a corrugated material which looks like asbestos. Directly opposite the top landing of this staircase is a passage through the building. On the north elevation this has pilasters with moulded bases and capitals which support a simply moulded semicircular arch with a keystone. At the south end of the passage only the capitals and arch are repeated. This passageway is the only direct access between the Police Compound and the Victoria Prison.

At the east end of the balcony on each level is a concrete bridge with steel and timber balustrades, connecting to the Barracks Block. The second floor bridge has a pitched Chinese tile roof supported on cast iron posts.

At the west end of the south elevation is a single storey building one bay deep under a hipped Chinese tile roof, which also forms a verandah on the east elevation which is supported by the same cast iron post as those on the north corridor. The construction of the west wall of the building does not show any visible construction joint to imply that this was a later addition, and in fact the Ablutions block including this single storey structure and the perimeter wall running south to the large Victoria Gaol revetment wall would have all been of a single building phase.

The west elevation (figure 1) is of two bays with the single storey building to the south and the stairwell to the north both of one bay. Only a few of the original windows survive; most have been replaced or altered to allow for air-conditioning units to be introduced.

Interior Description

(see also Character Defining Elements and Figures 5-7)
The building structure is load bearing brickwork with concrete floors supported at each bay by downstand beams with chamfered corners. The roof is constructed of king post trusses supporting timber purlins, ridge piece and rafters.

On the ground floor the building originally had two large rooms of four bays east of the passage, though partition walls have been inserted to divide the west room. West of the passage is a three bay room that would originally have been linked to the single storey south extension; the square headed arch has been blocked in. The rooms either side of the passage were originally accessed via doors at the north end; both of these have been blocked and new doors formed in the north elevation windows.

The first floor contains mainly toilet rooms of a single bay each which are all modern, with a single bay room at the east end previously used by the Police barber, and a three bay room at the west end which has been partitioned.

The second floor has a three bay room at the west end, two central shower rooms, and three rooms to the east of this; the end two rooms are a single bay each and contain a blocked chimney breast. The rooms here were originally open to the roof, though in some spaces suspended ceilings have been installed. The walls are plastered to dado level and are painted above the exposed brick work.

The area south of the Ablutions Block is bound on the east and south sides by high granite revetment walls forming the north border of the Victoria Prison. There are a number of corrugated steel sheds along the south wall and a wide covered walkway along the south elevation of the building, which has tubular steel posts supporting a flat corrugated steel roof. At the east end of the space there is a double gated entrance to the prison.

Areas of Significance

The Ablutions Block is of little architectural or historic interest, though it does form a significant element of the historic streetscape of Old Bailey Street. The only elements of notable importance are the balconies on the north side, and this is mainly owed to their visual contribution to the open space south of the Barracks Block. The bridges connecting the Barracks Block to this building are also of interest as they would have been the main link for the police officers using the Barracks Block to access their toilet and shower facilities.

There are also some individual architectural features which are of notable interest within the building. These include the red quarry tiled floor with patterned border, the arches of the passageway, and the brick chimney breast in one of the east rooms on the second floor.

Archaeological Assessment

An archaeological survey of the site has not been carried out but a desk based assessment has been completed. The opportunity will be taken when work is carried out in this area to carry out a proper archaeological examination below ground under the building’s lower floor where this is to be disturbed. The above ground archaeology of the building will also be carefully recorded as the work to reconfigure this building proceeds. There will also be an opportunity to carry out below ground archaeological investigations in the adjacent service yard to the south of the building. This service yard area may contain more of archaeological interest than under the building.

It is unlikely that any significant archaeology remains on the site of the building as this area has been built over several times and it is likely that the changes in ground level and the new footings and the construction of the revetment walls will have caused significant disruption to any below ground remains. Originally there was a stone building on this area of the site constructed in 1852-53 and housing a treadmill.¹ This was demolished in the 1860s to make way for the stables and the ‘coolie’ quarters associated with the Barracks Block. These buildings in turn were demolished in the 1930s to allow the present Ablutions Block to be built.

Further information regarding the archaeology of the site is contained within the Archaeological Resource Section (3.4.6) of this report. Following an Archaeological Investigation to be carried out during the detailed design stage, appropriate mitigation measures will be recommended and agreed with the AMO.

¹ A form of punishment which used a large man-powered timber wheel which was based on a mechanism used for grinding corn or pumping water. However, as a form of torture it produced no end product.

Desktop Research

History

While the dates of construction for previous buildings in this area of the site are known, the actual construction date of the Ablutions Block is unclear. The building is certainly in place by a 1936 plan of the site, and it would appear that the southwest single storey block has also been constructed by this point. It has not been possible, however, to obtain original design drawings for the building, or any reference in government reports to its construction.

The new Ablutions Block would have required the demolition of the single storey structures to the south of the Barracks Block (Building 03), but it would appear from earlier plans (the latest of which is dated 1914) that there was also an early guard tower and gate which were also demolished. The octagonal-in-plan tower is the last of three which were on the site in the 1850s. This gateway would have been used as an entrance for horses into the adjacent stables. With the construction of the Ablutions Block the gateway was no longer needed, and so it and the guard tower were demolished, and a brick wall built to close in the entrance.

Several changes have occurred since the construction of the building. The date of most of these changes is unknown, and certain alterations (like updating windows for air conditioning) probably happened continuously in a piecemeal manner. It is clear that some of the doors and windows have been altered, as the blocking in and making good the brick work has been done in concrete and the mortar joints have been incised into the surface. Internally all the windows and doors have splayed reveals and where a door has been inserted into a former window the reveals have not been splayed.

Changes to the building include:

- ◇ Alterations to or replacement of windows throughout, most notably replacement of all first floor south windows
- ◇ Blocking of windows on the ground floor south elevation
- ◇ Blocking in of ground floor opening into southwest extension
- ◇ Repainting and redecorating throughout
- ◇ Installation of new lighting and electrics
- ◇ Installation of suspended ceilings
- ◇ Blocking of fireplaces
- ◇ Construction of partition walls
- ◇ Conversion of window openings to doors (e.g. ground floor north side)
- ◇ Installation of new toilet and shower facilities on the first and second floors.

The building was used by the Traffic police prior to decommissioning.

Building Characteristics

This structure, built in the 1930s, is fairly unremarkable within the site and is almost entirely devoid of any unique or 'stand-out' architectural features. The south elevation is plain with uniform fenestration which compares to the other prison buildings in this part of the site, while the west elevation facing Old Bailey clearly mimics the residential character of the surrounding area. The building has a plain red brick construction with simply designed windows, while the interior layout is the same on all floors, being essentially a row of rooms on the south side of the building accessed by balconies on the north side.

These balconies and the attached staircase to the northwest of the building are the main areas of significance. The cast iron balustrades and roof supports bring an element of design to this façade of the building, while bridges linking to the Barracks Block illustrate the use of the building as an Ablutions Block by the police officers who lived and used the adjacent Building 03. The design of the balcony also transforms an element which elsewhere on the site has been used as decoration or recreational space and converts it into the only functional means of access for the whole building.

Significance

MEDIUM / LOW

This building forms part of the west elevation of the site (along with Buildings 01, 02, 03 and the perimeter wall) and as such has become a section of the public face of the CPSC along Old Bailey Street. It is also a focal point forming the east termination of Staunton Street. The design of the building seems to have consciously considered its position, as the west elevation is of a domestic design and scale. There is some interest in its link to the Barracks Block, as its physical location lends itself more to the Prison side of the site, but it was in fact used as a sanitary building for the police officers accommodated within the Barracks Block. The bridges which link the two buildings together remain as evidence of this use.

There are a few notable architectural features, such as the decorative cast iron columns on the balconies, the decorative archway in the cross passage, and the timber King post truss roof. However, the interiors of the building would have originally been designed very plainly and functionally, and are of very little significance.



Figure 1 - West elevation as viewed from Staunton Street. Various alterations to the windows can be seen.



Figure 2 - North elevation showing the balconies



Figure 3 - The main stairs at the west end



Figure 4 - Supporting brackets for the balconies



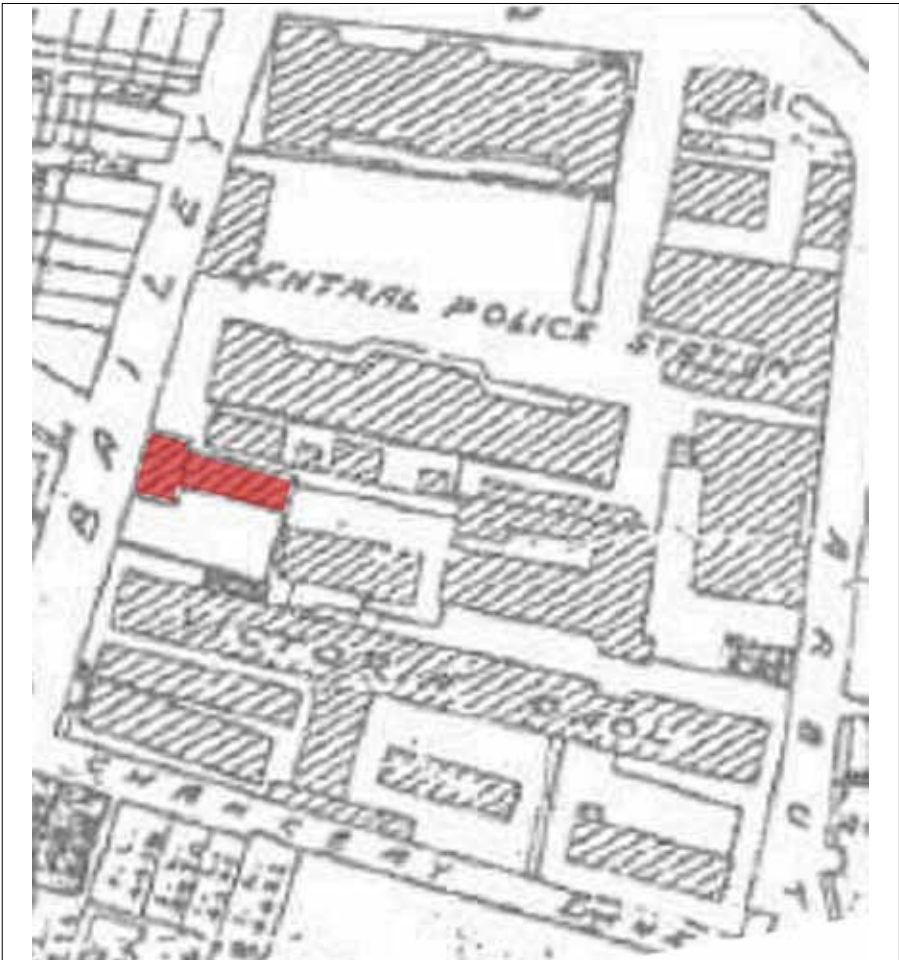
Figure 5 - First floor brick chimney breast



Figure 6 - Archway at the west end of the ground floor, which leads through to the prison.



Figure 7 - View of the original timber frame roof

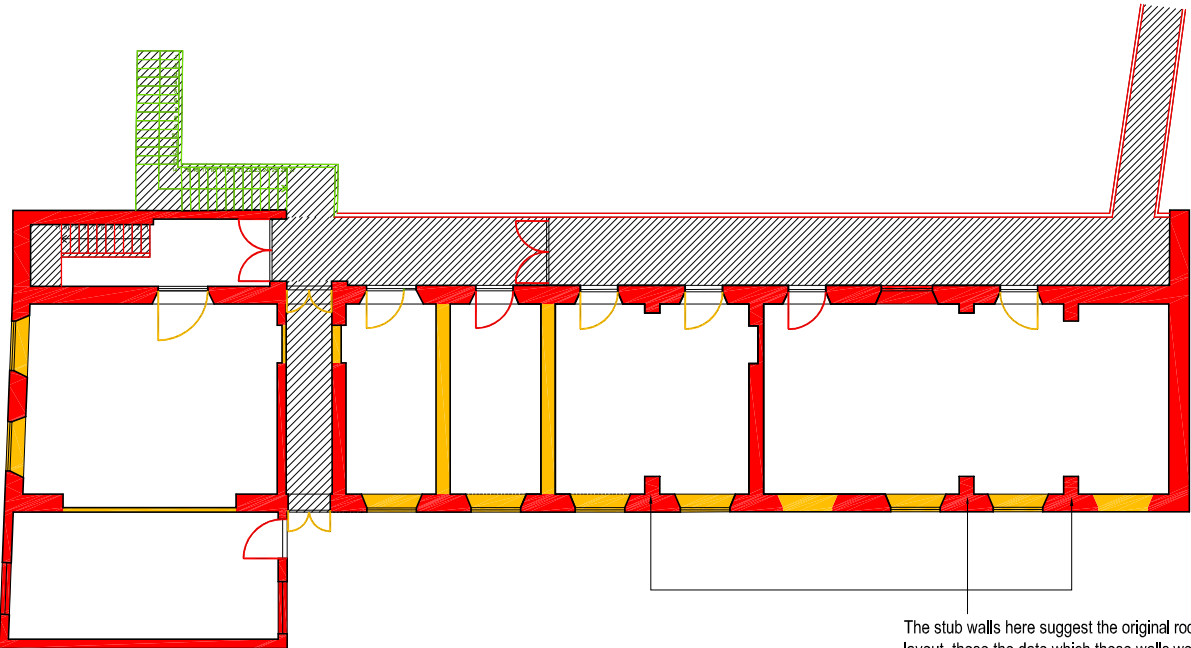


1936 plan of the site showing the recently built Ablutions Block

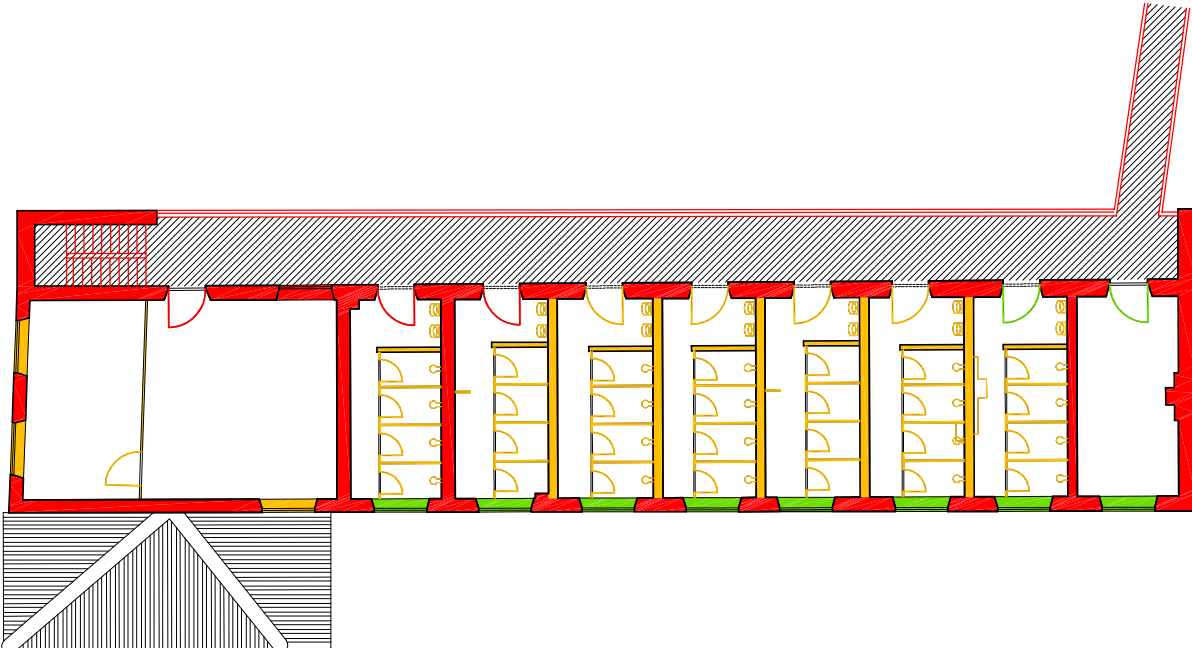


Aerial view of the south side of the building c1970s

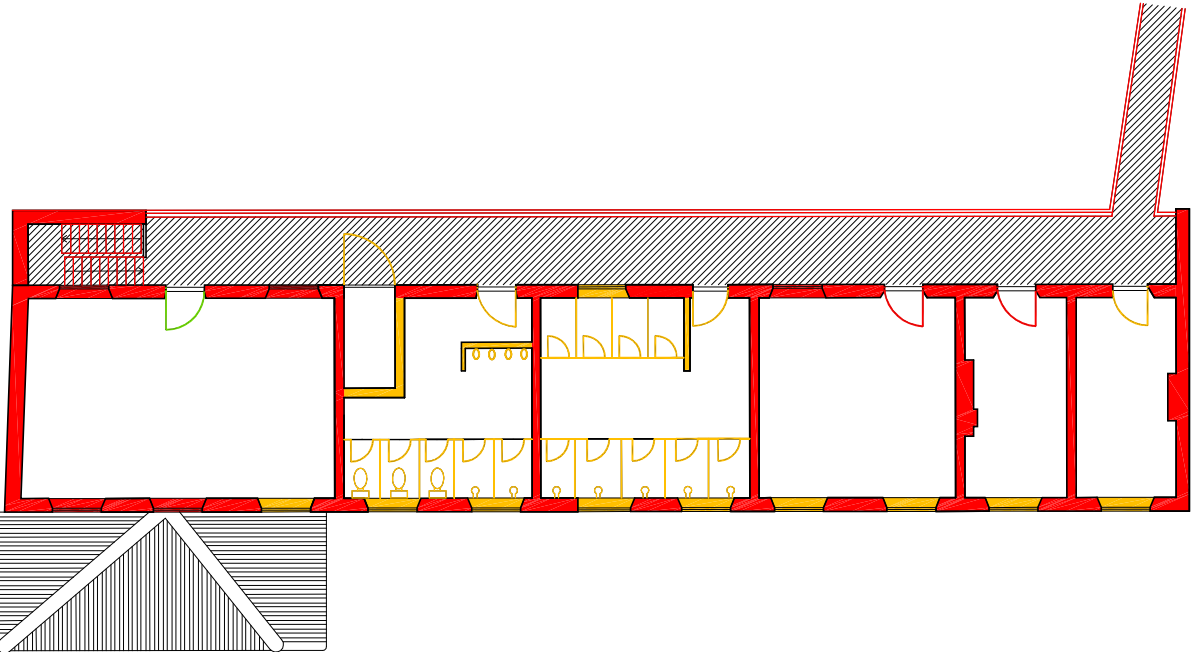
Historical Development and Significance



Building 08. Ablutions Block
Ground Floor Plan



Building 08. Ablutions Block
First Floor Plan



Building 08. Ablutions Block
Second Floor Plan

Legend

- Original c.1930
- Later alterations
- Original Or Early Fabric that has been altered
- Areas of high significance

Please note

- In some instance it is unclear whether the fabric is original, or if it is instead of an early date. In these cases it has been annotated as "Early 20th Century (Pre 1950's)".
- That the assessment of High Significance is building, rather than site specific. Therefore, the elements noted as being high significance are relative to the Ablutions Block.



List of Character Defining Elements

The following list of character defining elements is based on AMO’s archival records. It contains description of the elements referenced to a list of reference figures in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed during the detailed design stage.

- LG2 - Lower Ground Floor 2
- LG1 - Lower Ground Floor 1
- FF - First Floor
- SF - Second Floor
- TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
1	Red quarry tiled floor with key patterned border	SF	
2	Plain semi-circular arch with keystone	GF	Figure 6
3	Brick chimney breast with plaster moulded	SF	
4	Chimney breast with brick projection	SF	Figure 5
A	Old door knob	FF, SF	

FOR INDICATION ONLY

B Identification of Impact on Heritage

Introduction

As noted in the baseline study the building has no particular architectural value internally, although as a block it is an important element of the historic streetscape of Old Bailey Street. As a result the exterior appearance is to be retained as far as possible, but significant alterations can be made to suit new uses in its interior. The balconies and bridges to the north elevation will remain unaffected, given their importance with regard to building use and appearance. Internally it is proposed to remove the majority of the internal walls and floors in order to create the spaces required for centralised electrical plant. By consolidating all of the transformer and switchgear equipment for the whole site in this one location the impact on other more significant structures on the site is kept to a minimum.

Options Considered

This is not seen as one of the particularly significant buildings on the site. It is a comparatively late building dating from the 1930s and is a replacement for the latrine blocks and stabling previously in this area. The block appears to have been built specifically as bathrooms and lavatories for the adjacent Barracks Block but all the early fittings have been stripped out and the block has been refitted, probably in the 1970s (or later). The block was always joined to the Barracks by the high level bridges, three of which remain in position.

The original use (as a bathroom and lavatory block) is no longer necessary and the historic value of the WCs is considered low and their removal is considered to be acceptable. Therefore, a complete change of use is inevitable. Initially these spaces were considered for retail use. This was discarded on the advice of the property consultant who felt there would not be sufficient footfall for the units to be financially viable.

The possibility of using the building as kitchens to support restaurants in the Barracks was looked at closely. This appeared to have the advantages of getting the kitchens into a robust building with concrete floors whilst leaving the more significant and more fragile Barracks Block untouched. This scheme was worked up in some detail but was eventually discarded for two reasons:

- 1
- The bridges between the Barracks and Ablutions Blocks would need to be fully enclosed if food were to be carried across them. This would make them too visually intrusive.
- 2
- It would be necessary to accommodate the differences in levels in the Ablutions Block to avoid carrying food up steps and to provide the possibility of trolley access. This meant a large tower out of the Ablutions Block roof to accommodate the level change, the top of the staircase and the lift overrun. This would have been very visible from Staunton and Old Bailey Streets.

Some consideration was given to using these spaces as economical studio accommodation for artists and as storage for the adjacent retail units in the Barracks. Both these uses looked promising.

Proposed Uses

As the scheme for the whole site developed it became increasingly clear that there were no adequate locations in operational terms for the new electrical transformers that are needed. It was, therefore, decided that this building should be altered in a major way to accommodate all the electrical supply equipment for the site in one location. In putting it into the Ablutions Block major damage to other more sensitive blocks can be avoided.

There will be electrical Plant space on all three floors, with Site management office and store rooms on the ground and second floors, and a Toilet on the ground floor.

The Ablutions Block also has the dual advantages that it is one of the very few buildings where vehicle access is available, which is an essential requirement of the Hong Kong Electric Company, and it is also relatively central to the whole site, making the electrical sub-main distribution routes effective and least damaging.

Assessment of Impact

The following table contains the impact assessment report for Building 08, the Ablutions Block. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings and the interior of each floor. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1
- Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2
- Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3
- Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4
- Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5
- Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access - Stairs	1	<p>The existing stairs are to be retained.</p> <p>These stairs are essentially external to the main body of the building and will be retained for access to each balcony level.</p>	<p>Though substantial internal alterations are to occur within the building, the aim is to retain the exterior façade as much as possible, in order to maintain a coherent exterior appearance to the site. The staircase is an important part of this exterior appearance and will therefore be retained, with all repair and maintenance being kept to the necessary minimum.</p> <p>Although the width and step dimensions of some flights of the stairs makes them as a whole non-compliant for means of escape, with some upgrading they can make a contribution to escape for the new uses in the building on a fire engineering assessment to be completed during the detailed design stage by a Fire Engineering Consultant. An additional higher rail over the existing handrailing will be provided for improved safety.</p>
		3	<p>A new stair is to be located centrally to the building.</p> <p>This stair is intended to provide service access to the first floor transformer rooms, in order to meet code compliance.</p>	<p>The stair will provide code compliant internal access to the first floor of the building solely for the use of Hong Kong Electric Company to their transformer and switchgear rooms. The original floors are scheduled to be removed (see 2 Structure below) with new floors being installed to create required space for electrical equipment and storage.</p> <p>A further small flight of stairs will be provided to give access from the second floor external balcony to the higher internal floor levels which are to be used for other plant rooms and storage spaces.</p> <p>As the internal character and fabric of the building is not considered of historical importance the removal of the floors and insertion of the new concrete maintenance staircase is considered to be acceptable. Where the new staircase abuts existing walls care will be taken to avoid any unnecessary damage. Any modifications and/or repairs to existing walls will be undertaken as required.</p>
	1.2 Access - Lift	N/A	<p>A new lift is being installed in the adjacent Building 11 which will give access to this building at the existing balcony levels.</p> <p>Refer to Building 11, 'A Hall' for further details.</p>	<p>It is within the scope of alterations to Building 11 to insert a lift, which is also necessary within that building for code compliance purposes. As these buildings will be linked, a separate lift in Building 08 is not necessary.</p> <p>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 shafts have been located centrally within the selected spaces to avoid conflict with the existing window arrangement and to allow the lift overrun to be contained under the existing roof structure.</p> <p>New walls for the lift shafts are to be constructed of concrete blockwork and will be as freestanding as possible from the existing fabric.</p>
	1.3 WCs	2	<p>A new staff WC will be located on the ground floor.</p> <p>This is to meet code compliance.</p>	<p>At the west end of the building a small code compliant toilet will be added at the existing ground floor level to provide a code compliant toilet for staff supervising the delivery yard.</p> <p>The original Ablutions Block WCs will be removed as part of the internal alterations in order to create the plant spaces required.</p> <p>More complete WC provision for staff and for the general public is to be provided as part of shared communal facilities elsewhere on the site.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
2	Structure			
	Removal and Demolition		For the construction method to remove the existing floor slabs and add the new floor slab, it is proposed that the external walls will be retained. However, the internal structure of the Ablutions block will be removed and replaced with a strengthened structure suitable for the new use. The roof will be temporarily removed during construction and will be replaced once adequate support has been provided to the structural shell of the structure. The façade and balconies are proposed to be retained and refurbished in their current form. To mitigate the impact, full recording before the work commence will be conducted.	
		3	Major alterations to the internal floor structure are proposed to allow this building to be used as the main site for transformers and electrical switchgear.	<p>The existing partition configuration and storey heights do not allow for the installation of the required electrical transformers and associated switchgear and cable trenches. Consequently, it is proposed that the existing upper floors and internal walls are removed and replaced with new concrete floors at the required heights to suit the electrical plant.</p> <p>Although the disruption to the building is great, this is mitigated by limiting the alterations to the internal spaces where there are little or no significant features; important elements such as the external balconies and stair to the north elevation are to remain untouched so that the outward appearance of the building is maintained. A comprehensive drawing and photographic record of the exterior will be carried out prior to any internal wall and floor removals.</p> <p>The new floors are to be supported on a new internal independent steel structure that will both support the new floors and provide structural stability to the existing brick envelope, removing the risk of collapse of the original structure. Where possible, some cross walls are to be retained, such as the one to the western side of the new service stair.</p>
	Removal and Demolition (continued)	3	<p>Internal walls and floors are being removed.</p> <p>These alterations are being made in order to create space for mainly electrical equipment serving the whole site.</p>	<p>Significant elements of the ground floor plan arrangement are to be retained, including the cross walls and in particular the passageway that provides access through the building, together with the associated arches to the north and south elevations.</p> <p>The timber king-post trussed roof structure is considered to be of some architectural interest, and is to be retained in its entirety. A method statement will be prepared by a structural consultant for the construction operations to retain the roof structure in situ.</p> <p>Locating the electrical equipment in this building alone avoids the need to disrupt other more important buildings on the site. The proposed works to the building therefore represents a mitigation measure relating to the other buildings.</p>
		2	<p>A single storey extension on the west side of the building will be removed.</p> <p>Access for vehicles is required to the new Loading and Unloading Yard servicing the site.</p>	<p>The existing covered yard alongside the south side of the Ablutions Block offers the best location for a delivery yard on the site with its own dedicated street entrance, and in this location it will be in minimal conflict with public pedestrian movements in the streets or on site. The west boundary wall at this point is not built of granite but in painted brickwork, and an intervention for an opening here will therefore not be as significant as one through a section of granite revetment wall. The slope of Old Bailey Street makes for an awkward turning into the site here for vehicles arriving downhill, but is possible for the types of vehicles which will be making deliveries including the Hong Kong Electric Company's long fixed wheel-base lorries delivering the transformers.</p> <p>The width dimension of the yard will allow a turntable to be installed for the vehicles to turn around and exit to the street going forward. To provide sufficient width for vehicles to turn into and exit the yard the single storey extension to the Ablutions Block facing Old Bailey Street will be removed and the corner brickwork will be made good. This extension, probably built with the Ablution Block, is not seen as a being particularly significant element, and can be removed without affecting the status of the Ablution Block, whereas the need for an accessible delivery yard is important for the operation of the site.</p>
3	Finishes and Fixtures			
		2	<p>All fixtures will be removed. Finishes will be affected as a result of the modifications.</p> <p>This is to create the space described in Section 2.</p>	<p>The historical value of the fixtures and finishes is considered low, as in most spaces there is little or no historic fabric remaining. This is especially true of the numerous WCs and shower rooms in the building, which are of a late 20th century date. Removal of items and loss of finishes will be unavoidable in order to create the service spaces. However, as mentioned above, this will greatly reduce disruption to more important buildings on the site.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
4	Mechanical and Electrical			
		3	Transformer rooms and switch rooms are being installed to serve the whole site. Service lighting will be installed in the new spaces created. The existing M&E fittings will be stripped out.	Existing M&E installations are not considered to be of value. As a result of the reconstruction of the spaces and the utilitarian nature of the proposed use, the new M&E installations will be similar in nature, with exposed conduit and fittings. The location of the transformers and associated switchgear in this building will avoid disruption to other more important buildings on site.
5	Doors and Windows			
	5.1 Windows	2	All original windows will be repaired and put into good working order. Many of the existing windows have been reconfigured to accommodate air conditioning units and all windows facing all balconies and the delivery yard at ground level used for means of escape will need to provide fire protection.	Site inspections suggest that several original windows still remain in position, and within the proposal of works for the building exterior, there is an emphasis on conservation repair over replacement. The goal is therefore to retain the maximum amount of original fabric and therefore preserve the external appearance of the building. Surviving original windows will be carefully fitted with draught seals to improve energy conservation and acoustic performance. Double glazing of the windows is not intended to be used. Fire protection of the balconies and delivery yard used for means of escape is required. Additional internal fire resisting glass units to the windows facing all balconies and the delivery yard at ground level could be used. Alternatively protection could be achieved by black painted internal blocking of the window openings, whilst retaining the windows exposed.
5	Doors and Windows (continued)			
	5.1 Windows (continued)	2	Later windows are to be replaced by replicas of original windows. These later windows have heavier glazing bars and frames and different fenestration patterns, which have a detrimental effect on the building facades.	These windows are to be replaced by replicas of the remaining original windows in painted hardwood timber with mouldings to match the originals. The intention is to have a single pattern of glazing around the building, which will enhance the appearance of the building. All windows will be carefully fitted with draught seals to improve energy conservation and acoustic performance, and the windows facing the balconies need to have additional measures for fire resistance.
			All windows to upper floors are to be locked shut with security mesh fitted behind. This is for the safety of users and to meet code compliance.	Due to the new floor levels impacting on the window cill and head heights they will become unsuitable to use and unsafe to pass by internally. Most will therefore be locked shut having been sensitively overhauled or replaced in order to retain the external appearance. In most cases a security mesh barrier will be fitted internally for safety purposes.
		3	Some windows will be replaced with louvre units Ventilation is required for the electrical plant.	The comprehensive requirements for ventilation for an electrical plant will be developed during the detailed design stage. The aim is to use existing window openings on the south elevation wherever possible. Additional openings for louvres may be required and unavoidable. They will be located in relation to the existing fenestration pattern. This will need to be the subject of further detailed design. The size of the louvres will be determined by the requirements of the electrical transformers.
	5.2 Doors	2	Where possible original doors have been retained. In some cases doors have been locked shut with a blockwork infill behind.	Due to the new floor levels impacting on door thresholds and head heights they will become unusable. Most will therefore be locked shut having been sensitively overhauled in order to retain the external appearance. In some cases a reversible blockwork infill will be required internally to maintain the fire separation between floors (a code compliance measure). Where possible existing doors will be reused for access to the newly created floors. All external doors retained for use will be carefully fitted with draught seals to improve energy conservation and acoustic performance.
		3	New stainless steel doors 2 m high x 2.6 m wide are to be installed to the south elevation at first floor level to provide access to the transformers.	These doors are an essential requirement from the Hong Kong Electric Company to provide direct access to install and replace their transformers. The doors have been sensitively located to ensure that they fit with the rhythm and spacing of the fenestration openings. The doors are to be overclad with painted timber boarding to ensure that they match the historic character of the building.

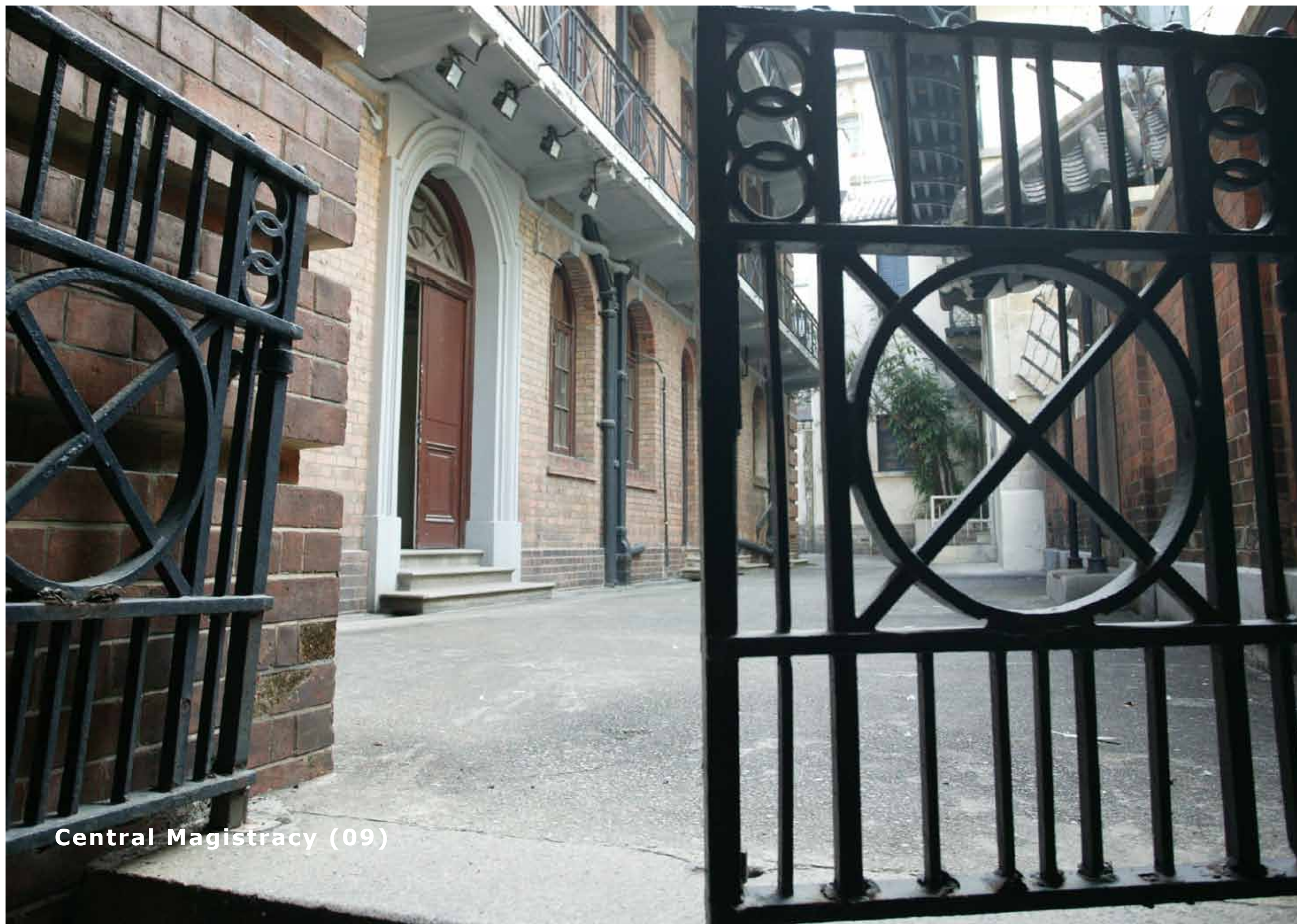
Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
6	Elevations			
	6.1 General	2	Elevations will be retained in their existing condition as far as possible, with repair work only being carried out as required. Though there are plans to alter the south elevation to some extent, the remainder of the building will retain its historic appearance on the exterior.	Generally the external appearance will be retained and conserved. Windows will be restored to their original configuration (see Section 5.1).
	6.2 North Elevation	1	Doors and windows as marked on proposal drawings will be replaced with new to match original configuration where either they are beyond repair or where more modern windows/doors have replaced originals.	External appearance is generally being retained as existing with repairs being the main intervention, which will enhance the character of the building and enhance its contribution to the surrounding streetscape.
			The existing balcony balustrades and handrails are to be retained and refurbished.	Repairs will be kept to a minimum and will match existing.
		3	Sections of the existing balcony balustrade will be removed in order to allow new bridges to land on the balconies from the adjacent Barracks Block. This will create the means of escape strategy required for the Barracks Block and additional useful servicing for the Barracks Block.	The addition of new bridges to provide means of escape from the Barracks Block again allows interventions within that important historic building to be kept to a minimum, preserving the original spatial arrangement by locating the escape stairs, a potentially damaging intervention, within the adjacent Building 11, access to which is provided via the balconies on Building 08.
		1	Cast iron downpipes are to be refurbished repainted or replaced (locations to be agreed) as required.	Existing downpipes are to be reused wherever possible. Replacement sections are to be kept to a minimum and will match existing.
			Brickwork repairs are to be carried out.	Repairs will be kept to a minimum and will match existing.
			Existing chimney flues to the eastern end of the building are to be retained. Smaller flues to the west are to be removed.	The main chimney flues are located to the east of the building. These are to be retained to preserve the character of the elevations. The smaller flues to the west are considered to be less important and are to be removed. Retained flues are to be fully supported within the roof space with new steel structure.
	6.3 South Elevation	2	The single storey extension to the south-west corner is to be demolished and the brickwork made good, with any apertures in-filled with bricks to match the adjacent originals.	The single storey extension is not considered to be of architectural significance, and its removal allows the space to the south to be used as a loading bay. Materials from the demolition are to be salvaged for use elsewhere on the site.
		1	Doors and windows as marked on the proposal drawings will be replaced with new to match original configuration where either they are beyond repair or where more modern windows/doors have replaced originals.	The external appearance, with the exception of the new service doors will be retained as existing with repairs being the main intervention which will enhance the building's appearance.
			Two service doors are to be fitted to allow the electrical transformers to be installed and replaced.	The new service doors will be detailed sensitively and respond to the existing pattern of openings as shown on the drawings.
		3	Some windows will be replaced with louvre units Ventilation is required for the electrical plant.	The comprehensive requirements for ventilation for an electrical plant will be developed during the detailed design stage. The aim is to use existing window openings on the south elevation wherever possible. Additional openings for louvres may be required and unavoidable. They will be located in relation to the existing fenestration pattern.
			Brickwork repairs are to be carried out.	Repairs will be kept to a minimum and will match existing.
			Cast iron downpipes are to be refurbished and re-fixed (locations to be agreed) as required.	Existing downpipes are to be reused wherever possible. Replacement sections are to be kept to a minimum and will match existing.
			As a result of works required to re-grade and resurface the loading bay, the ground level in some areas will be lowered. This may result in some underpinning works to the building, dependant on the depth of the existing foundations.	All underpinning works resulting in additional exposed brickwork are to be carried out with bricks to match the originals but laid in a manner to make the new brickwork distinguishable from the original, possibly as a slightly projecting plinth to be confirmed in the detailed design stage.
	6.4 East Elevation	N/A	No east elevation to this building (abuts another).	N/A
	6.5 West Elevation	1	Windows as marked on the drawings will be replaced to match the original configuration where they are either beyond repair or are unsympathetic modern replacements.	External appearance is generally being retained as existing, with repairs being the only intervention which will enhance the building's appearance.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason		Mitigation
7	Interiors				
	7.1 General	The main uses for all floors are as central electrical plant or storage space, with an Ancillary office at ground floor level. The new first and second floor construction will be developed during the detailed design stage and a method statement and mitigation measures prepared for the construction operation including the temporary support for the building.			
	7.2 Ground Floor Plan	3	The level of the ground floor remains as existing, with all other floors removed and new ones inserted at different heights in order to create the required spaces for accommodating the transformers and associated ducts, cable trenches and switch gear.	The alterations in this building are mitigated though its 'sacrificial' role in accommodating essential electrical supply services installations in one location on site, thereby reduce the impact of these services on more significant structures and spaces elsewhere on the site. Without these essential services installations the regeneration and reuse of the site would not be possible.	
		3	Single-storey extension at the west end to be removed.	See 2 and 6.3 above	
			Significant elements of the ground floor plan arrangement are to be retained to retain the character of the building as far as possible.	This includes the north balcony & stair, majority of cross walls and in particular the passageway that provides access through the building, together with the associated arches to the north and south elevations.	
			New blockwork internal walls with doorways are to be erected to create stores, duct rooms, a stairwell, and a WC.	New partitions are required to convert the building to its new use. Where possible existing walls are to be used to provide enclosure to spaces (see above).	
			New concrete staircase to be installed.	This is for the sole use of the electric company, and is a condition of the installation of electrical plant. The stair is to be designed to be supported on the new internal steelwork structure to minimise the impact on the retained existing structure.	
7	Interiors (continued)				
	7.3 First Floor Plan	3	Existing internals walls and floor slab are proposed to be removed.	Removal is necessary to convert the building to its new use. Where possible existing walls are to be retained (west wall of new stair enclosure). North balcony and stair are to be retained.	
		3	New concrete floor slab to be installed 4050 mm above ground floor with a second slab 1550 mm below to create a cable duct. New blockwork internal walls with doorways are to be erected to create transformer and switch rooms.	New floor slabs are required to provide the necessary spaces for accommodating transformers and switchgear. Transformer rooms and switch rooms will serve the whole site, and their location in this building will minimise the impact on other more significant structures.	
	7.4 Second Floor Plan	3	Existing internals walls and floor slab are proposed to be removed.	Removal is necessary to convert the building to its new use. Where possible existing walls are to be retained (west wall of new stair enclosure). North balcony and stair to be retained also.	
			New concrete floor slab to be installed 3600 mm above first floor with a second slab 500 mm below to provide protection from leaks, etc to transformer & switchgear below. New blockwork internal walls with doorways are to be erected to create switch rooms and stores.	New floor slabs are required to provide the necessary spaces for accommodating transformers and switchgear. The switch rooms will serve the whole site and their location in this building will minimise the impact on other more significant structures. The new floors where necessary will be supported on an inserted steel frame down to new footings so that there is no load path through the original masonry. The walls will be tied back to the new frame and floors for stability. The height and location of the original floors and partitions can be left for future identification and interpretation.	

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
8	Roof			
		1	<i>The roof will be put into good working order.</i> This structure is original and, with repair, can be fully functional. There will be no alteration to the roof structure other than minor repairs and the replacement of battening.	The roof structure is considered to be of architectural interest and is to be retained as existing.
		2	The roof covering will be stripped and re-laid to match the existing detailing.	<p>The original roof structure will be retained, as it is historically and architecturally significant to the building. The condition of the roof covering and structure will be closely investigated during the detailed design stage and any repairs will be specified and carried out to conservation principles. However, to do so it may be necessary to undertake the following works:</p> <ul style="list-style-type: none">◇ The roof covering will be stripped and re-laid,◇ The original tiles will be re-used where possible with a makeup of tiles to match.◇ Insulation will be installed under the roof covering.◇ There will be no alteration to the roof structure other than minor repairs and the replacement of battening.◇ The gutters will be overhauled or replaced and painted.◇ The existing chimneys will be modified to accommodate new air intake and extract ductwork if feasible to do so without altering their character.◇ The roof structure is to be investigated by the structural engineer and repaired/strengthened as necessary to support required loadings.◇ Installation of breathable sarking membrane to be investigated for compatibility with sealing the roof for energy conservation.

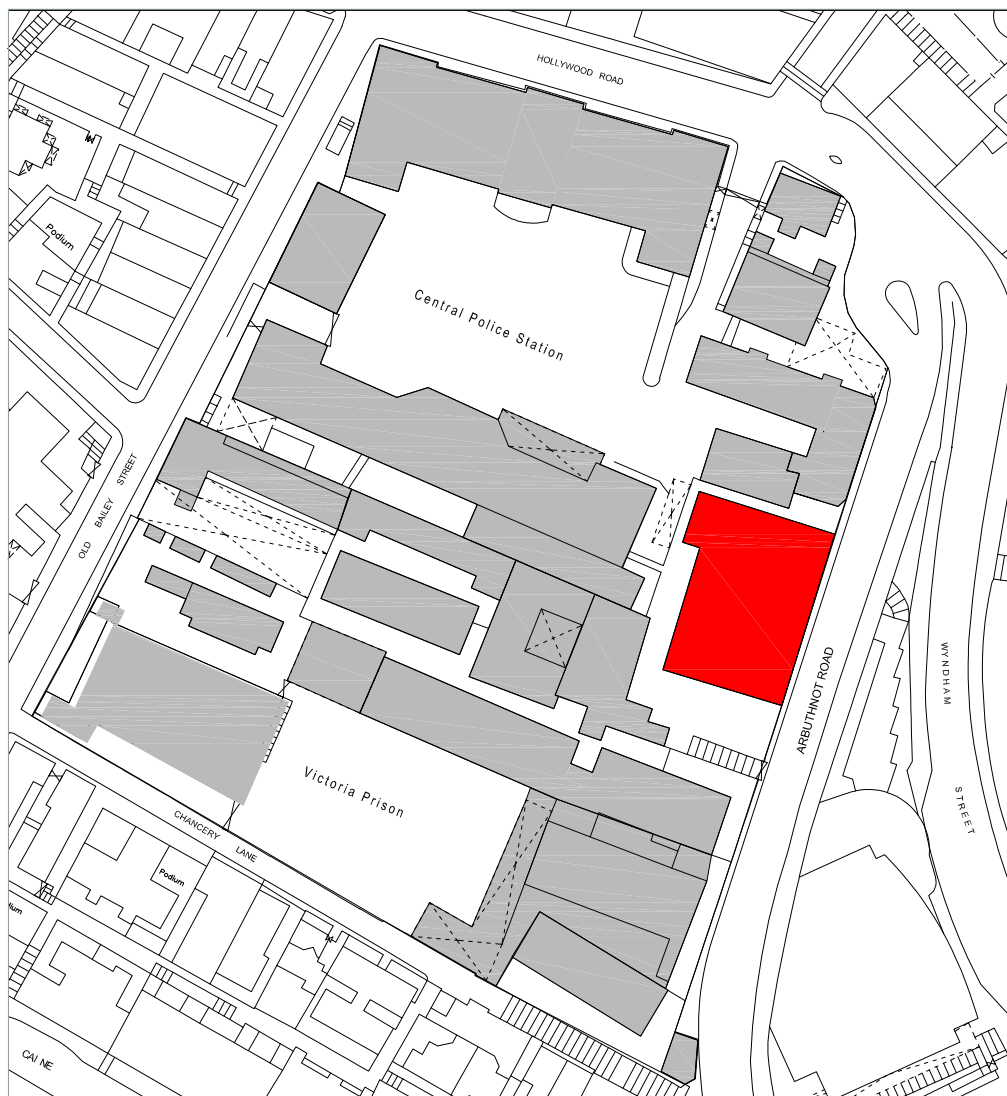
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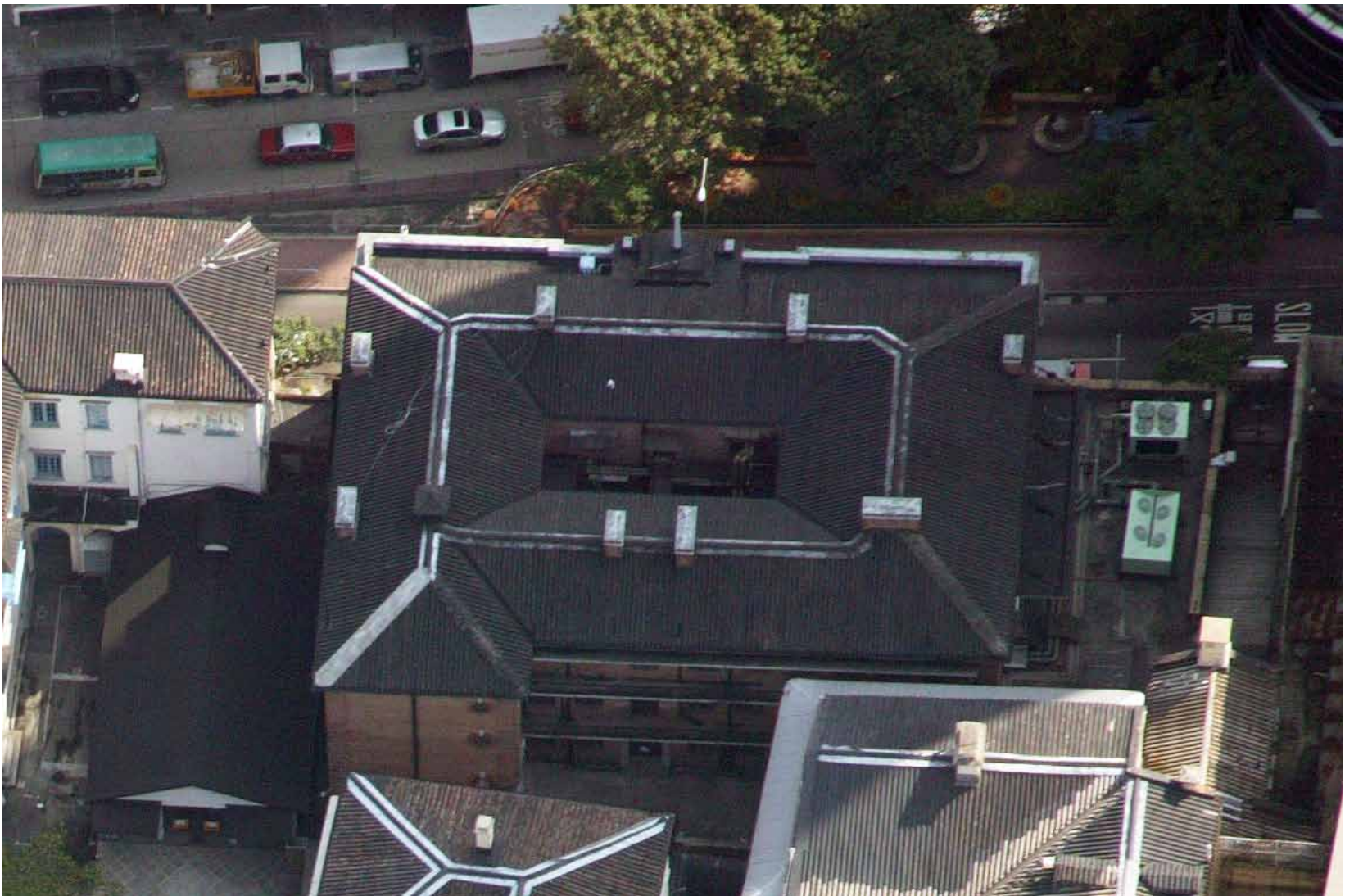


Central Magistracy (09)

Central Magistracy (09)



Location Plan



Aerial view of the building. Please note that north is to the left of the image.

A Baseline Study

Field Study

Designation	Former Central Magistracy Declared Monument
Date	1912 – 4
Location	Between the Victoria Prison to the south and CPS to the north, bordering Arbuthnot Road to the east
Height	63.4 m (above sea level)
Floors	Three storeys and basement

Exterior Description

The Magistracy is of the Neo-Classicism Revival style which uses a similar architectural language to (and was probably the influence for) the Headquarters Block. The building has several features typical of neo-Classical architecture on the main façade with a more domestic west façade and plain north façade.

Due to the slope of the site, the lower storey is below ground on the south side but at ground level to the north, and the eastern entrance onto Arbuthnot Road is one storey below basement level. The building is constructed of red Canton brick in lime mortar, with rendered cement detailing and a facing of Amoy bricks on the east façade. There is a hipped Chinese tile roof with seven chimneys: five rising at ridge level and three rising from eaves level on the north and south elevations.

The east (Arbuthnot Road) (figure 1) elevation is divided into three stages, the lowest of which is the battered granite wall topped with a Greek key string course. Central to this is a recessed panel door with fanlight set into an arch-headed, rusticated granite surround with decorative console keystone, date stone with bellflower drops and Greek key scrolls (figure 6). Either side of this are three oculi with wrought iron grilles.

The middle stage is three bays wide and two storeys high. The two outer bays are the same design but vary in width, and feature end pilasters with moulded panels (which wrap around the north and south elevations) and high level tripartite windows separated by wide mullions, all set on a moulded cill with plain apron panels. The pilasters and mullions feature bellflower drops. The central recessed bay is an open colonnade of coupled Roman Doric columns with ribbed fluting; an architrave runs behind the columns at the mid-point forming a two storey open verandah. This features a balustrade with a cross and circle motif. Above the middle stage is a Roman Doric entablature with a central plaque featuring 'The Magistracy' in Art Nouveau style text.

The top stage is a seven bay attic storey entirely finished with cement render. There are seven bays forming an open verandah, separated by squat piers with recessed moulded panels having raised circle motif and bellflower drops. The two central piers are wider and between them is a rectangular opening with a cross and circle motif grille. The two south bays have had windows installed. The attic storey is under a simple entablature and in the centre is a date stone flanked by scrolls.

At the north end of the west elevation is a staircase block projecting by one bay (figure 3), which has three oculi windows on its west elevation. The south elevation of this is the principal public entrance accessed by granite steps, with modern double door set into a rendered architrave with decorative apron above having the word 'Entrance'. To the south of the staircase block are nine bays with full length concrete balconies on the upper floors (figure 2), supported on simple concrete brackets and having wrought iron balustrades with a cross motif; the balcony on the second floor has a matching canopy. The ground floor has three doors and pairs of round headed windows; the north door has a rendered architrave with double panelled doors and decorative fanlight.

The south elevation is three floors, with a plain west side having brick quoins and an east side with variable bays at each level. The ground floor has three doors into the courtroom, with round headed rendered architraves featuring double panelled doors with lattice glazing and chrysanthemum fanlight. Above these is a projecting cantilevered concrete canopy with decorative frieze and wrought iron art-deco style hangers (figure 5). The first

floor has three oculi windows with rectangular openings having lattice pattern grilles; all with moulded cement render surrounds.

The north elevation (figure 4) has the same oculi and rectangular windows into the courtroom, though here the oculi have an apron which leads to a rendered surround window below. The rest of the windows on this elevation are of variable size and fenestration with no discernible pattern of openings. The north, south and west elevations are all plain brick with brick banded quoins and irregular fenestration. All windows and the west balcony doors have cement rendered keystones, brick segmental arches and projecting brick cills.

At basement level to the north (at Parade Ground level) are three doors with granite steps, each paired with a casement window. On the west side at basement level are a further four doors with segmental brick arches, two with original steel gates and the other two with modern doors. There are small window openings next to the three doors.

To the west of the projecting stair block an external granite stair with corrugated roof gives access between the Parade Ground and the west forecourt at ground level of the Magistracy, at the top of which is a decorative wrought iron gate with cross and circle motif. There is an open courtyard space to the west and south of the building, and to the south of the building is an early (c.1840s – 50s) granite stair leading down to Arbuthnot Road where there is an arched granite gateway with incorporated voussoirs.

Interior Description

(see also Character Defining Elements and Figures 8-20)
The building is generally constructed of reinforced concrete which is used to form the floors and barrel vaulted ceilings of the courtrooms; these are supported on concrete beams. The roof is of steel trusses.

The building consists of a lower ground, ground, first and second floor, arranged around a central lightwell which also acts as a kind of courtyard at the two upper floors. There is a steel trussed roof similar to that of the Headquarters Block (Building 01).

There are three main staircases. The Principal Stair in the northwest projecting block and another in the southwest corner (which only provides access between the ground and second floor) have concrete treads and landings and wrought iron balustrades with timber handrails, coved cornices and timber boarded ceilings. The principal stair has a moulded detail at dado level.

Lower Ground

The basement is divided into four separate areas that are all independently accessed. To the north are six rooms (former servants rooms and a kitchen) - the eastern four of which have single doors to the exterior – all of which are accessed by a corridor accessed from the principal stair.

The second area has a corridor orientated east-west running the width of the building, accessed via an external door at the west end. The eastern end gives access to a toilet and a holding cell with a small staircase leading up to the north courtroom.

Perpendicular to this running south there are two further corridors, the east of which accesses former storerooms and a further holding cell along the east wall, as well as the central staircase (accessed through a later entrance in one of the storerooms), and another small staircase leading into the south courtroom.

The west corridor originally accessed on the west side a series of three cells with barred doors; these have since been blocked and the rooms are only accessible via single doors to the large exterior.

The southern end of the corridor gives access to a set of larger rooms in the southwest corner of the building that house mechanical equipment.

At the centre of the basement is a set of rooms last used for evidence storage, accessed from the ground floor central lobby above via a later concrete dogleg staircase with wrought iron balusters and timber handrail. The rooms are secured by two steel doors.

Within this area there is also some evidence of an original staircase that provided access to the basement from the ground floor entrance hall.

Ground Floor

The ground floor is organised around a central lobby which retains most of its original decoration including green and tan glazed tiles on the walls up to door head height, topped by a moulded cornice. The coffered ceiling has a roof light with down-stand beams and an egg and dart and dentil cornice with a frieze below. Some of the doors leading off this space have fanlights above, as well as lattice glazing.

To the north and south are large courtrooms with moulded plaster cornices, pilasters on the walls, and oculi windows with bound bellflower garlands – much like those found on the Headquarters Block north façade. The ceilings have a shallow barrel vault divided by down-stand beams and decorated with moulded panels; the outer two panels have decorative cast iron ventilation grilles with moulded surrounds. In the east elevation of each room are three windows with plaster architraves, and doors leading onto the east verandah. All but the east wall (where magistrates’ benches have been removed) has moulded timber panelling to dado height. At high level within the west bay of both courtrooms former galleries supported on down-stand beams have been in-filled to create plant rooms, within which the barrel vaulted plaster ceiling and other plaster decorations survive. The South Courtroom has three double doors to the south wall leading outside.

On the east side of the Central Lobby is the central staircase with the Magistrates’ offices either side; these have access onto the verandah through French doors. Each office has a private washroom, moulded skirting boards, picture rails, architraves, cornices and decorative fireplaces. Leading west from the Central lobby is the Entrance Hall with two rooms to the north and one to the south, all with doors having decorative semicircular fanlights, original skirting boards, picture rails and cornices. There is a double door with original ironmongery and a semicircular fanlight (altered to take air conditioning pipes) in the northwest corner of the Central Lobby into an east-west corridor which leads to a lobby into the principal staircase at the west end, and also north into a three bay room with two later steel beams and modern flush panelling. In the southwest corner of the building there are two rooms (currently toilets) only accessible externally.

First Floor

At this level the main spaces to the north and south are voids over the courtrooms. The barrel vaulted ceiling plaster and decorations survive in both spaces. The central staircase accesses a Solicitor’s Room either side, which are of the same proportion and high quality design as the Magistrates’ Rooms below. Both rooms have a short flight of stairs accessing a door into the central lightwell. The lightwell itself has a flat asphalt roof approximately one metre higher than the first floor level, with modern glazed rooflights over the central lobby below. The surrounding rooms feature windows and / or doors facing into the space. The principal staircase gives access to rooms on the north and west side of the building. From the landing is a lobby with semicircular arches, which accesses two north rooms and a large room to the south with semicircular arches and later partition walls.

Second Floor

The central staircase terminates and gives access again to two rooms of the same proportion as below but with no decoration. On the east walls are two glazed doors either side of a fixed glazed panel giving access to the verandah, which runs the length of the east elevation. This is divided into three areas, the south of which has been blocked in and converted into use as plant space. There are two large rooms to the north, one large room to the south, and a series of rooms to the west of the building, all accessed by corridors and divided by later partitions. The lightwell at this level features several bridges with steel structure and concrete decks, interventions made as part of later modifications. Several openings facing the lightwell have been modified to provide access onto the bridges.

Areas of Significance

The former Central Magistracy has several spaces and elements which are of high significance, mostly within the ground floor spaces (especially the Court Rooms), exterior facades and circulation spaces. Many of the rooms in the building retain the original skirting boards, cornices, timber board floors, picture rails and dados, panelled doors and fanlights; all of which are of interest. Provided here, however, are spaces of *high* significance, along with architectural features of note:

- LFG
- ◇ Prisoner holding cell fittings and the staircase linking to the courts

- GF Central Lobby & Entrance Hall
- ◇ Panelled ceiling with moulded downstand beams and dentil cornice
 - ◇ Small area of red tile with Greek key border at entrance door
 - ◇ Semi-circular fan lights and panelled doors with lattice windows.
 - ◇ Glazed wall tiles

- Court Rooms
- ◇ Vaulted ceiling with moulded panels, downstand beams and decorative grilles
 - ◇ Tripartite window openings on east wall and oculi windows with bellflower garland
 - ◇ Arch-headed openings, double doors with lattice windows and fanlights in south courtroom
 - ◇ Wood panelling and moulded cornices

- Magistrates’ (ground floor) and Solicitors’ (first floor) Rooms
- ◇ Timber board floors, skirting boards, cornices
 - ◇ Panelled doors with lattice windows
 - ◇ Fireplaces with hearths and surrounds

- Central Staircase
- ◇ Plaster wall panels and cornices
 - ◇ Decorative circle motif balustrade at lower ground floor
 - ◇ Timber handrail
 - ◇ Panelled doors (some) with lattice windows

- East Verandahs
- ◇ Fluted columns with capitals and bases
 - ◇ Red tile floor with Greek key border
 - ◇ Circle and cross balustrade

Archaeological Assessment

An archaeological survey for the site has not been carried out, but a desk-based assessment has been completed. It is unlikely that any archaeology exists on the site of building. Previously on the site was the original Magistracy and before that there are no known structures or habitation there. There is unlikely to be much remaining evidence of the earlier Magistracy due to the extent of excavation and the depth of foundations for the present structure; this would have probably destroyed any existing archaeology.

Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is no intention to disturb or develop the existing building and so there should be no major impact on any surviving archaeology. There will be some limited interventions for lift pits and service runs.

Desktop Research

History

The earliest magistracy on the site was constructed sometime in the 1840s, probably as part of a larger programme of works including the conversion of the Magistrate’s House into a Prison building. The building was two storeys with a central double-height court room, verandah, and various offices and waiting rooms. Throughout the 19th century the building remained in use with small outbuildings constructed to the north, but over time it became inadequate in size and facilities.

The first plans for a New Magistracy date from around 1890 and show a building of two floors virtually the same footprint as the existing building, but with two courtrooms, a central spiral staircase, and a large clock tower of an additional four storeys. These plans were abandoned for unknown reasons, and it wasn’t until 1910 that a new building was again considered, when a Public Works Report stated that ‘*sketch plans were prepared and forwarded for the consideration of the government*’. The report of the following year states that the ‘*requirements were subsequently altered, entailing the preparation of new plans. These were prepared and tenders were called for*’.

The demolition of the old Magistracy and construction of new foundations was contracted to Messrs. Kang On & Co. at end the of January 1912 and excavation for extensive basements was started. The land was found to be mostly rock and difficult to excavate which caused major delays, as did the necessity for repairs to the retaining wall on Arbuthnot Road. The wall was in ‘*such a defective condition as to be inadequate for the support of the new building*’ and it was necessary to disassemble and rebuild in lime and cement mortar, with the old stone facing being reused. Messrs. Kwong On & Co began work on the new building in May and by the end of 1913 the building was constructed completely up to first floor (including concrete floors, windows and doors fitted, and the stairs constructed) and a further five feet above this level. The steel stanchions for columns were in place with some of the concrete columns poured.

The building was completed in 1914. The original estimate for the work had been for \$106,000; the actual expenditure was some \$10,000 less. A Public Works report of 1914 gives a highly detailed description of the final design and construction of the site, which is repeated here:

The building occupies the site of the Old Magistracy, adjoining the Central Police Station and the Gaol, its principal front being towards Arbuthnot Road, and, in addition to providing the accommodation required in connection with the Magistrate’s department, it contains quarters for 2 married Police Officers and 30 Indian Police. The level of the site is, on average, 21 feet above Arbuthnot Road and, as the land to the eastward of Arbuthnot Road falls sharply away, the building occupies a conspicuous and commanding position. It contains in all four stories, the lowermost of which is, owing to the configuration of the site, a partial basement. The accommodation is as follows:

Partial Basement – 7 store rooms ranging from 27’ x 14’ to 15’6” x 14’; two small strong rooms for records; 2 prisoner’s waiting rooms; 3 cells, each 13’ x 12’6”; 4 rooms for servants, averaging about 15’ x 9’; a kitchen and latrines.

Ground floor – First Court, 50’ x 30’; Second Court 35’ x 25’; hall, 36’ x 14’; two magistrates’ rooms, each 20’ x 13’ with lavatories attached; two witnesses’ rooms, each 16’ x 10’ also with lavatories attached; two offices for the clerical staff, each 20’ x 12’6”; a fines office 15’ x 13’ and lavatories for the staff.

First floor – Upper parts of Courts (the Courts occupy two storeys in height); two solicitors’ rooms each 20’9” x 13’4” with lavatories attached; a dormitory and mess-room for Indian Police the former capable of accommodating 12 men; a small room for a non-commissioned Police Officer; two kitchens and a lavatory.

Second floor – Two sets of quarters, containing 3 rooms each, besides bath-room, stores, kitchen and servants’ quarters, for married Police Officers; a dormitory for Indian Police (18 men) and a large lavatory.

The basement and ground floor extend over the entire site, but, at the level of the first floor, a central well, measuring 36’ x 14’ which is situated over the hall on the ground floor, is introduced around which the two upper floors are arranged. A staircase entered from Arbuthnot Road is provided for the use of the Magistrates and Solicitors, whilst separate staircases are provided for access to the Police Officers’ Quarters, the Indian Police Quarters, the servants’ quarters and the basement. Stairs from the basement to the dock are also provided in each Court.

A large concrete canopy is provided along the south front to protect the doorways entering the First Court, thus enabling them to be kept open during rainy weather. The Courts extend practically the full height of two storeys (23’) having barrel-shaped ceilings of reinforced concrete in which are provided large exhaust ventilators. The hall on the ground floor is lighted by a large skylight which derives its light from the central well. The walls are of Canton red brick in lime mortar, faced externally in the case of the Arbuthnot Road front with Amoy bricks. The pillars of the verandahs are concrete monoliths and the principal features of the building are finished in finely moulded cement concrete. The entrance doorway in Arbuthnot Road has finely-dressed granite jambs, arch, architrave and pediment.

The floors are of reinforced concrete throughout, carried generally on reinforced concrete beams. Those of the Courts, offices and rooms are finished generally with teak flooring boards nailed to fillets let into the cement concrete, whilst those of the verandahs, hall, lavatories, etc. are finished generally with tiling. All floors in the basement are finished with a layer of granolithic. The roof is covered with double pan and roll tiling supported on steel trusses, except in the case of the verandah, which has a flat roof of reinforced concrete, finished with a layer of Ruberoid. All staircases are of concrete with cast iron nosings to the steps. On the top floor, the partitions are extensively constructed of reinforced concrete.

The walls of the hall are lined with glazed tiles for a height of 17’10”, those of the fines office for a height of 3’6” and those of the lavatories for varying heights. The walls of the Courts are panelled with teak generally 4 feet high, but increase to 9 feet around the benches. The whole of the benches and fittings generally are of teak, carved and panelled. Above the panelling, the walls of the Courts are relieved with pilasters, panelling and ornamental plasterwork which extend also to the barrel shaped ceilings. Water closets are installed throughout and the building is fully fitted up with electric light, fans, and bells. The basement is, where possible, lighted by prismatic pavement lights over sunk areas which are lined with white glazed tiles.

1910	A new Magistracy is proposed for the first time
1911	A set of plans are drawn up for the building, but these are found to be inadequate
1912	The original magistracy is demolished and the Arbuthnot Road wall rebuilt
1913 – 4	The new magistracy is constructed
1915	The building is officially opened on 25 April
1925	Entire building rewired
1927	Works to add further accommodation to the second floor entail ' <i>filling in verandah openings with glazed casement windows</i> '.
1938	A major programme of works is carried out which consisted of ' <i>extensive alterations to the top floor to provide a third court with Magistrate’s office, witnesses’ room and fines office</i> '. Also provided was separate accommodation for the Probation Officer, juvenile offenders and a waiting room. A proclamation that year described ' <i>The Court on the second floor in the southern end of the building known as the Magistracy, and now to be known as the "Third Court"</i> '.
1941	A stick of bombs hit the corner of Arbuthnot Road and Wyndham Street, causing damage to the east elevation of the building. The extent of damage and repair is unknown.
1941 – 5	The building is occupied by the Japanese and used as the Hong Kong Civil Prison.
1946 – 8	War crime trials were held at the Magistracy.
1964	Trials are restricted to cases from the Criminal Investigation Division of the Hong Kong Police.
1979	The building ceases use for judicial cases and is converted into use by Immigration Department and Police Officers’ Associations.
1990s	Use for immigration purposes ceases and the building is given over to the Hong Kong Police Force for various uses.

The following timeline represents a general outline of the major alterations and events relating to the Magistracy. Several other changes have occurred since the construction of the building. The date of most of these changes is unknown, and certain alterations (like updating windows for air conditioning) probably happened continuously bit by bit.

These changes include:

- ◇ Alterations to windows throughout building for the use of air conditioning units
- ◇ Replacement of internal doors throughout
- ◇ Conversion of west basement cells into WCs (including blocking of cell doors on east side)
- ◇ Conversion of various other spaces into toilet rooms (eg. 09/B/06, 09/G/20, 09/G/21, 09/F/19, 09/S/15, 09/S/16)
- ◇ Repainting and redecorating throughout
- ◇ Insertion of partition walls, particularly in the west room at first floor (now 09/F/12 – 16) and throughout second floor level.
- ◇ Installation of new lighting and electrics
- ◇ Replacement of central light well
- ◇ Replacement of staircase in first floor south Solicitor’s Room
- ◇ Conversion of central basement space into storage, including installation of staircase
- ◇ Construction of small timber lobbies within the Central Hall

Some of the last known uses of the building were:

Ground Floor:

- ◇ Hong Kong Regional Headquarters Conference Room
- ◇ Local Inspectors Association
- ◇ Central Police Station Summons
- ◇ GPO Found Property
- ◇ Police Civilian Staff Club
- ◇ Junior Police Officers Association
- ◇ Royal Hong Kong Auxiliary Police Hong Kong Regional Office
- ◇ International Police Association (Hong Kong Section)

First Floor:

- ◇ Immigration Department
- ◇ Removal Section
- ◇ Removal Order Application Unit
- ◇ Appeal Petition Unit

Second Floor:

- ◇ Central District Crime Headquarters

Building Characteristics

The Magistracy is one of the most confusing buildings on the site in terms of architectural quality, design and layout. A seemingly incongruous mesh of varying fenestration patterns, massing and scale on the exterior produces a building which, when viewed from each individual elevation, has no relation to the other elevations other than use of material (red brick and plaster) and architectural detailing such as large, plain keystones and deeply moulded surrounds to openings.

Much like the Headquarters Block which followed soon after, the Magistracy is at odds with itself most when the elevation of the external site façade is compared with the elevation which faces inward. Again, like the Headquarters Block, the external (east) façade overlooking Arbuthnot is a symbol of power, law and order, and makes good use of oversized two-storey Classical columns and a dominating granite revetment wall to display these characteristics. By comparison, the much more domestically designed west façade is lined on all the upper floors with full length balconies with single doors and sash windows which would not have looked out of place on any residential building in Hong Kong at the turn of the 20th century.

The interior layout of the building is no more ordered, with the various staircases providing limited access to only certain parts of the building; in fact one can find oneself standing in a space where rather than being able to enter the room next to it, the only other accessible space via staircase is two floors below, or on the same level is across a courtyard. While this design was certainly functional in its own way – separating the top floor barracks from the rest of the levels, or allowing certain spaces to only be available to magistrates or lawyers – it has turned the building into an interesting challenge for disabled access and functional organisation. While the ground floor layout remains virtually the same as designed, the consistent alteration of room layouts on the upper floors has unfortunately meant the nearly wholesale loss of the original room and circulation patterns.

The interior layout has also proven to have given the exterior of the building some of its more interesting quirks and features. For example, the courtrooms were clearly designed to be of two very different sizes, but this was not to compromise the desire for a symmetrical east façade; thus the main elevation appears almost as an optical illusion with the north bay being narrower than the south. Another example is the use of the lower ground floor north spaces by servants who would have attended the officers in the adjacent north Building (04); in a building grandly designed in some ways, with decorative plasterwork and fanlights, here we find a row of highly domestic single doors with plain concrete steps which demonstrate the rather basic utilitarian nature of the ‘back door’ areas of the building.

While all of these rather interesting (if not occasionally strange) elements make the Magistracy a somewhat confusing building both internally and externally, they also combine to make an interesting building which was designed in a confined space to suit a number of functions.

Significance

HIGH

The building forms a significant contribution to the history of law and order and neo-Classical architecture in Hong Kong. It is the only Magistracy and one of only two court buildings (the other being the Old Supreme Court) in Hong Kong to be named a Declared Monument, with the Supreme Court building having only its exterior designated. It is also one of few remaining historic Magistracies, and is the oldest building of its kind in Hong Kong. One of the only other comparable historic magistracies, the South Kowloon District Court (formerly South Kowloon Magistracy), was built in the 1930s and probably took great influence from the CPSC magistracy and other buildings on site, as it uses the same architectural language.

This building also provided the influence for the Headquarters Block (Building 01), with similar features included keystone shouldered arches, lattice-mullioned windows, red floor tile with Greek Key border, bellflower garland decoration, large fluted columns on a double storey verandah, Greek key string courses, etc. Therefore, it not only forms part of an important pair with the Headquarters Block, but it would also appear that it provided the foundations for the design – and perhaps the training of skilled craftsman – to carry out the decorations on this later building.

While the design for the north, south and west elevations are of little architectural interest, the east façade is a grand display of power, and combined with the large revetment wall upon which it sits the façade would have dominated the cityscape. The building is also notable for its functional design which features separation of use (for example, the southwest staircase provided direct access from the exterior to the second floor Indian Dormitories) and introduction of comfort for the Magistrates.

There is a high level of survival here, and while there were no great technological advancements there is an early example of reinforced concrete in Hong Kong and a well designed ventilation system in the Courtrooms, which takes rising hot air into the spandrels of the vaulted ceiling via ventilation grilles and expels it through similar openings in the external walls.

However, there have been several alterations to the building, with some of the most detracting changes being the construction of plant rooms in the courts, lobbies in the central hall, and the replacement or alteration of original doors and windows. However, there is also a good deal of surviving fabric within the building and many of the later alterations are reversible.

The historic and cultural importance of the Magistracy is based on its symbolism of Law and Order in Hong Kong, as well as its relationship to the adjacent Central Police Station and Victoria Prison. While many historic events connected to the building are sinister (for example war crimes trials), this is part and parcel of its use as a Police Magistrate’s Court. Despite the turbulent nature of this representation of power and authority, it is nonetheless a significant part of the overall history of colonial Hong Kong, and an important symbol of Law and Order.



Figure 1 - Aerial view of the Magistracy, taken from the east



Figure 2 - West elevation



Figure 3 - West staircase block



Figure 4 - North elevation



Figure 5 - South balcony



Figure 6 - Arbuthnot Road entrance



Figure 7 - View of the courtyard



Figure 8 - First floor arched opening



Figure 9 - An ornamental fireplace surround in one of the Magistrate's rooms



Figure 10 - Window and plaster decorations in main courtroom



Figure 11 - The second floor south verandah on the east side with later windows



Figure 12 - Ground floor east verandah



Figure 13 - Lattice ventilation grilles in the basement



Figure 14 - Ground floor Magistrate's office



Figure 17 - Ground floor entrance hall



Figure 18 - The principal staircase (to the northwest)



Figure 15 - Ground floor South Court



Figure 19 - Doors in the secondary stair at the south end of the building



Figure 20 - Central staircase

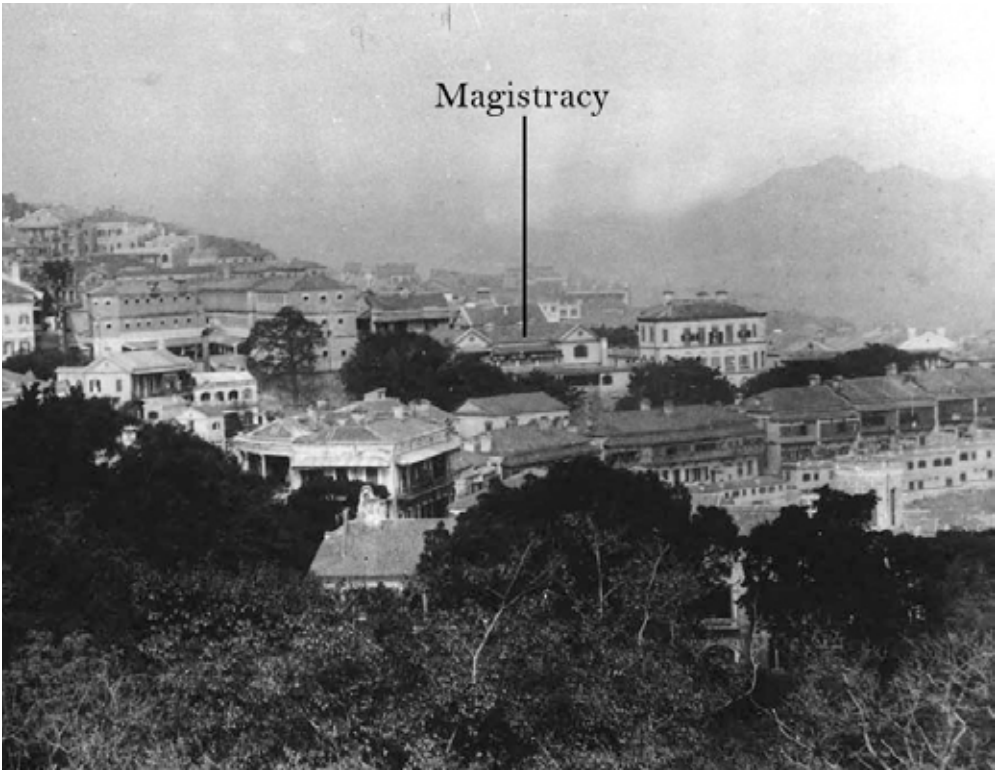


Figure 16 - Typical second floor with later suspended ceiling

Desktop Study Images



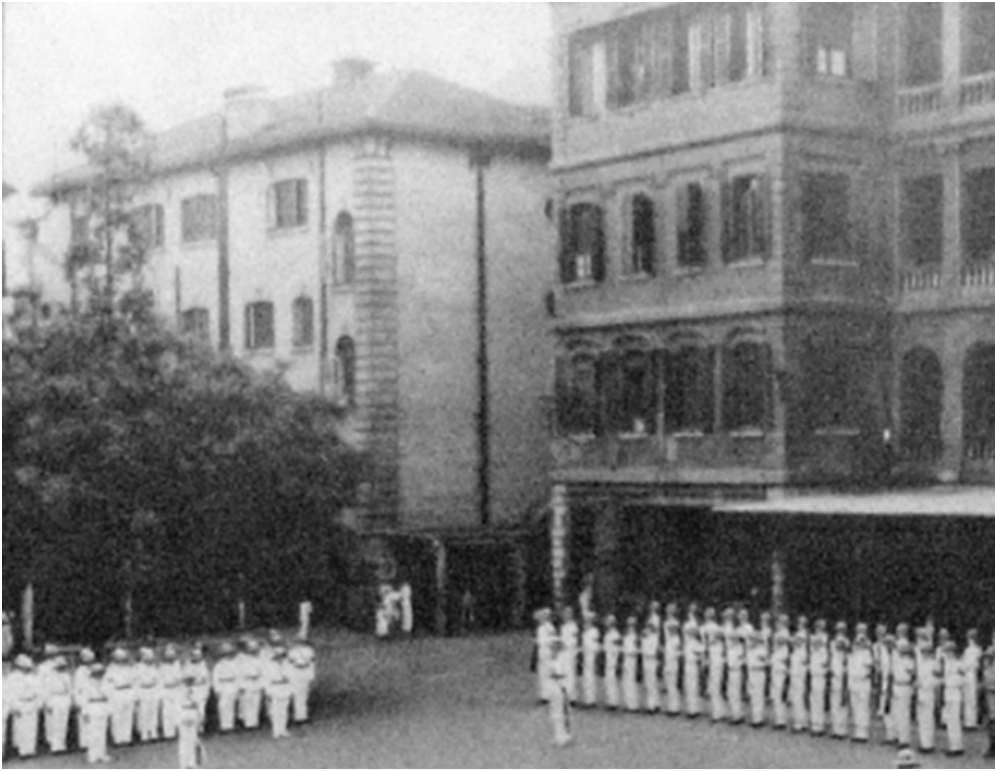
AMO photograph of the east elevation



1860s photograph of the site



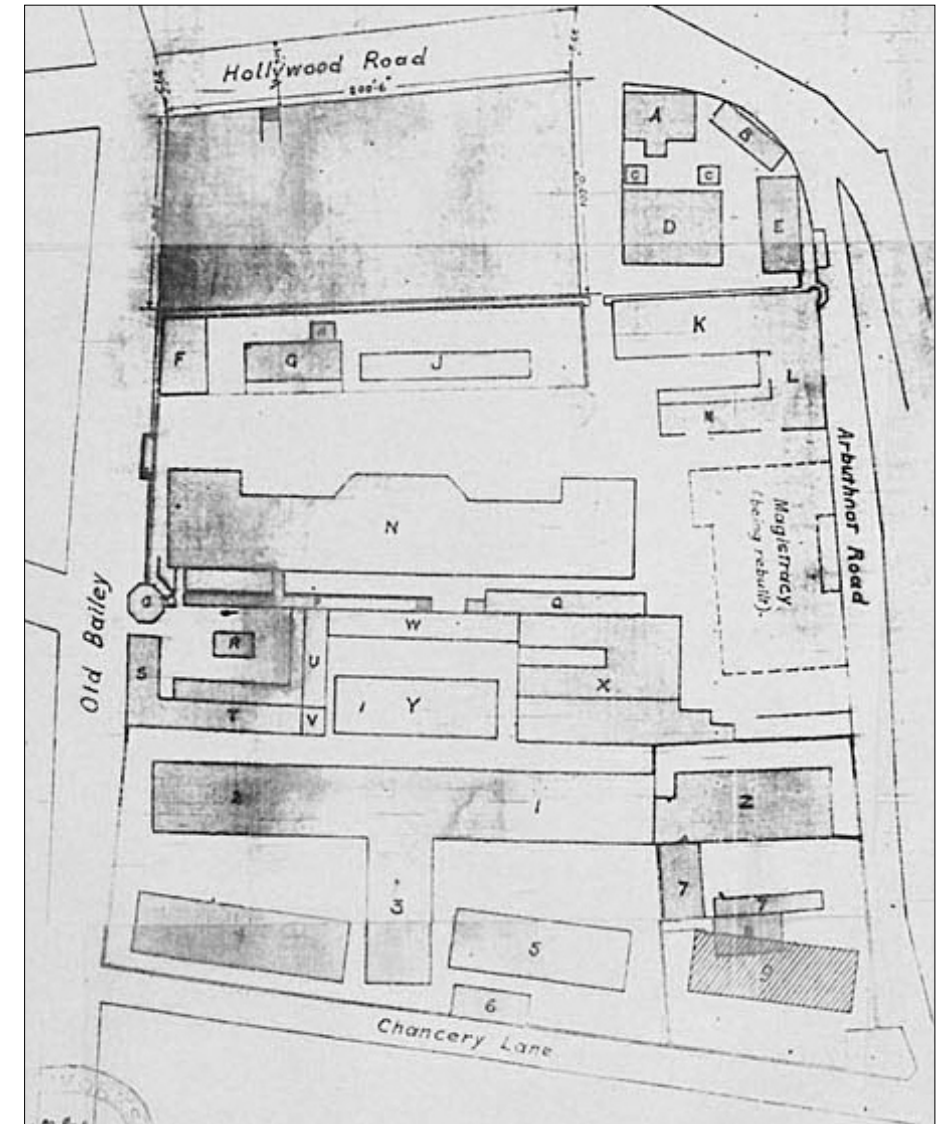
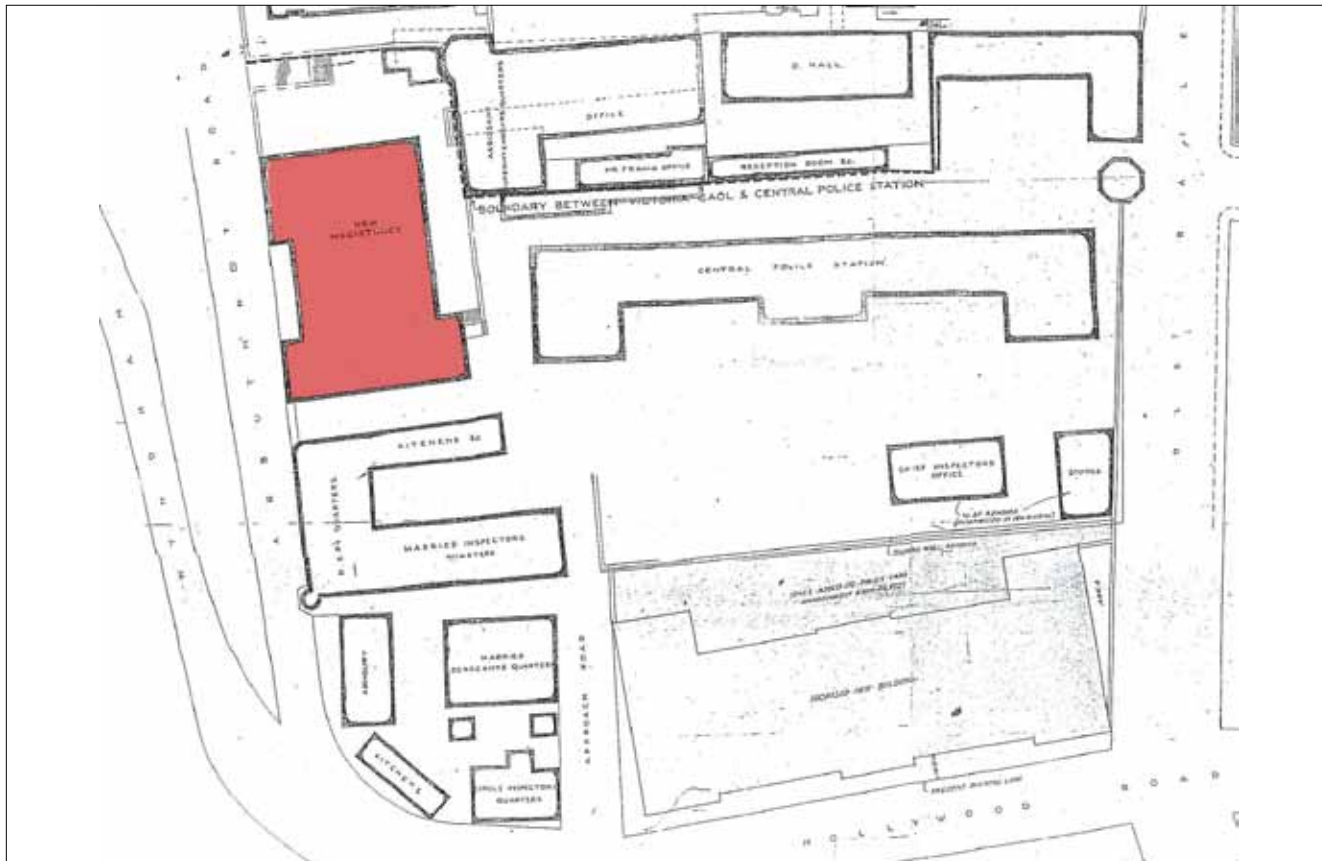
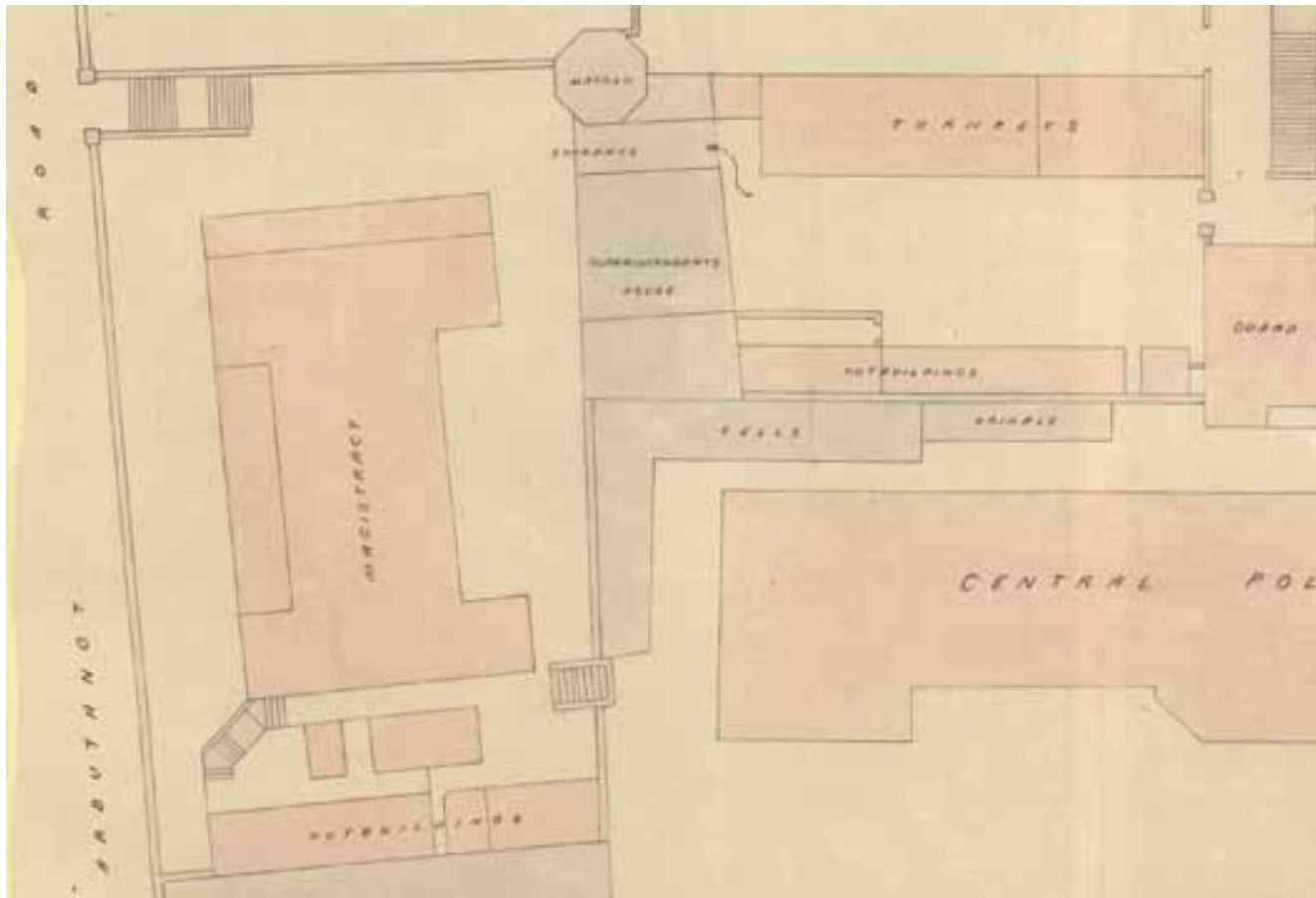
AMO photograph of the west block staircase c.1990s



1930s view of the Parade Ground with the Magistracy behind



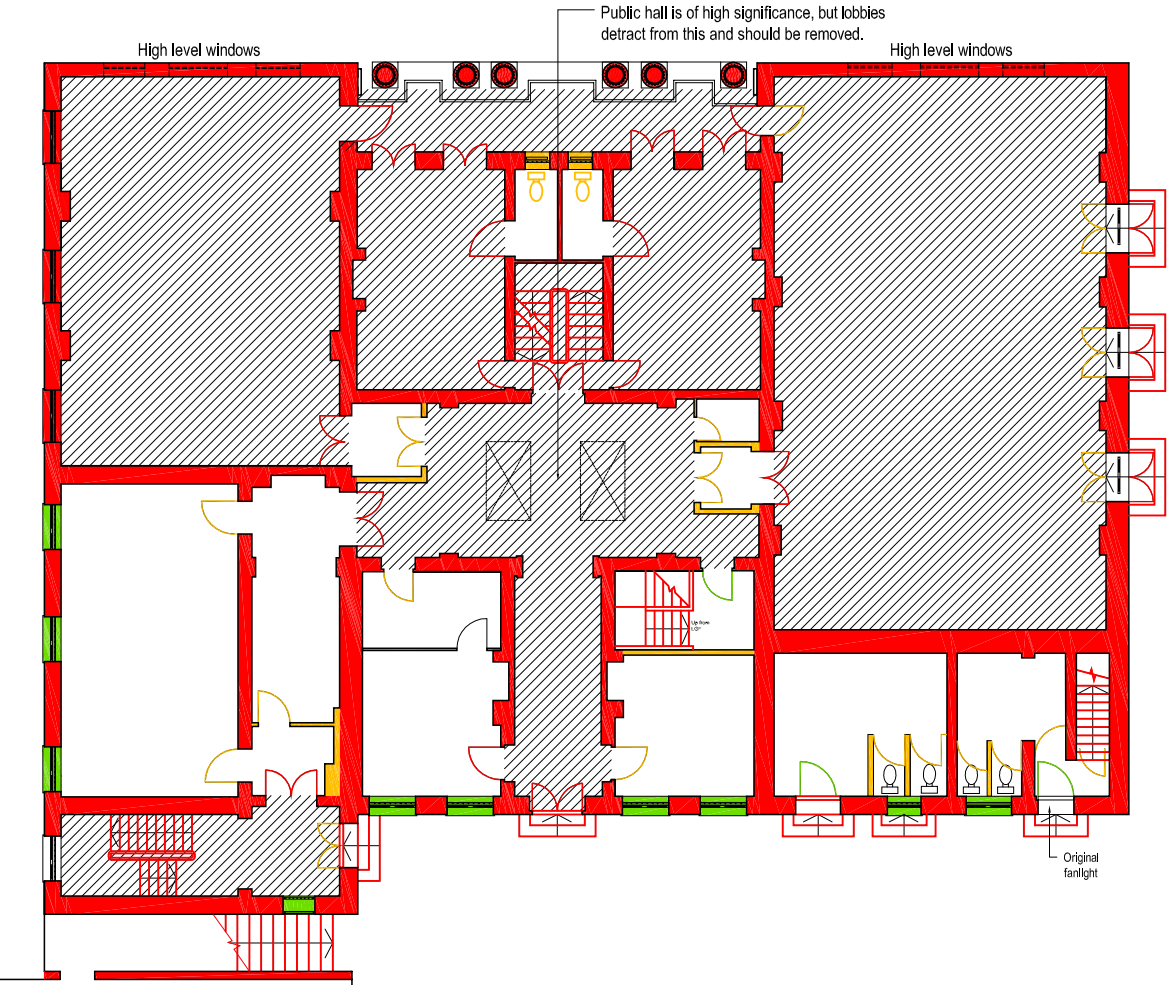
AMO photograph c.1990s of the south court



Historical Development and Significance



Building 09. The Magistracy
Lower Ground Floor Plan

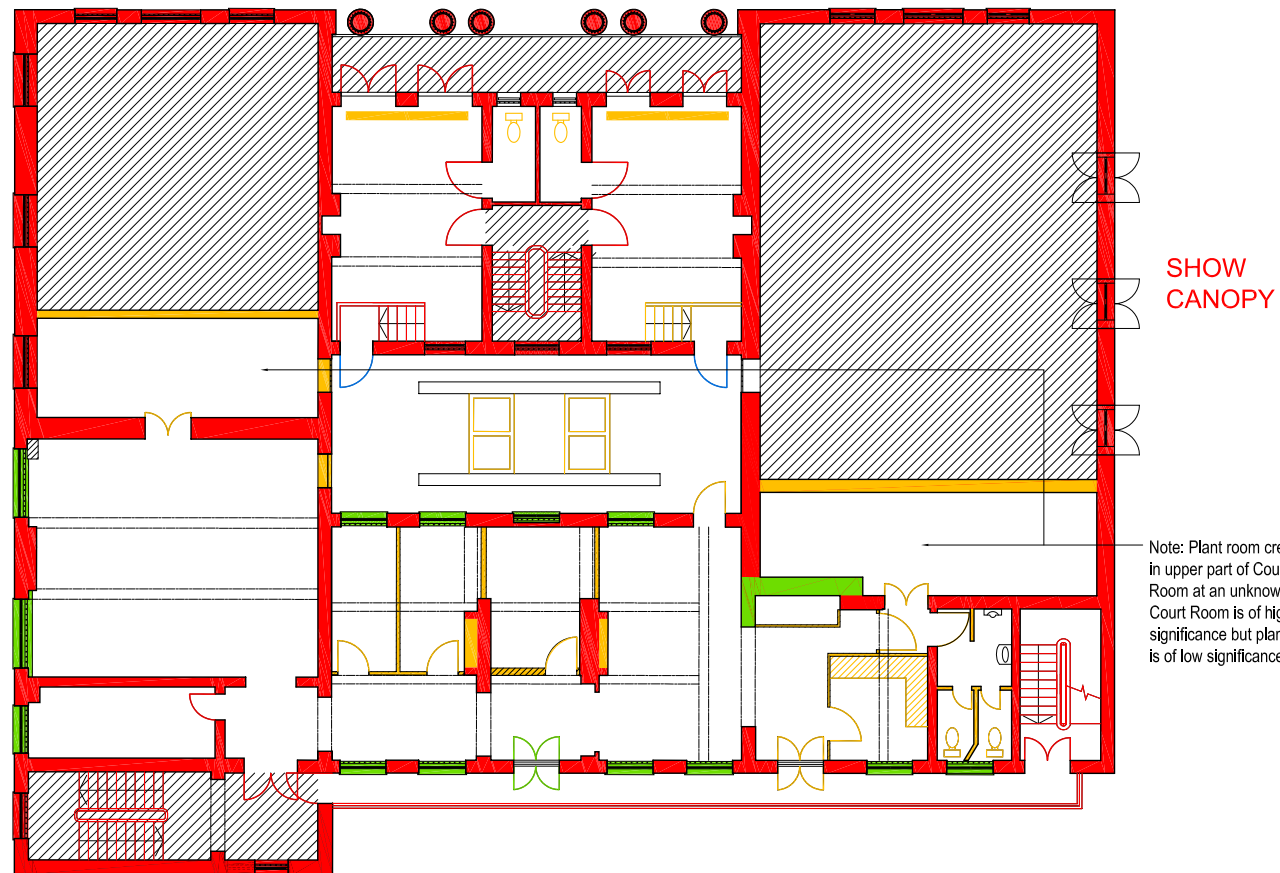


Building 09. The Magistracy
Ground Floor Plan

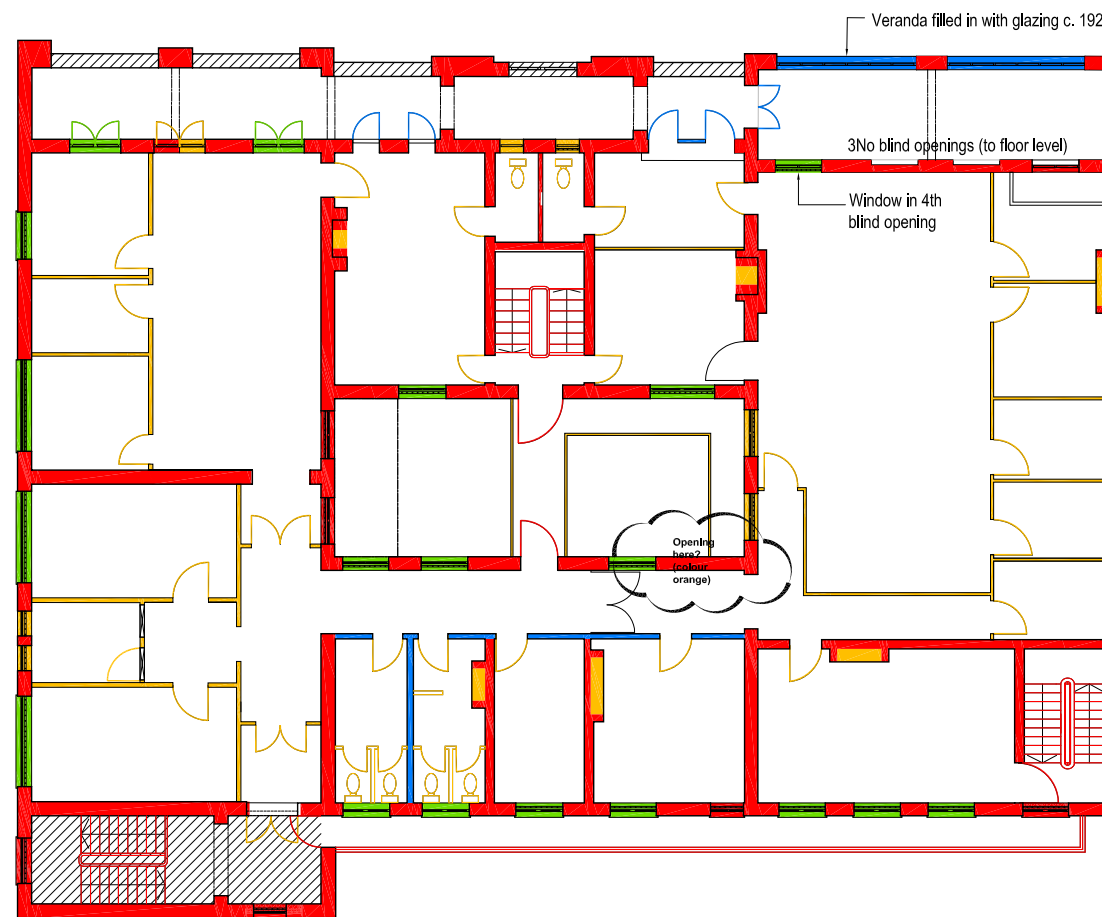
- Legend
- Original (1912-14) or early fabric
 - Early 20th Century (Pre 1950's)
 - Late 20th Century (Post 1950's)
 - Original Or Early Fabric that has been altered
 - Areas of high significance

- Please note
- In some instance it is unclear whether the fabric is original, or if it is instead of an early date. In these cases it has been annotated as "Early 20th Century (Pre 1950's)".
 - That the assessment of High Significance is building, rather than site specific. Therefore, the elements noted as being high significance are relative to the Magistracy.
 - In most cases it is not possible to establish the date when windows and door openings have been blocked. Therefore, all blocked opening of unknown date have been marked as Post 1950's, though this is subject to change upon further investigation.





**Building 09. The Magistracy
First Floor Plan**



**Building 09. The Magistracy
Second Floor Plan**

Legend

- Original or early fabric
- Early 20th Century (Pre 1950's)
- Late 20th Century (Post 1950's)
- Original Or Early Fabric that has been altered
- Areas of high significance

Please note

- In some instance it is unclear whether the fabric is original, or if it is instead of an early date. In these cases it has been annotated as "Early 20th Century (Pre 1950's)".
- That the assessment of High Significance is building, rather than site specific. Therefore, the elements noted as being high significance are relative to the Magistracy.
- In most cases it is not possible to establish the date when windows and door openings have been blocked. Therefore, all blocked opening of unknown date have been marked as Post 1950's, though this is subject to change upon further investigation.



List of Character Defining Elements

The following list of character defining elements is based on AMO’s archival records. It contains description of the elements referenced to a list of reference figures in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed during the detailed design stage.

- LG2 - Lower Ground Floor 2
- LG1 - Lower Ground Floor 1
- FF - First Floor
- SF - Second Floor
- TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
1	Red quarry tiled floor with black and white key patterned border	LG, GF, FF	Figure 12
2	Boarded floor	GF, FF, SF	Figure 14, 9
3	Moulded skirting	LG, GF, FF, SF	Figure 14, 9
4	Stone/concrete staircase with drum-head steps and ornamental metal balustrade with moulded hardwood handrail	LG to GF, GF to FF, FF to SF	Figure 20
5	Concrete staircase with metal balustrade	LG to GF, GF to FF, FF to SF	Figure 19
6	Moulded cornice	LG, GF, FF	Figure 14, 9
7	Heavy moulded cornice	GF	Figure 15
8	Original timber battened ceiling	SF	
9	Vaulted ceiling composed of panelled sections divided by arched decorative beams	GF	Figure 15
10	Ceiling panel framed/surrounded by moulded cornice and dentils	GF	Figure 17
11	Decorative lattice panel set in vaulted ceiling	GF	
12	Moulded architrave with garland or wreath centrepiece around the Venetian style wood windows	GF	Figure 15
13	Remains of old lantern light in centre of ceiling	GF	Figure 17
14	Decorative panel on pilaster/wall	LG, GF, FF	Figure 10
15	Pilaster with moulded capital	LG, GF	Figure 17, 10
16	Moulded picture rail to wall	LG, GF, FF	Figure 14
17	Wood panelled dado	GF	Figure 17
18	Brown and dark green glazed tiles	GF	Figure 17
19	Plaster garland around circular bull’s eye window	GF, FF	
20	Blind circular panel and garland architrave	GF, FF	Figure 17
21	Moulded arched/shoulder plaster architrave around doorway	LG, GF	Figure 10
22	Moulded arched/shouldered plaster architrave with keystone around doorway	GF	
A	Old timber door	LG, GF, FF, SF	Figure 17
B	Steel security door	LG	
C	Metal bar gate and grille	LG	
D	Ornamental fanlight	GF	Figure 17
E	Moulded architrave to doorway	GF	
F	Arched doorway fitted with original frame and fanlight	FF	Figure 8
G	Arched window opening fitted with ventilation grille	LG	
H	Ornamental diagonal lattice metal grille in wall to ventilate internal rooms	LG	Figure 13
I	Ornamental wooden mantelpiece to fireplace	GF, FF	Figure 9
J	Fretwork grille	GF	
K	Wood casement window	FF	Figure 8
L	Timber window cill	GF, FF	
M	Electrical junction box	FF	

FOR INDICATION ONLY

B Identification of Impact on Heritage

Introduction

As noted in the baseline study the building has been subject to some alterations, but a substantial amount of original building fabric still remains. The main areas of intervention are the basement, where a new staircase has been removed and a replacement added and some reorganisation of the partition layout enacted; the second floor, which has been subject to wholesale alteration since the original completion in 1914; and alterations within the courtrooms to accommodate plant. Beyond this, most of the external openings remain as original and many internal features such as staircases, plasterwork detailing, timber panelling, skirting, doors and architraves remain, together with evocative items associated with the former judicial use such as barred gates, strong-room doors and internal courtroom steps. For this reason it is felt that the building has a valuable role to play in the interpretation of the site, as well as being suitable for hosting cultural activities within the large open courtroom spaces, which are probably the largest uninterrupted internal volumes on the site when compared with the remainder of the existing buildings (the possible exception to this is the Building 01 gymnasium, although this is dependent on its being restored to its original configuration). The roof construction is also unaltered and the main pitched roof is covered with Chinese double pan-and-roll tiles which may be original, or if a replacement then done to match the original. Gutters and down pipes are in original cast iron. A substantial number of the original windows and external doors are also extant.

The aim of the work is to restore the building by removing later interventions that detract from the historic character, such as the infilling of courtroom galleries to create plant rooms, and to incorporate sustainable new uses and associated services with minimal impact on the original building fabric whilst making links between the disconnected parts to improve the visitor experience. Fortunately there is much documentary evidence of the building’s original condition and any subsequent alterations, so we can be reasonably sure of what operations have been enacted on the building.

Options Considered

This is one of the most significant buildings on the site and the two Court Rooms are arguably the best and most significant spaces in the whole compound. The Courts have been poorly treated in the past with the galleries filled in to accommodate air-conditioning and with the original fittings removed. However, sufficient of the original fabric remains to allow both these spaces to be fully restored. The Courts will be excellent spaces to hold a variety of functions from lectures to music; from performance to private parties. These spaces, along with the cells in the basement, will also be a very important part of the interpretation of the site. The site is very much about the three aspects of law and order – the Police and Prison services and the administration of the Law through the Courts.

Much of the discussion around suitable use for the Magistracy has centred on the need to keep the Courts free for a variety of different functions, but also free at least some of the time for visits by school parties and others who are exploring the site and getting to grips with its history and significance.

Various possibilities were considered at the early stages of decision making – a Boutique Hotel was considered but the space was deemed to be too small; also a Cookery School was considered. Neither of these fulfilled the desire to keep the building open, at least in part, to the general visitor.

Proposed Uses

A mixed use for the building was settled on as described below:

Lower ground floor: The north and west areas are to provide Retail and ancillary support spaces with the former holding cells and the stair leading up to the northeast courtroom being retained for Interpretation. The stair leading up to the southeast courtroom will also be retained for Interpretation. There will be Plant rooms and Site management office and store rooms in the east and south rooms, and also some Toilets.

Ground floor: The double-height courtrooms are to provide Multi-purpose spaces with ancillary support spaces in the former Magistrate’s rooms. The central lobby is to remain as Public circulation. The rooms either side of the main entrance to the west are to provide Retail and ancillary support spaces with the rooms to the west of the north courtroom converted to Toilets.

First floor: The galleries to the west ends of the courtrooms are to be re-opened for public access with Multi-purpose and ancillary support spaces in the west of the north courtroom and in the former magistrate’s rooms which will be accessible from the lightwell. Toilets are to be provided to the central circulation area.

Second floor: This is to be converted into F&B and ancillary support spaces with Toilets.

Assessment of Impact

The following table contains the impact assessment report for Building 09, the Magistracy. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings and the interior of each floor. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1 **Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2 **Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3 **Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4 **Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5 **Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access - Stairs and Ramps	2	<p>All the existing stairs are to be retained</p> <p>The existing stairs are important original features that are integral to the historic character of the building, being some of the areas where the original design intentions of the architect are most apparent.</p> <p>The stairs do not comply with means of escape requirements under current Building Codes, but a preliminary assessment using a fire engineering approach suggest that they can be retained and upgraded, and if linked to act together they can provide sufficient and adequate means of escape for the new uses.</p> <p>All existing stairs do not comply for width and step dimensions, and handrails are too low for code compliant barrier height. Some gaps in the balustrades are too wide. Some alteration of the detail of the staircases will be required to improve their performance against the code.</p>	<p>Retaining the stairs and adopting a new circulation in the building which links the staircases and enables them to function together for means of escape justified by a fire engineering approach, is preferable to replacing them even if that could be achieved.</p> <p>Because the stairs are important original features they should be retained as far as possible, with checks made to ensure their structural integrity and upgrading and repairs carried out using like-for like materials to ensure their historic integrity fitness for purpose. The stairs will be upgraded to some extent.</p> <p>There are no proposals to widen the stairs, or significantly alter the dimensions of treads other than possibly increase the going dimension when the nosings are repaired.</p> <p>To meet the code compliant barrier height of the handrails will involve the addition of a higher rail, lighter in appearance, visually obvious as modern intervention, and minimally fixed to the existing so that it is entirely reversible. Wide gaps in balustrades, which are significantly wider than the code dimension, may be reduced through the addition of additional matching balusters. In this way the original handrail and balustrade should still be recognised, and the original configuration can be reinstated should it be required. Additional handrails, in most cases matching the detail of the existing handrails, can be fitted to the walls beside the flights for code compliance.</p>
			<p>An external 'feature stair' is to be created at the southwest corner of the site.</p> <p>This stair serves the purpose of providing access from the level of Barracks Lane to the level of the Magistracy Terrace.</p>	<p>Presently this area of the site is the location of the 1980s cell block on the south side of the Barracks Block, which is a poor quality addition that detracts from the architectural character of the site. Its demolition is beneficial to the site. The inclusion of a stair here provides access from Barracks Lane to the Magistracy Terrace, and produces a more dramatic, revealing approach to the Magistracy.</p>
			<p>A ramp is to be installed on the south side of the (northwest) Principal Stair entrance.</p> <p>This is to comply with requirements for Equal Access between the levels of the site, and resolves a level change on the route.</p>	<p>This ramp will provide disabled access from the Magistracy interior onto Magistracy Terrace. This is an element on the route providing Equal Access from the Parade Ground up through the Magistracy building, and thence into adjacent buildings, including the Superintendent's House (building 10) and through to buildings 13, 11 and 12, and also southwards to D Hall (building 14) . It provides an essential level-entry link for the site and allows for the retention of the steps into the Main Entrance lobby of Magistracy. The existing steps to the stair entrance are to remain in-situ to ensure the intervention is fully reversible. The ramp is proposed to be constructed of material to complement the existing building and adjacent hard landscaping, but to also clearly appear as a later intervention.</p>
			<p>New stairs are to be installed in the first floor.</p> <p>Steps are needed for access circulation across the central lightwell, whose level is raised above the various first floor rooms around the lightwell. New steps will be provided from the west side circulation up to the lightwell level, and new steps will be provided into each of the east side function rooms. Chair lifts to meet code compliance for access will be provided on these new steps.</p> <p>Steps and platforms are also needed as a consequence of providing Equal Access to the restored balconies overlooking the two courtrooms.</p>	<p>Given the multi-level nature of this floor, it is necessary to incorporate sets of new steps to allow for access into all areas. Where necessary to meet with code compliance for Equal Access, stair lifts have been included. Stairs, constructed in timber for reversibility, are proposed to be inserted into the following spaces:</p> <p>In the east function rooms either side of the central stair. The original staircases into the central lightwell are of no architectural quality and are not code compliant, and will be replaced with compliant staircases with chair lifts. As they replace earlier stairs there is little mitigation necessary.</p> <p>Central to the west side of the building. This provides the necessary access from the lift in the northwest corner both via stairs and a chair lift for disabled access. The stair is in an area which has been greatly altered over time and retains little original character.</p> <p>In the balconies overlooking the courtrooms Equal Access is provided by extending the adjacent floor level into platforms on the balcony areas, and steps are required from there down to the balcony level. Platforms will be constructed in timber for reversibility.</p>
			<p>New external steps will be installed at the southwest corner of the building at Ground Floor level.</p> <p>These stairs are required for the existing internal stair in the southwest corner to be code compliant.</p>	<p>These external steps will provide code compliant egress from the southwest staircase, which is essential for achieving the compliant means of escape for this staircase and the whole building. They will be constructed in a way which does not detract from the overall character of the building, and will utilise an existing door opening.</p>
			<p>New steps will be installed in the southwest corner room at Lower Ground level.</p> <p>This is to provide easy access alongside the change-of-level platform lift to be installed for service deliveries into the building.</p>	<p>This space is of no architectural or historical significance, and the provision of steps and a platform lift here provides direct access through to the goods lift, thus allowing for goods and the movement of equipment or other items into and out of the building without using the main public lift.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance (<i>continued</i>)			
	1.2 Access - Lift	3	<p>Two new Lifts are to be added to the building, including a general passenger lift and fireman's/service lift, and a short rise goods lift for service deliveries.</p> <p>A general passenger lift is required to provide code-compliant disabled access to as much of the building as possible.</p> <p>A secondary lift is also required for servicing the building, particularly the restaurant space on the second floor and because of the buildings size this lift is also required to be a Fireman's Lift.</p>	<p>For the building's future to be ensured with a sustainable new use it is essential that it is made as attractive and workable as possible to prospective tenants. Provision of lifts is essential to this; few operators will be willing to take on spaces that cannot be serviced adequately or that clients have difficulty in reaching.</p> <p>The lifts have been located to minimise the impact on the original building fabric. A lift model has been chosen in which the shaft dimensions have been kept to a minimum and the overrun is as low as possible to avoid any interventions in the roof structure, which will remain untouched. The depth of the lift pit is also minimal to ensure that the intervention is as small as possible with the minimum area of the original floor slab removed.</p> <p>The location of the passenger lift in the north west corner enables it to be an element on the route providing Equal Access from the Parade Ground up through the Magistracy building, and thence into adjacent buildings, including the Superintendent's House (building 10) and through to buildings 13, 11 and 12, and also southwards to D Hall (building 14). It is located beside the existing Principal stairs so that at lower ground level it shares the north access into the Magistracy building with the staircase. This location is in an area of relatively low significance, and provides disabled access both into the building from the north side and to every floor of the building with the use of a single lift. Previous options for this access included a platform lift into the building and another lift to each floor, and alternatively a lift in the lobbies and landings of the north west Principal staircase which are areas of high historic significance.</p> <p>The location of the fireman's lift is in an area of the building which has little historic significance on each floor, previously used as mechanical space, toilets and offices.</p> <p>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 shafts have been located centrally within the selected spaces to avoid conflict with the existing window arrangement and to allow the lift overrun to be contained under the existing roof structure.</p> <p>New walls for the lift shafts are to be constructed of concrete blockwork and will be as freestanding as possible from the existing fabric.</p>
			<p>A short rise goods lift will be inserted in the southwest corner at lower ground level.</p> <p>This is necessary for the delivery of goods.</p>	<p>This space is of no architectural or historical significance, and the provision of a platform lift here provides direct access through to the goods lift, thus allowing for goods and the movement of equipment or other items into and out of the building without using the main public lift.</p>
			<p>Public WC's are to be provided within the building.</p> <p>Public WC's are required to comply with the relevant Building Codes public buildings.</p> <p>There are presently some lavatories and WCs within the building, but these are in a poor state of repair and the number is inadequate to meet the latest Building Codes. Therefore, these are to be removed and more modern, updated facilities provided. The WCs are located to be accessible from public circulation in the building.</p>	<p>The lower ground floor facilities are proposed to be located within an existing space of the centrally-located former document store. Due to the utilitarian nature of the basement spaces there are no fixtures or fittings of any significance. The existing space is to be preserved as far as possible, with lightweight plasterboard partitions providing enclosure, ensuring that the interventions have a minimum impact on the existing structure and are fully reversible.</p> <p>The ground floor facilities are proposed to be located within the large room in the north-west corner. This is of little historic significance; the existing ¾ height timber panelling to the walls is modern, as are the entrance doors into the space and the linoleum floor tiles. Existing plaster cornices are to be retained in-situ; new lightweight plasterboard partitions are to be used to form the spaces, carefully scribed around the profile of the cornices to avoid damage to the original building fabric and ensure that all alterations are fully reversible.</p> <p>First floor WC's are to be located within the central circulation area to the west of the lightwell in approximately the same location as existing modern changing rooms and offices. This area is not considered to be of historic significance; late 20th century partitions are to be removed, retaining the original chimney breasts to this area, with new plasterboard partitions providing enclosure, ensuring that the interventions have a minimum impact on the existing structure and are fully reversible.</p> <p>In a similar location to the first floor, second floor WC's are also in an area of little historic or architectural interest (originally used as sanitary facilities for the dormitories on this floor). As much existing fabric as possible is to be retained, including sections of wall and the chimney breasts. New plasterboard partitions are to provide enclosure, ensuring that the interventions have a minimum impact on the existing structure and are fully reversible.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
2	Structure			
			The existing building structure has been assessed by the structural engineer as being capable of supporting the proposed new uses and alterations without extensive strengthening work. A detailed structural report will be prepared by the structural engineer during the detailed stage to determine any strengthening work required to the floors and foundations resulting from the loadings of the new uses, or the alterations, or from the condition of the existing structure. Any structural strengthening proposals will be assessed for their impact on the character defining elements, and mitigation measures will be considered.	
		1	<p>Later partition walls to be removed.</p> <p>Later partition walls which detract from the character of the building will be removed to create new, usable spaces.</p>	Existing partition walls throughout the building are largely non-structural and the result of modern interventions. They will be removed and in many cases, for instance in the proposed restaurant space on the second floor and the galleries to the courtrooms, this will restore the original historic layout of the building. Where necessary any wall, ceiling and floor finishes which are affected will be restored sensitively to match the space.
			<p>Some new partition walls will be constructed.</p> <p>This is to create spaces for new uses, mainly circulation and toilets.</p>	Some new partition walls will be constructed on every floor, most of which will be to create the circulation corridors and new toilet rooms. These walls will be constructed in a way which respects the present architectural character of the building, and causes as little damage as possible to original built fabric.
		3	<p>Existing structural walls retained with some new openings.</p> <p>There is a necessity for some new openings to meet the needs of new uses.</p>	Structural walls are to be retained with a minimum of new openings. New openings will have widths limited so as to require the minimum of consequential structural strengthening to the building. Where possible, original openings which have been blocked will be reopened and where new openings are formed the finishes will be made to match the original design.
3	Finishes and Fixtures			
		1	<p>Where present, all existing later suspended ceilings will be removed.</p> <p>Later ceilings obscure original detail and detract from the historic character of the building.</p>	<p>Suspended ceilings have been fitted to several of the internal spaces, most notably the northern side of the second floor, where the original timber boarded finish has been concealed.</p> <p>Many of these were inserted either to hide defects in the original ceiling above, or to conceal M&E. In the new scheme M&E services will be incorporated into the building in a much more discreet and sensitive manner, obviating the need for suspended ceilings.</p> <p>Where present, ceilings are to be removed and the original finishes above (plaster on concrete on lower floors, and timber boarding to the second floor) are to be repaired and restored to view.</p>
		2	<p>The extant original features of significance are to be retained wherever possible and repaired as required. This is to include:</p> <p>Ceilings, plaster cornices and plaster features</p> <p>Ceramic tiling (to entrance hall)</p> <p>Floor finishes:</p> <p>Joinery items such as panelled doors, architraves, skirtings, picture rails, and floorboards are to be retained or repaired wherever possible.</p> <p>These are important elements of the building integral to its historic character.</p>	<p>Where original features exist, it is the intention to retain them as far as possible. Repairs are to be carried out using like-for-like materials and traditional techniques.</p> <p>Some alterations will be necessary to create new openings or to install M&E equipment. Such interventions are to be located within areas where the minimum of original features exist. The areas identified as having the highest concentration of significant original features and that are to remain 'untouched' are the two courtrooms, together with the main entrance hall and central lobby. All interventions are to be concentrated away from these areas and in adjacent areas of low significance, or where there are absent or missing original features. This will minimise the impact on the historical fabric.</p> <p>Where original fabric will be removed or altered, the minimal amount of alteration necessary is to be carried out.</p>
			<p>All modern fixtures will be removed, and simple modern replacements will be specified.</p> <p>The building has been much altered since its original construction and no significant historic fixtures remain; the present fittings and fixtures are of a utilitarian nature.</p>	<p>Rather than attempt to use 'period fittings', for which there is no evidence and which could be inappropriately interpreted, all replacements will be simple and modern fittings and fixtures appropriate for the new use. These include elements such as WC and changing facilities, light fixtures and switches, later floor finishes such as linoleum, etc.</p> <p>All of these elements will seek to complement the historic interiors, rather than to detract from them.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
4	Mechanical and Electrical			
	4.1 General M&E	1	<p>Most of the existing M&E installations will be removed.</p> <p>In order to meet code compliance as well as to bring the building up into good working order, most existing M&E will be removed in advance of the installation of new replacement services.</p>	<p>In many places throughout the building, pipework and electrical wiring has been surface mounted, unsightly modern fluorescent lighting has been installed, and air conditioning ducts have been routed at ceiling level. These all detract from the historic character of the building, and their removal will benefit the overall appearance.</p>
		3	<p>New climate controls, power and lighting are to be installed.</p> <p>These changes are necessary to meet the needs of new sustainable uses for the building.</p>	<p>The internal fit-out of the retail (lower ground) and restaurant (second floor) uses are to be undertaken by the incoming tenants. Prior to this the works are to be a 'shell and core' fit-out only. The design will be developed during the detailed design stage and will avoid destroying the significant character defining elements of the interior.</p> <p>To avoid damage and unsympathetic interventions by the incoming tenants it is intended to install all the air-conditioning plant and ductwork and to introduce capped supplies to each space ready for future connection.</p> <p>The design of the air conditioning system will be carefully considered to ensure that it has minimum impact on the existing structure, and will be concealed from view as far as possible. Supply and return air ducts are to be installed as follows:</p> <p>Vertical circulation: From the lower ground floor plant room (see Section 4.2 below) ducts are to run at high level to the centre of the plan where the former magistrates WC's are currently located (these are of little or no significance, containing modern fixtures, fittings and finishes). From here they are to travel vertically through the building, with ducts branching off horizontally at each floor level to serve the spaces. At roof level the vertical ducts are to connect to existing chimney flues to intake fresh air and discharge exhaust air. These are to be adapted as required but not so as to significantly alter their character. If other louvred vents are required they could be located on the inner slopes of the roof facing the lightwell to avoid detracting from the external appearance of the building.</p> <p>Lower ground floor: From the plant rooms (see below) ducts are to be routed through the building at high level. Care is to be taken with the detailing of ducts to ensure that runs are as short as possible and that the whole assembly has a minimal impact on the space.</p> <p>Ground floor: It is anticipated that the main courtrooms will have cooled supply air introduced to the space via underfloor ducts located within the lower ground floor below. Extraction of warm air is to take place at high level within the double height space (upper first floor) in much the same way as the original ventilation system, with ducts concealed within the spandrels of the vault and connecting through to the original ventilation grilles within the barrel-vaulted ceiling construction. These ducts will then connect to the main vertical extract ducts. Servicing to all other spaces will be achieved via ducts routed through the building at high level.</p> <p>First floor: From the vertical risers, horizontal ducts are to be routed through the building at high level. Care is to be taken with the detailing of ducts to ensure that runs are as short as possible and that the whole assembly has a minimal impact on the space. Some ducts may be concealed within the spandrels of the adjacent courtroom spaces (see above).</p> <p>Second floor: These are to be located within the roof void, running between the original steel trusses with supply/extract grilles dropping down through the original ceiling. Care is to be taken with the detailing of these to ensure that the whole installation has a minimal impact on the space, thus retaining its original character.</p> <p>New electrical services are to be chased into walls to avoid surface mounting of wires and conduits.</p>
	4.2 Plant Space	2	<p>New plant rooms for air-conditioning have been located to the east and south sides of the lower ground floor and for the kitchen ventilation have been located adjacent to the kitchen on the second floor.</p> <p>Spaces are required for air-conditioning and ventilation for the new uses.</p>	<p>The proposed plant rooms for air-conditioning make use of existing storage rooms; a new access is to be formed in the south western corner, allowing the spaces to be serviced directly from Barracks Lane, minimising disruption to the remainder of the building. These spaces are utilitarian, with no existing significant features.</p> <p>The ventilation plant for the kitchen on the second floor will be installed in newly formed rooms adjacent to the kitchen. In this location the extract ventilation can be easily taken to discharge through the roof, probably from new louvres located on the inner slopes of the roof facing the lightwell to avoid detracting from the external appearance of the building. The design will be developed during the detailed design stage and will avoid any significant modification of the existing roof structure. The detailed design of these vents cannot be undertaken until the ventilation plant is sized and designed.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
5	Doors and Windows			
	5.1 Windows	1	Later windows are to be replaced by replicas of original windows. These later windows have heavier glazing bars and frames and different fenestration patterns, which have a detrimental effect on the building facades.	These windows are to be replaced by replicas of the remaining original windows in painted hardwood timber with mouldings to match the originals. The intention is to have a single pattern of glazing around the building as shown on the attached elevations, which will enhance the appearance of the building.
			Windows at south end of the second floor east elevation are to be removed. These windows were added in 1927 to increase office accommodation, and they detract from the historic character of the balcony. Their removal is beneficial.	The removal of these windows will return the balcony to its original design intention of being open. Any damaged caused by their removal will be sensitively repaired to match.
		2	All original windows will be repaired and put into good working order. Many original windows remain and their retention adds to the historic character of the building.	Site inspections suggest that several original windows still remain in position, and within the proposal of works there is an emphasis on conservation repair over replacement. The goal is therefore to retain the maximum amount of original fabric. All windows will be carefully fitted with draught seals to improve energy conservation in the building and acoustic performance. Double glazing is not intended to be used.
	5.2 Doors	2	Original doors that have been replaced are to be reinstated in their original form. A number of original doors have been replaced or adapted to accommodate air condition duct work.	Replacement timber doors are to be renewed to match the original configuration and are to be repaired as necessary. This will help to create a more coherent elevation pattern. All external doors will be carefully fitted with draught seals to improve energy conservation in the building.
			New doors will be created at the west end of the north elevation of the Lower Ground Floor. These doors will provide access into the lift lobby and direct access into the stairs.	The new west door will provide direct access into the Principal Stair, allowing for pedestrian circulation directly from the Parade Ground into the upper levels of the building. The adjacent new east door will provide level disabled access into the lift lobby. Both doors make use of existing openings in the north wall, and the new doors will be designed in a way which complements the historic building.
			The barred cell doors in the west rooms of the Lower Ground Floor are to be retained. These historic doors add to the character of the building.	These cell doors are an important means of understanding the original workings of the Magistracy spaces and will be retained. The barred doors will be fixed open, and the openings will be unblocked with new doors.
6	Elevations			
	6.1 General	1	Elevations will be restored to original design intention as far as possible. Later alterations detract from the character and understanding of the building, although it is encouraging to note that the elevations remain largely as the original design.	The brickwork of the walls, the brick & tile cills, and the brick voussoir arches to the windows will all be carefully conserved, together with the with repair and repainting of the render detailing throughout. All surface mounted wiring, security lighting and pipework will be removed, with the exception of historic cast iron rainwater pipes which will be retained, refurbished and re-fixed where required. Where the removal of these items causes any damage to the façade, the brickwork or render will be made good to match. The scope of the work will be the making good of any defects and minor repairs. For all facades, the following will apply to windows and doors (for more information see Section 5): Existing later windows will be removed and new windows reinstated to match original configuration. Original windows and doors will be overhauled and retained. Replacement timber doors are to be renewed to match the original configuration and any original doors are to be repaired as necessary. All of these changes will help to return the building to its original design intention, and create a more attractive and cohesive overall appearance.
			6.2 North Elevation	1
		2	New doors will be created at the west end of the Lower Ground Floor.	These doors will provide access into the lift lobby and direct access into the stairs. See Section 5.2

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
6	Elevations <i>(continued)</i>			
	6.3 South Elevation	2	No alterations are proposed over & above those mentioned in Section 6.1 above.	See Section 6.1
	6.4 East Elevation	2	No alterations are proposed over & above those mentioned in Sections 5.1 and 6.1 above.	See Sections 5.1 and 6.1
	6.5 West Elevation	2	<i>The southernmost door at lower ground floor level is to be widened to accommodate a new service entrance.</i> A service entrance is required to provide access to the building to support the proposed new uses.	The proposed opening is in a relatively unobtrusive location, away from the main section of elevation, and there are two identical openings alongside that are to be preserved as existing. As much of the existing fabric as possible is to be retained, including the existing arch to the door. Robust materials such as an exposed steel lintel and barred steel gate are to be used that, although recognisable as a modern intervention, are in-keeping with the character of the original building at this level.
			<i>New steps will be installed at the southwest corner of the building at Ground Floor level.</i> These stairs are to meet with code compliance.	See Section 1.1
			<i>A new ramp is to be installed on the south side of the (northwest) Principal Stair entrance.</i> This is to comply with requirements for Equal Access between the levels of the site, and resolves a level change on the route.	See Section 1.1
7	Interiors			
	7.1 General	2	<i>The internal spaces are being re-planned to create spaces suitable for the proposed new uses. This will involve the removal of some sections of internal walls and the erection of new partitions.</i>	<p>Removal of internal walls is to be kept to a minimum, with the majority of extant original structural walls retained intact.</p> <p>The proposals respond to the original spatial configuration by maintaining the original spaces as far as possible. With the exception of structural walls around the new lift shafts and stairwells, all partitions are to be of lightweight plasterboard, entirely reversible and minimising the impact on the existing structure.</p> <p>Existing partition walls throughout the building are largely non-structural and the result of modern interventions. They will be removed and in many cases, such as the proposed restaurant space on the second floor and the galleries to the courtrooms, this will restore the original historic layout of the building. Where necessary any wall, ceiling and floor finishes which are affected will be restored sensitively to match the space.</p>
	7.2 Lower Ground Floor Plan	The north and west areas are to provide retail premises, with interpretation in the former holding cells to the north east, and plant, storage and service access in the east and south rooms.		
		1	The original narrow stair up to the north courtroom is to be unblocked and the original access route reinstated for interpretation.	This reinstates the original arrangement, thereby preserving one of the original uses of the heritage building. Some additional measures, such as a fire door and smoke curtain may be required to comply with fire compartmentation codes. However, these are to be incorporated discreetly, and the benefits of reinstating the original circulation should outweigh the potential impact of these.
		2	Some new openings are to be formed in existing walls within the basement	Openings are to be kept to a minimum in number and physical dimensions to ensure that the original plan layout and spatial configuration remains recognisable, and can be reinstated in the future with a minimum of works.
			New openings are required to create spaces suitable for the proposed retail spaces, interpretation, plant rooms, WC’s and circulation. They are also required to connect some of the disparate parts of the plan and enhance the new use and visitor experience.	In some locations later infilling of openings is to be removed, such as the internal doors to the 3 cells to the west side of the building. In such instances the proposals will enhance the preservation of the heritage site and heritage items.
		Two new Lifts are to be added to the building, including a general passenger lift and fireman’s/service lift, both accessing all floors.	See Section 1.2 above	
			A new service access is to be provided to the south-west corner through one of the original cells.	See Sections 6.5 and 1.1 above

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
7	Interiors (<i>continued</i>)			
	7.3 Ground Floor Plan	The double-height courtrooms are to provide multi-purpose spaces suitable for functions and events such as lectures and conferences, with the north courtroom doubling-up as interpretation space. The central lobby is to remain as circulation, with the former magistrate's rooms used as hospitality or other function rooms to support the main courtrooms. The rooms either side of the main entrance to the west are to provide retail premises, with the rooms to the west of the north courtroom converted to WC facilities.		
		1	Timber lobbies at the entrance doors to the courtrooms within the central entrance lobby are to be removed.	These lobbies are later additions. Their removal returns the space to its original configuration, thereby enhancing the preservation of the heritage building.
			Modern rooflights are to be removed from the lightwell roof over the ground floor central entrance lobby, and the central dividing panel will be removed to reinstate the single large aperture.	The present rooflights are later additions; no trace of the original rooflight remains. The removal of the central panel returns the aperture to its original configuration, increasing light penetration and enhancing the preservation of the heritage building.
			This proposal is part of the wider proposal to create an atrium in the central lightwell. See Section 7.5.	The strategy for having just two fire compartments for the building and all three staircases linked for evacuation avoids the doors and windows in the central atrium (see Sections 1.1 and 7.5) above ground floor levels needing to become fire resisting. However the ground floor entrance lobby ceiling needs to be a smoke barrier and a new glass screen will be designed for the aperture. The removal of the rooflights enables this glass screen to visually link the central lobby with the new open atrium space above created by roofing over the lightwell, thereby enhancing the visitor experience and improving connections between the various parts of the building.
			A glass smoke barrier will be required in the aperture to comply with the strategy for fire compartments and means of escape in the building based on a fire engineering approach.	
	2	New WC's are to be introduced to the north-west corner.		See Section 1.3 above
		A ramp is to be inserted on the south side of the principal (northwest) staircase entrance. A ramp is required to provide code-compliant disabled access to as much of the building as possible.		See Section 1.1 above
	7.4 First Floor Plan	The galleries to the west ends of the courtrooms are to be re-opened for public access, with the rooms the rooms to the west of the north courtroom providing a hospitality area in support of the multi-purpose spaces. WC facilities are to be provided to the central circulation area, with further hospitality spaces within the rooms to the east of the lightwell.		
		1	Later enclosing partitions and plant to the galleries at the west ends of the courtrooms are to be removed. This is required to reinstate the galleries.	The partitions and plant are later additions. Their removal reinstates the galleries and courtrooms to their original configuration.
			A new set of steps is to be inserted to the central circulation area west of the lightwell. This is required to comply with Building Codes for means of escape and link the three staircases within the building.	See Section 1.1. The steps are to be inserted within an area of little or no architectural or historical interest.
		2	Existing walls to the central circulation area west of the lightwell are to be removed and new walls inserted to form the proposed WC's.	See Section 1.3 above
	7.5 Second Floor Plan	This floor is to be converted to provide restaurant space, with the main dining room located on the north side and private dining to the rooms on the east side. The kitchen is to be located on the south side, with service access in the south-west corner, and WC facilities in the central circulation area. Structural impact assessment will be conducted and mitigation measures proposed during the detailed design stage.		
		1	Later glazing is to be removed from the south end of the east balcony.	See Section 5.1. The glazing is a later insertion; removal returns the space and the appearance of the building to their original configuration, thereby enhancing the preservation of the heritage building. The partitions are lightweight and their removal has no implications for the original fabric or the structure of the building.
		2	Existing walls to the central circulation area west of the lightwell are to be removed and new walls inserted to form the proposed WC's.	See Section 1.3 above
			Existing partitions are to be removed from the large rooms to the north and south sides of the building.	The walls are later insertions; removal returns the spaces to their original configuration, thereby enhancing the preservation of the heritage building.
		New partitions are to be inserted to form private dining rooms, kitchen & service corridors.		The spaces on the second floor are of low significance, the original having been altered on several occasions.
		Partitions are required in order to create new spaces for the proposed new restaurant use.		The proposals will retain and enhance existing significant features, such as the boarded ceilings that exist above the later suspended ceilings. All partitions are to be of lightweight plasterboard, entirely reversible and minimising the impact on the existing structure.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
7	Interiors (<i>continued</i>)			
	7.5 Second Floor Plan (continued)	3	Some new openings will be formed in structural walls to create suitable areas for restaurant use.	See Section 2 above. The new openings will be of minimum size to avoid any significant strengthening work.
			<p>The existing uncovered and open balconies and bridge at second floor level in the central lightwell will be removed.</p> <p>The lightwell is to be covered over with a new glazed roof installed at the eaves level above the second floor level.</p> <p>This will form an enclosure to the lightwell at a higher level (an atrium) than at present (over the ground floor) to provide an inviting weather protected route on the first floor between the west and east spaces across the lightwell, and to provide better rainwater management in the central area.</p>	<p>The existing balconies and bridge are not original to the building and were installed as later modifications, and are no longer required in the planning of the building for new uses. The exposed structural steel beams and metal balustrades are in poor condition, and they detract from the integrity of the lightwell.</p> <p>The existing gutters around the lightwell are of insufficient dimensions to cope with the amount of rainwater that is discharged from the internal slopes of the main roof, with the result that the walls of the lightwell have been badly affected by damp penetration. Consequently the lightwell is a damp and uninviting space. To address this it is proposed that the lightwell be covered with a new glazed roof with an increased gutter profile to cope with the rainwater levels. This also has the advantage of creating an internal atrium within the building that will create a more inviting and pleasant space for visitors crossing over the existing roof at first floor level to reach the east side function rooms.</p>
8	Roof			
		1	<p><i>The roof will be put into good working order.</i></p> <p>This structure is original and, with repair, can be fully functional.</p>	<p>The original roof structure will be retained, as it is historically and architecturally significant to the building. The condition of the roof covering and structure will be closely investigated during the detailed design stage and any repairs will be specified and carried out to conservation principles. However, to do so it will be necessary to undertake the following works:</p> <ul style="list-style-type: none"> ◇ The roof covering will be stripped and re-laid. ◇ The original tiles will be re-used where possible with a makeup of tiles to match. ◇ Insulation will be installed under the roof covering. ◇ There will be no alteration to the roof structure other than minor repairs and the replacement of battening. ◇ The gutters will be overhauled or replaced and painted. ◇ The existing chimneys will be modified to accommodate new air intake and extract ductwork if feasible to do so without altering their character. ◇ The roof structure is to be investigated by the structural engineer and repaired/strengthened as necessary to support required loadings. ◇ Installation of breathable sarking membrane to be investigated for compatibility with sealing the roof for energy conservation.
		3	<p><i>The lightwell is to be covered over with a new glazed roof at eaves level.</i></p> <p>This is required to create an atrium related to improved use of the building, and improve the roof weathering.</p>	<p>See Section 7.5.</p> <p>The existing gutters around the lightwell are of insufficient dimensions to cope with the amount of rainwater that is discharged from the internal slopes of the main roof, with the result that the walls of the lightwell have been badly affected by damp penetration. Consequently the lightwell is a damp and uninviting space.</p> <p>It is proposed that the lightwell be covered with a new glazed roof with an increased gutter profile to cope with the rainwater levels. This also has the advantage of creating an internal atrium within the building that will create a more inviting and pleasant circulation space for visitors.</p> <p>The design will be developed during the detailed design stage and will aim to limit any significant structural impact and to be a reversible construction.</p>

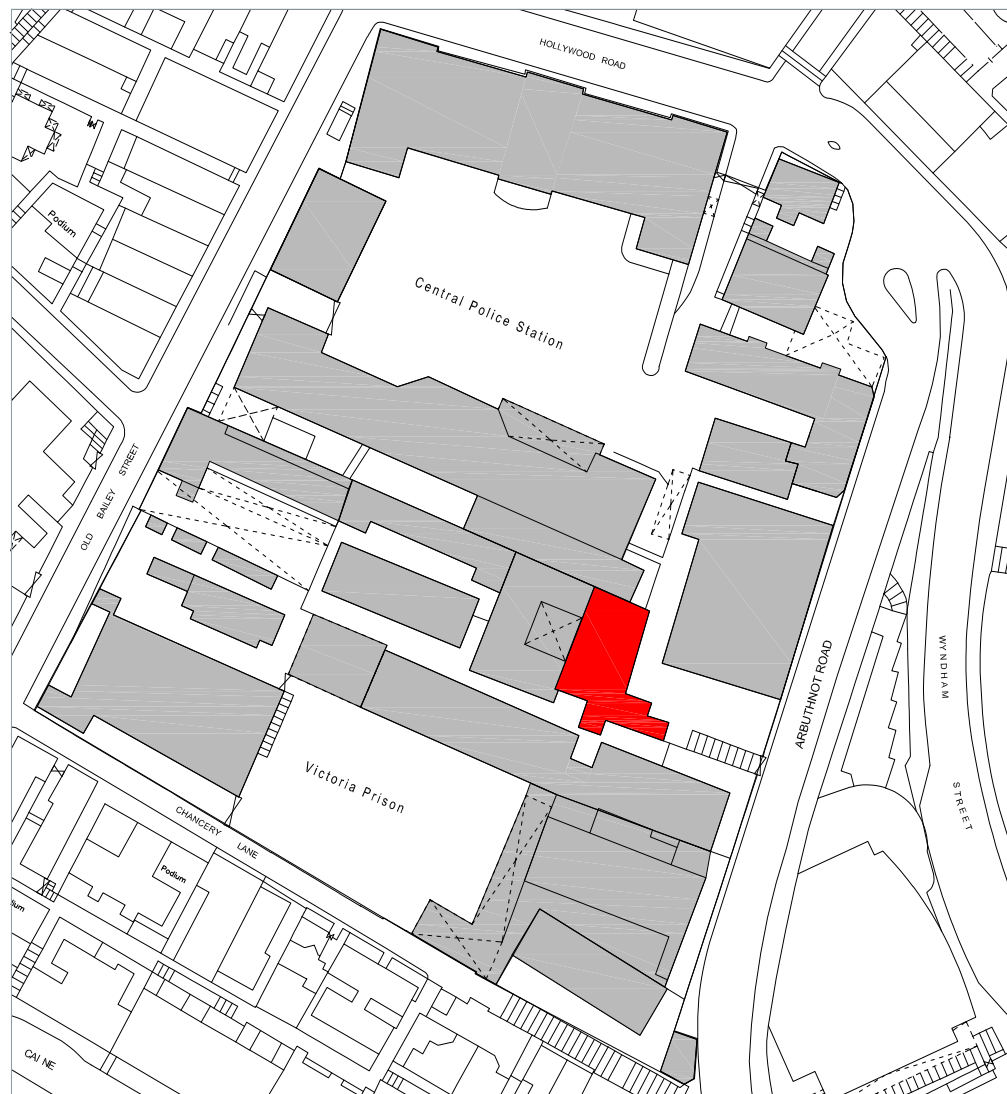
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Superintendent's House (10)

Superintendent's House (10)



Location Plan



Aerial photograph showing the building outlined in red, with north to the top of the image

SUPERINTENDENT’S HOUSE (10)

A Baseline Study

Field Study

Designation	Within Victoria Prison Declared Monument
Date	c.1860s
Location	At northeast corner of Victoria Prison, adjacent to the Central Magistracy
Height	65.6 m (above sea level)
Floors	Three storeys

Exterior Description

The Superintendent’s House is of a clearly British colonial style and of a very domestic scale, much like the later Buildings 06 and 07 at the northeast corner of the site. The building displays the typical British neo-Classical detail of a pediment roof with oculus detail, but also features the local characteristic of balcony style verandahs.

The Superintendent’s House is finished with render, with a pitched Chinese tile roof with gable ends at the north and south. There is a smaller two storey extension at the southeast with a further single storey extension to the east of this.

There is a continuous metal beam and concrete balcony around the north (figure 3) and east sides at second floor level supported on cast iron brackets and a large wrought iron support at the north east corner. The verandah is surrounded by a wrought iron balustrade with cast iron floral details and a painted timber hand rail. Slender cast iron newels support the metal structure of the canopy which has a corrugated iron roof.

The north elevation (figure 1) is three bays wide, with the two eastern bays under a pediment with a blind oculus and moulded panels. The ground floor is exposed granite block with a projecting string course, and the segmental arch-headed windows have granite cills. The first floor windows have a continuous granite cill. At second floor level are two windows, and the west bay has a set of French doors with a fanlight onto the balcony.

The east elevation (figure 2) is also three bays wide. In the centre on the ground floor is a wide semicircular archway which is now blocked (figure 5); the granite steps survive and the keystone is visible through the render. This would have originally been a gateway from the exterior of the site, (up the steps from the Magistracy Terrace), and through to the prison. There are steps and doors either side of this former gateway and that to the south has a rusticated granite architrave. On the first floor are three French doors with fanlights accessing small timber balconies supported on carved granite console brackets (figure 4). These have rudimentary diamond-patterned wrought iron balustrades which may be a later replacement.

Although the south and west elevations look onto the prison, there are still a number of windows particularly on the upper levels, although the two storey building has a ground floor window on the south elevation.

Judging from various evidence within the built fabric, it would appear that at least some portion of the upper floors on the west side were balconies or open verandahs at some point.

Interior Description

(see also Character Defining Elements and Figures 6-15)
The building is load-bearing brickwork with generally timber joisted floors.

There are two staircases in the south side of the building, both of which are timber dog-leg staircases with turned newels and balustrades and moulded handrails.

Ground Floor

The ground floor has a narrow lobby running along the west side of the building which connects into a set of four rooms on the east side; all of these rooms have suspended ceilings and modern flooring. The large room at the north is at a lower level and has been partitioned into two spaces, with a modern entrance door stepping

down into the space with a flight of stairs. The central room was originally an open passageway which retains its segmental archways at each end; these have granite keystones, voussoirs and quoins. The south room is the modern entrance hall and connects to the principle staircase in the southwest corner of the building.

Adjacent to the stair and Entrance Hall is a small room whose south wall is battered granite. Early drawings suggest that this might have formed part of an earlier guard tower or revetment wall. Adjacent to this is a double storey extension, with the secondary staircase (entered into from the Entrance Hall), a large room with timber floor, chimney breast on the east wall and brick corbels supporting the floor structure. There is also a small room south of the secondary stair and another single storey extension to the east of the two storey addition; both spaces are only accessible from the exterior.

First and Second Floor

The two upper floors of the building have a similar layout. Like the ground floor, there is a set of narrow spaces on the west side – on these floors forming two rooms – which is accessed directly by the principal staircase by way of large segmental arched openings having square columns with curved capitals; these have both been blocked. On the first floor the north space has been converted into a toilet room. Judging by the existing fabric, it is possible that these spaces were originally verandahs or balconies. At second floor level the mono-pitched roof is visible, and the rafters have chamfered edges and stop chamfers.

In the east half of the building each floor has two large rooms with an east-west cross wall that would have originally had a fireplace each side; these have been lost but the chimney breast remains. The doors and windows all have architraves and panelled reveals; and most of the six panel doors survive. The doors have granite thresholds and there are timber boarded floors elsewhere and moulded skirting boards.

On the first floor the rooms have exposed floor joists and underside of the floor boards. However, the timber down-stand beam is not chamfered suggesting that it may have been covered at some time. The principal rooms on the second floor have suspended ceilings but there is evidence that the plaster ceiling and cornice might survive behind.

The secondary staircase provides access to the first floor only, where it is adjacent to a large single room to the east which has a chimney breast in the east wall and a timber boarded floor. South of the staircase is a toilet and shower room; both this and the staircase are under an exposed mono pitch roof. There is a roof light over the staircase.

The principal staircase has an exposed double pitched ceiling with a single king post truss over the east wall and two dormer windows facing north and south.

Only a few of the original windows and French doors survive; most have been replaced or altered to allow for air-conditioning units to be introduced.

Areas of Significance

The Superintendent’s House has a few areas of high significance, which are mainly linked to the historic significance of the building, its visual impact on the site, and the relationship between this building and buildings 3 and 4. Many of these elements are also included in the AMO report ‘Heritage Items for Preservation in the Historic Site of Central Police Station Compound, Former Central Magistracy and Victoria Prison Compound, Central Hong Kong’, have been indicated on the set of Historic Development & Significance drawings and also on the list of character defining elements included with this report. The following areas are of High Significance, including individual elements within the spaces which are of heritage value:

- ◇ East elevation pediment, including oculus and moulded panels
- ◇ Ground floor central room (10/G/06) including east and west segmental arches (east one blocked), external granite steps, and granite slab floor
- ◇ Main staircase, including cantilevered granite treads, simple metal balustrade and hardwood handrail
 - Exposed timber ceiling at second floor
 - North arched openings, including pilasters with moulded capitals at first and second floors
- ◇ First floor west balconies, including granite corbels
- ◇ Second floor verandah, including decorative brackets and balustrade
- ◇ Upper floor east rooms
 - Architraves and panelled reveals to doors and windows
 - Granite thresholds
 - Moulded skirting boards

Archaeological Assessment

An archaeological survey for the site has not been carried out, but a desk-based assessment has been completed. There is little potential for below ground archaeology, as the building was constructed early in the history of the site and there are no known structures to have been here before it. Prior to its construction in 1864, this area appears only to have contained a set of steps accessing an octagonal tower located within a revetment wall running east-west across the site. There is some small potential for remains of this feature, but generally little likelihood of any archaeological finds.

Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is no intention to disturb or develop the existing building and so there should be no major impact on any surviving archaeology. There will be some limited interventions for lift pits and service runs.

Desktop Research

History

The exact date of construction for the Superintendent's House is unclear, as there are no known original design drawings or early Public Works reports for the building. It is thought to be an early structure and according to a plan of 1887 parts of it were certainly in place by this date, while a photograph of c.1895 shows the building largely as it exists today.

In the earliest plans of the site (c.1852) this area is shown as a slope falling down to a revetment wall (that south of the Barracks Block). A plan of 1858 shows this area as being bounded by a wall on the north, east and south sides, with an octagonal guard tower on the south side and the area within designated as the Governor's Garden, though it is unclear whether this use is proposed or actually in place.

On a 'Block Plan of Victoria Gaol' dated August 1866, the building is shown for the first time as being the 'Superintendent's House'. The plan shows the south side of the building attached to the octagonal tower, then the Matron's House, the north side attached to the boundary wall and with outbuildings and an enclosure leading to the west, and a building for Turnkeys attached to the southwest corner. The plan also indicates that there is an Entrance cutting through the building, though as this is simply a Block Plan the location of the entrance is too far to the north as it ran through the centre of the structure. This would have been the main entrance to the prison accessed via the stairs to the north of the Magistracy (Building 09) and was probably located here because all visitors needed approval from the Superintendent to enter, since it ran through a tunnel on the ground floor of his house. The evidence of this entrance still exists in the form of granite steps and a blocked archway on the east side of the building, as well as a remaining arch within the central room at ground floor level. Survey maps of 1887 and 1901 show the building has remained to much the same design.

In a plan dated 1913, the building by this time had become the Assistant Superintendent's House, and the location of the entrance with its step is much more accurate. The plan shows, that by this stage, the octagonal Matron's House has been incorporated into the building, and the south side has extended much further to the west to create an Office. While this plan implies that much of the Matron's House would have still remained intact as an extension of the building, a further plan of 1914 shows the building much more as it stands today – with a somewhat more blocky extension extending from the southeast corner.

In the 1920s a new building was constructed to the west of the Assistant Superintendent's House which was to be used as a hospital (now C Hall, though altered). It is probable at this time several changes were carried out to the building, including the blocking of the entrance archway and the creation of rooms from balconies which would have been on the west side. Other changes to the building include a further extension to the south side which is accessible only from the outside, and the creation of two new entrances on the east side of the building.

Building Characteristics

Constructed approximately the same time as the Barracks Block (Building 03) and the Married Inspector's and Deputy Superintendent's House (Building 04), the Superintendent's House shares many of the same architectural qualities and mix of British colonial with Chinese design that are so characteristic of the CPSC. Though the building is located within the confines of a walled prison, except for the ground floor arched gateway it is essentially a 19th century colonial residential home.

Aside from the internal proportions of two principal rooms on each floor, the building was designed to the highest quality of any on the site. There were panelled interior shutters, doors and door surrounds, fireplaces in each room (which, though now missing, were likely to be grander affairs than those in other buildings, plaster downstand beams, and large archways at the top of each staircase landing. The balconies create an uncharacteristic cheerfulness and domestication to the site, and almost seem at odds with what was essentially the first point of call for anyone – presumably including prisoners – entering the site in the late 19th and early 20th centuries.

Some of the interesting design and layout of the buildings has been lost, including the blocking in of balconies on the 'back' west side when C Hall was built and the removal of all fireplaces. Despite this, it retains a great deal of its original fabric and can recover some of the interesting elements which have been altered. The gabled roof, which stands out above all else in the site as being the mark of a ranking officer's residence, is the remaining example of this type of roof on the site (the Barracks gable being lost with the addition of a third floor in the early 20th century).

The Superintendent's House adds an interesting dimension to the site which, though vaguely addressed in the northwest corner of the Police Station site, is not matched to any degree in the Victoria Prison side of the compound. It is a unique gem of domestic architecture which seems to have influenced the design of the west elevation of the Magistracy, and which today continues to create a sense of surprise upon discovery tucked into the prison site.

Significance

MEDIUM / HIGH

This building is one of the earliest on the site, either pre-dating or contemporary with the Barracks Block (Building 03) of the 1860s. Though the scale and function of these two buildings is very different, they share some architectural elements. The pediment on the gable end is of the same style as those which once featured on the top floor of the Barracks Block (lost when a fourth floor was added in 1905) and also on the original Magistracy, making the pediment here the only remaining physical evidence of this design element on the site.

The building is also notable for its similarities to the Officers' Quarters (Building 04) of 1864 and similarly displaying a domestic scale and residential qualities – the only building in the Victoria Prison part of the site to do so. Its location and use are linked and therefore of significance. The Superintendent of the prison would have necessitated a home of luxury, exemplified by timber floors and panelled reveals to doors and windows. He also would have needed to occupy a key location within the prison, and the now blocked archway would have functioned as the main entrance into the prison site (by way of the staircase south of the Magistracy). The building continued to function under the same use until the mid 20th century, when the ground floor was converted into the Accounts Office.



Figure 1 - North elevation of the building showing the gable end with oculus window



Figure 2 - East elevation



Figure 3 - Balcony on the north side



Figure 4 - Ground floor window and first floor balcony on east elevation



Figure 5 - Large archway on east wall which was early prison entrance but has since been blocked



Figure 6 - Gabled roof over the main staircase



Figure 7 - Blocked archway leading into the west rooms on the first floor; these are thought to have been verandahs



Figure 8 - Double French doors with panelled surrounds



Figure 9 - Main staircase balustrade and moulded timber handrail, as viewed on the ground floor.



Figure 10 - Blocked ground floor arch which would have been the west end of the prison entrance pre-1930s



Figure 11 - Balustrade on a window opening in the main staircase wall



Figure 12 - Interior of the large southwest extension, last used as a bedroom



Figure 15 - Timber frame roof structure visible on the first floor of the southwest extension



Figure 14 - Detail of panelled surrounds to a window



Figure 15 - Timber frame roof structure visible on the first floor of the southwest extension

Desktop Study Images



c.1895 photograph of the building shown in red



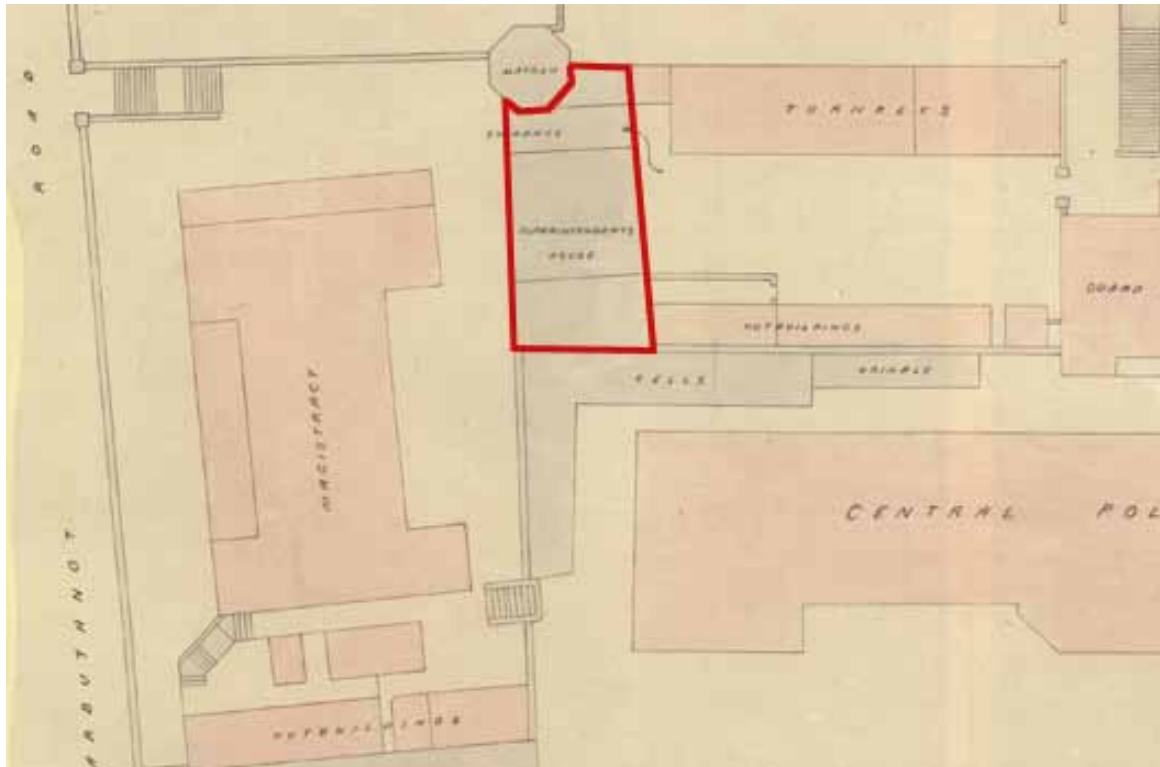
Late 19th century photograph of the Barracks Block (Building 03) showing the original gable of the same design as the Superintendent's House. This was lost in 1906 when a third floor was added.



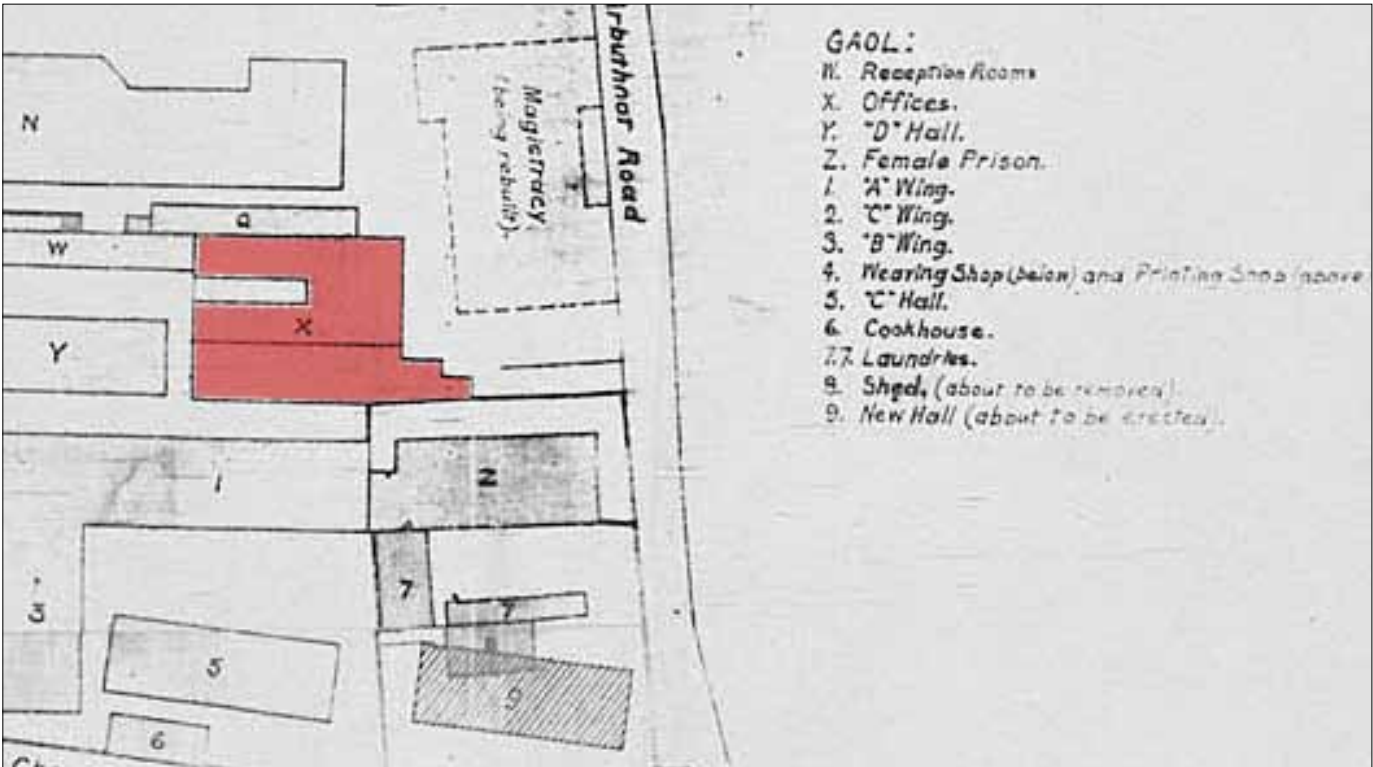
AMO photograph of the north elevation c.1990s



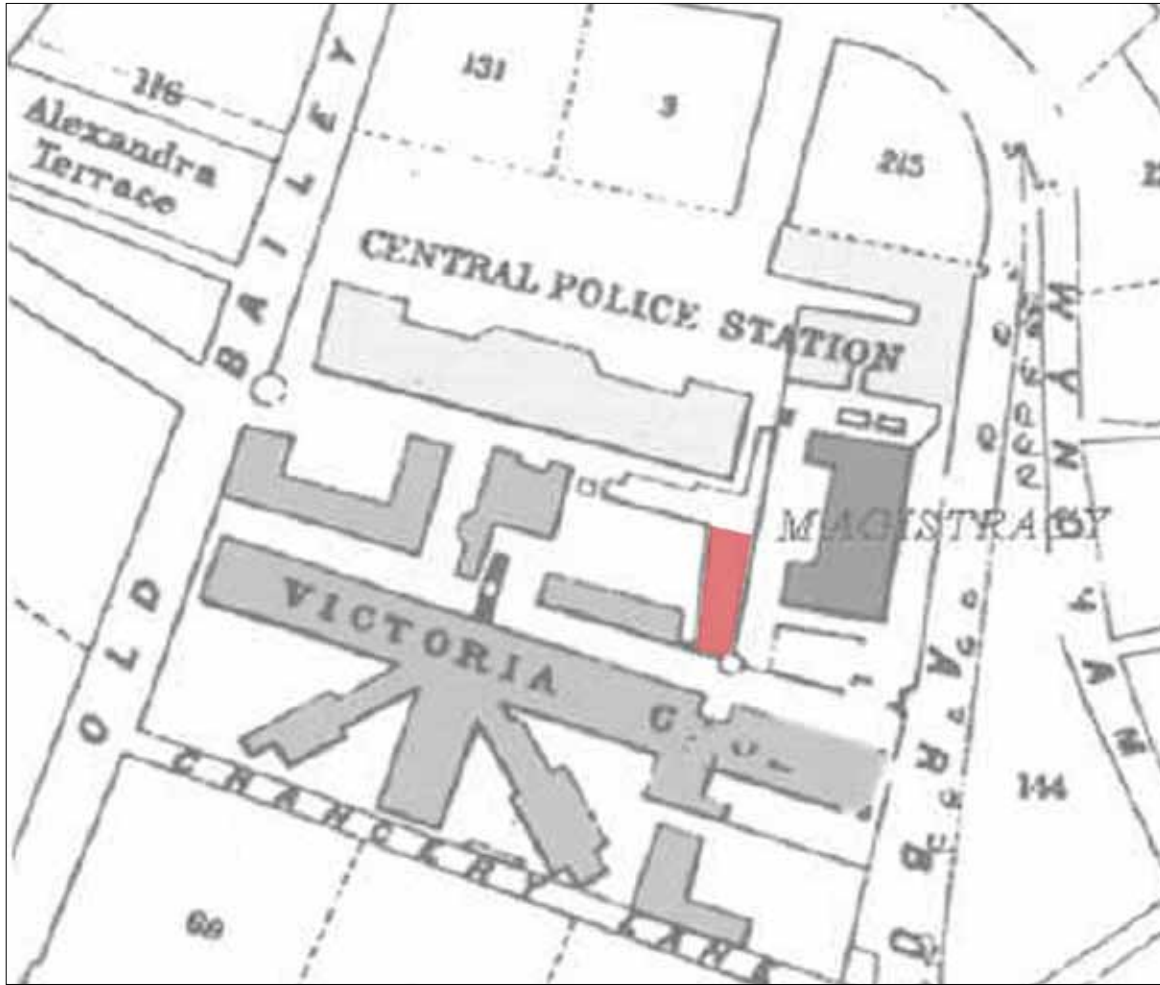
AMO photograph of the east façade c.1990s



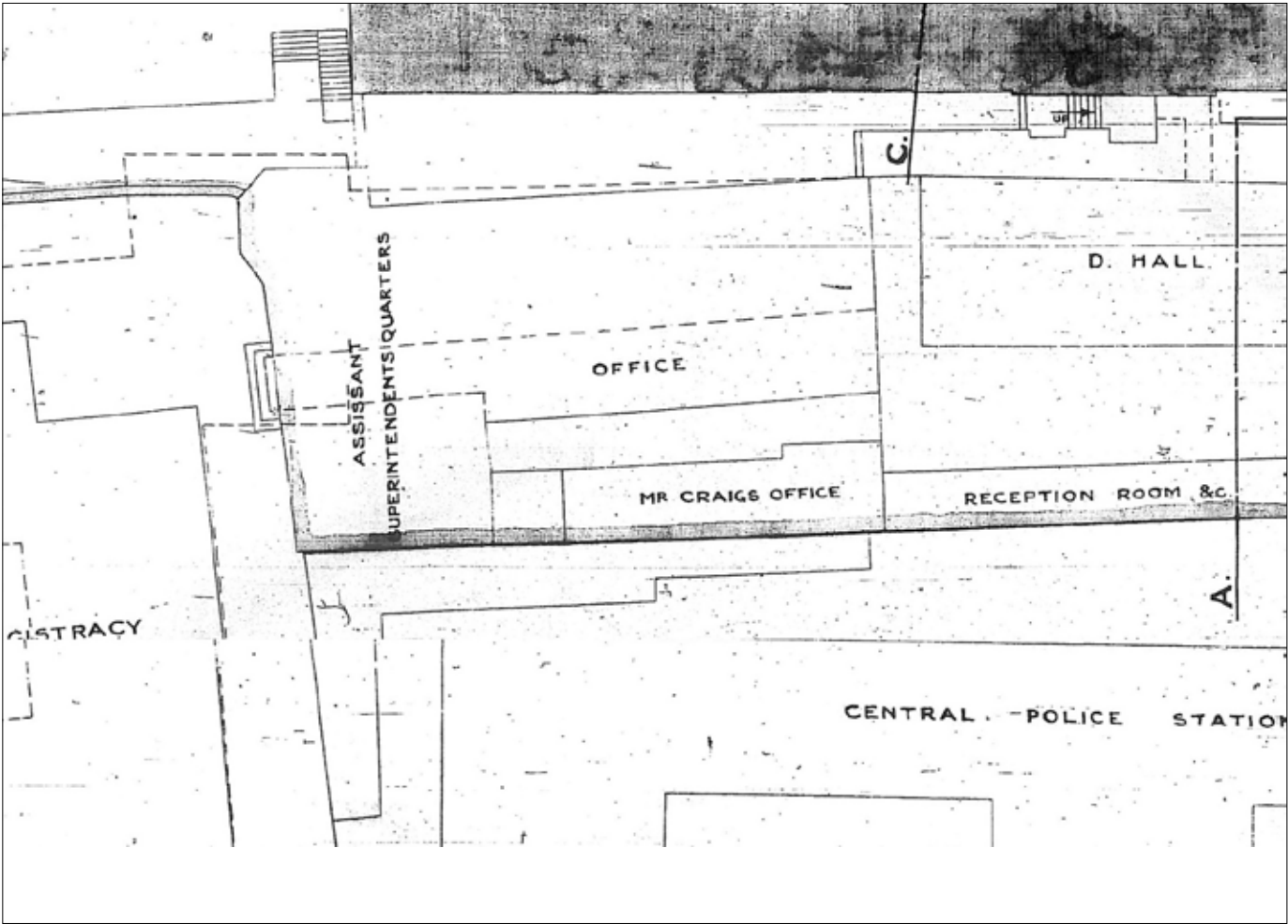
1866 block plan, with north to the bottom of the image



Plan of the site from 1914 showing the building in red, including the western extension

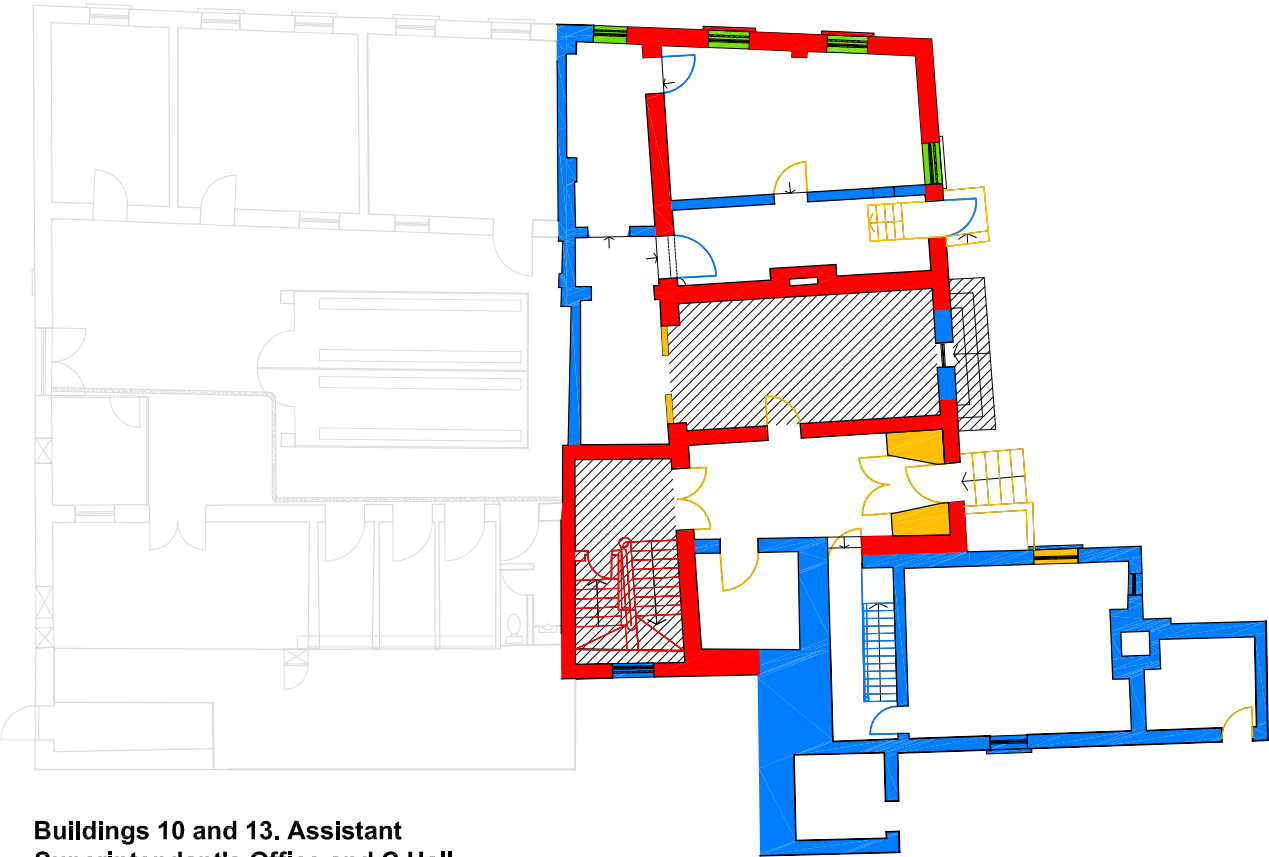


Plan of the site c.1887 with the building shown in red

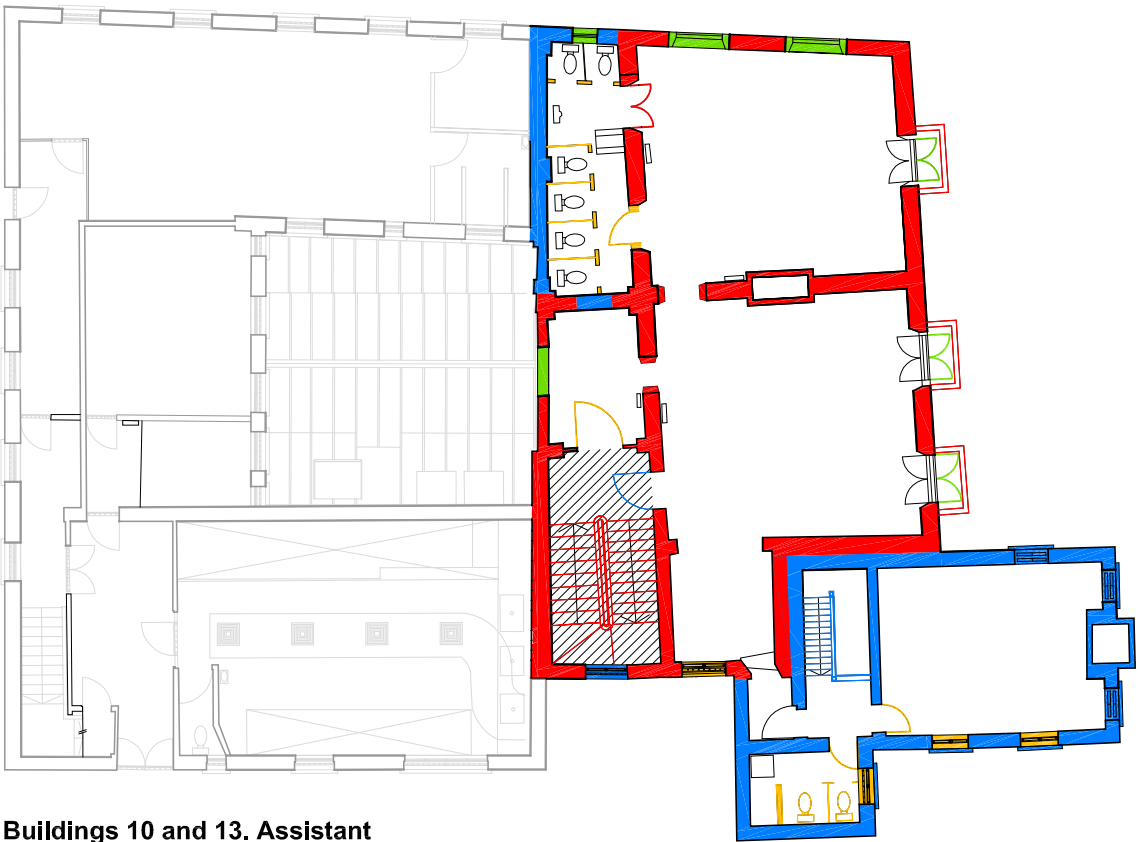


Plan of the site from 1913 showing the extended building, with north to the bottom of the page

Historical Development and Significance



Buildings 10 and 13. Assistant
Superintendant's Office and C Hall
Ground Floor Plan



Buildings 10 and 13. Assistant
Superintendant's Office and C Hall
First Floor Plan



Buildings 10 and 13. Assistant
Superintendant's Office and C Hall
Second Floor Plan

Legend

- Original or early fabric
- Early 20th Century (Pre 1950's)
- Late 20th Century (Post 1950's)
- Original Or Early Fabric that has been altered
- Areas of high significance

- Please note
- In some instance it is unclear whether the fabric is original, or if it is instead of an early date. In these cases it has been annotated as "Early 20th Century (Pre 1950's)".
 - That the assessment of High Significance is building, rather than site specific. Therefore, the elements noted as being high significance are relative to C Hall.
 - Please note in most cases it is not possible to establish the date when window and door openings have been blocked. Therefore, all blocked openings of unknown date have been marked as Post 1950, though this subject to change upon further investigation.



List of Character Defining Elements

The following list of character defining elements is based on the architectural features and historical items identified in the AMO draft document “*Heritage Items for Preservation in the Historic Site of Central Police Station Compound, Former Central Magistracy and Victoria Prison Compound, Central Hong Kong*”. It contains a description of the elements, their plan locations referenced to the plans provided in the AMO draft document and a list of reference figures which are included in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed for approval by AMO during the detailed design stage.

- LG2 - Lower Ground Floor 2
- LG1 - Lower Ground Floor 1
- FF - First Floor
- SF - Second Floor
- TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
1	Granite slab floor	GF	
2	Boarded floors	FF, SF	Figure 8
3	Moulded skirtings	FF, SF	
4	Main staircase to Female Quarters constructed in hardwood with turned balusters forming balustrade with curtail end hardwood handrail	GF to FF, FF to SF	Figure 9
5	Wood staircase to Male Quarters with wood balustrade and handrail	GF to FF	
6	Moulded picture rails to walls	FF, SF	Figure 8
7	Moulded capitals to pilasters supporting archway	FF, SF	Figure 7
8	Granite threshold	FF	
A	Old timber door	GF, FF, SF	
B	Moulded panelled door case to doorway	FF, SF	Figure 13
C	Moulded window frame	FF, SF	Figure 8
D	Moulded architrave to doorway	FF	Figure 14

B Identification of Impact on Heritage

Introduction

As noted in the baseline study the Superintendent’s House has a few areas of high significance which are mainly linked to the historic significance of the building, its visual impact on the site, and the relationship of the building to Buildings 03 and 04. The proposals are designed to preserve the external form of the building, remove later additions that detract from or compromise the original form or layout, and reinstate original features that have been lost where it is feasible and appropriate to do so. Internally, it is planned to keep the room configurations as close to the original form as possible, with a small interventions where necessary to provide level access and to accommodate modern M&E requirements as sympathetically as possible.

Options Considered

This is one of the most elegant buildings on the site with good sized lofty rooms and fine balconies to the north and east. The building is fully attached to the adjacent C Hall (Building 13 a much later poor quality building dating from the 1920s) and so has no aspect of any significance to the west. To the south is the Prison and there are no windows on this side.

The house was built with a large arched opening, originally giving access to the Prison behind the house. This has been blocked at either end, but the arches are still clearly visible. One of the major difficulties in finding new uses for the site is the very limited connection between Prison and Police Station, with the only connection through the Ablutions Block or the ‘air lock’ gates between A and B Halls. At present someone standing in front of the Superintendent’s House must go back to the Police Parade Ground and cross to the west side, climb the stairs, go through the Ablutions Block and the yard behind it and cross the A/B Hall yard to see the back wall of the Superintendent’s House. Reopening the original archways to provide improved circulation was a high priority from the start.

This building is relatively fragile in construction and modest in size with three rooms on each floor and two timber staircases. To make the building viable for new uses it was decided to link its circulation and allow it to work with the three floors of the adjacent accommodation in Building 13 (C Hall). There are some level changes into the buildings (Buildings 10 and 13) from the east and west sides on the ground floor, and also between the two buildings on the upper floors, but these can be provided with some ramping and steps. A single new staircase in Building 13 is to be linked to operate with the existing main staircase in Building 10 to provide the necessary fire escape from both buildings, and this new staircase can be located to provide a connection to the Barracks Lane on the north side.

Proposed Uses

The proposed use for the ground floor is Retail and ancillary support space with the central arch opened as Public circulation, and an accessible Toilet. The first and second floors will be used as Arts-related support spaces with further Toilets on the first floor. This use on the upper floors should require only minor strengthening of the timber floors and adapting the main existing staircase for means of escape for the relatively small number of people occupying the building. Various uses have been considered for this building. The footfall through it will be improved by the reopening of the Magistracy Steps and the reopening of the arch through to the Prison area. However it is not thought to be an attractive location for commercial use.

Assessment of Impact

The following table contains the impact assessment report for Building 10, the Superintendent’s House. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings and the interior of each floor. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1 **Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2 **Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3 **Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4 **Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5 **Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
1.1 Access - Stairs and Ramps		1	<p><i>The existing timber main stair to the southwest corner of the building is to be retained.</i> The existing timber dog-leg stair is in fair condition and forms an important part of the original circulation.</p> <p>The stair does not comply with means of escape requirements under current Building Codes, but a preliminary assessment using a fire engineering approach for the new uses and limited number of occupants proposed suggests that it can be retained and upgraded, and if linked to act together with a new compliant stair, it can provide sufficient and adequate means of escape.</p> <p>The existing stair has a width exceeding the code, but does not comply for its step dimensions, its handrails are too low for the code compliant barrier height, and it has winders and is a timber construction. Some alteration of the detail of the staircases will therefore be required to improve it as an acceptable means of escape.</p>	<p>The staircase is to be repaired and strengthened as required. Any changes which would need to be made will be done with the same materials and style to match the existing stairs in a sensitive manner.</p> <p>Retaining the staircase and adopting a new circulation in the building which links it to an new compliant staircase (in Building 13) and enables them to function together for means of escape justified by a fire engineering approach, is preferable to replacing it even if that could be achieved.</p> <p>Because the stairs are important original features they should be retained as far as possible, with checks made to ensure their structural integrity and upgrading and repairs carried out using like-for like materials to ensure their historic integrity fitness for purpose. The stairs will be upgraded to some extent.</p> <p>There are no proposals to significantly alter the dimensions of steps other than possibly to increase the going dimension when the nosings are repaired. The width is wider than the code minimum width, which is some mitigation for the accepting the winders.</p> <p>To meet the code compliant barrier height of the handrails for safety will involve the addition of a higher rail, lighter in appearance, visually obvious as modern intervention, and minimally fixed to the existing so that it is entirely reversible. In this way the original handrail and balustrade should still be recognised, and the original configuration can be reinstated should it be required. Additional handrails, in most cases matching the detail of the existing handrails, can be fitted to the walls beside the flights for code compliance.</p> <p>The timber will be treated with fire retardant lacquer and the stair soffit will be treated with similar intumescent lacquer or will be fitted with fire protection boarding as necessary to comply with the non-combustibility code requirement for Buildings Department approval.</p>
			<p><i>The existing granite entrance steps to the east side of the building are to be retained and repaired.</i> These are an original feature and integral to understanding the original use of the building.</p>	<p>The stairs are generally in good condition and require little mitigation. Where repairs are necessary, they will be minimal and carried out in a way which will blend in with the existing materials.</p>
		2	<p><i>The narrow existing stair to the south east corner of the building is to be retained.</i></p> <p>The stair is not usable as a means of escape but it is significant to understanding the former use if the building. It also allows for some vertical circulation in conjunction with the new adjacent Equal Access platform lift for visitors moving between the Magistracy Terrace and D Hall and the Prison Yard.</p>	<p>The stair will be improved by checking its structural integrity, upgrading it to a certain extent, and strengthening and repairing it using like-for like materials to ensure its historic integrity fitness for purpose.</p> <p>There are no proposals to significantly alter the width or dimensions of steps, other than possibly to increase the going dimension when the nosings are repaired.</p> <p>To meet the code compliant barrier height of the handrails for safety will involve the addition of a higher rail, lighter in appearance, visually obvious as modern intervention, and minimally fixed to the existing so that it is entirely reversible. In this way the original handrail and balustrade should still be recognised, and the original configuration can be reinstated should it be required. Additional handrails, in most cases matching the detail of the existing handrails, can be fitted to the walls beside the flights for code compliance.</p> <p>The timber will be treated with fire retardant lacquer to comply with the non-combustibility code requirement.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance (<i>continued</i>)			
	1.2 Access – Lift	3	<i>A new lift is to be inserted in the south side of the building.</i> This is necessary to meet code compliance for Equal Access.	<p>The location of this lift has been selected for its optimum location to serve the building for Equal Access, and to minimise the impact on the original building fabric, as the space has little historic or architectural significance. The location of the 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 (See Section 1.2 below) and up to the D Hall and Prison Yard level. The depth of the lift pit is minimal to ensure that the intervention is as small as possible with the minimum area of the original floor construction removed.</p> <p>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.</p> <p>New walls for the lift shafts are to be constructed of concrete blockwork.</p> <p>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 shafts have been located centrally within the selected spaces to avoid conflict with the existing window arrangement and to allow the lift overrun to be contained under the existing roof structure.</p> <p>New walls for the lift shafts are to be constructed of concrete blockwork and will be as freestanding as possible from the existing fabric.</p>
		3	<i>A new change-of-level platform lift is to be inserted in the east side of the building.</i> This is necessary to meet code compliance for Equal Access.	<p>The use of a platform lift at ground floor level allows for access into the building on the east side without the creation of a new external opening. It utilises an existing opening which will require minimal intervention, other than minor widening and the removal of the modern unsightly external steps. The new door will be sensitive to the exterior elevation. Most importantly, the location of the lift here will allow for the reinstatement of the highly significant central archway and entrance steps.</p>
	1.3 WCs	2	<i>Accessible toilets will be installed on the ground floor and first floor, adjacent to public WCs provided in the adjacent Building 13.</i> This is required for code compliance.	<p>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.</p> <p>The first floor WCs are located in the area of least significance in the building, which is in the south east extension of a later date. By installing the necessary WCs here, the rest of the first and second floors retain their original layout and the Principal rooms remain intact. The existing fenestration pattern is retained so as to keep the external appearance.</p> <p>Any new partitions will have minimal impact on the existing walls.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
2	Structure			
			The existing building structure has been assessed by the structural engineer as being capable of supporting the proposed new uses and alterations without extensive strengthening work. A detailed structural report will be prepared by the structural engineer during the detailed stage to determine any strengthening work required to the floors and foundations resulting from the loadings of the new uses, or the alterations, or from the condition of the existing structure. Any structural strengthening proposals will be assessed for their impact on the character defining elements, and mitigation measures will be considered.	
	2.1 Removal and Demolition	1	Replacement of infill to first and second floor archways into west rooms. These are a poor solution to fire regulations and detract from the historic building.	It will be necessary to maintain fire safety in this area in the form of a wall with fire door at the top of the stairs to create a lobby. However, the current solution is of a poor quality and will be removed. The new screen and door will be designed much more sympathetically to the historic building, using high quality materials.
			Removal of later masonry infill to original ground floor arched opening and connecting wall to Building 13. The proposed intervention will reinstate the original through route and provide improved public access across the site.	The existing historic archways will be conserved and, following the removal of the masonry the floors and walls affected will be made good to match the surrounding finishes.
			Removal of wall and corridor in north east room. This proposed intervention will restore the room to its original size with the chimney breast within it.	The reinstated central circulation will enable the wall and corridor to be removed from this room. The walls, ceilings and floor in the room will be made good to match the surrounding finishes.
		2	The later single storey extension the southeast corner and the two storey extension to the south are to be removed. It is intended that the removal of these extensions will restore the building to its original configuration and improve the appearance of the exterior elevations.	Where the removal of these extensions causes damage to the exterior elevations, this is to be repaired and made good to match the rest of the façade. The ground surfaces will also be made good.
			All later partition walls on the upper floors will be removed. The existing partition arrangement is a later intervention and detracts from the original layout of the principal spaces.	These walls are largely non-structural and the result of modern interventions. Their removal restores the original layout and allows for larger, more usable spaces on the upper floors. Where these later partitions have caused any damage to the structural walls, they will be made good and finished to match the surrounding space.
		3	Removal of existing suspended timber floor to the ground floor room in the southeast wing of the building. This is to allow for level access into this room from Magistracy Terrace to make it more usable.	The suspended timber floor is currently in a state of collapse. It has a deep void under it down to the adjacent terrace level. Rather than replace it, it will be removed and a new lower floor installed to allow for level external access into the room to make it more usable. An external doorway will be formed from the existing window.
	2.2 Other Alterations	2	An existing door opening and section of ground floor on the east side will be altered for a new change-of-level platform lift for Equal Access. This will provide access from the platform lift into the main building and the south lift.	The opening will be widened and the floor lowered to the minimum dimensions necessary for wheelchair access onto the platform lift, and finishes will be made good to match the rest of the building interior.
3	Finishes and Fixtures			
		2	The existing original ceilings, plaster cornices and plaster features are to be retained or repaired wherever possible. These elements are all significant parts of the historic building and should be retained.	The interventions to the east and west end of the building to provide service risers and lift shafts are concentrated in an area where there is absent or missing original features to reduce the amount of historical impact lost. Wherever necessary, the existing elements are to be repaired, with conservation and maximum retention as the goal.
			All existing later fixtures will be removed, and simple modern replacements will be used. The building has been much altered since its original construction and the fittings and fixtures are of a utilitarian nature.	Rather than attempt to use period fittings for which there is no evidence and the possibility for inappropriate interpretation, all replacements will be simple and modern fittings and fixtures appropriate for the new use.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
4	Mechanical and Electrical			
		2	A new service riser is to be constructed beside the new lift shaft on the south side of the building. It is necessary to provide space for distribution of services in the Superintendents House.	The location of a services riser here, in an area which will no longer be visible to the general public and which is of no historic or architectural value, reduces the need for more visible services elsewhere in the building or for more invasive alterations to historic fabric to accommodate these services.
		3	New climate controls, power and lighting are to be installed. These changes are necessary to meet the needs of a new user and to provide a sustainable new use for the building.	<p>The internal fit-out of the uses are to be undertaken by the incoming tenants. Prior to this the works are to be a 'shell and core' fit-out only. Tenants will submit their servicing proposals to the Site Management for approval of compliance by following guidelines to be prepared appropriate for the historic interiors during the detailed design stage.</p> <p>The plant for both Buildings 10 and 13 is to be centralised and located in Building 13, which has less architectural significance than Building 10.</p> <p>Supply and return air ducts are to be installed at high level on each floor. Those on the second floor are to be exposed and located within the original roof structure, above the line of the notional 'ceiling height' set out by the bottom chord of the trusses (ceilings are to be removed). Care is to be taken with the detailing of ducts to ensure that runs are as short as possible and that the whole assembly has a minimal impact on the space.</p> <p>New electrical services are to be chased into walls to avoid surface mounting of wires and conduits.</p>
5	Doors and Windows			
	5.1 Windows	1	Later windows are to be replaced by replicas of original windows. These later windows have heavier glazing bars and frames and different fenestration patterns, which have a detrimental effect on the building facades.	These windows are to be replaced by replicas of the remaining original windows in painted hardwood timber with mouldings to match the originals. The intention is to have a single pattern of glazing around the building as shown on the attached elevations, which will enhance the appearance of the building.
			All original windows will be repaired and put into good working order. Many of the existing windows have been reconfigured to accommodate air extract ducts.	<p>Site inspections suggest that several original windows still remain in position, and within the proposal of works there is an emphasis on conservation repair over replacement. The goal is therefore to retain the maximum amount of original fabric where practically possible.</p> <p>The windows will be carefully fitted with draught seals to improve energy conservation in the building. Double glazing is not intended to be used.</p> <p>Where they still exist, the timber shutters are to be repaired and conserved.</p>
			Wire mesh to be removed from windows. Several windows have had wire mesh installed as a security measure, but this is no longer necessary and detracts from the elevations.	The removal of this mesh will be beneficial to the overall appearance of the building. While it is unlikely that much damage will be caused to the elevations, where it may happen (for instance, when fixings are removed) the walls are to be made good.
		2	The north window on the south east extension will be modified to make a door. This creates level access into this room for easier use.	A door here will allow for level access into the south east retail space. The use of an existing window prevents the need for a new opening in the structural walls, and retains to some degree the existing elevation.
	5.2 Doors	2	Original doors that have been replaced are to be reinstated in their original form. Several modern doors have been put into the building, which detract from the historic appearance.	<p>No drawings or photographs have been located which show the original appearance, though more information may be uncovered during the progress of the project. If no information is found, then doors which are of an historic style and design similar to contemporary buildings on the site (e.g. Buildings 03 and 04) will be used.</p> <p>All external doors will be carefully fitted with draught seals to improve energy conservation in the building.</p>

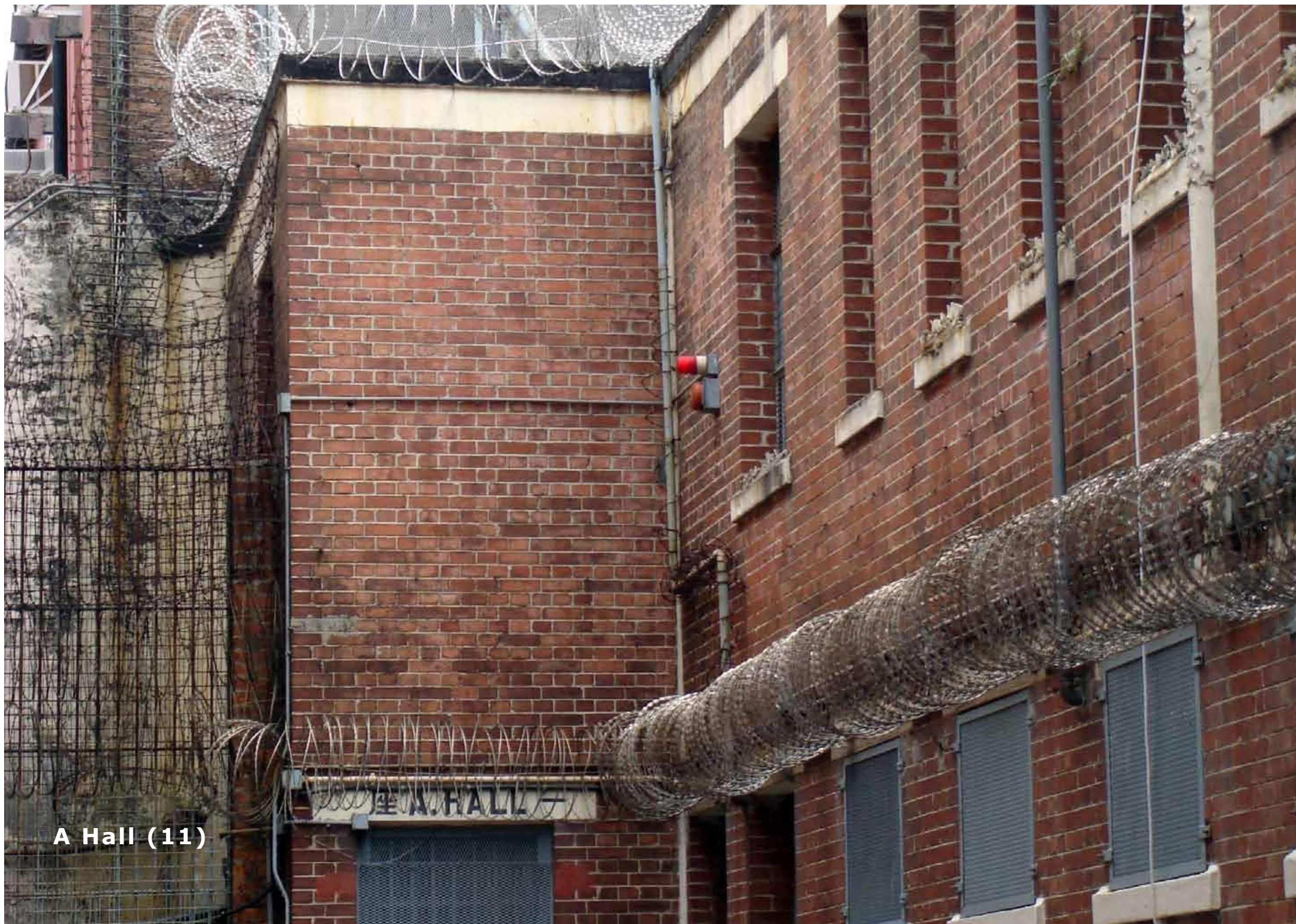
Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
6	Elevations			
	6.1 General	1	<p><i>Elevations will be restored to original design intention, inasmuch as possible.</i></p> <p>Later alterations detract from the character and understanding of the building.</p>	<p>The brickwork of the walls, the rendered quoins, brick cills and the rubbed arches over the windows will all be carefully conserved. The rendered cornice and cement render will be repaired and repainted. The scope of the work will be the making good of any defects and minor repairs.</p> <p>All modern surface mounted M&E services will be removed, thus restoring the historic elevations. Where necessary, the cement render will be repaired and repainted.</p> <p>Existing later windows will be removed and replaced with new windows to match original configuration (see Section 5.1).</p> <p>Original windows and timber shutters will be overhauled and retained (See Section 5.1).</p> <p>Wire Mesh will be removed from windows as identified on the drawings (See Section 5.1).</p> <p>The narrow balconies form an important part of the exterior of elevations of the buildings, and will therefore be retained. Any repairs and strengthening will have a minimal appearance and use sympathetic materials so as not to detract from the design of the balconies. However to avoid excessive future wear and tear, and the need for additional safety features for code compliance which might detract from the appearance of the balconies, the balconies will only be used as access for maintenance.</p>
	6.2 North Elevation	1	Original balcony retained and repaired/strengthened as required for use as access for maintenance purposes only	See Section 6.1
			Later vents which detract from the original appearance of the building will be removed.	Where these are removed, apertures will be filled with brickwork and render to match existing elevation.
			Existing window to south east extension will be reconfigured to form new door with level access into ground floor retail unit.	See Section 5.1
	6.3 South Elevation	1	Removal of later two storey south extension.	See Section 2.1
	6.4 East Elevation	1	Removal of later single storey extension to south east corner of the building.	See Section 2.1
			Existing later ground floor door to be lowered to form level access to the building.	See Section 1.2
			Original archway to be carefully re-opened and stone surround repaired and replaced as necessary.	See Section 2.1
			Existing planter on the east elevation to be removed.	The planter on the east elevation is of a later addition and plain concrete construction. It does not benefit the historic appearance of the building. The planter is to be carefully removed and the adjacent walls made good where required.
			Original balconies retained and repaired/strengthened as required for use as access for maintenance purposes only.	See Section 6.1
			Vents removed and apertures filled with brickwork and render to match existing.	See Section 6.1
	6.5 West Elevation	1	None required; the west elevation of the Superintendents House abuts C Hall.	

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
7	Interiors			
	7.1 General	1	All later interventions which detract from the historic interior layout will be removed while all historic fabric will be retained and restored wherever possible.	<p>The interior of the building largely retains its original layout or early alterations, and will be kept wherever possible. However, there are several later alterations which detract from the historic character of the building and should be removed. These changes include:</p> <p>Modern partitions are to be removed from the upper floors to reinstate the original proportions of the spaces.</p> <p>Modern doors will be replaced with doors of a more historic form (see Section 5.2) to create a coherent design within the historic building.</p> <p>All existing wall mounted and visible services will be removed and the walls made good where necessary, as these detract from the historic fabric.</p>
	7.2 Ground Floor	The proposed use for this floor is for retail.		
		1	The proposal reinstates the original through route by reopening two original arches as identified on the plans.	See Section 2.1
		2	The two storey extension to the south and the single storey extension to the south east will be removed.	See Section 2.1
		3	A change-of-level platform lift will be installed in the east side to provide level access into the building.	See Section 1.2
			The most significant alteration is to the south east extension, where the existing floor will be lowered.	<p>See Section 1</p> <p>The justification for this change is linked to the adaptive re-use of the building. The existing floor would need to be replaced regardless as it is in poor condition, and its removal allows for level access into this space.</p>
	7.3 First Floor	The proposed uses for this floor are for arts organisation facilities and ancillary offices.		
		2	In the southeast extension new partitions to provide public toilet facilities	<p>See Sections 1.1, 7.2.</p> <p>These facilities are necessary for the new uses in the building. Their inclusion within this later extension, which is of less significance than the main part of the building, allows for the Principal rooms to retain their original layout, features and finishes. The new partitions will be non-loadbearing and formed using stud and plasterboard, and will be reversible.</p>
			<p>New opening is to be created between this building and the adjacent C Hall.</p> <p>This opening in the northwest corner provides a useful link to C Hall, both for practical function purposes but also for means of escape.</p>	<p>This opening is located in an area which is of less significance than the principal spaces and which is hidden from general public view. The level change between the buildings is provided with steps.</p> <p>The alterations will be kept to a minimum.</p>
	7.4 Second Floor	The proposed uses for this floor are for arts organisation facilities and ancillary offices.		
		2	<p>New opening is to be created between this building and the adjacent C Hall.</p> <p>This opening in the northwest corner provides a useful link to C Hall, both for practical function purposes but also for means of escape.</p>	See Section 7.3. The level change between the buildings is provided with steps.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
8	Roof			
		1	<p><i>The roof will be put into good working order.</i></p> <p>The historic roof of is of significance as it is of the local Chinese tile design and retains its original structure, and should therefore be retained.</p>	<p>The condition of the roof covering and structure will be closely investigated during the detailed design stage and any repairs will be specified and carried out to conservation principles.</p> <p>The historic roof structure can be retained, though some repair may be necessary to put it into good condition:</p> <ul style="list-style-type: none"> ◇ The roof covering will be stripped and re-laid. ◇ The original tiles will be re-used where possible with a makeup of tiles to match. ◇ Insulation will be installed under the roof covering. ◇ There will be no alteration to the roof structure other than minor repairs and the replacement of battening. ◇ The gutters will be overhauled or replaced and painted. ◇ The roof structure is to be investigated by the structural engineer and repaired/strengthened as necessary to support required loadings. ◇ Installation of breathable sarking membrane to be investigated for compatibility with sealing the roof for energy conservation.

----- End of Building 10 -----

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A Hall (11)



Location Plan



Aerial photograph of the building outlined in red, with north to the top of the image

A Baseline Study

Field Study

Designation	Within Victoria Prison Declared Monument
Date	1928
Location	Bordering north edge of Victoria Prison, at centre of site
Height	58.0 m (above sea level)
Floors	Three storeys

Exterior Description

The building is very utilitarian and constructed in a simple external and internal design with no architectural style of note. It is of a typical mid-20th century prison building character.

The south elevation (figure 1) is nine bays wide, each with a window or door with a concrete lintel which reaches the full height of the ground floor. The end bays each have a door, and the bay adjacent to the east door has a tall rectangular window with deep cill. Central to the elevation are four high level square windows with shallow projecting cills, either side of which are doors with fanlights above. At first floor level every bay has a tall rectangular window.

At the east and west ends of the south elevation is a projecting staircase block (figure 2). That to the west has a barred door on the east side, with a barred fanlight above. That at the east end has a similar door on the south elevation along with a small high level window. On this elevation the building is set on a concrete plinth which, along with the first course of bricks, has been painted grey. All the doors are a single step up and this is included within the plinth.

The north elevation (figure 3) is also of 10 bays and is set atop an angled revetment wall. At ground floor level the central 7 bays have high level square windows, while the two end bays and most of the bays above have tall rectangular windows (though at this level the fenestration is somewhat irregular). This elevation is only visible from the narrow alley created between Buildings 03 and 11.

All of the doors and windows have concrete lintels and the windows have concrete cills. The ground floor and staircase windows have metal side hung casements with bottom hung fanlights above and these are covered with bars and metal mesh externally. The first floor room is unglazed and has bars in the windows and metal mesh internally. The window cills at this level have also had glass shards set into mortar, and above the windows here and at ground floor level is coiled razor wire.

Interior Description

(see also Character Defining Elements and Figures 4-5)

The building is constructed of load-bearing red brick (presumably Canton) with concrete floors and a flat concrete roof.

This building is one room deep with a staircase at each end giving access to the first floor. The staircase at the east end also has a door in the east wall which gives access the first floor of C Hall. Both staircases have concrete treads, wrought iron square section balusters and moulded timber hand rails. Both staircase blocks have a narrow room on the exterior wall which is accessed via the adjacent room to the north.

Most of the ground floor rooms have independent entry from the south, and all the doors are ledged, braced and boarded with fanlights over. There is a single bay room at each end being accessed by the adjacent space. At the west end this is a two bay space lastly used as the Chapel, while at the east end it is a four bay space lastly used as the Immigration Office. Central to the building are two three-bay lavatories; one each for men and women.

On the first floor there is a single room that is divided into two by a steel barred wall which had a gate on the south side. This has been covered with metal sheeting and the gate blocked. Both rooms are tiled up to dado height and have toilet facilities on the north wall. In each space the staircase has had a metal cage with barred door installed.

Areas of Significance

The building does not contain any areas which would be considered of High Significance within the site or even within the building. A list of character defining elements has been included with this report.

Archaeological Assessment

An archaeological survey for the site has not been carried out, but a desk-based assessment has been completed. The extent of archaeology on the site is unknown. Prior to the construction of the building, there was an earlier narrow building (about half the width of the existing structure) abutting the revetment wall, and prior to this it was the site of the Governor’s House. The extent to which the construction of the Reception building and later A Hall necessitated digging down for foundations is unknown, and it is therefore not possible to ascertain whether any original fabric of the Governor’s House remains.

Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is no intention to disturb or develop the existing building, but there is a proposal to excavate underneath A Hall for a new circulation tunnel, and there may be some potential for finding surviving archaeology. Following an Archaeological Investigation to be carried out during the detailed design stage, appropriate mitigation measures will be recommended and agreed with the AMO.

Desktop Research

History

In the earliest plans of the site (c.1852) this area is shown as a slope falling down to a revetment wall (that south of the Barracks Block). By the late 1850s, it was the site of a square structure built as the Governor’s House, but by that point used as a prison. This building remained in place through the 19th century and into the early 20th century (as demonstrated by a map of 1901). In the 1909 Hong Kong Administrative Report, the Victoria Gaol Medical and Sanitary report detailed the construction of B Hall, which necessitated the demolition of the Governor’s House (at this stage presumably used as the Gaol offices), and the construction of the reception room:

‘Towards the end of the year the west end of the Prison Hospital and the Gaol Offices were taken down in order to make way for the erection of a new hall capable of accommodating seventy-eight additional prisoners. Besides this hall, a new reception room, offices, bathroom for prisoners, boiler house and clothes store are to be erected on the site of the buildings removed.’

Less than twenty years later the building was replaced. Both the Hospital - presumably in a structure to the west of Building 10 – and the 1909 Reception building were demolished and new buildings being erected. A 1927 Public Works report details the plans for the building:

‘New Reception Block, Victoria Gaol – Sketch plans and working drawings were prepared for a new Reception Block on the site of the existing building. The building planned is of two storeys, and provides on the Ground Floor, Reception and Registration Room, Baths, Dressing Boxes, and Disinfecting Rooms; and on the First Floor, Visiting Boxes, Prisoners’ Clothes Stores, two Solicitors’ Rooms, and a Photograph Room’.

In February 1928 the work was awarded to Messrs. Tat Lee & Co. for \$33, 158.57 and construction commenced on March 14. The building works caused disruption to the running of the prison, as reported in the 1928 Hong Kong Administrative Report Prisons: *‘The Gaol was again overcrowded and additional congestion was caused through having to accommodate prisoners on admission as well as sick prisoners, in the Halls [cell blocks] during the rebuilding of the Hospital and Reception Room’.* The disruption lasted less than a year, however, as the building was completed and fully occupied in December of that year. The Public Works report for 1928 mentions that the building also had forty-two fan lights and points installed, and that the work cost a total of \$25,586.33.

In 1937 the Reception Block was part of an overall scheme for the site to create a 'Gaol Clearing Station' following the occupation of the newly built Stanley Prison. Alterations also occurred in the Administrative Offices (Building 10) and D Hall (presumably Building 14). The Public Works report for the year detailed the work, which included *'the provision of a Guard Room, Quarters for European Police Officers and Indian and Chinese Police...Seventy-five electric lights, eight wall sockets and wiring for telephones and alarm bells were installed'*.

The date of further alterations to the prison are unknown, but include:

- ◇ Installation of mesh to windows
- ◇ Glass shards applied to window cills
- ◇ Toilet accommodation provided at first floor level
- ◇ Steel cage openings installed on first floor doors
- ◇ Tile dado

The original layout of the building is unknown, but the contemporary description of its construction implies that there were several rooms on the first floor, in a space which now accommodates a large open room with metal partition. The description implies that there would have been 5 rooms, though there is no obvious evidence where these would have been. The only remnant of an earlier wall is at the west end of the building, where a small projecting wall is on the east side of the end bay.

The last known use was as an Immigration Office, Chapel and lavatories on the ground floor, and a Day Room for Female Prisoners (who were being held in the adjacent B Hall) on the first floor. The Chapel room was not designed as a place of worship and although it has some social historical significance it has no architectural significance.

Building Characteristics

This building, along with the adjacent C Hall (Building 13) to the east, was constructed relatively late in the history of the site. It was designed wholly as a functional building to fit both purpose and space, slotting into a space which had previously been occupied by a building of roughly the same dimensions.

Owing to the restricted dimensions of the site, the building is a long, slim structure that neither dominates nor detracts from the surrounding area. It acts as a barrier – along with the adjacent Ablutions Block (Building 08) and C Hall (Building 13) to the police side of the site to the north, and in conjunction with B Hall (Building 12) to the south, provides a corridor leading into the prison site.

Though not a cell block itself the building mimics the typical prison architecture around it, with regular fenestration pattern and plain stone cells. Interestingly, despite its small size, it is accessed by a staircase at each end, and as such is a symmetrical structure. The opening up of the top floor has made it a very useful, flexible space within the site, though the later alterations to the building have removed any characteristic of its original use.

Significance

LOW

A Hall has little architectural value, though it has clearly been designed to a scale and style which blends well with the surrounding area and does not detract from the adjacent buildings. Of some interest is the granite revetment on the north wall, though this is an earlier feature of the site and not historically tied to the 1928 construction. Of the original layout and function of the building, there is little evidence which remains. The upper floor has had walls removed and there is no indication of the earlier division of spaces or their use.



Figure 1 - The south elevation



Figure 3 - The north elevation



Figure 2 - The south elevation and west stair block



Figure 4 - Internal cage around first floor door



Figure 5 - External south door



'Artefact' found in the ground floor west room including a book detailing letters received by inmates

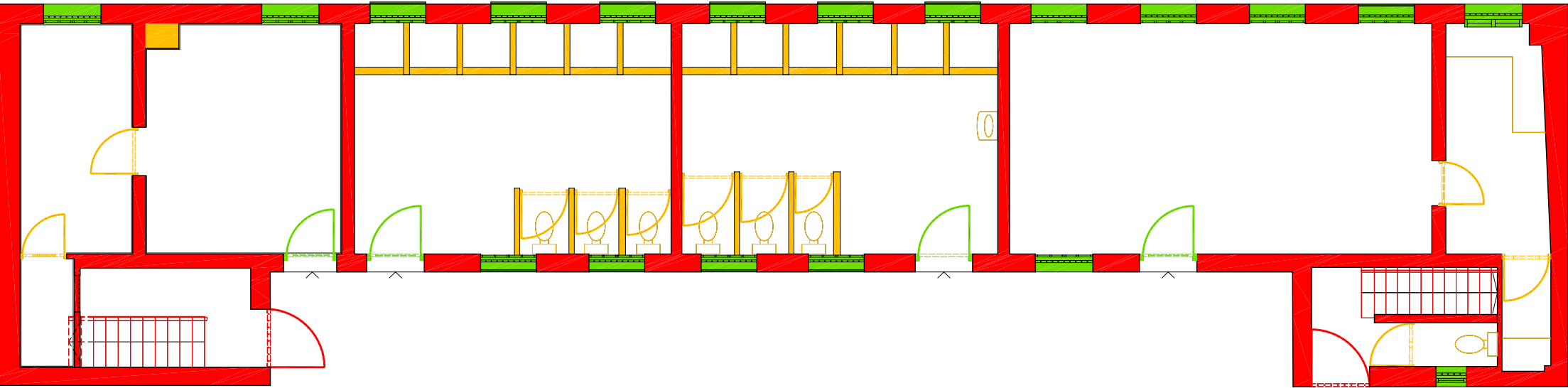


Lockers in the ground floor central room



Historic photograph of one of the ground floor rooms in use as a Chapel

Historical Development and Significance



Building 11. A Hall
Ground Floor Plan

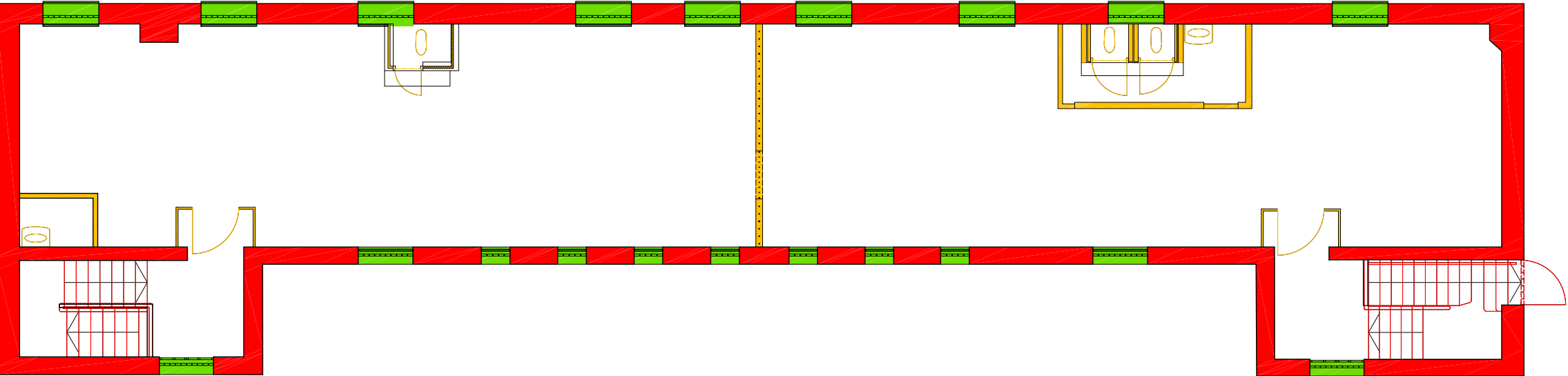
Legend

- Original/Early
- Original/Early fabric with later alterations
- Late 20th Century (Post 1950's)

Areas of high significance

Please note

- There are no areas of high significance



Building 11. A Hall
First Floor Plan

A Hall (11)



List of Character Defining Elements

The following list of character defining elements is based on AMO’s archival records. It contains description of the elements referenced to a list of reference figures in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed during the detailed design stage.

- LG2 - Lower Ground Floor 2
- LG1 - Lower Ground Floor 1
- FF - First Floor
- SF - Second Floor
- TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
A	Steel security door/gate to staircase	GF	Figure 4
B	Wooden battened door with fanlight to office	GF	Figure 5
	Worship Place	GF	

FOR INDICATION ONLY

Introduction

As noted in the baseline study, the building has no particular architectural value in itself, utilitarian both in intention and execution. However, it does work well contextually with the surrounding buildings and its small size (2 storeys) means that it does not compete with its more significant neighbours.

The proposals include a new foyer beneath the building which will create an entrance at Parade Ground level in Barracks Lane linking up to the Prison Yard level and the new build element of the scheme. This foyer will be connected to Building 11 via a new staircase at the west end which will replace the existing non-compliant one. This new staircase will provide the alternative means of escape for both Building 11 and for Building 03 via the bridges and Building 08 balconies down to the level of Barracks Lane. 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.

New access will be made to Building 13 on the east which will enable the new lift in that building to be used for Building 11. The existing non-compliant staircase on the east side will be replaced.

Internal partition walls have been removed in the past in order to modify the spaces as required. The current proposals will also include the removal and addition of internal partitions in order to create spaces to suit the new proposed uses.

The major intervention is the replacement of the existing staircases. These are required to provide code compliant access and means of escape to all areas, but will be installed so as to avoid major disturbance of the building fabric where possible.

Options Considered

A Hall is not considered to be of high significance. It was built in 1928 as a reception block and over the years has been altered internally to accommodate other uses. However, whilst not of great significance in itself it does form the site of one of the more significant spaces of the whole CPS compound. The narrow yard between A Hall and B Hall with its coils of razor wire and broken glass together with the 'air lock' access gate to the Prison at the west end make this yard very atmospheric. This is seen as one of the spaces where it will be best to interpret the function and nature of the Prison and the experience of being locked up.

With this in mind it was agreed that any new use for A Hall should not impinge unduly on the atmosphere of the yard. This immediately ruled out any commercial use for retail or for café/bar purposes which would inevitably want to signal their presence to everyone.

Proposed Uses

This building is to accommodate an Education Centre and ancillary support space on both floors, with classrooms on the ground floor and Education Offices on the first floor. Site management office and store rooms, and Toilets will be provided on both floors. This makes good use of the 'corridor' between A and B Hall as interpretation space. There will also be a new underground foyer created to provide circulation between the police and prison sides of the site.

Assessment of Impact

The following table contains the impact assessment report for Building 11, A Hall. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings, the interior of each floor and the roof. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1
- Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2
- Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3
- Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4
- Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5
- Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access – Stairs	3	<p>The two existing stairs are to be removed and replaced with code compliant stairs in similar locations.</p> <p>East stair: the current stair is not code compliant, and its replacement is required if the building is to be converted to a sustainable new use with compliant means of escape.</p> <p>West stair: the current stair is not code compliant, and its replacement is required if the building is to be converted to a sustainable new use with compliant means of escape. The new stair will provide means of escape for Building 11 and also for Building 03 via the new bridges and Building 08 balconies down to the Barracks 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.</p>	<p>As the internal character and fabric of the building is not considered of high historical importance the removal of utilitarian existing narrow concrete stairs that do not comply with codes, together with creating small apertures within existing slabs, is considered to be acceptable. Where the new staircases abut existing walls care will be taken to avoid any unnecessary damage. Any modifications and/or repairs to existing walls will be undertaken as required to match the adjacent original fabric.</p> <p>In the case of the west stair, locating a new stair within Building 11 and using it for the additional means of escape from the highly significant Building 03 enables the interventions in Building 03 to be kept to a minimum. As a strategy of mitigation, enacting a higher level of intervention within a building of low significance improves the level of preservation of an adjacent structure of high significance.</p>
	1.2 Access – Lift	N/A	A lift is provided in the adjacent Building 13 C Hall to the east of A Hall.	Linking the buildings and putting a lift in the northwest corner of Building 13 negates the need for a lift in Building 11.
	1.3 WCs	2	<p>New WC facilities are to be provided at the east end of the building. On the ground floor 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>WC facilities are required for the proposed new use of an Education Centre.</p>	<p>Overall the architectural value of the building is considered to be low and the removal of the existing WCs, which are not code compliant, is considered acceptable.</p> <p>The installation of new WCs will not greatly affect the building fabric.</p>
2	Structure			
		<p>The existing building structure has been assessed by the structural engineer as being capable of supporting the proposed new uses and alterations without extensive strengthening work. A detailed structural report will be prepared by the structural engineer during the detailed stage to determine any strengthening work required to the floors and foundations resulting from the loadings of the new uses, or the alterations, or from the condition of the existing structure. Any structural strengthening proposals will be assessed for their impact on the character defining elements, and mitigation measures will be considered.</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 character defining elements.</p>		
		3	<p>A new entrance foyer off Barracks Lane is to be excavated below the building.</p> <p>This will create an entrance off Barracks Lane for the new stairway (and lift rising up within B Hall) providing important the link across the site from the Parade Ground level up to the Prison Yard level and the new buildings. It will also provide the final exit for the means of escape staircase from Buildings 11 and 03.</p> <p>The existing staircases and adjacent areas of internal floors are to be removed at the east and west ends for new code compliant staircases and a section of roof is to be raised for the new staircase at the west end to serve the second floor north balcony of the adjacent Building 08.</p> <p>This is to allow the insertion of new compliant staircases.</p>	<p>The likelihood of finding important historical artefacts below ground level in this location is considered low as previous building works having disrupted the area greatly in the past.</p> <p>The building itself will be supported and a method of excavation and monitoring will be selected during the detailed design stage that will reduce the risk of damage to Building 11 as much as possible, to ensure that the building above remains unaffected. Temporary strutting and support may be necessary within A Hall as the structural work is carried out beneath, but this will be a temporary provision and no long term structural alteration will be necessary.</p> <p>The removal of a section of floor and a section of flat concrete roof at the west end is required to locate the new code compliant staircase. The new code compliant staircase at the east end will be located where the existing staircase is. The interventions will therefore be restricted to either end of the building where existing floor-to-floor access is currently positioned. The new stairs will encroach as little as possible into the main spaces. All adjacent areas of floor will be adequately supported to ensure that any damage to the remaining building fabric is minimal. The structural design of the raised roof section of the west end will be developed during the detailed design stage and will aim to minimise the structural impact on the building.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
2	Structure (<i>continued</i>)			
			<p><i>Internal walls are to be removed and constructed as shown on the plans.</i></p> <p>This is to create space for proposed uses.</p>	The current layout has few internal walls, with an emphasis on the provision of clear open spaces. Removal of internal walls is to be kept to a minimum, with the majority of existing walls retained. The structural system of the building consists of concrete floor slabs and downstand beams supported off of the external (north and south) walls in a single span. The internal walls are not structural. Accordingly, modifications and /or removal of internal walls can be achieved with a minimal impact on the existing principal structure.
3	Finishes and Fixtures			
		3	<p><i>All fixtures will be removed and finishes will be affected as a result of the modifications.</i></p> <p>These changes will be made in order to create a usable building and viable spaces within.</p>	The historical value of the fixtures and finishes is considered to be low. The removal of some items and loss of some finishes will be unavoidable in order to create the new education teaching rooms and office spaces with associated modern fixtures and fittings. A modern design to the interior spaces would not affect the external appearance of the building or those adjacent.
4	Mechanical and Electrical			
		3	<p><i>The existing obsolete services will be stripped out and new code compliant services installed.</i></p> <p>New services are required to make the building suitable for the intended new uses. The existing services are unsuitable, inconveniently located and at the end of their useful life.</p>	<p>The existing services installations are not considered to be of any architectural or historic value.</p> <p>The reconfiguration of the internal spaces means that a modern installation is considered suitable. Care will be taken to ensure that service routes are kept to a minimum and do not obscure or impact upon extant features.</p> <p>Due to the educational use of the building air-conditioning is required to ensure that the internal environment is suitable for learning. Supply and return air ducts are to be installed at high level. In response to the utilitarian nature of the building these are to be exposed and suspended beneath the floor and roof slabs. Care is to be taken with the detailing of the ducts to ensure that runs are as short as possible and that the whole assembly has a minimal impact on the space.</p> <p>Installation of services will be designed to ensure that the principal areas of intervention to the building fabric are localised in the service ends of the building. Placing equipment here also means that it can be serviced with a minimum amount of disruption to everyday activities within the building.</p> <p>The new plant room on the roof takes the existing scrappy and incoherent collection of existing services and places them discreetly in a new enclosure along with new items of plant. This maximises 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>
5	Doors and Windows			
	5.1 Windows	1	<p><i>Where possible, the existing windows are to be retained and refurbished.</i></p> <p>These windows are part of the original design and in most cases will not need replacement.</p>	<p>The building is fitted with steel-framed Crittall-style windows, consisting of inward-opening casements with steel bars fitted externally within the reveals.</p> <p>Where possible, all windows are to be retained and refurbished, with an emphasis on repair rather than replacement. Where replacement windows and components are required, these are to match the extant originals.</p> <p>The coloured film used on the window in the room used for a Chapel at the west end may be retained to provide a measure of interpretation but its non-lasting nature may need it to be replaced and the replacement would therefore not be authentic.</p> <p>If possible the steel windows will be carefully fitted with draught seals to improve energy conservation in the building. Double glazing is not intended to be used.</p> <p>Modern mesh, louvres and air-conditioning units to openings detract from the character of the building and are to be removed, although the original steel bars are to be retained and refurbished. Broken glass on window cills - installed as a security measure - now poses a health and safety issue and will be removed.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
5	Doors and Windows (<i>continued</i>)			
	5.2 Doors	1	<p>All original ledged & braced timber-plank doors are to be retained and refurbished. Modern flush doors to the south elevation are to be removed.</p> <p>Repair of existing doors and replacement of unsympathetic modern replacements with examples to match the originals will considerably improve the appearance of the elevations.</p>	<p>Any repairs to existing doors will be carried out to match the details of the existing doors.</p> <p>All of the modern flush doors removed will be replaced with doors to match the existing historic doors elsewhere in the building.</p> <p>All external doors will be carefully fitted with draught seals to improve energy conservation in the building.</p>
			<p>Steel-barred gates to stairs are to be retained and fixed open flat against the facade, with new timber doors placed within the reveals.</p> <p>New doors are required to openings that currently only have steel-barred gates because of the sensitive nature of the new educational use, and also in order for the proposed new air conditioning system to operate efficiently.</p>	<p>The retention of the steel-barred gates benefits the overall historic character, and therefore the understanding of the building. The new doors which are required for both safety and efficiency will be designed in a way which does not detract from the historic character. It may be that the final design is based on the existing historic doors elsewhere in the building if this is the best conservation approach.</p>
6	Elevations			
	6.1 General	2	<p>Elevations will be retained as existing with only repair work being carried out as required.</p>	<p>Repairs are required to extend the usable life of the building and make it suitable for the new uses. The external appearance of the building will be enhanced by the repairs, which will be carried out using like-for-like materials and traditional building techniques.</p>
			<p>A new raised rooftop extension is to be added to the building, housing the new west end staircase.</p> <p>This is required to link the adjacent Building 08 balcony at a second floor level, to provide an alternative means of escape from Building 03.</p>	<p>The raised roof extension at the west end abutting the taller Building 08 will be visible from the north and south elevations, with the result that the impact of the extension is kept to a minimum by being absorbed into the massing of the adjacent building. The height of the extension is to be kept to a minimum. The design will be developed during the detailed design stage and will aim at being consistent with the plain architecture of A Hall whilst ensuring that it is clearly a later addition, possibly by insetting it from the existing walls.The construction is likely to be of blockwork walls with through-coloured render. The low-rise nature of Building 11 and its location within the site, towards the centre, also mean that the extensions can be accommodated unobtrusively, with minimal impact on the surrounding buildings.</p>
			<p>Modern services and razor wire are to be removed from the building facades.</p> <p>These services are modern and detract from the historic character, and are no longer necessary.</p> <p>Some wire and broken glass may be put back for interpretation purposes, but this will be done in a way that is acceptable and readily removable to comply with Health and Safety requirements for proper maintenance.</p>	<p>The services are modern interventions, face-fixed to the building. Elements such as modern plastic rainwater downpipes, electrical conduit, cable trays and electrical boxes compromise the building’s historic character.</p> <p>Where possible these are to be removed, dependant on the resolution of improved roof drainage and services routes to and from the building. Cast iron rainwater goods are to be refurbished and re-fixed.</p> <p>Razor wire is another intervention made as a result of the addition of services, which unfortunately provided useful footholds upon which inmates may have been able to climb. This is to be removed in conjunction with the services.</p>
	6.2 North Elevation	2	<p>The fence to the north edge of the roof is to be retained.</p> <p>This fence adds to the character of the building in terms of its prison use and could screen services distribution runs at roof level.</p>	<p>The fence is of steel mesh set within a steel frame. This is a modern addition intended to prevent escape by filling the gap created by the lower 2-storey A Hall within the run of taller buildings either side (Building 13 C Hall and Building 08 Ablutions Block). While the fence is executed in a utilitarian fashion it could be useful for screening services distribution runs.</p>
	6.3 South Elevation	2	<p>There are no additional alterations to the south elevation.</p>	<p>N/A</p>
	6.4 East Elevation	N/A	<p>No east elevation to this building where abuts Building 13 C Hall.</p>	<p>N/A</p>
	6.5 West Elevation	N/A	<p>No west elevation to this building where it abuts Building 08 Ablutions Block.</p>	<p>N/A</p>

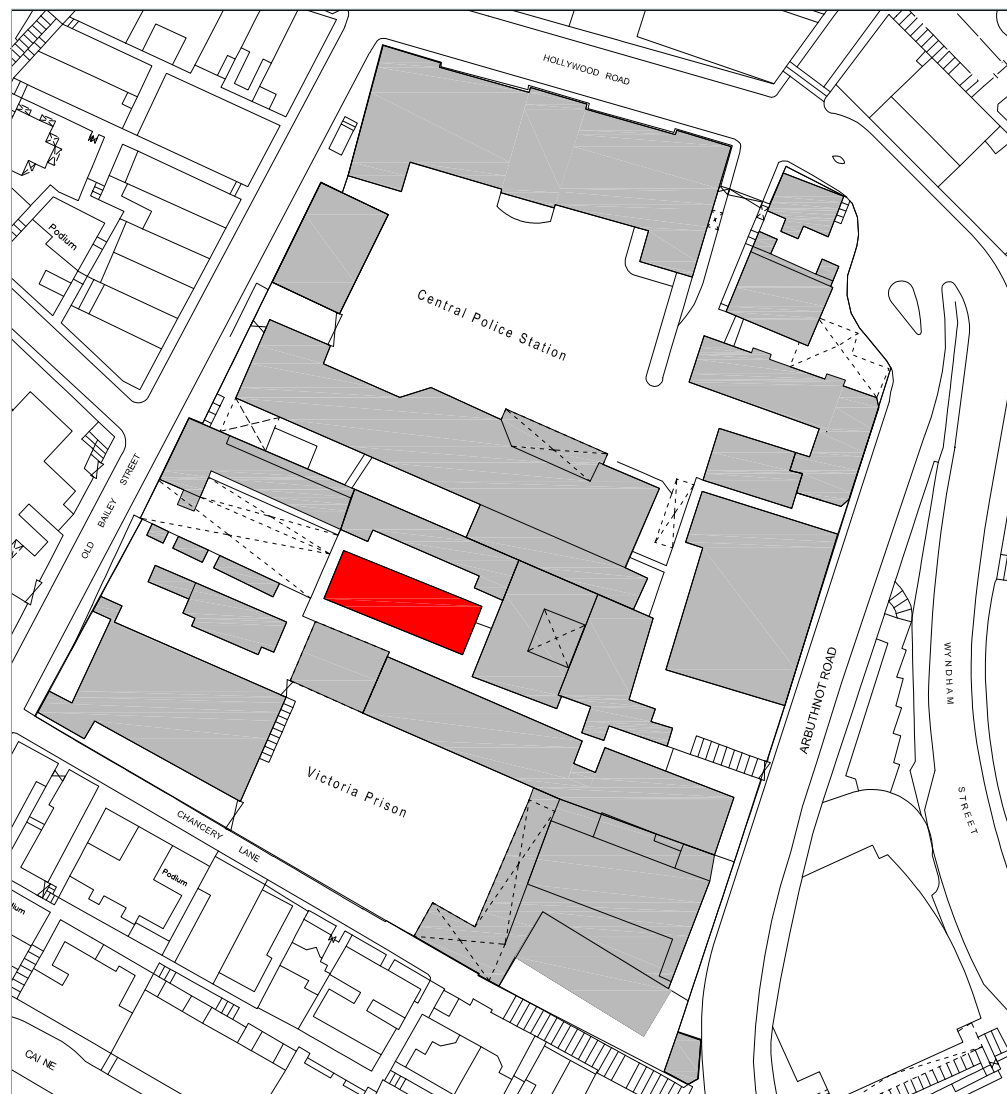
Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
7	Interiors			
	7.1 General	2	<i>The interior is being re-planned to create spaces suitable for the new education teaching rooms and support office uses. This will involve the removal of some internal walls and the erection of new partitions.</i>	<p>The interior is open plan and the majority of walls will be retained. The structural system of the building consists of concrete floor slabs and downstand beams supported off of the external north and south walls in a single span. The internal walls are not structural. Accordingly, modifications and / or removal of walls can be achieved with a minimal impact on the existing structure.</p> <p>This structural system also provides a good deal of flexibility with regards to the internal planning of the building, obviating the need to rely on structural walls for support. This characteristic has been exploited throughout the building's lifetime, and there is evidence to suggest that partitions were added or removed regularly to suite requirements. The net effect of this precedent for interventions is that the current arrangement can be modified again.</p> <p>The proposals respond to the existing spatial configuration by maintaining the open spaces as far as possible, which are suitable for classrooms and office spaces. With the exception of structural walls around the new lift shafts and stairwells, all partitions are to be of lightweight plasterboard, entirely reversible and minimising the impact on the existing structure.</p>
	7.2 Lower Ground Floor Plan	2	<p>An entrance foyer off Barracks Lane for the new route linking the Parade Ground level up to the Prison Yard level and the new building is being created below A Hall. As part of the excavations associated with this a completely new floor level is being created below the west end of the building, accessed from the foyer and linking the buildings on the middle level of the site (A Hall, B Hall and C Hall) with Barracks Lane and the Parade Ground levels.</p> <p>The new link is required to improve visitor circulation around the site. It also provides new code compliant access though Building 11 itself, because the current stairs are not code compliant, and an alternative means of escape from Building 03 via new bridges and the Building 08 balconies, which are connected to the new stair. Egress from the escape stair has to be into Barracks Lane.</p>	<p>The existing building will remain largely unaffected by the proposals, except for the removal of an area of the ground floor to provide vertical access between the new floors.</p> <p>It is not anticipated that any items of archaeological interest will be encountered during excavations. However, a watching brief will be monitored over the site during operations.</p>
	7.3 Ground Floor Plan	The use for this floor is for Education Centre teaching rooms.		
		2	<p>New rooms are to be created by building blockwork and/or stud partition walls, and locating doorways as shown on the proposed drawings.</p> <p>Spaces created will allow the creation of classrooms, WCs and cloakroom, services enclosures, and staircases.</p>	<p>Creation of new rooms allows the building to be converted for a sustainable new use.</p> <p>See Section 7.1 above for justification of new partitions and removal of existing walls.</p> <p>The existing wall to be removed between the proposed classrooms is to have a sliding partition in its place, introducing flexibility to the layout whilst maintaining the ability to return the spaces to their existing configuration. In addition substantial nibs are to remain at either end to acknowledge the former presence of the wall.</p>
	7.4 First Floor Plan	The main use for this floor is for Education Centre ancillary offices.		
		2	<p>New rooms are to be created by building blockwork and/or stud partition walls and locating doorways as shown on the proposed drawings.</p> <p>Spaces created will allow the creation of education offices, WCs, store room, and staircases.</p>	<p>Creation of new rooms allows the building to be converted for a sustainable new use.</p> <p>See Section 7.1 above for justification of new partitions and removal of existing walls.</p> <p>With the exception of the separating walls to the stair compartments, there are currently no substantial partitions on the first floor. As a result the new partition arrangement can be accommodated with a minimal impact on the existing structure.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
8	Roofs			
		1	<i>The roof will be put into good working order.</i> The flat concrete roof is of no historic significance.	Though not the original roof, the present one is in good enough condition not to require replacement. Some repairs are necessary to bring it into good working order as follows: <ul style="list-style-type: none">◇ Repairs to existing asphalt roof covering. There is a possibility that this may have to be stripped and re-laid.◇ Rainwater disposal is to be reviewed, with modern downpipes to be removed. Existing cast iron guttering and rainwater goods will be overhauled, repaired or replaced and refitted.
		2	A new enclosure is to be created at roof level It is to provide for a new stair connection to the adjacent Building 08 Ablution Block top balcony.	Extension of the stair allows alternative means of escape from the highly significant Building 03 to be routed through the low significance Buildings 08 & 11, minimising interventions in the more significant building. See also Section 6.1 above for justification of rooftop extension.

----- End of Building 11 -----



B Hall (12)



Location Plan



Aerial photograph of the building, with north at to the top of the page

Baseline Study

Field Study

Designation	Within Victoria Prison Declared Monument
Date	1910
Location	In north side of Victoria Prison, south of Building 11
Height	63.1 m (above sea level)
Floors	Three storeys

Exterior Description

The building is a very utilitarian cell block constructed of a simple external design which is typical of late 19th and early 20th century English prison buildings, with the regular fenestration pattern being indicative of the internal cell layout. It is of a style and character consistent with prison architecture of its time.

The north and south elevations (figures 1-3) are thirteen bays, each one having a small window corresponding to individual cells within. Each of these has a two course segmental brick arch and a projecting concrete cill, as well as a concrete ‘frame’ with central mullion, and two openings with Georgian wire glass. On the ground floor south elevation, the openings have been fitted with a single large louvre vent attached to the exterior.

The east and west elevations are three bays each, and in the central bay of the upper floors are large barred windows under three course brick segmental arches. On the ground floor at both ends there is a wide semicircular archway which has short brick walls projecting into the opening. These have been fitted with bars and a barred gate, and are the only entrances into the building.

Around the whole of the building the first three courses of brick have been painted grey, and on the north side this follows the line of the ramped stairs which abut the building. An open drainage gulley runs along the whole of the east, west and north sides of the building, but terminates at the start of the steps on the north side. Modern wiring, electrical boxes and downpipes have been fitted onto the outside of the building, as well as coiled razor wire.

Interior Description

(see also Character Defining Elements and Figures 5-9)

The building is constructed of load bearing red brick with timber boarded floors covered in granolithic or cement render. The ground floor boards are embedded in concrete and the roof is of later concrete slab construction.

The interior layout of the building is similar on all floors, consisting of a row of 13 cells on the north and south walls with a central corridor running east-west down the centre; on the upper levels this central area is a galleried space. The ground floor is covered with a concrete screed.

There are two flights of straight staircases within the central corridor. The stairs have concrete stringers and treads with open risers. The balustrade has cast iron newels with tubular handrail and mid-rail which are contiguous with the balustrade around the galleries. The concrete galleries are cantilevered from the inner cell walls and have large flat concrete brackets to the undersides. The voids between the galleries are filled with wire mesh to prevent suicides.

Each floor contains a total of 26 cells, and a central cell on the south side has been converted to a toilet and shower room on all floors. At the east end of each floor there is also a washing area set up on a raised platform which has been tiled. Each of these cells was originally designed to hold a single prisoner, but by the time the site was decommissioned they each held three prisoners at full capacity. Every cell is hooked up to an ‘Inmate Call System’, which has a button inside and outside of each cell which is linked to a central panel on the ground floor.

Each cell has a barred gate in a segmental arched opening and above each door is a large barred rectangular vent; all the gates have lost their original locks and the vents have been fitted with wire mesh. The tops of the walls in each cell are corbelled to support the concrete floor structure. The ground floor is divided into two areas by a framed grille and gated wall beyond the staircase.

Areas of Significance

The building does not contain any areas of high significance. The whole building works as one complete form and therefore the central corridor and staircase are of the same importance as the individual cells. A list of character defining elements has been included with this report.

Archaeological Assessment

An archaeological survey for the site has not been carried out, but a desk-based assessment has been completed. The extent of archaeology on the site is unknown. The first building known to have been constructed in this area was the Governor’s House of the late 1850s, which remained in place until its demolition in 1909 to make way for a Reception Room and hospital. The extent to which the construction of the hospital and later B Hall necessitated digging down for foundations is unknown, and it is therefore not possible to ascertain whether any original fabric of the Governor’s House remains.

Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is no intention to disturb or develop the existing building, but there is a proposal to excavate underneath B Hall for a new circulation stairway and lift shaft, and there may be some potential for finding surviving archaeology. Following an Archaeological Investigation to be carried out during the detailed design stage appropriate mitigation measures will be recommended and agreed with the AMO.

Desktop Research

History

In the earliest plans of the site (c.1852) this area is shown as a slope falling down to a revetment wall south of the Barracks Block. By the late 1850s, a square structure used as the Governor’s House had been built, along with large external staircase which led down to this building from the radial plan prison to the south.

These structures remained in place through the 19th century and into the early 20th century (as demonstrated by a map of 1901), but in 1909 a Hong Kong Administrative Report detailed the construction of a new block of 78 cells for the prison, which necessitated the demolition of the Gaol Offices (presumably the former Governor’s House):

‘Towards the end of the year the West end of the Prison Hospital and the Gaol Offices were taken down in order to make way for the erection of a new hall capable of accommodating seventy-eight additional prisoners. Besides this hall, a new reception room, offices, bathroom for prisoners, boiler house and clothes store are to be erected on the site of the buildings removed.’

Judging by descriptions of various prison blocks on the site and a plan of 1914, it would appear that this block was probably of the same design as one built earlier in 1901 which was located in the southeast corner of the prison yard; this has since been demolished. A Public Works report from 1910 describes the new building, which was estimated to cost \$18,000 but actually cost a total of \$17,319.18:

‘A contract for the erection of the new block of cells was let in January and the building was completed and handed over to the Prison Department on the 15th December. It is three stories in height and is constructed of Canton red bricks, built in lime mortar and pointed in cement mortar, and roofed with double pan and roll tiling laid on hardwood rafters. The ground floor cells are floored with hardwood boarding laid on hardwood fillers, embedded in cement concrete, and the corridor floor is of cement concrete, finished off smooth with a layer of granolithic, 1” thick. The floors of the remaining cells are laid with two layers of hardwood boarding with felt between them. The stairs are of timber and extend continuously from the ground to the top floor. The locks for the cell doors are of the special type manufactured for such purposes and were obtained from England’.

Some alterations to the building would have taken place early on, for example the installation of concrete frames to the windows. It is presumed that these are not original, as they are described as being a 'new' design to the block of cells built 4 years later in the prison yard (Building 15). The success of the frames in that block likely led to their installation in B Hall. In 1928 the building underwent alterations for ventilation, with holes onto the corridor being cut above the door of each cell. The work was carried out from November to December by Messrs. Sang Lee and Co. and consisted of *'the construction of grilled openings above all Cell Doors'*.

In 1941, the CPS and Victoria Gaol sustained severe bomb damage, which was repaired following surveys of 1945 and 1946. While the extent and location of these repairs is unclear, it would appear that B Hall underwent some repairs. A report of 6th February 1946 describes the building: *'brick walls and wooden joists type – Chinese rolled tiles roof – upper part NW corner hit by shelling. Could be easily repaired as most materials (brick, timber, tiles) can be found on site from damaged buildings. 77 cells. 6 doors are missing'*.

Other alterations have occurred for which the date is unknown. These include changes to the ground floor timber boarded floors, which were replaced with concrete screed. The installation of wash areas at the east end and conversion of a single cell into a toilet and shower room on each floor also occurred at unknown times. One of the most substantial alterations is the replacement of the roof which was original Chinese tile on a timber frame. This probably occurred just before or after the Second World War.

The last use of the building was as a cell block for Female Prisoners, who also used the first floor of adjacent A Hall as a day room.

Building Characteristics

This building, along with its pair E Hall (Building 15), is the archetypal self-contained prison cell block of the 19th and early 20th century, found contemporarily here on the site as well as across America and Europe. With its central staircases and corridor lined either side with single cells, the building performed for nearly 100 years as a standard but highly functional prison block.

While there is nothing technologically or architecturally unique or significant about the building, it is nonetheless a clear example of how the prison would have functioned throughout the 20th century, and is one of the most complete buildings on the site. The use of red brick and regular fenestration – which would have been an outcome of the internal layout – eventually set the tone for the plain and functional style of later buildings around B Hall (namely, Ablutions Block, A Hall and C Hall).

The functionality of the building type is also notable, as at one time there were four other blocks of this type at the site. This was the fourth; preceded by one in the prison yard and two in a detached site at the corner of Old Bailey and Staunton (all now demolished) and succeeded by another – now E Hall – in the southeast corner of the site.

Significance

MEDIUM / LOW

Though the building is the earliest surviving example of this style of prison block on the site, it is not the first that was built nor is it unique in its design. It was preceded by a block of the same design in the southeast corner of the prison yard (since demolished), and is actually typical of British and other prison buildings of the time – with a central atrium and cell blocks lining either side of balconies on each level.

There is a substantial amount of original built fabric in the form of original walls, balconies and central staircase. There have also been some great losses, including the replacement of the roof with a flat concrete one following the Second World War, and the loss of timber floors at ground floor level. E Hall – which is of the same design – is actually the more complete prison block as it retains its early roof. There are no exceptional architectural features, however it is notable that the style and construction of the building blends well with the surrounding area.



Figure 1 - View of the top floor from the south



Figure 2 - North elevation



Figure 3 - South elevation



Figure 4 - The area between A and B Halls looking west, B Hall is on the left



Figure 5 - Interior view of a typical cell



Figure 6 - Ground floor cell doors



Figure 7 - One of the central staircases viewed from the ground floor

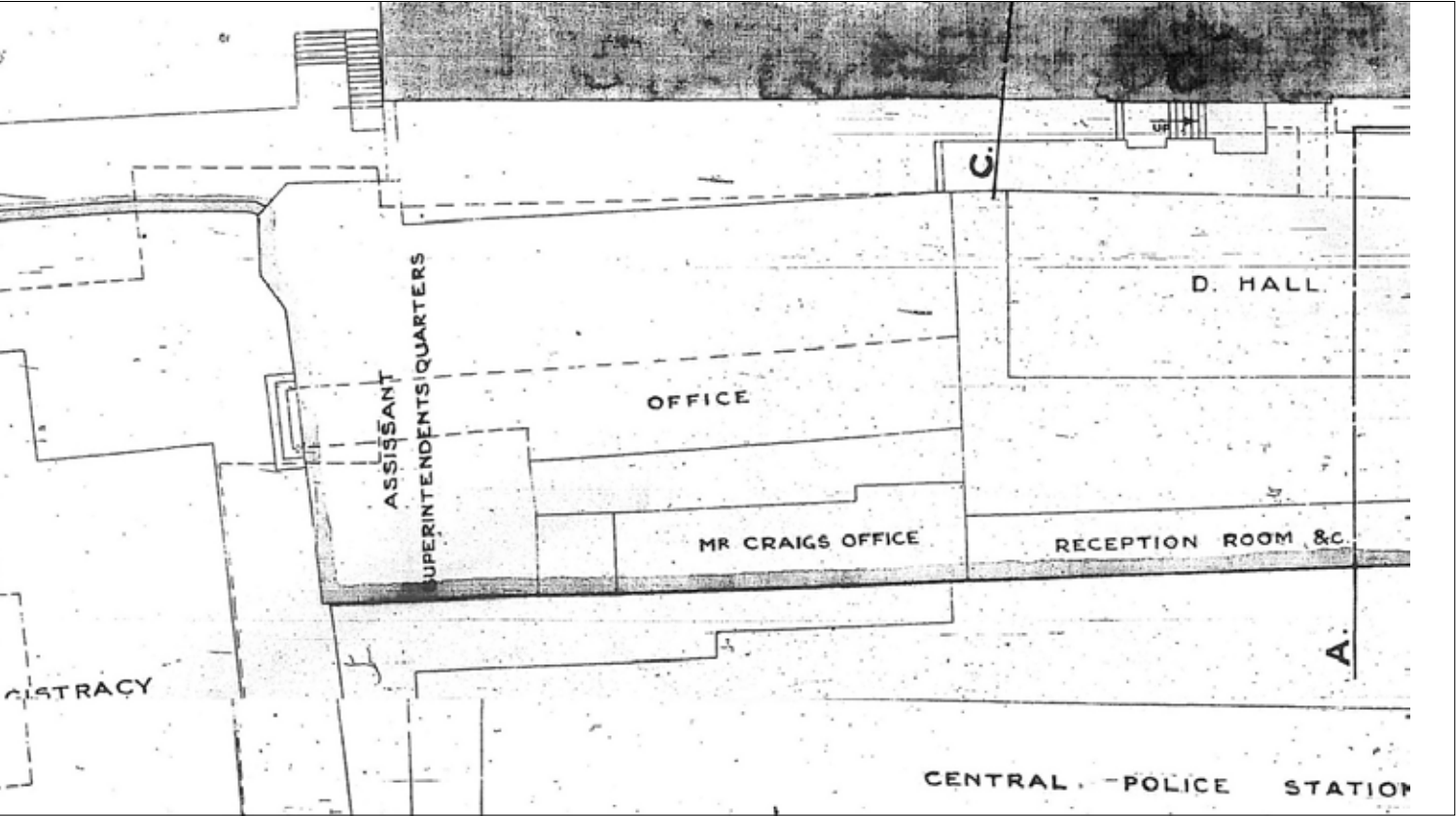


Figure 8 - Interior view of the central atrium



Figure 9 - The ground floor archway at the west end of the building. Note the later door on one of the cells and the sinks installed at an unknown date.

Desktop Study Images



Plan of 1913 showing the relatively new building (then called D Hall) as well as the proposed new block of cells of the same design in the upper left corner. Note that north is to the bottom of the image.



AMO photograph of the building still in use as a prison block. Note that each room only has two name card holders (indicating space for two prisoners per cell). At the time of decommissioning each cell was used by three prisoners at maximum capacity.



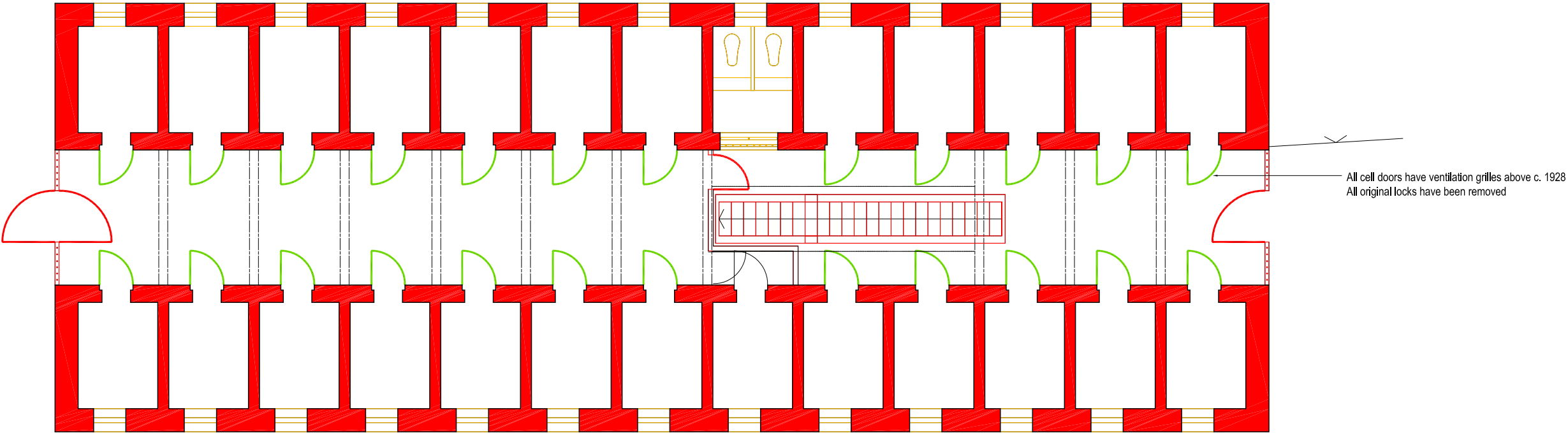
Interior view of each archway while prison still in use



Historic photograph of the prison while still in use. Note that electric fans have not yet been installed.

B Hall (12)

Historical Development and Significance



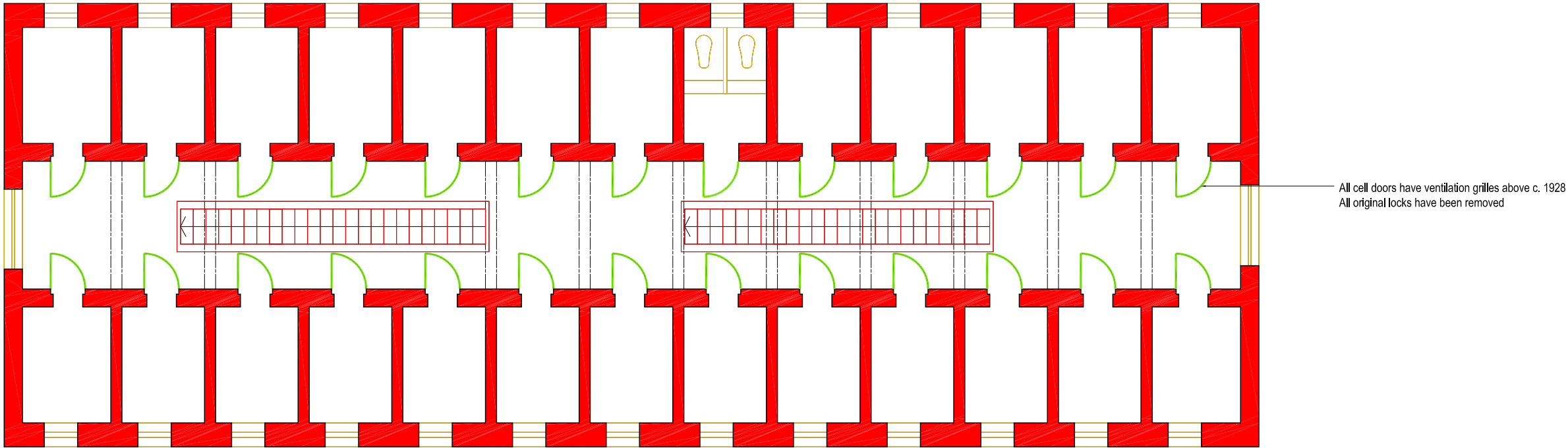
Building 12. B Hall
Ground Floor Plan

Legend

- Original 1910
- Original/Early fabric with later alterations
- Late 20th Century (Post 1950's)

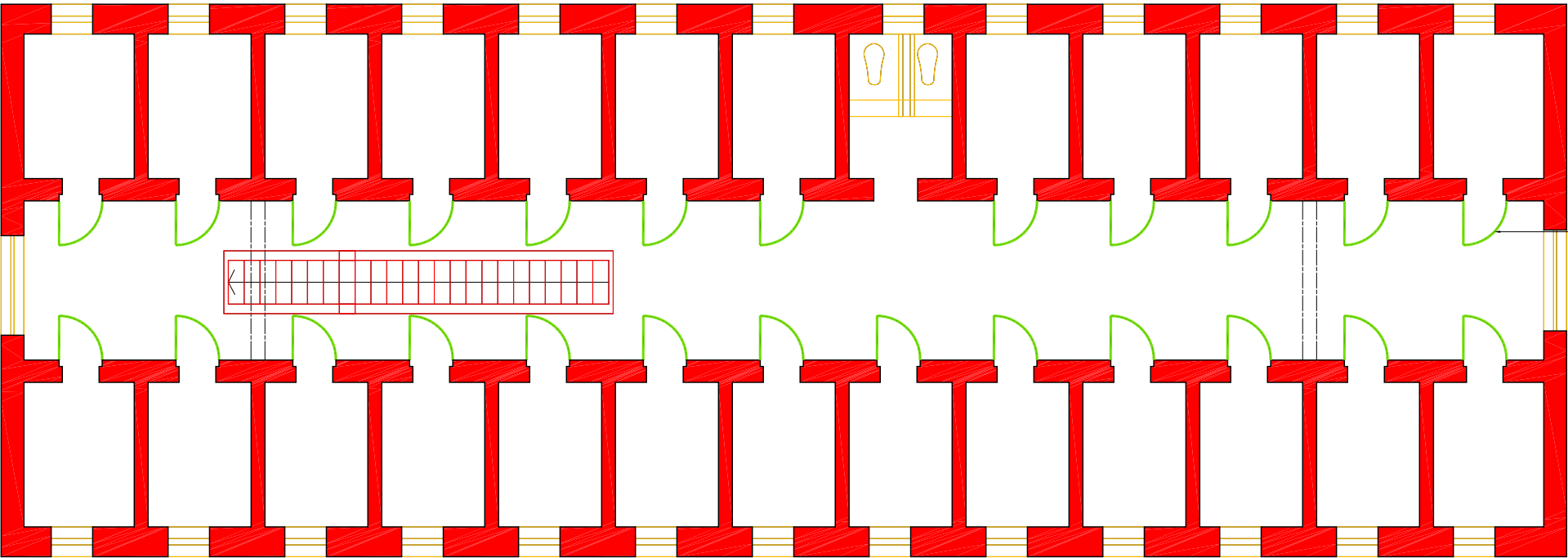
Please note

- That only two phases of construction have been identified as the building remains substantially intact.
- There are no areas of high significance



Building 12. B Hall
First Floor Plan





Building 12. B Hall
Second Floor Plan

All cell doors have ventilation grilles
above c. 1928. All original locks have
been removed

Legend

- Original 1910
- Original/Early fabric with later alterations
- Late 20th Century (Post 1950's)

- Please note
- That only two phases of construction have been identified as the building remains substantially intact.
 - There are no areas of high significance

B Hall (12)



List of Character Defining Elements

The following list of character defining elements is based on the architectural features and historical items identified in the AMO draft document “*Heritage Items for Preservation in the Historic Site of Central Police Station Compound, Former Central Magistracy and Victoria Prison Compound, Central Hong Kong*”. It contains a description of the elements, their plan locations referenced to the plans provided in the AMO draft document and a list of reference figures which are included in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed for approval by AMO during the detailed design stage.

- LG2 - Lower Ground Floor 2
- LG1 - Lower Ground Floor 1
- FF - First Floor
- SF - Second Floor
- TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
1	Oversailing brick courses	GF, FF	
A	Metal bar gate and grille to main entrance	GF	Figure 9
B	Metal security gate with grille to cell	GF, FF, SF	Figure 6

B Identification of Impact on Heritage

Introduction

As noted in the baseline study, the building does not contain any individual areas of high significance or exceptional architectural features. Rather, the whole building works as one integrated form, with the central corridor and balconies and staircases having the same importance as the individual cells. There is a substantial amount of original building fabric in the form of original walls, balconies and central staircases. There have also been some later interventions, including the replacement of the roof with a flat concrete one following the Second World War, replacement of timber boarded floors at ground floor level with concrete screed, and the upgrading of sanitary facilities and services.

Options Considered

It is proposed that the building is utilised for interpretation purposes, offering the visitor an insight into conditions within the former prison. Accordingly, the building is to be preserved in its current condition with a minimum of interventions to ensure that the building is watertight and conforms to the relevant Health & Safety legislation. Public access will be to be to the ground floor only. Access to the upper floors will be for maintenance only.

B Hall (and the almost identical E Hall built at a later date) is very much a purpose-designed building. It is of considerable interest to anyone who has not seen the inside of a prison before, and the spaces are certainly both atmospheric and easy to understand. It is desirable to see the length of the cell block and up the open stairways through the three floors. In this way one gets a good impression of the numbers of prisoners confined in this small space. However, once one has experienced the overall layout of the building and inspected a couple of identical cells there is little more to see. Various proposals were considered to bring these spaces into beneficial use.

A number of former prisons around the world have been successfully converted into hotels with examples ranging from the luxury of the conversions in Oxford and Stockholm to the basic back-pack hostels in Latvia and New Zealand. The Oxford hotel was closely looked at, as was the converted gaol in Basel. Both of these had cells that were much deeper in plan form than those in B Hall. In the Oxford hotel three cells were combined to form a generous bedroom (out of two whole cells) and a reasonable bathroom (out of half the third cell which was shared with the next bedroom). This is not an option in B Hall and E Hall where the plan is too narrow.

A back-packers hostel was considered and the plan would certainly work for this, however it was felt that this would be entirely the wrong message and wrong use to bring into the compound. A back-packer hostel would be to encourage tourists and expats, and would be a use not compatible with the rest of the site for the people of Hong Kong.

When other uses were considered it rapidly become apparent that fire escape and equal access were both going to be problems. The existing stairs in the open well are non-compliant as means of escape because of their narrow widths and excessive number of steps in a flight. This meant that two new staircases would need to be constructed, as well as a lift for equal access. Two additional stairs and a lift would take up a large amount of floor area leaving little for new uses.

One possible use for the building that was considered in detail was as a central plant room. This would have involved gutting the building and removing most of the internal structure to allow it to accommodate the cooling towers for the site. This was ruled out when it became apparent that there was insufficient space to fit all the cooling towers, and that there were difficulties over the proximity and height of the adjacent buildings.

The option finally selected keeps the east end of the ground floor, the staircases and the two upper floors entirely intact and generally available for interpretation. The west end of the ground floor will, however, be extensively altered to accommodate the proposed new stair and lift. This is seen after careful consideration as the best way of creating a direct link between the lower and upper courtyards, something that is essential to the full use of the site by the maximum number of people.

Proposed Uses

The building is to remain in its present form in principle with only minimal repair work to bring it back into wind and weather tight condition. This will allow the use of part of the ground floor for accessible Interpretation and Site management office and store rooms, with the first and second floors used for Interpretation. It is proposed to use areas at the west end of the ground floor of B Hall as a landing zone for a new wide stairway and a lift for equal access from the proposed tunnel under A Hall. This will provide direct access from Police Parade Ground level to the Prison Yard level and the buildings on the upper levels of the site, which is a key element in opening up the site and encouraging all visitors to go up to the top (southern) areas of the site.

The removal of a number of cells and excavating for the stairway and lift at the west end will be disruptive but it does, on a positive note, provide every visitor to the site an exciting glimpse of the prison cells in a way that may stimulate them to find out more about the site.

Assessment of Impact

The following table contains the impact assessment report for Building 12, B Hall. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings, the interior of each floor and the roof. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1 Beneficial Impact: the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2 Acceptable Impact: if the assessment indicates that there will be no significant effects on the heritage site or items
- 3 Acceptable Impact with Mitigation Measures: if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4 Unacceptable Impact: if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5 Undetermined Impact: if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access – Stairs	1	<p>The existing stairs are to be retained, but access will be limited.</p> <p>The existing stairs are not code compliant but are considered an important historic part of the building interior. They will therefore be retained and public access will be limited.</p>	<p>The existing stairs are unenclosed, are too narrow with open risers, and the number of risers in each flight exceeds the maximum limit of 16.</p> <p>2 no. additional new code-complaint staircases would be required since publicly accessible buildings must have at least two means of escape to meet the Building Code.</p> <p>It is felt that the current stair arrangement is integral to the character of the building, typical of the galleried style of prison cell block with central staircases and cells to either side. It would not be possible to alter the stairs without a negative impact on the historic fabric. Similarly, incorporation of additional stairs (and equal access lift) would involve the loss of many cells.</p> <p>For this reason it is proposed to limit public access to the ground floor only, obviating the need to use the stairs, which can remain as existing.</p> <p>The principle public access is to be via the existing eastern entrance.</p>
	1.2 Access – Lift and Escalators	N/A	<p>The building has no lift.</p> <p>Since no public access is provided to upper floors, a lift is not required.</p>	N/A
		3	<p>A lift and wide stairway will be inserted into the west end of the building at ground floor level down to the lower site level.</p> <p>This is to provide general and disabled access between the lower (north) and upper (south) parts of the site.</p>	<p>In order to provide easy access around the site, for both ambulant pedestrians and the disabled, a wide stairway and an adjacent lift linking the levels of the site together is the best possible option. While some demolition and excavation here is necessary, it is in a relatively confined area and the rest of the building is to be retained, especially in light of the fact that all floors of the building are designed in the exact same way and built using the same materials. The loss of these cells for the benefit of overall site circulation is acceptable and of beneficial impact to the site as a whole.</p> <p>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 shafts have been located centrally within the selected spaces to avoid conflict with the existing window arrangement and to allow the lift overrun to be contained under the existing roof structure.</p> <p>New walls for the lift shafts are to be constructed of concrete blockwork and will be as freestanding as possible from the existing fabric.</p>
	1.3 WCs	N/A	<p>Public WC's are not included within the building.</p> <p>As the building is not to be used by the public except for interpretation, no WCs are necessary.</p>	Public facilities are to be provided as part of communal facilities elsewhere on the site.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
2	Structure			
			The existing building structure has been assessed by the structural engineer as being capable of supporting the proposed new uses and alterations without extensive strengthening work. A detailed structural report will be prepared by the structural engineer during the detailed stage to determine any strengthening work required to the floors and foundations resulting from the loadings of the new uses, or the alterations, or from the condition of the existing structure. Any structural strengthening proposals will be assessed for their impact on the character defining elements, and mitigation measures will be considered.	
		3	<p>The walls of three cells on each side of the corridor on the ground floor at the west end will be removed to create the lift and stair lobby, and excavations will be carried out to install the lift and wide stairway down to the level of the lower site.</p> <p>This demolition and excavation are necessary to accommodate the proposed changes.</p>	<p>See Section 1.2</p> <p>The demolition and excavation will be carried out in a sensitive manner, with the main aim being to preserve the remaining structure of the building. A method statement will be prepared during the detailed design stage by a structural engineer to ensure there is no damage to the building during demolitions, excavation and construction of the stairway and lift shaft.</p> <p>The likelihood of finding important historical artefacts below ground level in this location is considered low as previous building works having disrupted the area greatly in the past.</p> <p>The building itself will be supported and a method of excavation and monitoring will be selected that will reduce the risk of damage to Building 12 as much as possible, to ensure that the building above remains unaffected.</p> <p>Together with the removal of cell walls an opening, three cells wide, will be formed in the south external wall for the new stair and lift loading (see Section 6). This will be done in a sensitive manner with all materials and finishes made good to match existing.</p> <p>Documentation will be conducted prior to works commencement to ensure that the works will not affect the significance of the character defining elements.</p>
		2	<p>Partition gates at the base of the stairs on the ground floor will be removed.</p> <p>This is to allow for access through the building from the door at the east end.</p>	<p>These are a later addition and of no architectural or historical interest.</p>
2	Structure (continued)			
		N/A	<p>No further structural alterations are proposed.</p> <p>Any changes would be difficult and they are unnecessary as the building is to form interpretation space.</p>	<p>The plan form is of a cellular arrangement, and the small enclosed spaces and the central circulation space make alterations to create larger spaces for new uses difficult to achieve.</p> <p>Alterations to either the cells or the main central circulation space would materially affect the character of the building. For this reason no alterations are proposed to the internal walls.</p>
3	Finishes and Fixtures			
		1	<p>Existing finishes and fixtures reflect the former gaol use and will be retained.</p> <p>Steel cell doors, barred openings, utilitarian sanitary ware and flaking paint are all integral to the character of the building.</p>	<p>Existing finishes and fixtures are to be cleaned down to ensure that they are suitable for public access, and will be preserved in-situ.</p>
4	Mechanical and Electrical			
		1	<p>Existing installations and fittings reflect the former gaol use and will be retained.</p> <p>Surface mounted services are integral to the character of the building.</p>	<p>It is not proposed to install air-conditioning to the building. This will further authenticate the visitor experience.</p> <p>All existing services and fittings are to be retained and, where appropriate, restored to working order. This is to include items such as ceiling fans and lighting.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
5	Doors and Windows			
	5.1 Windows	1	<p>All original or early windows will be repaired and put into good working order.</p> <p>Windows to north and south elevations are evidently an early alteration, consisting of wire-reinforced glass set in a concrete frame with a central mullion. The south elevation ground floor openings have face-fixed steel louvres. East and west elevations have large steel-barred windows to the first and second floors.</p>	It is intended to retain all windows in-situ. These are to be checked, particularly the glass-louvred variety to ensure public safety is not endangered around the building. Any loose or broken fins are to be removed and replaced like-for-like.
	5.2 Doors	1	<p>All the external and internal doors are to be repaired and put into good working order.</p> <p>Only 2 external doors are present to the building in the form of steel-barred gates at the east and west ends.</p>	All doors are to be retained.
6	Elevations			
		1	<p>The building will generally be conserved 'as-found'.</p> <p>Later alterations such as the concrete roof reflect the history of the building and demonstrate how it has been shaped by external events, enhancing the understanding of the building and site. For this reason the building envelope is to be generally retained in its current form.</p>	The external form of the building is to be retained as existing, with the scope of the work focussing on the making good of any defects and minor repairs.
		3	<p>A new opening will be formed in the south elevation at ground floor for the new circulation lobby.</p>	<p>An opening, three cells wide, will be formed in the south external wall for the new stairway and lift landing associated with the new site circulation. The wide of the new opening is required to ensure that there is no dangerous bottleneck of people at the landing and no obstructions. The height of the new opening is to provide good natural light and view out from the stair landing which is opposite the high revetment wall of the Prison Yard. The detailing of the new opening will be as simple as possible as a neat and obviously modern cut in the existing building fabric to show clearly that this is a modern intervention. The cut ends of the historic fabric will be carefully made good. The full extent of the fabric to be removed will be carefully recorded by detailed survey and photographs before the work commences.</p> <p>Some existing interventions do compromise the historic character of the building, such as the modern rainwater downpipes, cable trays and electrical boxes fixed to the elevations. Where possible these are to be removed, dependant on the resolution of improved roof drainage and services routes to and from the building.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
7	Interiors			
	7.1 General	1	<i>The ground floor is to be utilised for interpretation and the new site circulation, with access to upper floors for maintenance only.</i>	The existing original layout of the building is to remain, with maintenance access only to the upper floors. The major changes will occur on the ground floor.
	7.1 Ground Floor Plan	1	<i>The ground floor is to be utilised for interpretation purposes, with only basic repair and maintenance carried out on the east end cells.</i>	<p>A barrier is to be fitted to the stair. This is to restrict access to the upper floors to authorised persons only, as the stairs are not code compliant.</p> <p>Finishes will be as existing, cleaned-down to enable safe public access.</p> <p>Heavy steel cell doors may be fixed open / shut to prevent potential injury to visitors.</p> <p>The main alterations to the original part of the building are the insertion of the new stairway and lift.</p>
		3	<i>Some cells at the west end and a partition wall are to be demolished to create access and circulation.</i> The insertion of a lift and stairway necessitates some demolition.	See Sections 1.2 and 2.0
	7.2 First Floor Plan	1	Maintenance access only. Layout and features to remain as existing.	
	7.3 Second Floor Plan	1	Maintenance access only. Layout and features to remain as existing.	
8	Roof			
		1	<i>The roof will be put into good working order.</i> The flat concrete roof is of no historic significance, as it is a replacement of the original tile roof and has undergone several repairs.	<p>The present one is in good enough condition not to require replacement. Some repairs may be necessary to bring it into good working order as follows:</p> <ul style="list-style-type: none"> ◇ Repairs to existing asphalt roof covering. There is a possibility that this may have to be stripped and re-laid. ◇ Rainwater disposal is to be reviewed, with modern downpipes to be removed. Existing cast iron guttering and rainwater goods will be overhauled, repaired or replaced and refitted.

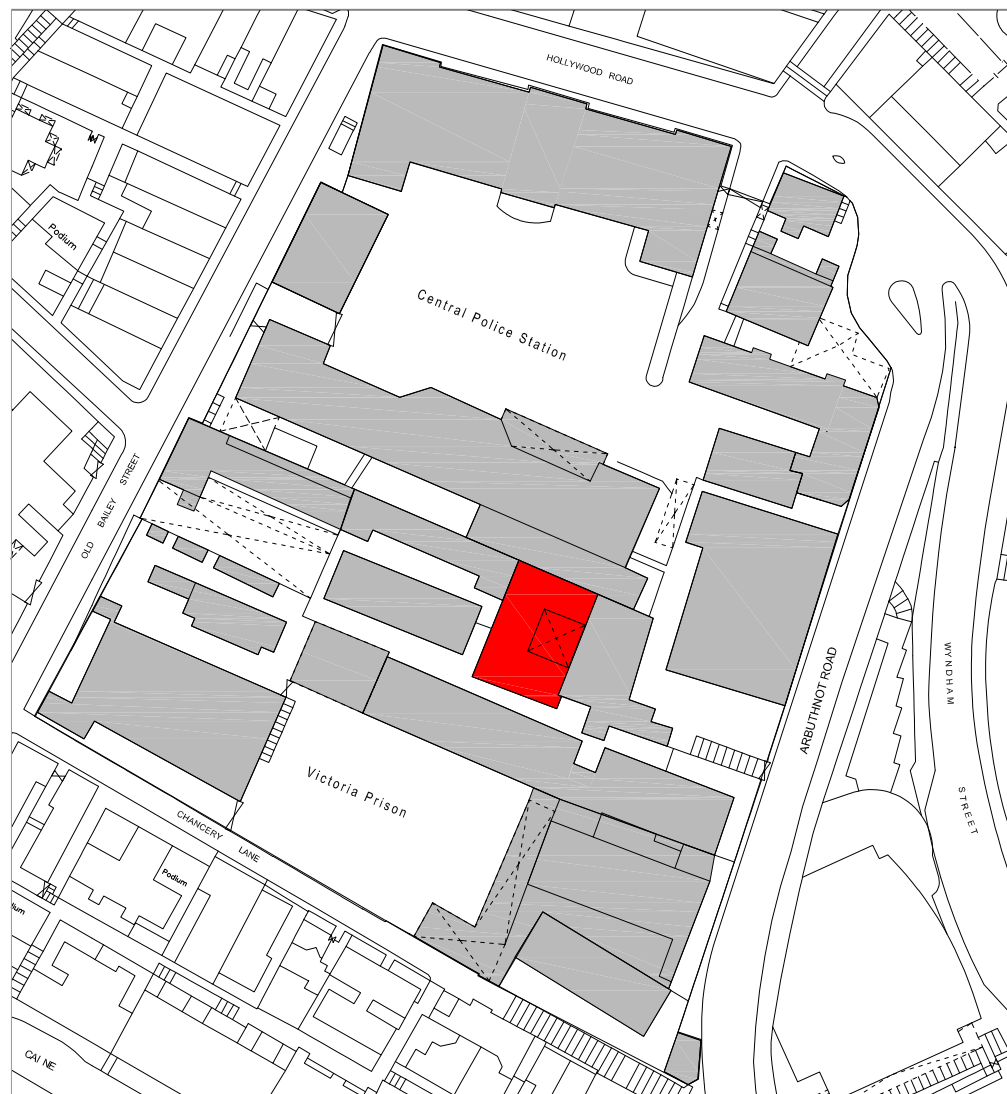
----- End of Building 12 -----

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C Hall (13)

C Hall (13)



Location Plan



Aerial photograph of the building outlined in red, with north at the top of the image

A Baseline Study

Field Study

Designation	Within Victoria Prison Declared Monument
Date	c.1929
Location	Bordering the north edge of Victoria Prison
Height	62.0 m (above sea level)
Floors	Three storeys

Exterior Description

C Hall is of a very basic, utilitarian style in keeping with the restrained 20th century prison architecture within the site, and also fitting the site which was available. Its lack of ornamentation or detail is owing to its function as a prison building, and likely due to constant control of costs.

C Hall is ‘U’ shaped in plan around a courtyard on the east side (forming a light well on the first and second floors), which abuts the Superintendent’s House. Due to the south-north slope across the site the south elevation is only the two upper floors.

The north and south elevations (figures 1, 3)are of 5 bays and the west is 7 bays wide, while the central lightwell has three bays each side on the first and second floors. On the second floor there is a window in nearly every bay, and on the north and west side, and east side of the light well, these are covered by a concrete canopy supported on concrete brackets. The north elevation has a window every bay on the ground and first floors, though the fenestration on the other elevations is more irregular.

On the west side ground floor (figure 4) is a large gated opening with a concrete lintel and a corrugated metal canopy. This provides the only access to the ground floor of the building, which is self contained and has no staircase. At the south end of the elevation is a door under a concrete canopy which accesses a narrow, self-contained space which was last used as a ladder store (figure 2). On the first floor this building has access into the adjacent A Hall, which abuts the northernmost two bays and has a single door entry to connect the two (presumably adapted from an earlier window).

The south elevation is blank at ground floor level as it is actually below ground. At first floor the elevation abuts a set of steps leading up to the Prison Yard level. At the west end is the main entrance into the first and second floor levels of the building, and further on are two windows of varying heights, and a large opening which has been converted to kitchen equipment ventilation.

The windows are all metal with inward opening side hung casements with bottom hung fanlights above and barred externally, with concrete lintels and cills. These bars are rusting and causing damage to the cills and brick work around the window.

Interior Description

(see also Character Defining Elements and Figures 5-13)

The building is constructed of load-bearing brick walls with concrete floors and roof supported on concrete and steel beams and columns.

The ground floor is only accessible from the west entrance which opens into a lobby, and is arranged around the courtyard. The north and south ranges are one room deep, with a single and two double bay rooms to the north, and on the south side is a large three bay room and four single bay rooms, with all the south walls constructed in battered granite. The ladder store runs behind this granite wall and also has battered granite to the south; a brick wall in the east end suggests that the space was originally larger or perhaps a blocked tunnel.

There is a beam across the west range supported on two square concrete piers and the space is open to the courtyard. The courtyard has been covered with a plastic roof supported on a steel structure with metal plate and mesh walls, this has created two cells with gates in the west end and with fixed benches around the edge. The first floor is accessible from the east staircase in A Hall and an entrance in the south elevation. In the southwest corner of the building is a staircase up to the second floor, this is concrete with a moulded timber hand rail fixed to tiled walls. East of the entrance lobby is the prison kitchen in the south range which is still fitted out, and along with a cold storage area to the north, has been cause for blocking of several light well windows. In the west range there is a corridor along the west side with store rooms on the east side. In the north range there is a large four bay room with two rooms at the east end (later alterations), this room is accessible from A Hall.

Areas of Significance

The building does not contain any areas which would be considered of High Significance within the site or within the building. The prison kitchen is of some social significance in providing some insight into the daily life of the Prison and will be retained for interpretation. A list of character defining elements is included with this report.

Archaeological Assessment

An archaeological survey for the site has not been carried out, but a desk-based assessment has been completed. The extent of archaeology on the site is unknown. Prior to the construction of C Hall, there was an extension of the Superintendent’s House shown as ‘offices’ in a 1916 plan, as well as a small narrow building abutting the north revetment wall shown as ‘Mr Frank’s Office’ on the same plan. Before these buildings were here, this was the general area of the Governor’s House, and in plans of the 1880s it is the site of a narrow building attached to the north side of a central revetment wall. While there is some chance of finding archaeological evidence from these earlier buildings, it is much more probable that the construction of C Hall – the ground floor of which is partially dug as a basement – would have removed any earlier foundations.

Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is no intention to disturb or develop the existing building and so there should be no major impact on any surviving archaeology. There will be some limited interventions for lift pits and service runs.

Desktop Research

History

In the earliest plans of the site (c.1852) this area is shown as a slope falling down to a revetment wall south of the Barracks Block. A plan of 1858 shows this area as the Governor’s Garden and out houses, and a Work Shed, though it is unclear whether these uses are proposed or actually in place. A survey map of 1887 shows the site as being a large open space with a narrow building abutting the south revetment wall and another narrow building on the north side which appears to be an extension of the Assistant Superintendent’s (AS) House.

The same layout remains in place through to the early 20th century (as demonstrated by a map of 1901), but by 1913 the area has been filled in with a larger extension to the AS’s House, and the narrow building to the south has been demolished. A plan of 1916 shows the extension labelled as ‘Office’ and a small building along the north revetment wall labelled ‘Mr Frank’s Office’.

It is also thought that at this time the extension labelled ‘Office’ was used as the hospital for the prison, based on a Public Works report of 1909 which describes the demolition of the west part of the Prison Hospital and Gaol Offices directly inside the main entrance gates (which were located within the AS’s House), and in their place was constructed B Hall (Building 12):

‘Towards the end of the year the West end of the Prison Hospital and the Gaol Offices were taken down in order to make way for the erection of a new hall capable of accommodating seventy-eight additional prisoners. Besides this hall, a new reception room, offices, bathroom for prisoners, boiler house and clothes store are to be erected on the site of the buildings removed.’

In 1928 the earlier reception hall was demolished with a larger one built in its place (A Hall, Building 11), and additionally the male hospital – presumably the building to the west of the AS’s House – was rebuilt. The 1928 Hong Kong Administrative Report Prisons section states that *‘the Gaol was again overcrowded and additional congestion was caused through having to accommodate prisoners on admission as well as sick prisoners, in the Halls during the rebuilding of the Hospital and Reception Room’*.

A Public Works report for 1927 describes the construction of the new building:

‘A commencement was made with the rebuilding of the male hospital, etc. This building which has three storeys provides on the ground floor – the Chief Warder’s Office; Armoury; Record Room; Mortuary; and General Store; on the first floor – an Operating Theatre Suite; the Medical Officer’s office and subsidiary rooms; Bath Rooms; and space for sick parades; on the second floor – a Ward of twenty beds and another of ten beds; and an Isolation Ward of one bed. Tenders were obtained in June, and that submitted by Messrs. Tat Lee & Co. for \$60,142.34 was accepted. Good progress was made with the work, the walls in course of erection having reached the level of the second floor by the end of the year.’

The building was reportedly completed by the end of June 1928, at a total cost of \$54,373.01.

This area of the prison site was turned into a Remand Prison in 1939, but just two years later suffered bomb damage during the Second World War. In a report of 1946 on the state of the buildings, it was noted that the Infirmary (presumed to be C Hall) was already ‘summarily repaired’ and occupied, being used as a jail. The alterations for this use may include the creation of cells in the ground floor courtyard; alternatively this cage could be an alteration from the conversion of the prison into an immigration facility.

A photograph presumably from the 1960s or early 1970s shows the second floor of the building in use as a hospital, by which point the walls had been tiled to dado height and a W C area created in the northwest corner of the second floor.

The extent of further works to the building and the date which they were carried out are unknown. There have certainly been changes to the first floor, with a kitchen and toilet being installed in the late 20th century. The conversion of a window to a door and possibly the blocking of another window on the west wall of the first floor would have been undertaken in 1929 when the new Reception Block (A Hall, Building 11) was constructed. The inclusion of partition walls on the first floor and second floor northeast corners created isolation rooms, a toilet room and a hairdressing room. Some of the windows have been altered to accommodate air conditioning.

The last use of the building was as a kitchen (first floor south side), and for various uses by the Immigration Department. There are also Day Rooms and Recreation Rooms for prisoners.

Building Characteristics

Like the adjacent A Hall to the west, C Hall was built relatively late (in comparison to other buildings on the site) in the pre-Second World War period. Constructed in 1929 as a very functional building, it was slotted into an existing space and restricted by the residentially designed Superintendent’s House to the east and the much more prison-like B Hall to the west and D Hall to the south. The building was designed more to the style of its prison block neighbours, with plain brick facades and regular fenestration on the exterior walls as well as to the interior courtyard.

Unique to this building is the variation in character and design – as well as access – between each floor. The disconnected ground floor has a much more closed-in feel given the lack of windows on all but the north side, and the later addition of a cage in the central atrium has given in an unmistakable prison-like atmosphere. The first and second floors behave much more like a connected building, being linked by a staircase in the southwest corner and retaining the central atrium – and therefore a good deal of natural light. Alterations to the first floor, however, have made it into a large working kitchen at the south end and have created a set of corridors and spaces which confuse the original layout of the floor plan.

The second floor retains its original character most as it remains more open than the floor below. Its historic use as a hospital and later use as a workshop area both seem equally at home here, and represent the rather commonplace (though adaptable) layout and design of the building.

Significance

MEDIUM / LOW

Though the original date of construction and use of the building is not definite, it is almost certain to be the male hospital building described in Public Works reports of 1929. The building does show some remnants of this original use in its plan layout, most particularly the second floor wards and the inclusion of a light well which would have allowed for cross-ventilation. However, this use did not carry through to the decommissioning of the site and indeed several alterations have taken place to accommodate a kitchen and other facilities. The building is also thought to have been substantially repaired following damage during the Second World War.

Like the surrounding structures, the building is of red brick and without any notable architectural features, and its design and use of materials allows it to blend with the adjacent buildings. There are two notable features of the building that may have relation to earlier structures.

The internal revetment on the south side of the structure is perhaps part of an earlier build, as may be the Ladder Store at ground floor level. This storage space retained the report book of ladder removal return – thus providing an interesting insight into the importance of keeping ladders closely under watch in a prison facility (this book has been removed and is now stored by AMO as an artefact of the site). Of further interest is a blocked granite archway at the end of the storage space, which may have once provided a link to the now-destroyed tunnels under the site.



Figure 1 - Exterior view of the south elevation, showing a large exhaust duct from a kitchen window



Figure 2 - The ladder store door on the west side of the building



Figure 3 - The north elevation



Figure 4 - The alleyway on the west side of the building created between C Hall (13) and B Hall (12)

C Hall (13)



Figure 5 - Barred doors on west side of building leading into ground floor



Figure 6 - The first floor west corridor



Figure 7 - Large cooking equipment in the first floor kitchen



Figure 8 - One of the large second floor rooms



Figure 9 - The southwest stair



Figure 10 - Kitchen in the first floor southeast room



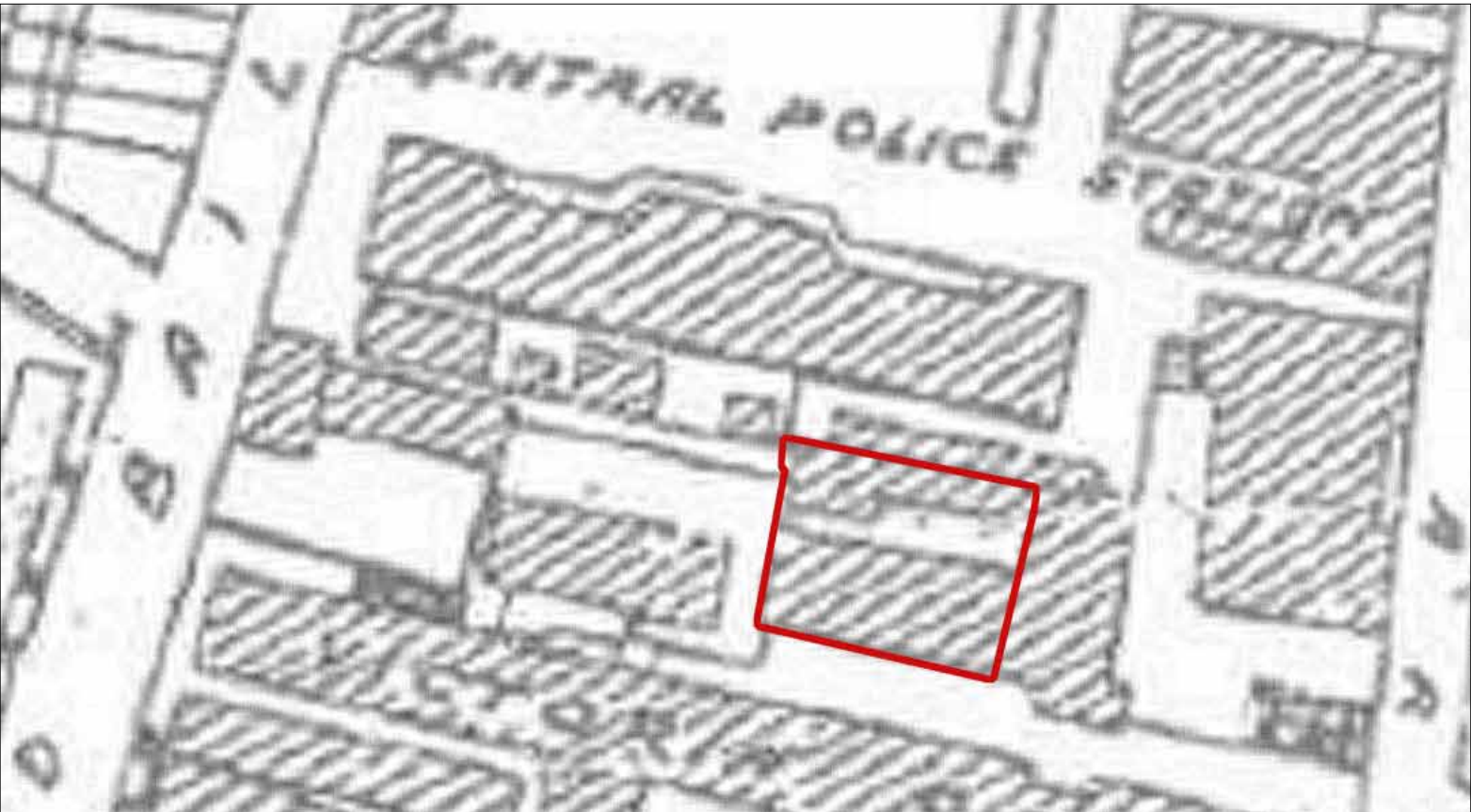
Figure 11 - Detail view of the door lintels at ground floor level



Figure 12 - Cells on the ground floor which have been constructed within the lightwell



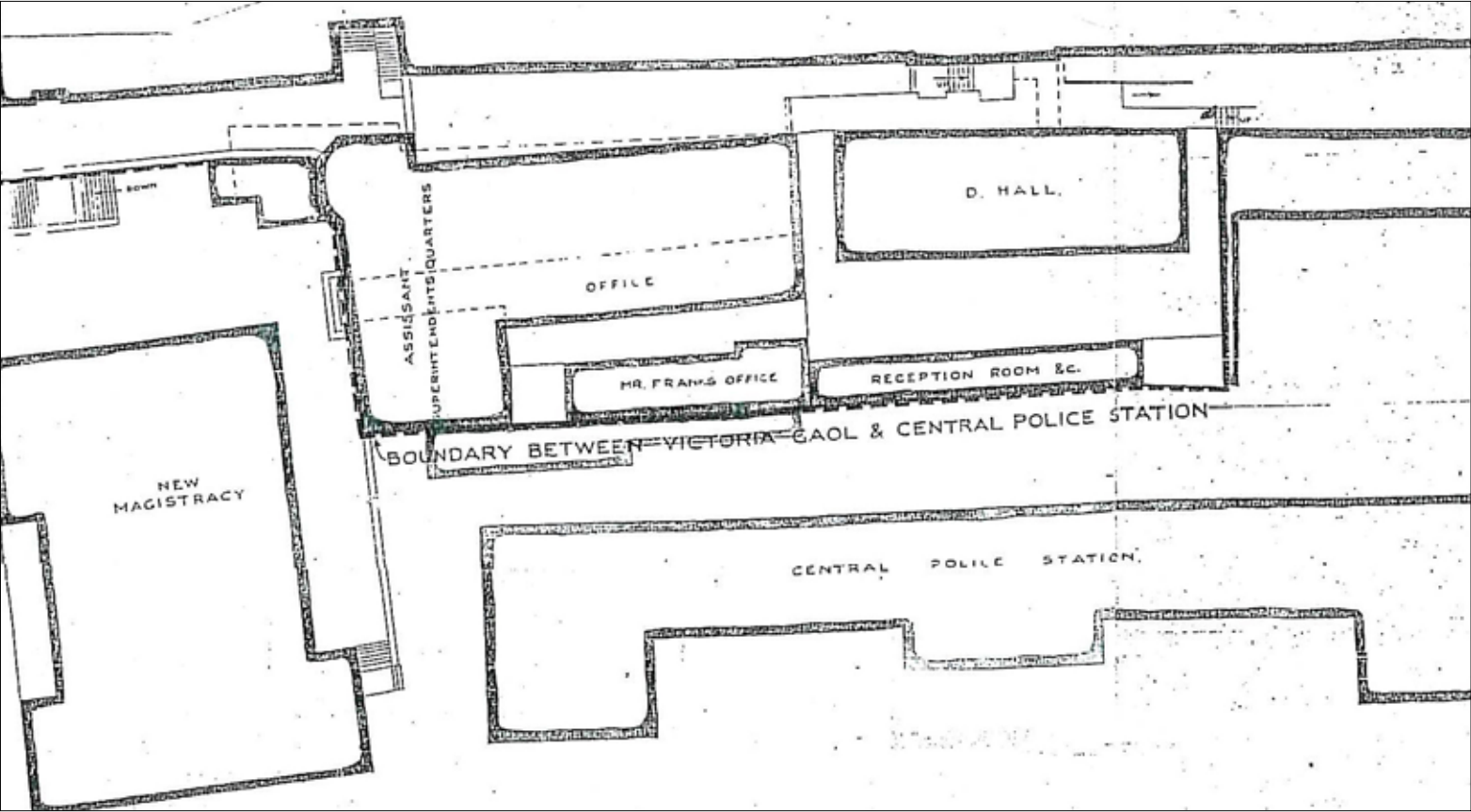
Figure 13 - Timber batten door at ground floor level



Plan of 1936. Though some alterations certainly occurred after this date, the basic plan of the building was in place.



Photograph c1970s showing the kitchen still in working order



Plan of 1916 showing the Assistant Superintendent's Quarters and adjacent Mr Frank's Office. Note that north is to the bottom of the image.



Photograph c1970s showing the second floor in use as the 'Male Hospital'

Historical Development and Significance



Building 13. C Hall
Ground Floor Plan



Building 13. C Hall
First Floor Plan

Steel door of a later date
but still of historic interest;
as evidence of protection
for kitchen utensils, such
as knives

Cell doors of a later date, but
still of historic interest



Building 13. C Hall
Second Floor Plan

Legend

- Original or early fabric
- Early 20th Century (Pre 1950's)
- Late 20th Century (Post 1950's)
- Original Or Early Fabric that has been altered
- Areas of high significance

Please note

- In some instance it is unclear whether the fabric is original, or if it is instead of an early date. In these cases it has been annotated as "Early 20th Century (Pre 1950's)".
- That the assessment of High Significance is building, rather than site specific. Therefore, the elements noted as being high significance are relative to C Hall.



List of Character Defining Elements

The following list of character defining elements is based on the architectural features and historical items identified in the AMO draft document “*Heritage Items for Preservation in the Historic Site of Central Police Station Compound, Former Central Magistracy and Victoria Prison Compound, Central Hong Kong*”. It contains a description of the elements, their plan locations referenced to the plans provided in the AMO draft document and a list of reference figures which are included in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed for approval by AMO during the detailed design stage.

- LG2 - Lower Ground Floor 2
- LG1 - Lower Ground Floor 1
- FF - First Floor
- SF - Second Floor
- TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
A	Wooden battened door	GF	Figure 13
B	Timber fanlight	GF	Figure 11

B Identification of Impact on Heritage

Introduction

As noted in the baseline study C Hall has a low significance and though the original date of construction and use of the buildings is not definite, it is almost certain to be the male hospital building described in the Public Works Report of 1929. The proposals are designed to preserve the external form of the building, remove later additions that detract from or compromise the original form or layout, and reinstate original features that have been lost where it is feasible and appropriate to do so. Internally, it is planned to keep the room configurations as close to the original form as possible, with a small interventions where necessary to provide level access and circulation, and to accommodate modern M&E requirements as sympathetically as possible.

Options Considered

This is not one of the most significant buildings on the site and it generally has a rather depressing outlook, either over the central lightwell or of the walls of the adjacent prison blocks. However, it is solidly constructed over three floors.

Early advice from the property consultants suggested that there was little chance of any of the spaces finding a beneficial commercial use, either as retail or for catering. The decision was therefore made to consider the use of C Hall in conjunction with the adjacent Superintendent’s House. This has allowed the insertion of a new staircase into C Hall which provides alternative means of escape for the upper rooms in the Superintendent’s House, as well as for C Hall, down to Barracks Lane on the north side. New bridges used as means of escape from the upper two floors of the Barracks Block (Building 03) are aligned with this new staircase, and it therefore provides the means of escape down to Barracks Lane for the Barracks Block. A new lift is located so as to provide access to the upper floors of C Hall and the adjacent A Hall.

Proposed Uses

The final decision over uses is a pragmatic response to the rather ordinary spaces in the building without good outlooks, and the ‘hard to find’ location in the centre of the site. The ground floor will have a small amount of Retail and ancillary support space and a sizeable provision of public Toilet accommodation with the central area providing ramped Public circulation space. The first floor houses the Prison kitchen, and this will be used as an Interpretation room. The rest of the first floor will be used for a Plant room. The second floor will be used for Site management office and store rooms, and Toilets, and a small area of Arts-related support spaces in association with the similar Arts-related support spaces in the adjacent Building 10.

Assessment of Impact

The following table contains the impact assessment report for Building 13, C Hall. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings, the interior of each floor and the roof. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1 **Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2 **Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3 **Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4 **Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5 **Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access - Stairs and Ramps	1	The existing stair in the southwest corner of the building is to be retained. Though not of any great historic or architectural interest, the existing stair is in fair condition and remains a viable part of the building's circulation.	The staircase is to be repaired and strengthened as required. The stairs do not completely comply with Building Codes, but can be easily upgraded for the uses in the building. Any alterations to meet code compliance will be carried out in a sensitive manner.
		3	A new stair is to be inserted into the north side of the building. The staircase is required to provide a second means of escape to meet the current Building Code.	<p>This new staircase is a necessary for code compliance, and mitigation as to the least amount of impact on the historic building is strongly linked to its location and use of materials.</p> <p>The new compliant staircase is linked to the existing retained and upgraded staircase in Building 10 by adopting a new circulation in the buildings, and it enables them 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.</p> <p>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. Locating the new staircase elsewhere in the west wing would divide the space. The selected location also provides secondary means of escape from the Barracks Block (Building 03), across two new footbridges into Building 13 and thence down to Barracks Lane, thus negating the need for a new staircase within the highly significant Barracks Block.</p> <p>The new stairs are to be of lightweight steel construction, ensuring that they have a minimum impact on the building and are easily reversible should this be required at some point in the future. The windows will be retained so that the north elevation fenestration will not be greatly affected.</p>
		3	The central block ground floor will be re-graded to create a ramp. This is to provide level access into the building from the west door, to meet code compliance for Equal Access on the route through C Hall and the adjacent Superintendent's House.	This ramp is necessary to provide level access into the building from the west. By re-grading the whole of the ground floor area of the west block (rather than providing a minimum width self contained ramp and steps) the overall impact on the appearance of the space is reduced. The floor surface here is of a later date and of little importance, and so a new gently sloping floor surface will have little impact on the historic fabric.
	1.3 Access - Lift	3	A new lift is to be inserted into the northwest corner of the building. A lift is required within the building to meet requirement for Equal Access.	<p>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 these new insertions can be contained within one area of the building.</p> <p>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 shafts have been located centrally within the selected spaces to avoid conflict with the existing window arrangement and to allow the lift overrun to be contained under the existing roof structure.</p> <p>New walls for the lift shafts are to be constructed of concrete blockwork and will be as freestanding as possible from the existing fabric.</p> <p>The lift shaft will require 2 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>
	1.3 WCs	2	Public WC's are to be provided on the ground floor of the building. Public facilities are to be provided to meet the requirements of the relevant Building Codes for the new uses on the site.	<p>The ground floor of the building is arguably of the least significance, and allows the greatest flexibility of alteration. The location of the WCs here is based partially on this fact and also on overall strategy for the site, as they are easily accessible from outside this building.</p> <p>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 larger spaces, they are not of great historic interest.</p> <p>Any partition walls will be designed so as to cause as little damage to the building fabric as possible.</p>
			Two Staff WC's are to be provided on the second floor for the Site management offices. Toilet facilities are to be provided to meet the requirements of the relevant Building Codes.	These are to be located in the southwest corner of the building, in an area which has already been altered though the insertion of a later partition wall and which retains little historic fabric. The insertion of these WCs will not alter the overall layout of the building and will therefore require little intervention aside from the creation of two new doors. Any new partition walls will require minimal alteration to the existing building.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
2	Structure			
			The existing building structure has been assessed by the structural engineer as being capable of supporting the proposed new uses and alterations without extensive strengthening work. A detailed structural report will be prepared by the structural engineer during the detailed stage to determine any strengthening work required to the floors and foundations resulting from the loadings of the new uses, or the alterations, or from the condition of the existing structure. Any structural strengthening proposals will be assessed for their impact on the character defining elements, and mitigation measures will be considered.	
	2.2 New Walls or Openings	1	Removal of later masonry infill to original granite arched opening connecting to Building 10. The proposed intervention will reinstate the original through route and provide improved public access across the site.	This archway is an important early element of the site, dating back to the late 19th century. It is representative of the early use of the site and provides a clear understanding of the early context of Building 10. The re-opening of this arch will not only return the archway through Building 10 to its original state, but will also provide through access between the Magistracy Terrace on the east side to the west side of C Hall. Any of the existing walls affected by this opening up will be made good to match.
		2	Walls on the north side of the first and second floor will be removed. These alterations are necessary for the insertion of the new stair.	See Section 1.1.
			The central prisoner holding cages on the ground floor will be removed. This is necessary to create access through the building.	These cages are a later addition to the building and are probably the late 20th century conversion of the site into an Immigration facility. Judging from early drawings, however, this space would have originally formed an opening through from Building 10 to the west side of C Hall, and subsequently a light well. The removal of these cages reinstates the early layout of the building, as well as the early access route through the building. Though no major alterations to the surrounding fabric are foreseen, some patching may be necessary following their removal. This will be carried out in a sensitive manner.
			Partition walls in the first floor west block will be removed. These are part of later alterations and their removal is necessary to create a workable open space.	These partition walls are generally of a later date and not of any architectural significance. Through their removal, it is possible to open the space up for planning new uses including new corridors for means of escape.
		2	Some new openings will be made. These are typically necessary for new uses.	Structural walls are to be retained with a minimum of openings, and these openings will be made only where necessary for circulation and fire escape purposes or for access into a new space, for example the new staff toilets on the second floor. See Section 1.1
			Openings for two new doors at first and second floor levels will be formed on the north side for new bridges from the Barracks Block. This is necessary to provide means of escape from the Barracks Block.	The new doorways will be formed in the solid masonry of the walls. In the case of the first floor the new doorway will be formed between two windows which will be retained. The locations of the new doorways are related to the planning of the new staircase and lift in Building 13.
		3	New partition walls on first and second floors. These are necessary to meet code compliance for fire escape routes.	The current layout of these upper floors does not meet the fire regulations for protected routes through to the escape stairs. It is therefore necessary to create corridors along the south side of the north wing, and the east and west sides of the west wing. These corridors have been kept to a minimum dimension to allow for the original spaces to stay as large as possible.
			Removal of internal masonry walls to the north and south rooms on the ground floor. The intervention to the north and south of the building provides essential means of escape from the upper floors and space for new public facilities.	See Sections 1.1, 1.3. As previously mentioned, this floor is of less significance than those above, and the rooms to the north and south have little historic or architectural importance. To meet Building Code regulations and provide a viable building, it is necessary to include a fire escape and WCs somewhere in C Hall. The locations of these services have been carefully chosen for locations which are the least significant, and where the changes will least affect the overall understanding and character of the structure.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
3	Finishes and Fixtures			
		2	<p>The existing original ceilings, plaster cornices and plaster features are to be retained or repaired wherever possible. These elements are all significant parts of the historic building and should be retained.</p> <p>All existing later fixtures will be removed, and simple modern replacements will be used. The building has been much altered since its original construction and no significant historic fabric remains; the present fittings and fixtures are of a utilitarian nature.</p>	<p>The interventions to the building to provide service risers and lift shafts and a new stair core are concentrated in one area to reduce the impact of and loss of historic building fabric.</p> <p>Wherever necessary, the existing elements are to be repaired, with conservation and maximum retention as the goal.</p> <p>Rather than attempt to use period fittings for which there is no evidence and which could be inappropriately interpreted, all replacements will be simple and modern fittings and fixtures appropriate for the new use.</p>
4	Mechanical and Electrical			
		2	<p>New services risers will be installed in the north wing and at the east end of the south wing. These are necessary to provide M&E servicing through the building for a viable new use.</p> <p>A new plant room serving both Buildings 13 and 10 is to be located on the first floor of Building 13 in the west wing to provide air-conditioning services. This is necessary to provide space for the installation of M&E equipment to service the Superintendents House.</p>	<p>These risers will be designed to have the least amount of impact within the space. Those to the north will be positioned there to combine with the other major works in the north block. In the south wing a riser will be positioned along the east side adjacent to Building 10 which will help to retain as much as possible the overall proportion of the space for use, and also to retain the original fenestration pattern.</p> <p>The plant for both Buildings 13 and 10 is to be centralised and located in Building 13, which has less architectural and historical significance than Building 10.</p> <p>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. It is therefore proposed to locate the plant in the west wing of the first floor which has a very poor outlook for other uses.</p>
		3	<p>New climate controls, power and lighting are to be installed. These changes are necessary to meet the needs of a new user and to provide a sustainable new use for the building.</p>	<p>The internal fit-out of the uses are to be undertaken by the incoming tenants. Prior to this the works are to be a 'shell and core' fit-out only. To avoid damage by the potential tenants it is intended to install all the air-conditioning plant and ductwork and to introduce capped supplies to each space ready for future connection.</p> <p>Supply and return air ducts are to be installed at high level on all floors. Care is to be taken with the detailing of ducts to ensure that runs are as short as possible and that the whole assembly has a minimal impact on the space.</p> <p>Exhaust and intake air is to take place at roof level.</p>
5	Doors and Windows			
	5.1 Windows	1	<p>Later windows are to be replaced by replicas of original windows. These later windows are of a different style and have a detrimental effect on the overall design of the elevations.</p> <p>All original windows will be repaired and put into good working order. Many of the existing windows have been reconfigured to accommodate air extract ducts.</p>	<p>These windows are to be replaced by replicas of the remaining original windows in painted hardwood timber with mouldings to match the originals. The intention is to have a single pattern of glazing around the building as shown on the attached elevations, which will enhance the appearance of the building.</p> <p>Site inspections suggest that several original windows still remain in position, and within the proposal of works there is an emphasis on conservative repair over replacement. The goal is therefore to retain the maximum amount of original fabric where practically possible.</p> <p>All windows will be carefully fitted with draught seals to improve energy conservation in the building. Double glazing is not intended to be used.</p>
	5.2 Doors	1	<p>Original doors that have been replaced are to be reinstated in their original form. Several modern doors have been put into the building, which detract from the historic appearance.</p>	<p>Wherever new doors detract from the historic appearance of the building, these will be replaced with more sympathetic replacements. The only area this may not be the case is in the first floor kitchen, which is to be retained as-is to create an interpretation space.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
5	Doors and Windows (<i>continued</i>)			
	5.2 Doors (continued)	3	<p><i>Some new doors and openings will be necessary.</i></p> <p>These are generally needed to meet code compliance, either for WCs, access or fire escape.</p>	<p>See Section 1.</p> <p>Any new openings are intended to respond to the symmetry of the elevations and the overall functionality of the interior layout of the building. New openings are minimised so as to cause as little intervention as possible.</p> <p>Wherever new openings are required, they will be finished to match, and the new doors will be in a style complimentary to the building interior.</p> <p>All external doors will be carefully fitted with draught seals to improve energy conservation in the building.</p>
		3	<p><i>Two new external doors at first and second floor levels will be formed on the north side for the new bridges from the Barracks Block.</i></p> <p>This is necessary to provide means of escape from the Barracks Block.</p>	<p>See Section 1.1</p>
6	Elevations			
	6.1 General	1	Elevations will be restored to original design intention inasmuch as possible. Later alterations detract from the character and understanding of the building.	<p>The brickwork of the walls, concrete cills and lintels and the existing cornice will all be repaired and repainted as necessary. Conservation and the attainment of a coherent exterior will be the goals of the work, the scope of which will be the making good of any defects and minor repairs.</p> <p>All modern surface mounted M&E services will be removed, thus restoring the historic elevations. Where necessary, the brickwork will be repaired like for like.</p> <p>Existing later windows will be removed and new windows reinstated to match original designs (see Section 5.1).</p>
	6.2 North Elevation	1	Mesh to be removed from windows as identified on the drawings.	The removal of this mesh will be beneficial to the overall appearance of the building. While it is unlikely that much damage will be caused to the elevations, where it may happen, for instance when fixings are removed, the walls are to be made good.
		3	New door openings to the first and second floors to be formed for the new bridges providing means of escape for Building 03.	See Section 5.2
	6.3 South Elevation	1	None required; there are no additional alterations proposed for the south elevation.	
	6.4 East Elevation	1	None required; the west elevation of C Hall abuts the Superintendent’s House.	
	6.5 West Elevation	1	Existing later vents on ground floor to be removed.	These vents are of a later date and detract from the overall appearance of the building. They are to be in-filled with brick to match the wall.
			Original entrance door retained for interpretation purposes.	This door is an important part of understanding how the building worked, and will help to maintain the appearance of the west façade.
7	Interiors			
	7.1 General	2	<p><i>The spaces will be cleared for the new uses, including the removal of modern partitions from the building.</i></p>	While some changes are proposed for the interior layout, including removal of partitions (see Section 2.1) and the insertion of a new staircase and lift (see Sections 1.1 and 1.2), the general form of the interior is to be retained with some new non-loadbearing partitions for the new circulation and uses.
	7.2 Lower Ground Floor	3	New Entrance from Barracks Lane	It is proposed to excavate behind the existing revetment wall to form space for a new accessible lift and stair core to provide an entrance from Barracks Lane up to the ground floor of C Hall. The significant alteration to the building is forming new openings to the original granite wall as shown on the attached elevation. This intervention will provide a means of escape for Buildings 13 and 10, and provide another accessible circulation route between the levels of the site. A structural method statement will be prepared for the excavation and construction of the new stair and lift shafts to ensure no damage is caused to the building during construction operations.

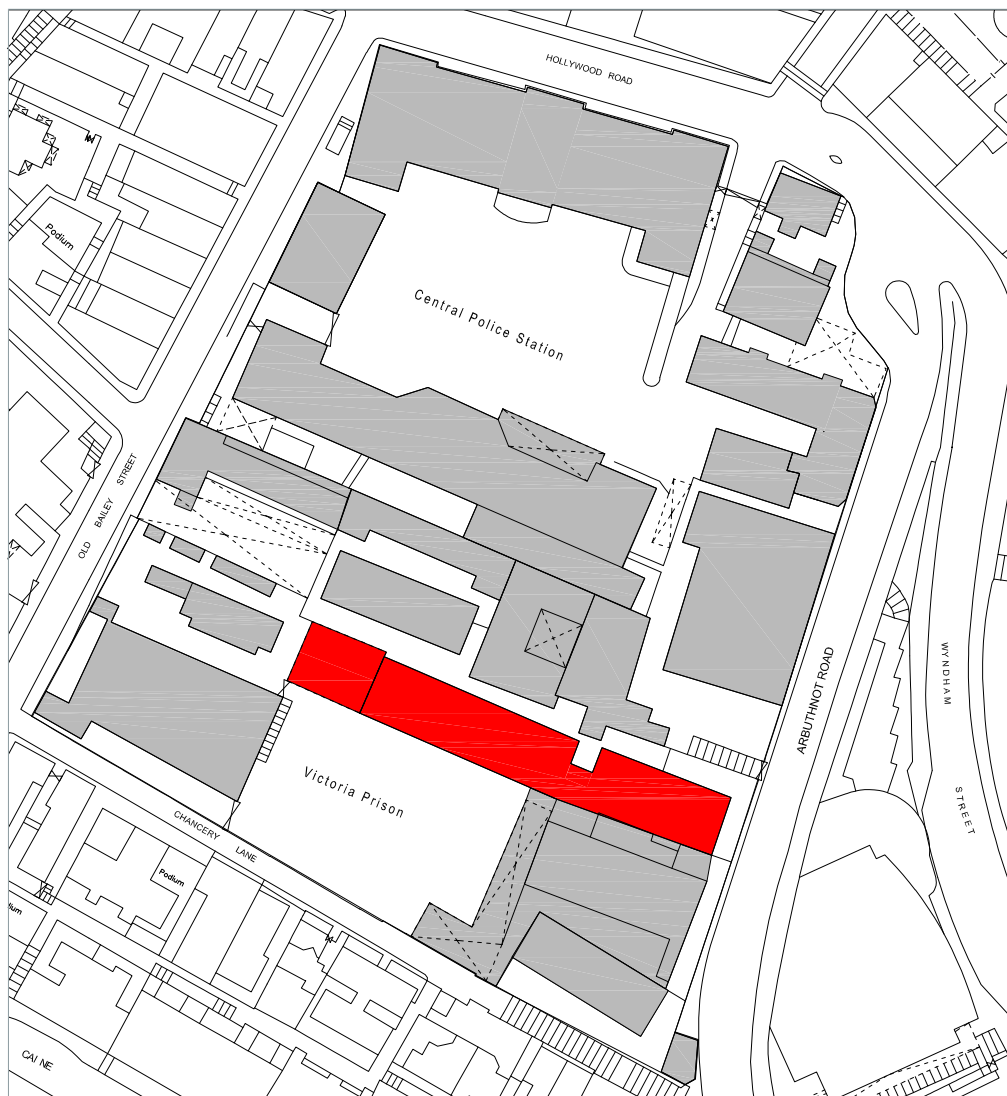
Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
7	Interiors (continued)			
	7.3 Ground Floor	3	The uses of this floor are retail, site circulation and toilets.	See Sections 1.1, 1.2, 2.1
			Partition walls are to be removed from the north and south ends of the plan to allow for a new stair, lift and WCs.	
			Removal of the steel holding cage to provide a clear pedestrian through route.	See Section 2.1
			The most significant intervention to this floor is the removal of later masonry infill to original granite arched opening to reinstate a through route from the Superintendents House.	See Section 2.1 The original granite stone will be made good upon the removal of the in-fill.
			The insertion of new lift shaft and stair core.	See Section 1.1, 1.2
	7.4 First Floor	2	The uses of this floor include plant and circulation space, with the south block as interpretation.	The kitchen areas will form part of an interpretation route throughout the site, and will be representative of a particular aspect of prison life. The spaces will be thoroughly cleaned and any repairs will be made where necessary to make it a safe environment, though the design and layout are to remain. The kitchen equipment will be retained but there is not a need to restore it to full working order.
			Existing kitchen to the south east corner of the building is to be retained for interpretation purposes.	
			Partitions are to be removed from the north and west wings to allow for a new stair and lift, and new partitions installed to provide circulation and space for a plant room.	See Sections 1.1, 1.2, 2.1, 4
			New steps to be installed and a new opening formed in wall connecting to Building 10 on new circulation link for sharing the means of escape.	See Section 1.1
	New lift and stair core, linked to a bridge on the north side of the building connected to Building 03.			
	7.5 Second Floor	2	The main use of this floor is for ancillary offices for the site management.	See Sections 1.1 and 2.1
			Modern partitions are to be removed from the north and west wings to allow for a new stair and lift, and new partitions installed to provide circulation and space for an ancillary office.	
New steps to be installed and a new opening formed in wall connecting to Building 10 on new circulation link for sharing the means of escape.			See Sections 1.1 and 2.1	
Staff WC’s provided in connection with new use.			See Section 1.3	
8	Roof			
		1	<p><i>The flat roof will be put into good working order.</i></p> <p>The roof is of no historic significance, but needs to be maintained</p>	<p>The present one is in good enough condition not to require replacement. Some repairs may be necessary to bring it into good working order as follows:</p> <ul style="list-style-type: none">✧ Repairs to existing asphalt roof covering. There is a possibility that this may have to be stripped and re-laid.✧ Rainwater disposal is to be reviewed, with modern downpipes to be removed. Existing cast iron guttering and rainwater goods will be overhauled, repaired or replaced and refitted.

----- End of Building 13 -----

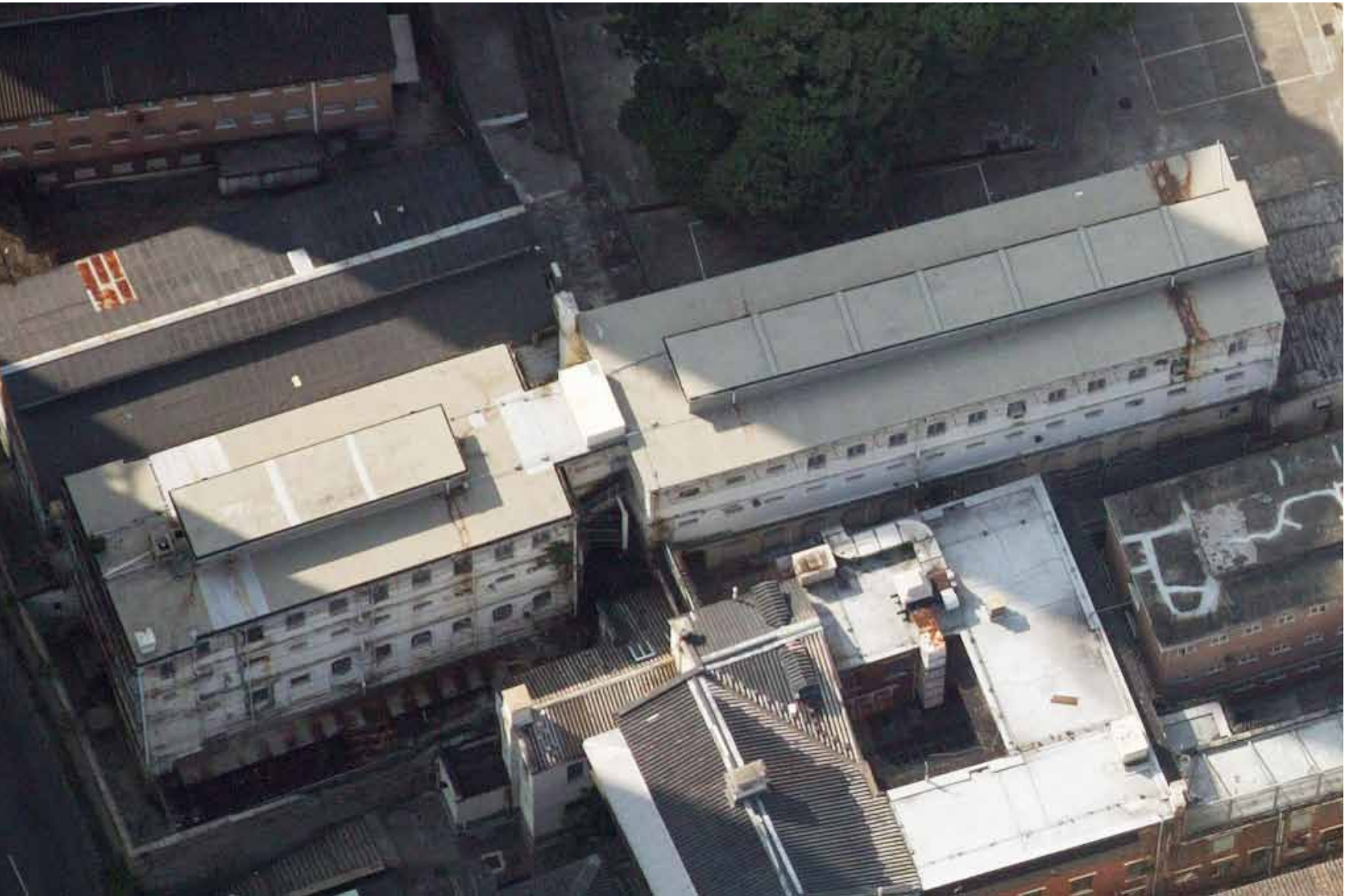
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D Hall (14)



Location Plan



Aerial view of the building showing the west wing to the right and the east wing to the left, with north at the bottom of the image

D HALL (14)

A Baseline Study

Field Study

Designation:	Within Victoria Prison Declared Monument
Date:	1858
Location:	At the centre of the prison; the east wing east elevation faces onto Arbuthnot Road and the west wing south elevation faces onto the Parade Ground.
Height:	70.3 m (to roof; above sea level)
Floors:	Three storeys; the east wing also has a basement

Exterior Description

D Hall was designed as a typical prison cell block of mid 19th century European design, with simple functional design and a regular fenestration pattern being indicative of its internal layout. There is a nod to neo-Classical design in the form of simple keystones over arched openings and exaggerated voussoirs over the windows.

D Hall is divided into two wings with a narrow central link between. The building is of rendered grey brick (with some later alterations in Canton red brick) with a flat concrete roof that has a raised flat roofed central section for ventilation. At the west end is a modern single storey extension with rendered walls and a shallow pitched corrugated metal roof. Security measures throughout include razor wire, spiked fencing on drainpipes, and broken glass cemented into parapets and window cills.

The upper floors of both the north and south elevations have high level segmental head windows with stone cills and rendered keystones and voussoirs. Most of the second floor windows have been lengthened and have lost their stone cills, and where the cills remain it suggests they were always of a larger size. Each storey of the building is delineated by a string-course, and there are rendered quoins on the east returns of the west wing and the west returns of the east wing.

The north and south elevations of the **West Wing** (figure 1) are 15 bays across, with a centred roof vent of 13 bays. On the ground floor is an arcade of semicircular blind arches with keystones and open tympanums providing ventilation to each cell (though two southeast arches are flush without vents). The easternmost bay has a through passage with semicircular arched openings each end and a vaulted ceiling. The passage gives access into the west wing via a square headed opening with moulded capitals and there is access into the east wing as well; all of the passage openings have barred doors. At the west end is a staircase and on the south elevation is a square headed opening, a semicircular arch headed window with decorative wrought iron bars, and a varied fenestration pattern. The west elevation of the west wing is blank.

The north and south elevations of the **East Wing** (figures 2, 3) are 10 bays across, with a roof vent of 5 bays. The ground floor has an arcade of semicircular arches with keystones and recessed round headed windows with cills and decorative wrought iron bars. The battered basement has square headed windows with rendered keystones and voussoirs set in plain rustication. The easternmost bay projects slightly forward of the rest of the elevations. This was originally a WC block with a narrow link (since in-filled) joining it to the main cell block, which has rendered quoins here. Internally, the west wall of the in-filled link has small blocked windows with rendered keystone and voussoirs which would have originally been exterior. The windows in the two easternmost bays and on the 3 bay east elevation have a slightly varied fenestration.

The east and west wings are separated by the **Central Link**, a single recessed bay with high level window on the upper floors. On the north side is a modern concrete staircase accessing all floors, leading to a granite staircase into the basement. On the south side the recess is to the two upper floors only and the two lower floors are under a flat concrete roof with a high parapet.

Interior Description

(see also Character Defining Elements and Figures 4-21)
D Hall is constructed of load-bearing grey brick with stone slab and concrete floors; these are supported by various means (of varying dates) including brick vaulting, cast iron, concrete and steel beams.

There is only one interior staircase in the whole building, located in the two westernmost bays on the south side of the west wing. The stair has cantilevered granite treads with widely spaced square section wrought iron balusters and a moulded timber hand rail. The ground floor stairwell has a granite floor. Each floor in both wings is arranged around a central east-west corridor with rooms (typically cells) to the north and south.

West Wing

The **Ground Floor** has 12 cells either side of the central corridor (total of 24), which is divided into east and west sections by a masonry wall with gated opening. One cell has been converted into a toilet and another into a shower room. The cells have brick vaulted ceilings supported on piers with stone caps; there is a vault per three cells and this is an indication of the original ‘association cell’ layout. The dividing walls between the cells continue up to meet the underside of the vault and these are expressed within the central corridor. There are gated opening with a rectangular barred ventilation opening above the door of each cell, which are all later additions.

The **First Floor** central corridor has a granite block floor and 11 cells each side (22 total; the southwest cell last used as a clothing store). Each cell has a gated opening, originally with a segmental arched head but now squared off, and three ventilation slots above. Relieving arches in the dividing wall of every other cell and further blocked arches throughout are evidence of changes throughout the late 19th and early 20th century to convert the spaces to and from solitary and ‘association’ cells. There is a concrete ceiling supported by concrete beams and in the corridor are carved granite corbels at high level indicating the original level of the rebuilt second floor. At the east end is a masonry wall with a gated opening into a large room created from the demolition of dividing walls between four cells.

The **Second Floor** has a semicircular arch at the top of the stairs which is barred and gated. This floor was used as a hospital and is organised differently to the floors below, presumably following substantial rebuilding c.1913 or after the Second World War. The corridor is double height with timber cross beams, rectangular vents at the top and a concrete ceiling. The corridor is separated by a central barred and gated division; the west had treatment rooms, operating theatre etc. and the east end housed the wards. All the doors to the larger ward rooms have squints in the jambs and later internal gates with barred doors. Three rooms are single cells with timber boarded doors. At the east end is a central semicircular arched gated opening with narrow arched barred openings on either side.

East Wing

There have been major first-aid repairs to the east wing to stop cracking at the junction of the main cell block and the historic WC block. At the present time a steel frame and beam are constructed over the east elevation and steel girders inserted through the building at the west end, which have been tied together with steel bars running the full length of the east wing.

The **Basement** is accessed by the external north link staircase or a stair adjacent to E Hall. There are 15 cells with brick vaulted ceilings over every two cells (these were originally larger ‘association cells’ and each vaulted ceiling is for a single space), and external gates secured over the segmental headed opening. The cell in the southwest corner has been blocked. The central corridor has semicircular brick arches every second bay and carved granite corbels supporting timber ladder beams (some replaced), with a metal mess dropped ceiling. At the east end is a lobby with additional cells and semicircular arched openings.

At the west end of the **Ground Floor** is a lobby with south side room and a door to the external staircase on the north; the east wall has a central semicircular arched opening with narrow arched barred openings on either side. Either side of the corridor are four rooms which bare evidence of changes between single and shared cells over time. These spaces were last used as offices, with concrete ceilings and floors and modern flush doors. Through a semicircular arch at the east end is a barrel vaulted corridor with two rooms either side; that in the northeast corner is a mortuary.

The **First Floor** was last used as a paediatric ward, and remnants of use include painted cut-outs of Disney characters, and painted floors in a play area. The original 16 cells have been altered to create 7 cells (three to the north and four to the south) and an open space at the northeast, lastly used as a playroom. New openings and ventilation slots have been created in the corridor walls and the cells have barred and gated cages inside the opening. The corridor has structural brick arches and carved granite corbels at high level (evidence of the original ceiling height) with a concrete ceiling and linoleum floor finish. At the east end is a segmental arched

opening accessing a narrow corridor with two cells on each side. The **Second Floor** was last used as a maternity ward, and remnants include signs stating that only female warders and staff members were allowed into the area, and baby changing tables. There is a double height ceiling with vents at the top; though the two west bays having lower ceilings. There are two wards either side of the corridor with gated openings and squints. A segmental arched opening at the east leads to 3 rooms; the south one is a washroom.

Areas of Significance

There are some areas of significance within the building, mostly linked to survival of original fabric, and may also contain specific elements which are considered to be of significance. Most of these spaces have been indicated on the History and Significance drawing of the building have been included in the AMO report '*Heritage Items for Preservation in the Historic Site of Central Police Station Compound, Former Central Magistracy and Victoria Prison Compound, Central Hong Kong*' and the list of character defining elements included with this report. The following areas are of high significance, and also listed are elements within these spaces which are important:

- ◇ Ground and First Floor Central Corridors
 - Granolithic floor finish in GF west corridor
 - Granite floor slabs in basement and first floor corridors
 - Granite corbels on second floor
 - Vaulted ceiling on ground floor
- ◇ West Staircase
 - Cantilevered granite staircase
 - Metal balustrade with hardwood handrail
 - Arched openings at each floor level
- ◇ West Wing Through passage
 - Granite pavers
 - Arched openings with columns and moulded capitals
- ◇ West Wing cells
 - Vaulted ceilings
 - Barred doors
 - Segmental arches to openings
 - Ventilation slots

Archaeological Assessment

An archaeological survey for the site has not been carried out, but a desk-based assessment has been completed. The extent of archaeological evidence in the site is unclear, though it is possible that some evidence of earlier building phases remains. Though this area of the compound remained empty through the 1840s and early 1850s, it became the location for the southeast wing of the c.1858 radial plan prison. There has been no major demolition beneath the building and so there is little likelihood of archaeological evidence below the foundations. However, there is some chance of finding archaeological evidence beneath the single store west extension.

Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is no intention to disturb or develop the existing building and so there should be no major impact on any surviving archaeology. There will be some limited interventions for lift pits. Following an Archaeological Investigation to be carried out during the detailed design stage appropriate mitigation measures will be recommended and agreed with the AMO.

Desktop Research

History

In the 1840s and early 1850s, the south area of the site was the location of the Magistrate’s House (c.1841), which was converted into use as a Debtor’s Gaol (1845), and a new Gaoler’s House (1845). Throughout this time, the cell blocks on the site were located at the north end and were constantly overcrowded.

A new gaol was proposed in 1858, the design of which was based on the increasingly popular radial plan prison which had a central watch tower with radiating wings used as cell blocks. One of the most popular prisons of this design was the Eastern State Penitentiary in Philadelphia, USA, which was designed by British architect John Haviland. The design quickly become commonplace throughout Britain and soon after came to Hong Kong, with some modifications.

The Victoria Gaol was planned as a ‘T’ shape in plan, with central tower and three wings of cell blocks. An additional two diagonal wings were used as cook houses and gaol hospital. The plan was originally intended to have a mirrored structure to the north (which was never built) and a central Governor’s House. At the end of the east wing was a single bay block of WCs, which were connected to the main cell block by a narrow link. Originally, all the buildings were constructed with timber framed Chinese tile roofs, which all a raised central roof with vents. The ground floor of the west wing had tiled shed roofs providing shade for exercise and working on the south side.

A plan of 1858 describes the west wing as able to hold 48 convicts in separate cells on first and second floors, and 40 convicts in the east wing. However, it is thought that the prison was actually built with association cells. The evidence for this is in the vaulted ceilings over two cells with what appears to be a later division, as well as a Gaol Annual Report of 1878 which describes the first use of separated cells at the prison: '*At the close of 1878...an attempt was made to introduce the separate system on a small scale. Two large basement halls which had been used for other purposes were divided off into 46 cells*'. Throughout the late 19th and early 20th century alterations for the conversion of cells between separate and association was common, as the opinion of prison reformers, gaol committees and various other members of the government constantly questioned the benefits of both forms of containment.

A block plan of the prison dated 1866 suggests that by this stage the link at the east end of the east wing had already been in-filled; this could be owing to either structural problems (which have been a constant problem since) or the need for more space. The plan also gives a good indication of what the building was used for.

The West Wing is described as having Chinese Convicts on the ground floor, Hard Labour Cells on the first floor, and Simple Imprisonment on the second floor. The East Wing had Female Prisoners in the basement, the Gaol Hospital on the ground floor, Chinese Hard Labour Cells on the first floor, and Simple Imprisonment on the second floor.

Despite construction of a new Victoria Gaol, just a few years later a new radial plan prison was built on Stonecutter’s Island and the majority of prisoners transferred. However, following poor conditions and a mass prison break in 1864 the new prison was abandoned and Victoria Gaol put back into full use.

In 1896 part of the east wing was converted into use as a female prison, including 6 separate cells, 5 associated cells and 2 penal cells with additional bathroom accommodation. A shelter was erected in the yard for the women to wash clothes, and a guard tower to the north of the building was converted into use as a Matron’s House.

In the early part of the 20th century the radial plan prison was slowly eradicated to make way for new facilities and by 1912 both of the diagonal wings had been demolished. In 1913 plans were drawn up to extend the top floor of the remaining radial plan buildings – namely the three wings forming a ‘T’ shape in plan. The reasoning for carrying out these alterations is unclear, as there would not have been any major need to increase the height of the building to accommodate prison cells. It is possible that it was at this time the top floor was converted into use as a hospital, and that the logic was that a light, open space was more conducive for treating patients.

Further alterations for the benefit of prisoners were carried out in 1928, when ventilation to the cells was created to improve air quality. A Public Works report describes the '*construction of grilled openings above all cell doors*', work which was carried out by Messrs. Sang Lee & Co. for a total of \$1,475.80.

By the 1930s the overcrowding of the gaol was unmanageable. A new female prison was built at Lai Chi Kok in 1932, and another new prison built at Stanley in 1937. The removal of all the prisoners from Victoria Gaol left it open to new use, and in 1939 alterations were carried out to convert some of the buildings into a Remand Prison. This allowed for the separation of convicted inmates from those awaiting trial, and made for easy transportation of these remand prisoners from Victoria Gaol to the adjacent Magistracy:

‘The reopening of a small part of the old Victoria Gaol, which is adjacent to the Courts, for the accommodation of Remand Prisoners and persons awaiting trial has been approved by the government. This will answer the double purposes of relieving the strain on the accommodation at Stanley Prison and stopping the daily journeys by motor van of such persons between Stanley and Hong Kong’ (Administrative Report for Prisons, 1938).

It is unclear the full extent of changes carried out, though it is known that at least part of the east wing of D Hall was used: *'alterations were carried out to the top floor of the east wing, including the erection of a concrete stair to provide accommodation for the staff in connexion with the reopening of part of the gaol as a Remand Prison. The work was commenced in April and completed in August'* (Public Works Department Report, 1939). The concrete stair described is that to the north of the recessed link between east and west wings.

On October 16, 1939 Victoria Gaol was reopened, thus removing an average of 100 prisoners a day from Stanley Prison. The Remand Prison was staffed by one Principal Officer, four European officers and 15 Indian warders. There was accommodation for 166 prisoners, who carried out all their own domestic tasks except for cooking (done by six first offenders trained at Stanley Prison).

Attacks during the Second World War caused damage to the site, and sometime afterward the remaining central tower, west and south wings of the radial plan prison – unused since 1937 – were demolished. The East and West Wings were described as being of poor quality but in good enough condition to remain in use as the Remand Prison, able to accommodate 150 prisoners (possibly in conjunction with E Hall). Works to the buildings included extensive roofing repairs, new sanitaryware and kitchens, new locks on cell doors, and renewal of electric lighting and bells.

The East and West Wings remained in use as a Remand Prison for some time, though by the 1970s the prison was progressively being used for refugees and other immigration purposes. This remained the case through the 1980s and 1990s. By the time of decommissioning in 2006, only the ground and first floors of the west wing were being used as prison cells (with up to three prisoners per cell) while the second floor was used as a hospital. The East Wing had offices and a mortuary on the ground floor, a Children's hospital on the first floor and a Maternity Ward on the second floor.

Building Characteristics

D Hall is not only the oldest structure on the site (and, indeed, one of the oldest colonial buildings in all of Hong Kong) but it is also one of the most iconic in the CPSC. Though the building is inherently a fairly standard Victorian English prison, it has come to be the most representative structure in the compound for its prison use – partially due to its age and design, but also due to its looming, blank façade overlooking the prison yard.

Typical of any 19th century prison, the cells of the ground and first floor west wing and the lower ground floor east wing are cramped, dark and arguably depressing. The long, single corridor with cells either side closed off by large steel barred doors is the epitome of prison architecture, and echoes on the exterior of the building with its large, blank walls having small, regular fenestration. Despite the similarities of the layout to that of B Hall and E Hall, these floors have a much different character owing to the closed-in ceilings; rather than a large multi-storey atrium running central through the building each floor is completely shut off from the one above, creating an almost claustrophobic feeling.

The second floor has quite the opposite appearance, with a tall ceiling and clerestory lighting opening up the floor to a much lighter, airier feeling at least in the central corridor. In the individual rooms in the west wing the windows are much larger and in most cases have been knocked through to create rooms the size of two, three or four cells, also improving the quality of openness and light. This does not create a feeling of cheerfulness, however; the rooms used as wards continue to retain their barred doors, even when continuing into the east wing which was used as (rather non-child friendly) paediatric and maternity wings. Interesting features such as squints in the doorframes and large timber doors on the remaining single cells are reminders that, though some floors were used as hospital space, they were still located within a prison.

Significance

HIGH

D Hall is one of the most significant buildings on the site due in large part to its survival. Aside from the revetment walls and parts of Bauhinia House (Building 19), D Hall is the oldest building on the site, and the oldest prison – indeed one of the earliest surviving colonial buildings – in Hong Kong. Therefore, D Hall stands as the only example of early colonial prison architecture in Hong Kong. D Hall also has a strong presence within the site; being the tallest structure and having an important historic relationship with the Prison Yard, the layout of which was based on the survival of the west wing.

The building is notable for its use of the radial plan prison, a style which travelled from America to Britain and Europe and finally to colonial Asia, where Victoria Gaol had one of the earliest examples of the plan. The use of the design here may well have been the catalyst for similar prisons to start being constructed in Japan (the first at Miyagi sujkian, 1879 – 82), where it would become the model prison and later China, where 39 were constructed by 1918.

D Hall was also a forerunner in prison reform, altering the interior layout of the cells between the separate system and association cells. There is still clear evidence in the built fabric of these changes, which adds to the overall understanding of changing views on punishment and accommodation within the prison system. As the later cell blocks at the Victoria Gaol were all designed as single cell blocks, D Hall is the last remaining example on the site of the use of the association cell system in use. In practice, of course, few of the single cells were used during the 20th century for solitary confinement (the original reason for splitting up the association cells). Prison overcrowding meant that even the small cells probably had three occupants as the normal situation. More work needs to be done on the history of the development of this significant building when access is available and opening up of areas of the fabric is permitted.

Despite all these alterations and more substantially the rebuilding of the second floor, the buildings still contain some original fabric. This includes granite floors, brick vaulted ceilings, granite corbels and beams, and later (though still notable) barred doors in the west wing ground and first floors. However, it should be understood that the numerous changes to the building mean that it has little resemblance today to the original design of the 1850s.

Socially D Hall is an important symbol of Law and Order in Hong Kong, providing a visual representation of the consequences of crime. It was the site of both cruelty (in the form of corporal punishment) and later a more conscientious approach to prisoner well being with its use as a Remand Prison, hospital, and Immigration facility. The evolution of the spaces here are indicative of 150 years of progressive use, and are significant to the history and understanding of Hong Kong, its penal system, and government rule.



Figure 1 - View of the west wing, east and south elevations, as seen from Arbuthnot Road



Figure 2 - South elevation of the west wing and west extension



Figure 3 - East elevation of the east wing



Figure 4 - The ground floor entrance into the west wing via the east end through passage



Figure 5 - A ventilation grille in the west wing ground floor



Figure 6 - The main staircase at the west end of the west wing



Figure 7 - Corbels in the west wing first floor which indicate the original level of the ceiling



Figure 8 - A typical cell door in the west wing first floor



Figure 9 - A typical west wing first floor cell



Figure 10 - The first floor west wing



Figure 11 - A second floor ward with wall squint



Figure 12 - The west wing second floor corridor



Figure 13 - One of a few timber doors in the west wing second floor



Figure 14 - View of the ground floor corridor of the west wing



Figure 15 - A typical gate in an east wing ward



Figure 16 - The stairs leading down into the basement



Figure 17 - Basement of the east wing

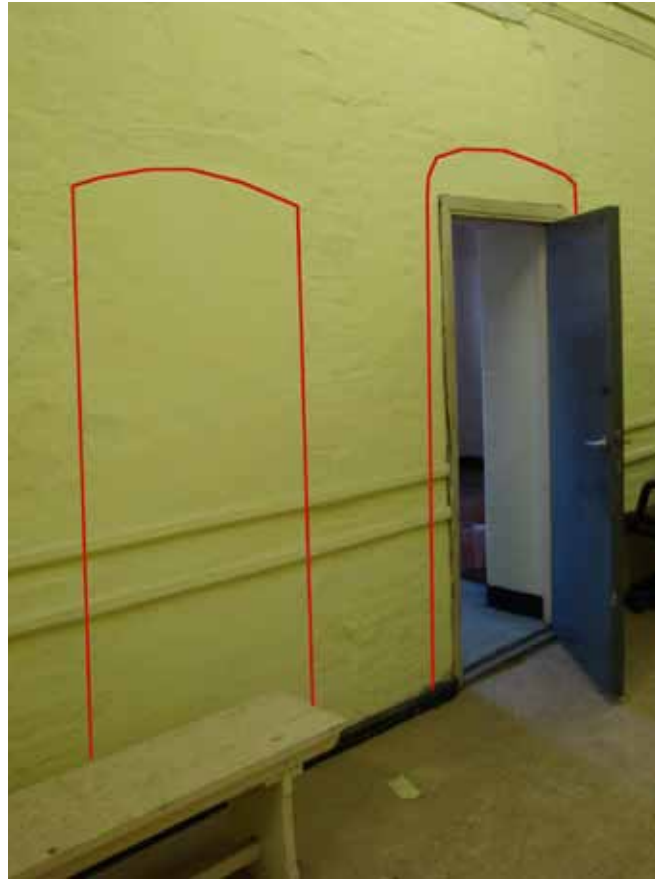


Figure 18 - The north corridor wall of the east wing ground floor showing blocked openings outlined in red



Figure 21 - Remnants of use as a paediatric ward on the second floor of the east wing



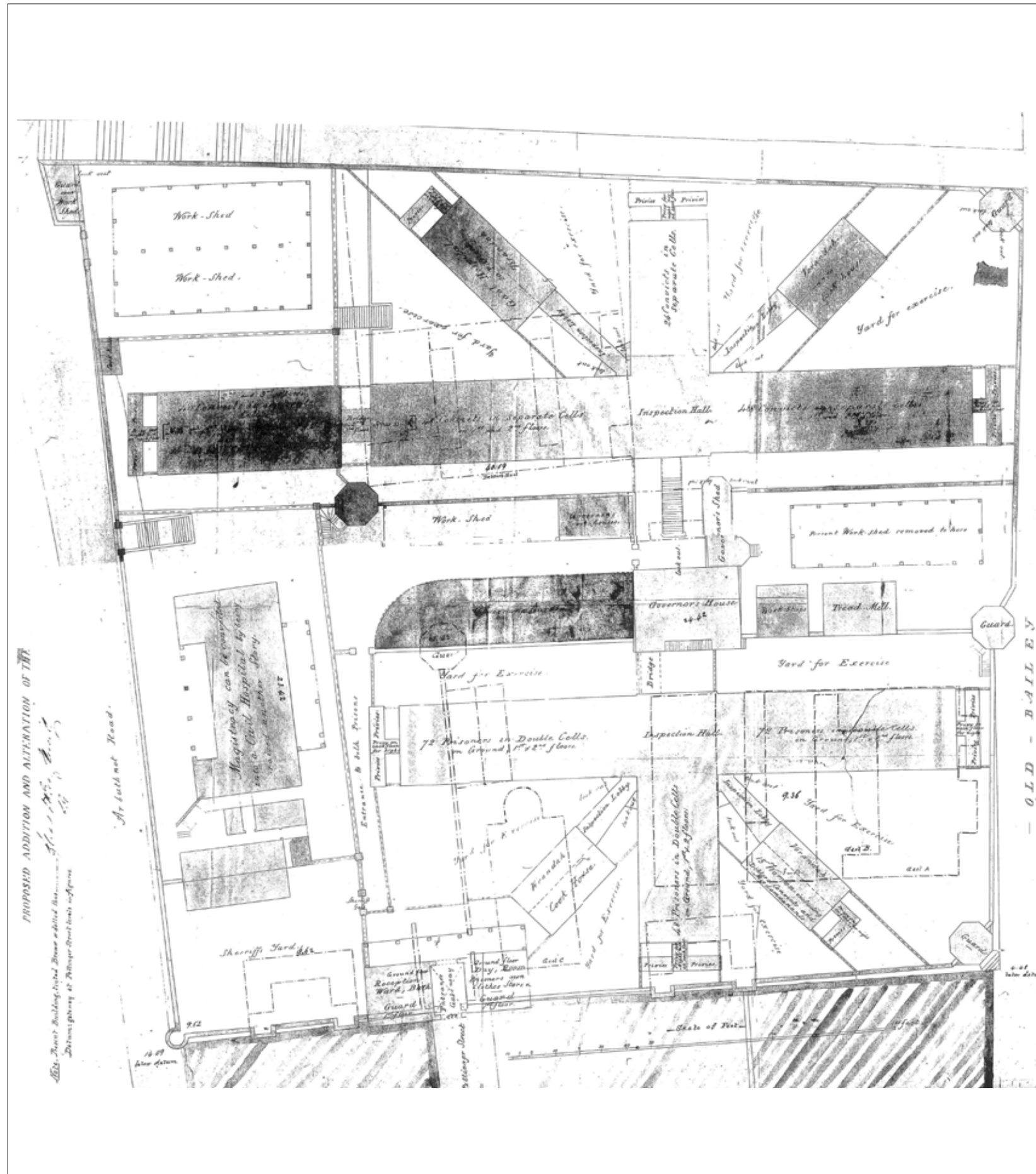
Figure 19 - The east wing ground floor corridor



Figure 20 - Steel supports in the east wing first floor



Figure 22 - A second floor ward



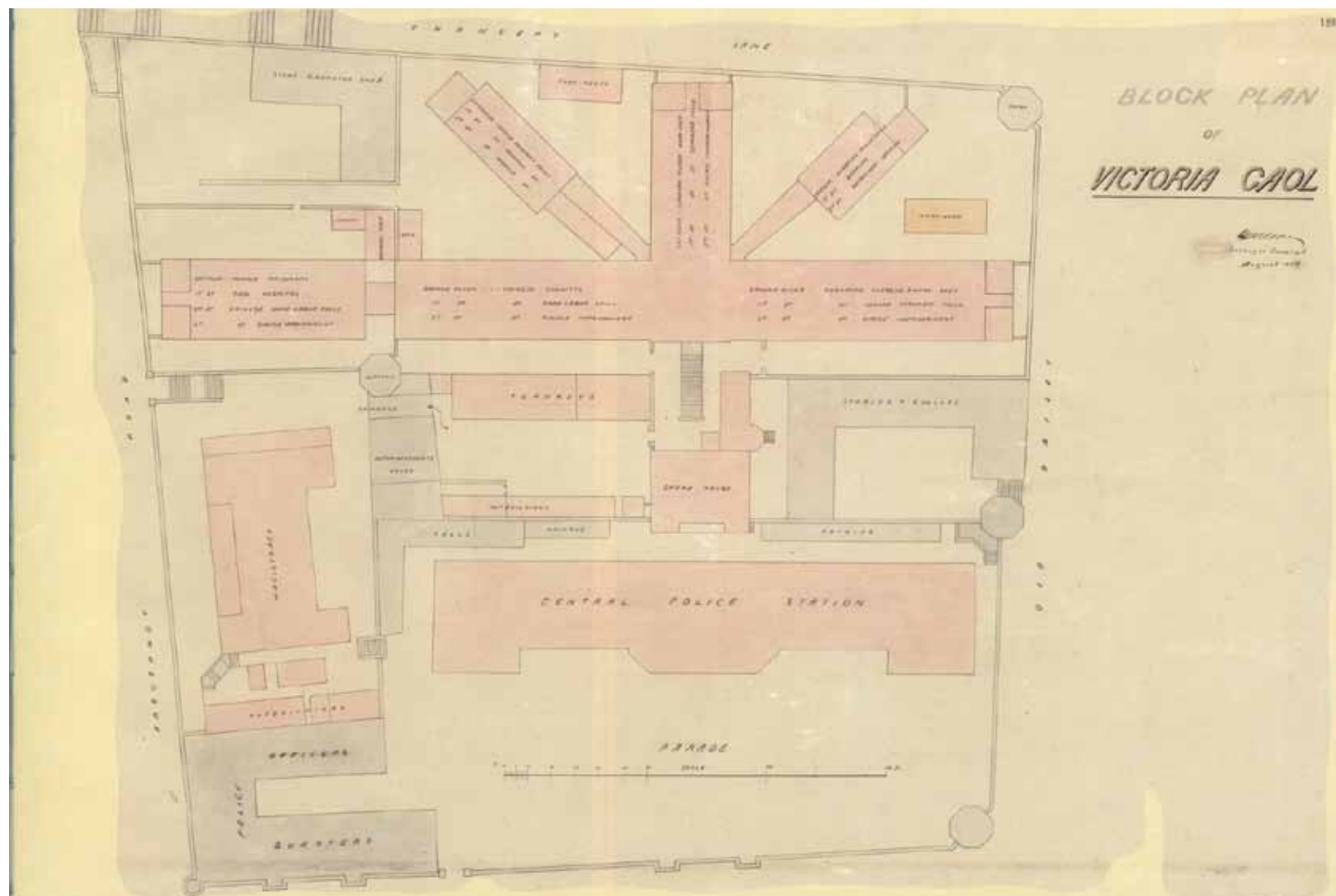
1858 plan of the site showing the radial plan prison at the top of the image. The further radial plan building north of this was never built. Note that north is to the bottom.



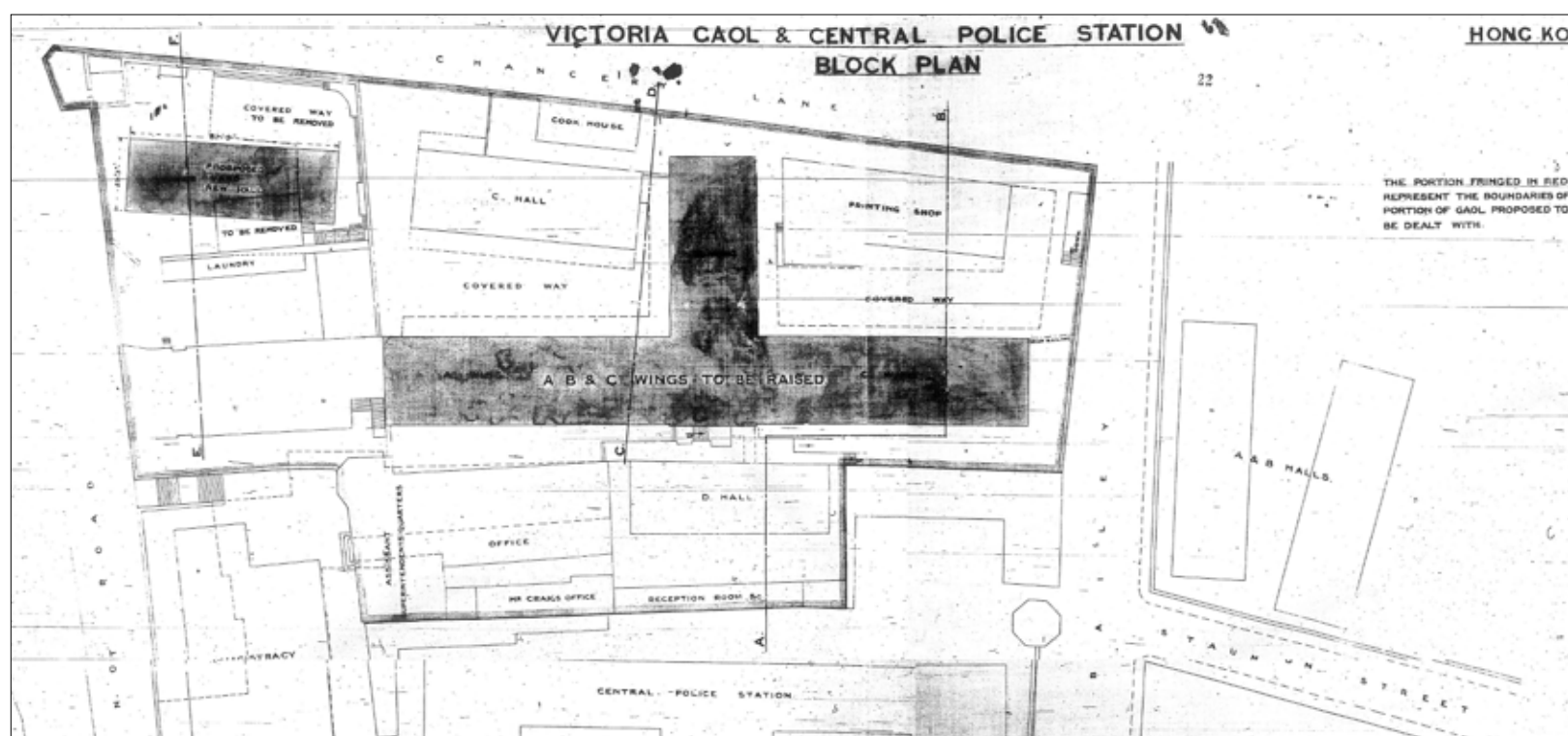
Photograph of central c.1895 showing D Hall labelled



Photograph of the radial plan prison c.1895. D Hall east and west wings are the central buildings in the image.



1862 block plan of the site, showing the full radial plan prison. D Hall west and east wings are highlighted. Note that north is to the bottom of the page.



Block plan of the site c.1913 indicating that three wings of the radial plan prison are to be raised. The highlighted wing furthest left in D Hall west wing. Note north is to the bottom of the page.



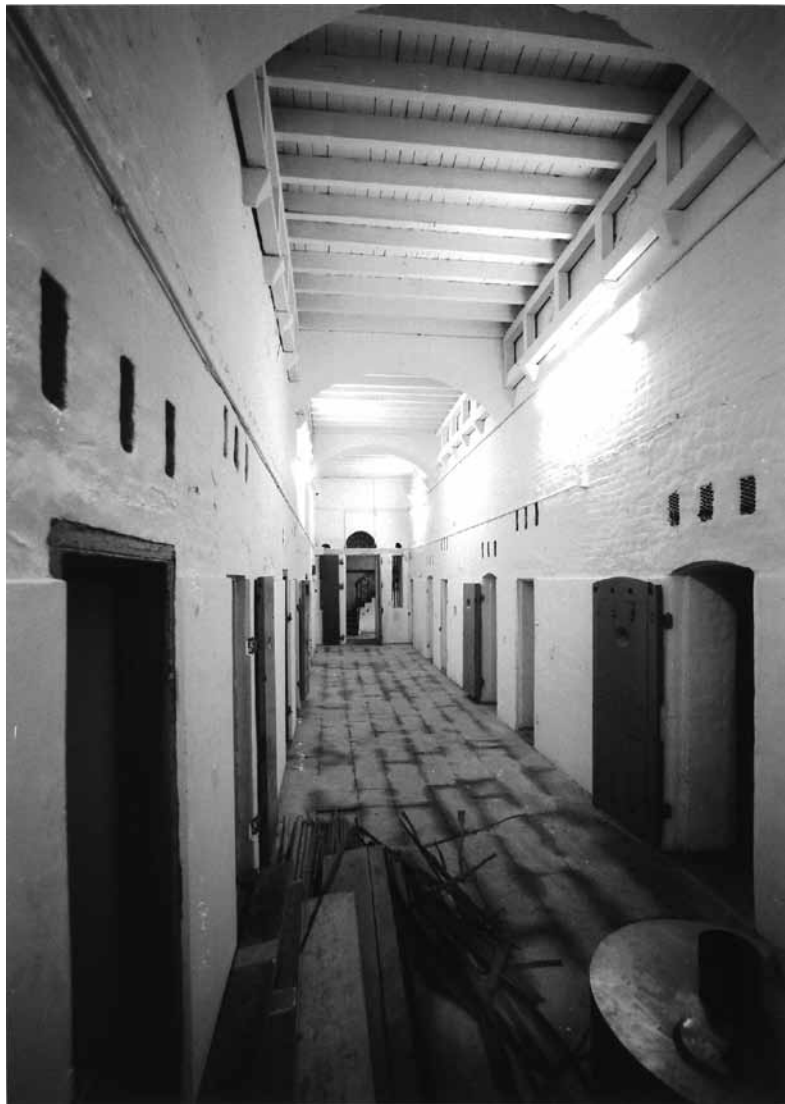
A lock used in the prison in the late 19th century. It is stamped "Hubbs, patent 168 Queen Victoria, London". These were all removed from the prison at an unknown date and this lock survives in the Correctional Services Museum.



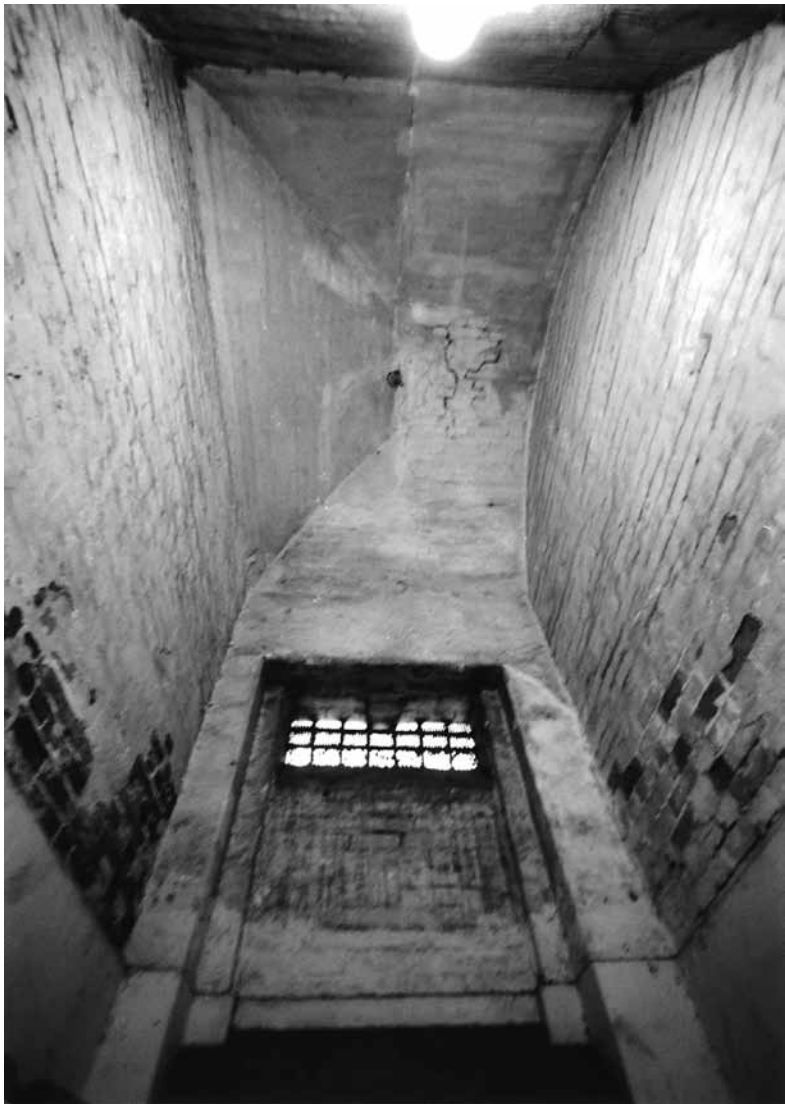
D Hall formed the backdrop for a decommissioning ceremony in 2006



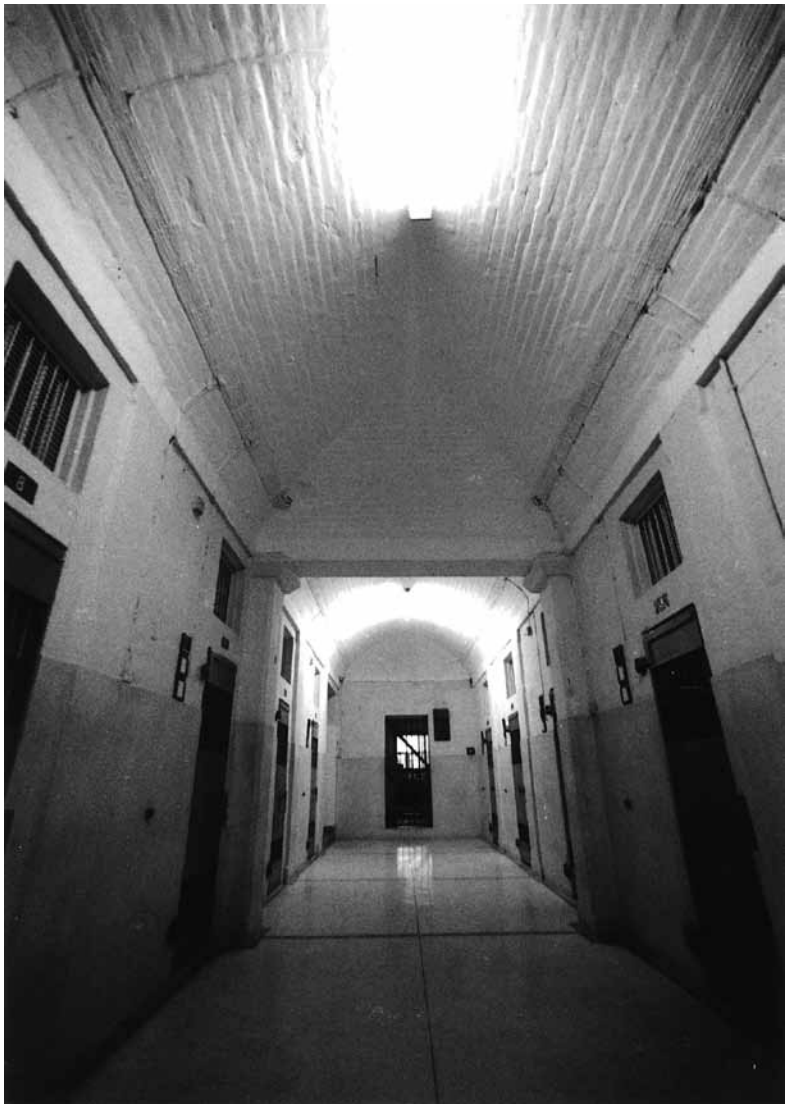
Aerial photograph of the site in the latter part of the 20th century. D Hall is shown, though the west extension has not been built yet.



The first floor west wing with its original roof structure

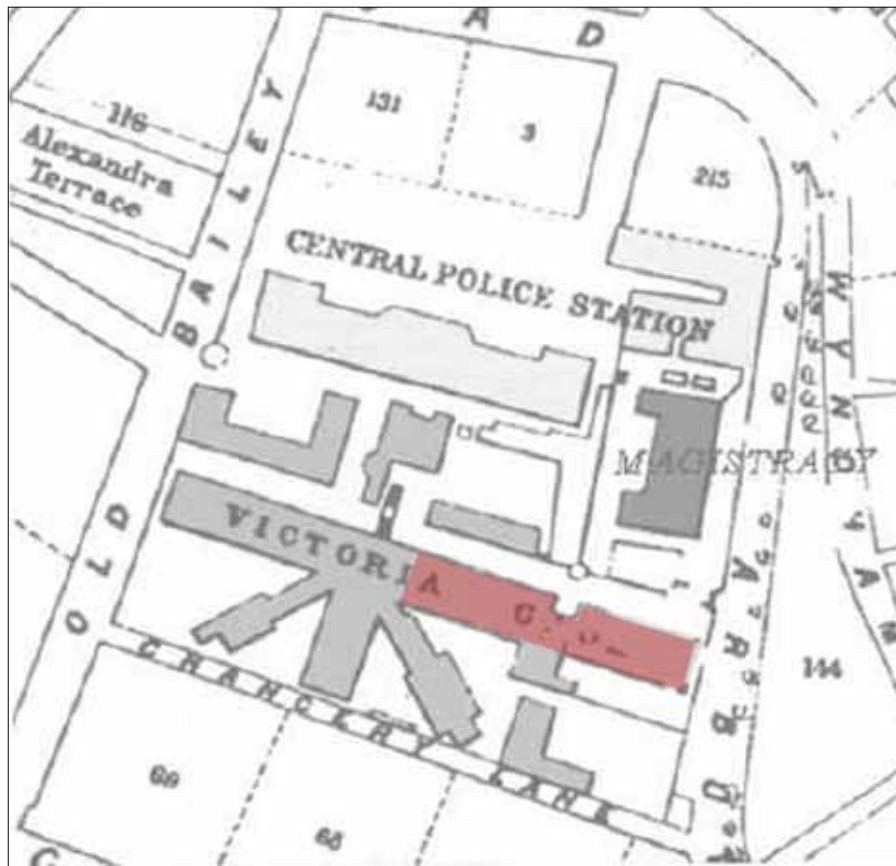


Interior of a cell showing the vaulted ceiling truncated by a later dividing wall



View of the ground floor west wing while still in use as a prison

D Hall (14)



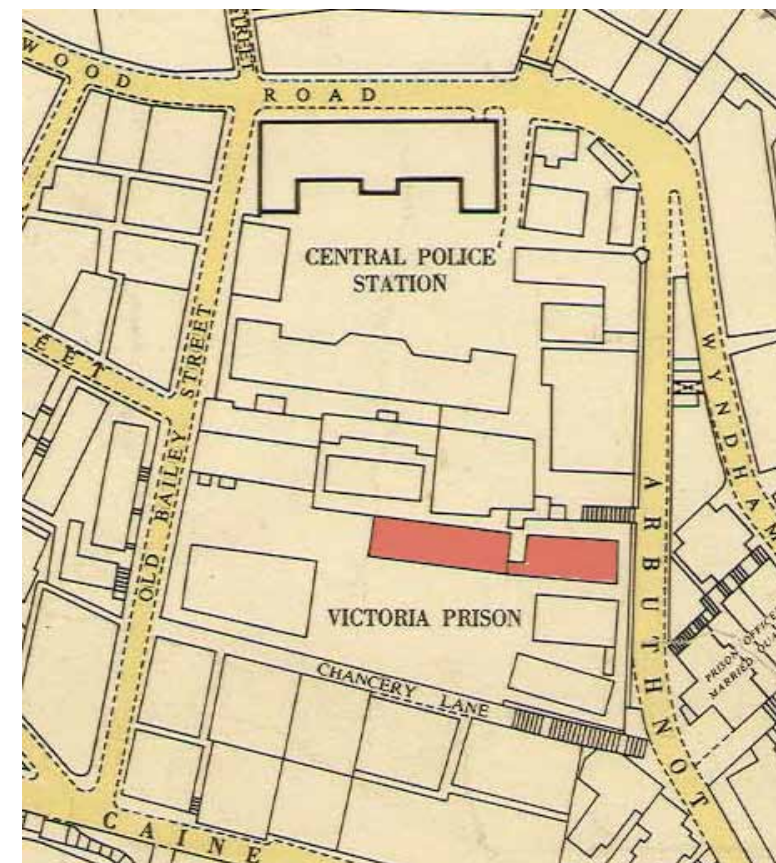
1887



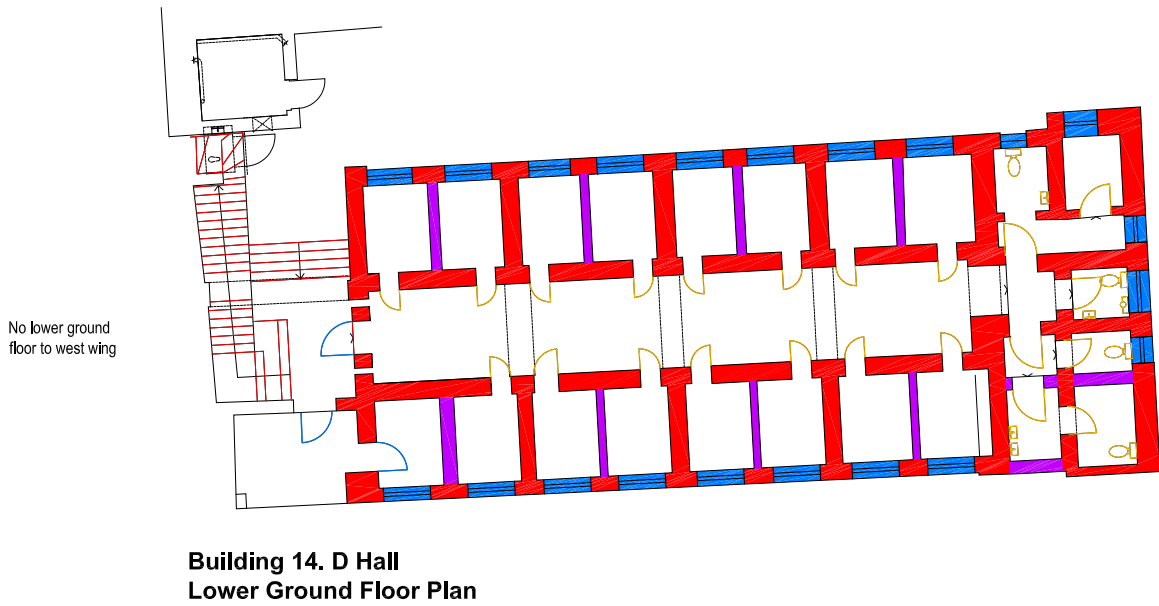
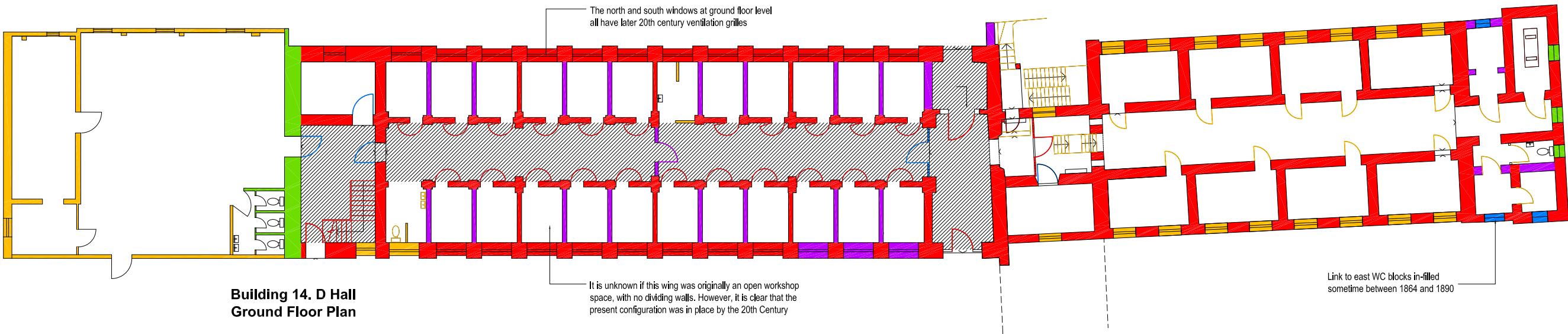
1936



1901



1961



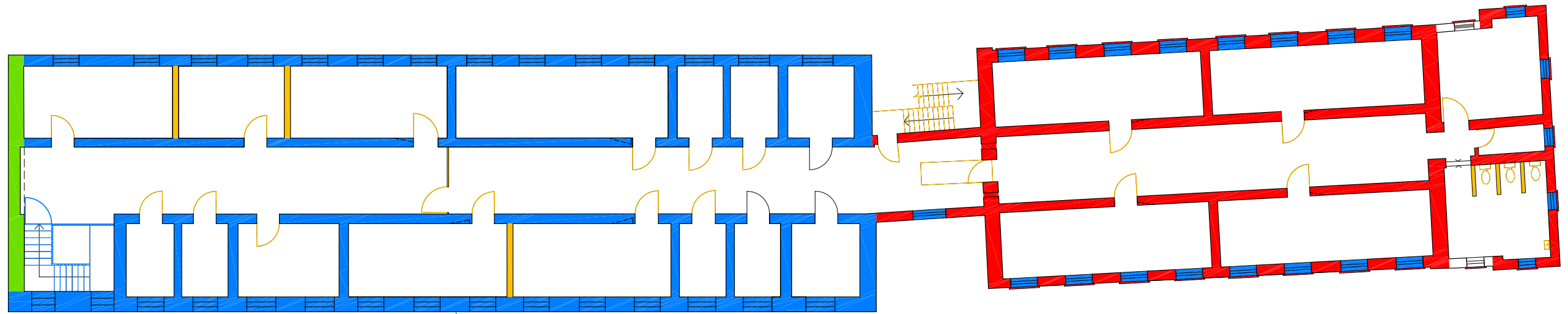
Legend

- Original (c.1858)
- Original or early fabric which has been altered
- Mid-Late 19th Century (Possibly Original)
- Early 20th Century (Pre WWII)
- Late 20th Century (Post WWII)
- Areas of high significance

Please Note That:

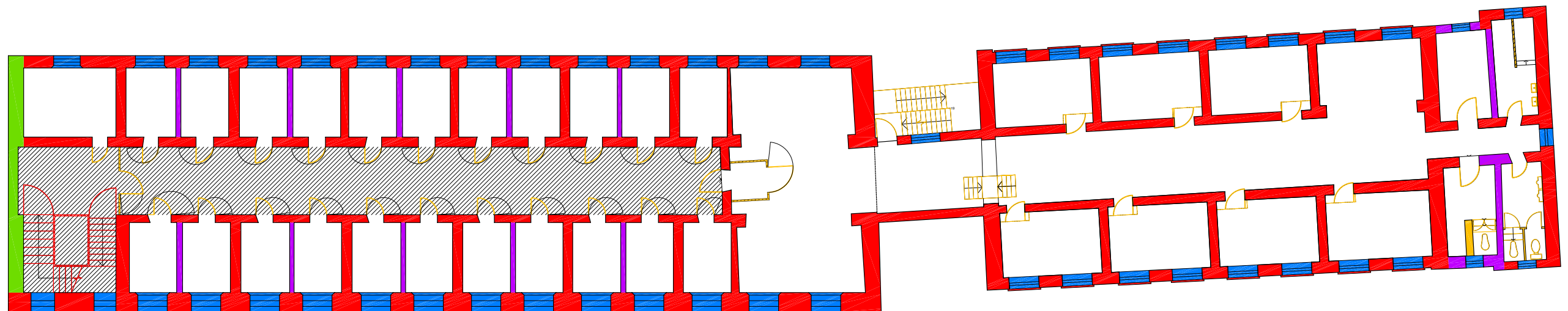
- Some early fabric is difficult to date and the original fabric is not readily discernable from early alterations. Therefore, some fabric marked as "Mid-Late 19th Century" may actually be original.
- In some areas where walls are shown to be original or early, that there may be blocked opening of a later date which are not indicated.
- The assessment of High significance is building rather than site specific. Therefore, the elements noted as being high significance are relative to D Hall only.





**Building 14. D Hall
Second Floor Plan**

Note that the west wing walls are likely of an early configuration, but that the second floor is thought to have been substantially rebuilt in the 1940's



**Building 14. D Hall
First Floor Plan**

Note. To East Wing, retain all window openings. Retain security bars where possible. Internal mesh should be removed. Windows can be removed

Legend

- Original (c.1858)
- Original or early fabric which has been altered
- Mid-Late 19th Century (Possibly Original)
- Early 20th Century (Pre WWII)
- Late 20th Century (Post WWII)
- ▨ Areas of high significance

Please Note That:

- Some early fabric is difficult to date and the original fabric is not readily discernable from early alterations. Therefore, some fabric marked as "Mid-Late 19th Century" may actually be original.
- In some areas where walls are shown to be original or early, that there may be blocked opening of a later date which are not indicated.
- The assessment of High significance is building rather than site specific. Therefore, the elements noted as being high significance are relative to D Hall only.



List of Character Defining Elements

The following list of character defining elements is based on the architectural features and historical items identified in the AMO draft document “Heritage Items for Preservation in the Historic Site of Central Police Station Compound, Former Central Magistracy and Victoria Prison Compound, Central Hong Kong”. It contains a description of the elements, their plan locations referenced to the plans provided in the AMO draft document and a list of reference figures which are included in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed for approval by AMO during the detailed design stage.

- LG2 - Lower Ground Floor 2
- LG1 - Lower Ground Floor 1
- FF - First Floor
- SF - Second Floor
- TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
West Wing			
1	Granite slab floor	GF, FF	Figure 6, 14
2	Granolithic floor finish	GF	Figure 4
3	Granolithic floor with bull’s eye circular pattern at entrance with radiating panels surrounding it	FF	
4	Cantilevered granite staircase, simple metal balustrade and hardwood handrail	GF to FF, FF to SF	Figure 6
5	Pilaster with moulded capital	GF	Figure 14
6	Granite threshold	FF	
A	Side hung steel bar security gate	GF	Figure 6
B	Steel mesh security gate	GF	
C	Side hung steel plate door with mesh	FF	
D	Side hung steel plate security door with grille and lock to cell	GF	Figure 5, 14
E	Side hung steel mesh security door with grille and lock to cell	FF	Figure 8
F	Metal grille gate	FF	
G	Old battened wooden door	SF	Figure 13
H	Old door knob	SF	
East Wing			
1	Granite slab floor	LG	
2	Granite staircase	LG to GF	Figure 16
3	Granite threshold	LG	
A	Side hung metal grille gate	SF	
B	Metal grille gate to cell	LG	Figure 17
C	Framed and battened door	SF	
D	Splayed observation panels at side of each door to wards	SF	Figure 11
E	Name panel	LG	Figure 17
F	Timber window including metal brackets	GF	

D Hall (14)

B Identification of Impact on Heritage

Introduction

As noted in the baseline study D Hall is one of the oldest elements of the site and one of the most historically significant. The proposals are designed to preserve the exterior of the building as much as possible, especially the south façade overlooking the Prison Yard, and to adapt the internal floor plans in a way which will retain as much of the historic cell block layout as possible, although some of the cells will need to be opened up together to provide adequate spaces for new uses. This process has already taken place in the past as various groups of cells, particularly on the ground floor of the East Wing and the first and second floors of both Wings, have been adapted for hospital ward and office use. The general layout of the space will remain and the original layout of rooms associated with a central corridor will be retained as much as possible, while still creating a usable space. The modern single storey extension at the west end of the West Wing is to be demolished to create a suitable external space for the setting of a new building on the site of the General Offices building 18, with an access into the Prison Yard from a new entrance on Old Bailey Street.

Options Considered

Given the high significance of D Hall, the ideal approach of preserving all the cells severely restricts the options for finding appropriate and feasible new adaptive uses for the whole building. Some larger spaces are required for a greater range of new uses to be accommodated. Another restriction is the lack of code compliant means of escape stairs for such a long building with its West and East Wings, and the provision of lifts for equal access in convenient locations. The existing non-compliant stair at the west end of the West Wing will be retained and can be considered as one on a fire engineering basis, but two additional compliant stairs are required for the whole building. One can replace the existing severely non-compliant stair in the recess between the West and East Wings without too much impact, but a second new stair will be required near or at the east end of the East Wing, and this will remove a stack of rooms. The east end of the East Wing has suffered badly from settlement, and there is some justification for making the intervention of forming a new stair shaft here where some extensive structural strengthening and repair works are required. The length of the whole building requires new lifts to be in locations functionally related to the points of access and the convenience of users, and the size of the whole building requires a firemen’s lift. Insertion of these new lifts will have an inevitable impact and they will therefore need to be in locations specifically avoiding the areas of very high significance in the building.

The size, location and significance of D Hall adjacent to the Prison Yard suggest that it should have a significant new primary use related to the vision for revitalising the Prison site through arts-related activities, and some types of uses such as restaurants and shops would by themselves not be suitable for this. The Prison Yard area will be revitalised by having new buildings with art galleries and arts-related multipurpose spaces. On this basis the proposal is to use the upper two floors of D Hall for an Arts-related Organisation’s Archive and Record Centre, whose spatial requirements will, with some openings of limited size in the existing basic internal wall arrangement, fit comfortably in the building. This is seen as a most suitable primary function for this building in this part of the site.

Because D Hall is a high significance prison building, with some areas which are remarkably intact and impressive, particularly the range of cells on the ground floor of the West Wing, it is important that some of these cells are retained for interpretation purposes. It will be difficult to find feasible adaptive uses for all the cells with their narrow doors and minimal high level windows.

As well as providing entrance lobbies at the lower ground floor and ground floor levels for the Arts Organisation’s accommodation on the upper floors, the uses on the lower ground floor and ground floor levels of the East Wing are to be 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 without much intervention.

Proposed Uses

The proposed use is for a mix of uses across all floors in the West and East Wings.

In the West Wing, the ground floor will be mostly Arts-related support space with Public circulation, and with some cells retained for Interpretation at the east end. At first floor level there will be further Arts-related support spaces and an Arts-related Organization Archive with Plant rooms at the east end. At the second floor level there will be an Arts-related Organization Record Centre with Plant rooms.

In the East Wing, the lower ground and ground floors will be mainly Public circulation and Toilets, with some Stores and Plant space. The first floor will be part of the Arts-related Organization Archive in the west wing, and the second floor will be part of the Arts-related Organization Record Centre in the west wing, with further Plant spaces and Toilets on both floors.

Assessment of Impact

The following table contains the impact assessment report for Building 14, D Hall. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings, the interior of each floor and the roof. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1 **Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2 **Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3 **Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4 **Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5 **Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access – stairs	1	<p>The existing stair at the west end of the West Wing is to be retained for access and means of escape.</p> <p>Although the existing stair is not fully code compliant it is a highly significant original feature of the building. It will be retained for use on the basis of a fire engineering assessment of the means of escape for the whole building.</p>	<p>The existing stair is a highly significant original feature of D Hall and must be retained, but it is not fully code compliant for means of escape in its width and balustrade details. It is being retained because two new code-complaint stairs are being provided for the whole building to enable it to be fully used. The existing stair balustrade can be improved as a barrier, and the stair can be enclosed at each floor level without significant impact. These improvements, with little impact to the heritage value, will enable the stair to be used for means of escape when used with the new stairs on a fire engineering assessment to be completed during the detailed design stage by a Fire Engineer.</p> <p>There will be the option for public access into D Hall at the ground floor level of this stair, and a lift will be provided adjacent to it.</p>
		3	<p>The existing stair between the West Wing and the East Wing will be removed.</p> <p>This stair has narrow non-compliant modern concrete flights accessing all floors above the ground floor level, with a granite stair leading up from the east side passage at the lower ground floor level in the East Wing. The upper flights are severely non-compliant and cannot be improved for access or means of escape. The location of the stair is most suitable for a replacement code compliant stair required for the new uses in the building at all floor levels.</p>	<p>The location of this stair, in the north side recess between the West and East wings, offers a suitable location for one of the additional new code compliant stairs required for the new uses in the building. Other locations would take up valuable and significant space within the building's interior accommodation.</p> <p>The removal work will be carried out in a sensitive manner, with all finishes made good to match the existing materials. The existing granite removed will be set aside for making good work elsewhere.</p>
		3	<p>Two new code-compliant stairs will be provided for means of escape.</p> <p>The proposed uses on the first and second floors of both wings and also the ground floor of the East Wing require two means of escape stairs.</p> <p>One new open stair will replace the existing stair in the north side recess between the West and East Wings. Its final open flight from the ground floor level down to the exit at the lower ground level is routed outside the north face of the D Hall, across the yard space and down beside the south face of building 10.</p> <p>The other new stair will be at the east end of the East Wing, where it can also be used as the second means of escape from, and also a means of access to, the new multipurpose area in the new adjacent building, whose floor level is slightly below the second floor of D Hall. The intervention required to install this stair involves the removal of a stack of the rooms at the north east corner of the East Wing.</p>	<p>The new stair in the north side recess between the West and East wings will be open. This is seen to be a better visual alternative to enclosing the stair. The routing of the final flight across the yard space and down beside the south face of building 10 will allow the archway on the north side of the East Wing to be exposed.</p> <p>The new stair at the east end of the East Wing is located where it can also be used as the second means of escape from, and also access to, the new multipurpose area in the new adjacent building. In serving the new building the stair will need to be designed to PPE standards for width and flight dimensions, and this will require a shaft of the width of the end bay of the East Wing. The final exit doorway at lower ground level will be formed by widening the existing lower ground floor window on the east elevation. The existing small window openings in the new lift shaft will be blocked on the inside, but the window will be retained. In mitigation: the alternative location for this new stair would be in the north side range of cells of the East Wing (the south side location would not provide a suitable final exit location and route off site for emergency evacuation), but the code dimensions for a PPE stair in this location with the limited depth of the cells, would involve more intervention and loss of useful space than at the east end. The rooms lost at the east end will be the poor quality toilets and washrooms, and the morgue room at ground floor level. A comprehensive drawing and photographic record of the rooms which will be lost will be carried out before any demolitions are carried out.</p> <p>All the new work to alter the building for both new stairs will be carried out in a sensitive manner, using designs clearly distinguishable from the historic type, and finishes will be made good to match existing.</p> <p>A structural method statement for each of the new stairs will be prepared during the detailed design stage to ensure that the building is not damaged beyond the area of work during the construction operations.</p>
		3	<p>New entrances and steps will be provided for access into the East Wing from the north and south side at lower ground level.</p> <p>There are currently no convenient accesses into the East Wing for the new uses. The only existing access from the west side passage cannot be easily seen by visitors to the site, but will be retained and new steps will be provided for it. New doorways with steps, together with new lifts adjacent, will be provided from the north and south yards for improved access. The steps will be provided from the external ground levels up to the internal lower ground floor level, and will require some excavation within the building.</p>	<p>The existing limited access into the East Wing was to secure the prisoners, but the new uses require good visible accessibility. The new access doorways in the north and south elevations will be formed from lowering the sills of existing windows.</p> <p>All the new work to alter the windows for the new doorways for the new accesses will be carried out in a sensitive manner, and finishes will be made good to match existing.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance (continued)			
	1.2 Access – Lifts	3	<p><i>Three new lifts will be provided</i></p> <p>There is a requirement for lifts for the proposed new uses, equal access and firemens’ access in D Hall. New lifts will be provided at the west end of the West Wing, in the south side of the East Wing, and in the north side of the East Wing. Level access will be provided from the external ground levels up to the internal lower ground floor level, and this will require some excavation within the building.</p>	<p>At the west end of the West Wing the shaft for the new machine-room-less lift will be carefully formed through part of the vaulted ground floor cell in the north west corner whilst retaining the vault in the lobby area to the lift. One window opening at each floor level will be reversibly blocked on the inside but the windows will be retained.</p> <p>In the south side of the East Wing the shaft for the new machine-room-less lift will be carefully formed through a stack of cells, and will probably require the removal of one side of cell walls to provide a sufficiently large lift for public access and the new uses. The new access doorway to the lift at ground level will be formed from lowering the cill of an existing window, and one window opening at each floor level will be reversibly blocked on the inside but the windows will be retained.</p> <p>In the north side of the East Wing the shaft for the new machine-room-less firemens’ lift will be carefully formed through a stack of cells, and will probably require the removal of one side of cell walls to provide a sufficiently large lift for firemens’ purposes and the new uses. The new access doorway to the lift at ground level will be formed from lowering the cill of an existing window, and one window opening at each floor level will be reversibly blocked on the inside but the windows will be retained.</p> <p>All the new work to alter the windows for the new doorways for the new lifts will be carried out in a sensitive manner, and finishes will be made good to match existing.</p> <p>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 shafts have been located centrally within the selected spaces to avoid conflict with the existing window arrangement and to allow the lift overrun to be contained under the existing roof structure.</p> <p>New walls for the lift shafts are to be constructed of concrete blockwork and will be as freestanding as possible from the existing fabric.</p>
	1.3 WC’s	2	<p><i>New WC’s are to be provided within the East Wing.</i></p> <p>Toilets, including disabled toilets, are required for general public use in the area of the Prison Yard and Laundry Yard, and a good convenient accessible location is required. The lower ground and ground floors of the East Wing can provide a good location for some of the toilet provision.</p> <p>Toilets are also required for the Arts Organisation users on the first and second floors, and these will be provided in the East Wing.</p>	<p>The toilets will be located stacked above each other wherever possible to limit the number of soil pipes required.</p>
2	Structure			
			<p>The existing building structure has been assessed by the structural engineer as being capable of supporting the proposed new uses and alterations without extensive strengthening work. A detailed structural report will be prepared by the structural engineer during the detailed stage to determine any strengthening work required to the floors and foundations resulting from the loadings of the new uses, or the alterations, or from the condition of the existing structure. Any structural strengthening proposals will be assessed for their impact on the character defining elements, and mitigation measures will be considered.</p>	
	2.1 Structural alterations	3	<p><i>Some walls between cells on the upper floors will be removed to create larger spaces for the new uses.</i></p> <p>The new Arts Organisation uses cannot all be accommodated in the small areas of the single cells.</p>	<p>The walls between cells will not be removed entirely. New openings will be made in them in a manner so as to avoid excessive additional strengthening. Generally the cells will be opened together in a pattern which best suits the existing load paths in the building. The intention is to retain the sense of the cells whilst creating larger rooms for new uses.</p> <p>The new openings will be carried out in a sensitive manner, and finishes will be made good to match existing.</p>
		3	<p><i>Some cell doors will be widened to suit the new uses.</i></p> <p>The narrow cell doors are generally too narrow for practical access purposes.</p>	<p>The narrow cell doors will need to be widened, but this will be done so as to retain the existing barred doors, where they exist, held back against the corridor walls.</p> <p>All the new work to widen the cell doorways will be designed during the detailed design stage and will be carried out in a sensitive manner, and finishes will be made good to match existing.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
2	Structure (continued)			
	2.1 Structural alterations (continued)	1	<i>A group of cells will be retained on the ground floor of the West Wing for interpretation purposes.</i> D Hall is a building of high significance in the context of the history of the Prison, and its original use and character as a cell block will be best represented by retaining examples of its accommodation and the conditions experienced by prisoners.	The last use condition of the arrangement and structure of the set of ground floor cells to be retained on the ground floor level of the West Wing for interpretation will be retained without additional refurbishment to ensure authenticity.
		1	<i>A group of cells will be retained on the ground floor of the West Wing for arts-related uses.</i>	The aim is to find arts-related sustainable uses for these cells which do not require significant adaptations of their significant character. Such uses may take time to find.
	2.2 Other structural	2	<i>New walls generally are to be of lightweight stud and plasterboard construction.</i> Some new walls are required to form rooms for the new uses in the building	New walls generally are to be of non-loadbearing lightweight stud and plasterboard reversible construction.
	2.3 Demolitions	3	<i>The single storey modern extension to the west end of the West Wing will be demolished.</i> This is a modern extension with no historic or architectural interest.	The space in this extension and the poor quality of the building make it unsuitable for long term use. The removal of this extension will create a suitable external space for the setting of a new building on the site of the General Offices building 18, with an access into the Prison Yard from a new entrance on Old Bailey Street. This new building and its arts related uses, together with the new public entrance from Old Bailey Street will bring a revitalisation to the Prison site which D Hall's West Wing extension cannot fulfil.
3	Finishes & Fixtures			
		1	<i>Existing finishes and fixtures in those areas which strongly reflect the former gaol use will be retained as far as possible.</i> Steel cell doors, barred openings, and thick wall paint finishes over brickwork are all integral to the character of the building.	The last use condition of the finishes and fixtures in the set of ground floor cells to be retained on the ground floor level of the West Wing for interpretation will be retained and cleaned without additional refurbishment to ensure authenticity.
4	Mechanical & Electrical			
		1	<i>Existing installations and fittings in areas which reflect the former gaol use will be retained as far as possible.</i> Surface mounted services are integral to the character of the building.	Although it is proposed to install appropriate types of air-conditioning in the building to suit the different new uses, it is proposed that some existing fittings should be retained and, where appropriate, possibly restored to working order. This would include items such as ceiling fans and lighting in the West Wing ground floor cells being retained for interpretation where there is to be no air-conditioning. This will authenticate the visitor experience of conditions in the retained cells.
		2	<i>Plant Rooms will be provided.</i> The new Arts Organisation and arts-related uses in D Hall will require air-conditioning, and new electrical services provision. The arts-related uses in the West Wing ground floor areas, where there are vaulted ceilings to be preserved, will require air-conditioning more appropriately provided by fan-coil units with separate air-handling for fresh air. Plant Rooms are required for the air-conditioning and air-handling equipment, and also the electrical switchgear.	PAU equipment and electrical plant rooms are to be provided on the ground and second floors. Without air-conditioning the potential for new uses would be very limited. Air-conditioning may be required for the arts-related uses in the West Wing ground floor and may be satisfied by installing fan-coil units with separate air-handling for fresh air through some of the cell windows. This will avoid having any ductwork passing through the vaults. The requirement for close controlled air-conditioning in the West Wing first floor Archive storage rooms is to be satisfied by installing fan-coil units with room controls. Fresh air is not required in these rooms, and this will avoid having any ductwork here. Air-conditioning in the other areas of D Hall can be achieved in a conventional ducted manner and carefully laid out to suit the interiors.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
5	Doors & Windows			
	5.1 Windows	1	<p>All original or early windows will be repaired and put into good working order.</p> <p>Some windows have steel external louvres, and some of these will be retained where there is no requirement for natural light for the new uses or where they relate to the cells for interpretation.</p>	It is intended to generally retain and repair all windows in-situ. They need to be checked, to ensure public safety is not endangered around the building. Windows in such poor condition that they cannot be repaired will be replaced with details matching the originals.
		2	<p>New windows will be provided where the new use accommodation requires an outlook for users.</p> <p>Users require suitable working conditions. Windows will be made suitable by removing louvres which obscure the outlook. New small windows will be provided under existing windows which have cills too high for an adequate outlook.</p>	Creating adequate outlooks for users in accommodation such as offices can be achieved without necessarily impairing the essential significance of the building. New small windows can be introduced below and in alignment with the existing windows so as not to impair the interpretation of the original window pattern. The existing windows do not need to be altered. The additional windows should be of a plain design so as not to be confused with the original windows.
	5.1 Windows (continued)	3	<p>The blocked up archways to the west end of the West Wing will be opened up for windows.</p> <p>These archways were originally the circulation link to the central hall of the original radial plan prison. Opening them will provide interpretation for the west end of D Hall.</p>	The west end of D Hall is currently very plain and has nothing to indicate that it was originally the junction with the original central hall of the radial plan prison. The opened up archways will provide an interpretation of D Hall as well as revitalising the west elevation in the area of new access and uses on the Prison site. The treatment of the opened up archways will be designed at the detailed design stage for approval.
	5.2 Doors	2	<p>All the existing original internal doors are generally to be retained and repaired and put into good working order, with some doorways blocked and some widened.</p> <p>The blocking of some doorways is required to form new larger rooms for new uses.</p> <p>The widening of some doorways is required suitable for the new uses.</p>	<p>Many of the existing internal doors are steel barred cell doors, and strongly represent the original use of the building. They will be retained as far as possible. Some of the narrow cell door openings will be reversibly blocked to form new rooms from combining cells, but the barred cell doors will be retained facing the central circulation.</p> <p>Some narrow doorways will need to be widened for the new uses, but the barred cell doors will be retained and held back. The widening work will be carried out in a sensitive manner with all finishes made good to match existing. The new wider doors will be designed sympathetically, but not to be confused with the original cell doors.</p>
		2	<p>Some new internal doors are required for the new uses.</p>	The new doors will be designed sympathetically, but not to be confused with the original doors.
6	Elevations			
	6.1 General	2	<p>The building will generally be conserved as-found with the surface fixed services removed.</p> <p>The painted rendered brickwork building envelope is to be generally retained in its current form, except for the new doorway openings to be formed in the north and south and east elevations of the lower ground floor of the East Wing for means of escape and access.</p>	<p>The external form of the building is generally to be retained as existing, with the scope of the work focussing on the making good of any defects and minor repairs.</p> <p>Some existing interventions compromise the historic character of the building, such as any modern rainwater downpipes and electrical cabling and fittings fixed to the elevations. These are to be removed, and the rainwater downpipes replaced with the original materials.</p>
		3	<p>Two new doorways will be formed at ground level in the East Wing.</p> <p>The doorways are required for access into the building from the north side, including access to a lift suitable for disabled people and firemen.</p>	The new doorway openings will be formed with plain detailing below and separate from the existing windows, and they will therefore be clearly distinguishable from the original elevation design.
	6.2 North Elevation	3	<p>Four new window openings will be formed at first floor level in the East Wing, and two new window openings will be formed at first floor level in the West Wing.</p> <p>The additional windows are required to provide outlook from some of the first floor rooms, which have been cells with high level windows, and which will be used for work places for the new uses.</p>	The new window openings will be formed with plain detailing below and separate from the existing windows, and they will therefore be clearly distinguishable from the original elevation design.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
	6.3 South Elevation	3	Two new doorways will be formed at ground level into the East Wing. The doorways are required for access into the building from the south side, including access to a lift for disabled people.	The new doorway openings will be formed with plain detailing by extending below the existing windows. The original windows will be retained but the subcill will need to be removed. It will therefore be obvious what the intervention has been and that it has caused little damage to the window itself.
		3	Two new window openings will be formed at first floor level in the East Wing, and two new window openings will be formed at first floor level in the East Wing. The additional windows are required to provide outlook from some of the first floor rooms, which have been cells with high level windows, and which will be used for work places for the new uses.	The new window openings will be formed with plain detailing below and separate from the existing windows, and they will therefore be clearly distinguishable from the original elevation design.
		3	One new doorway will be formed at second floor level in the East Wing. The new doorway is required for an enclosed link to D Hall from the new building adjacent for a second means of escape, and for an access for the Arts Organisation to the multipurpose area in the new building.	One window and some wall fabric will be removed for the new doorway, but the existing shallow arch voussoirs will be retained. The new doorway opening will have simple plain detailing. The enclosed link span will not have any significant structural bearing intervention into D Hall, and the link enclosure will simply abut and be sealed to the D Hall wall.
	6.4 East Elevation	3	A new doorway will be formed at ground level. This doorway is required as the final exit door of a new means of escape stair serving D Hall and the new building, which is essential to D Hall being able to be suitable for new uses.	The new door is located centrally under the existing central window, which will be removed and blocked up to obscure the new stair behind it in a manner which indicates its former existence. The elevation will retain its symmetry of fenestration.
		1	A small later window at first floor level will be removed. This small window is a later insertion and detracts from the otherwise symmetrical fenestration.	The window is not required. Its removal will regain the symmetry of the elevation. It will be blocked up and the external render taken over it.
	6.5 West Elevation	3	The adjacent later single storey building abutting D Hall's west elevation building will be removed. This later building is not required.	See 2.3 Demolitions and 5.1 Windows. The west elevation of D Hall will be repaired and refurbished and the former archways will be opened up for windows.
7	Interiors			
	7.1 General		The ground floor cells of the West Wing are to be used for arts-related uses with some cells retained for interpretation. The first and second floors across the two wings are to be used for an Arts Organisation's Archive and Record Centre. The ground and lower ground floor areas of the East Wing will be use for support spaces associated with the activities in the Prison Yard and Laundry Yard and for public accessible toilets. These uses are suitable for D Hall and for the revitalization of the upper site in association with the arts-related new buildings.	The original layout of the building will be retained but with some opening up of cells on all floors to enable new uses to be accommodated. Finishes will generally be as existing, cleaned-down and refurbished, except the ground floor of West Wing. New staircases and lifts will be provided to enable the building to find new adaptive uses.
	7.1 Ground Floor and Lower Ground Floor Plans	3	The ground floor of the West Wing is to be used for arts-related uses with some cells retained for interpretation. The ground and lower ground floor areas of the East Wing will be use for support spaces associated with the activities in the Prison Yard and Laundry Yard and for public accessible toilets.	Some opening up of cells and rooms will be necessary to enable the new uses to be accommodated and the new stairs and lifts to be installed. Finishes will generally be as existing, cleaned down and refurbished. The finishes in those cells retained unaltered for interpretation will be retained and cleaned without additional refurbishment, to ensure authenticity of prison conditions.
	7.2 First Floor Plan	3	The first floors across the two wings are to be used for an Arts Organisation's Archive Collection.	Some opening up of cells and rooms will be necessary to enable the new uses to be accommodated and the new stairs and lifts to be installed. Finishes will generally be as existing, cleaned down and refurbished.
	7.3 Second Floor Plan	3	The second floors across the two wings are to be used for an Arts Organisation's Record Centre.	Some opening up of cells and rooms will be necessary to enable the new uses to be accommodated and the new stairs and lifts to be installed. Finishes will generally be as existing, cleaned down and refurbished

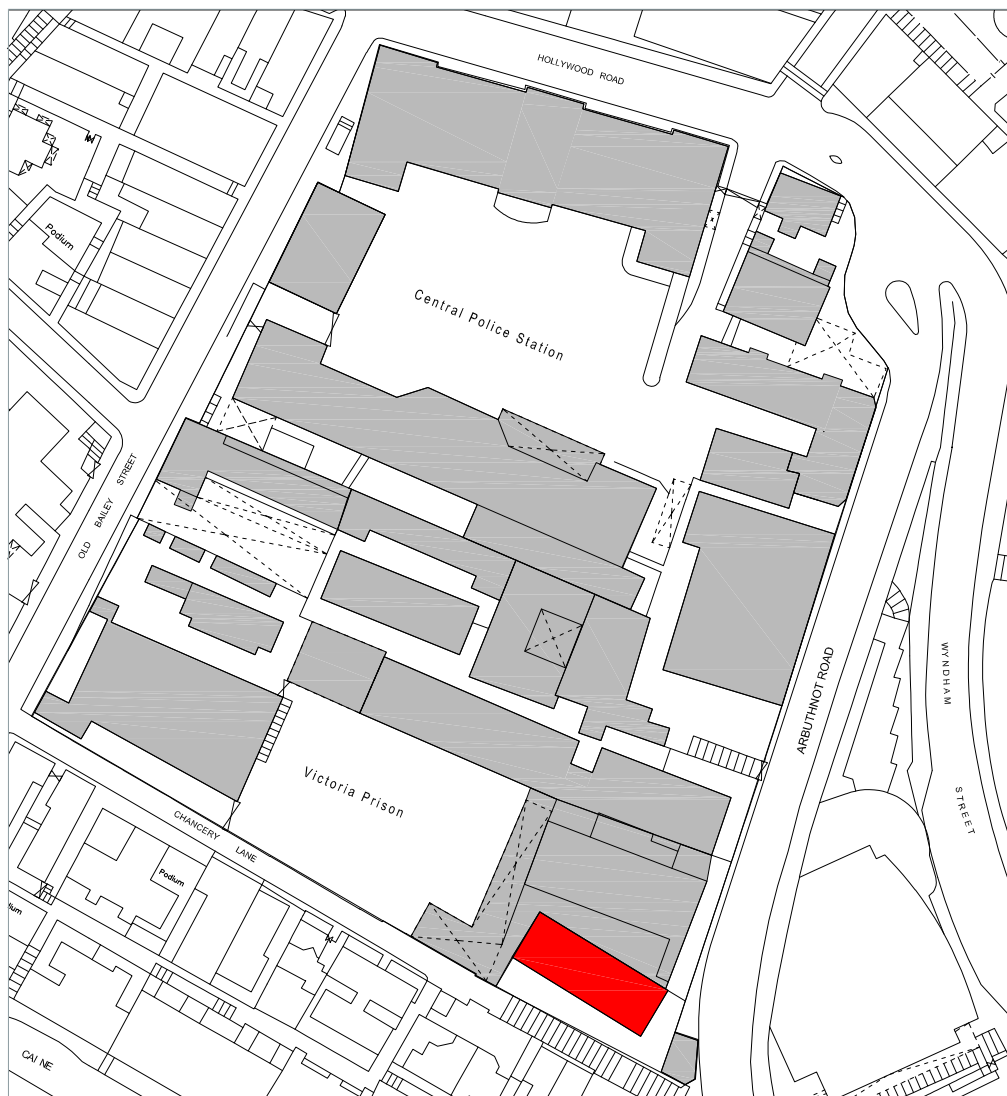
Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
8	Roof			
		1	<p><i>The roof will be put into good working order.</i></p> <p>The flat concrete roof is of no historic significance, as it is a replacement of the original tiled roof and has undergone several repairs, but it will be retained as a significant historical intervention.</p>	<p>The condition of the roof covering and structure will be closely investigated during the detailed design stage and any repairs may be specified and carried out to conservation principles. Some repairs are necessary to bring it into good working order as follows:</p> <ul style="list-style-type: none">◇ Repairs to existing asphalt roof covering. There is a possibility that this may have to be stripped and re-laid.◇ Rainwater disposal is to be reviewed, with modern downpipes to be removed. Existing cast iron guttering and rainwater goods will be overhauled, repaired or replaced and refitted.

----- End of Building 14 -----



E Hall (15)

E Hall (15)



Location Plan



Aerial photograph of the building, where north is to the bottom of the image

A Baseline Study

Field Study

Designation	Within Victoria Prison Declared Monument
Date	1913 - 5
Location	At the southeast corner of the Prison site, bordering Arbuthnot Road to the east and Chancery Lane to the west
Height	69.0 m (above sea level)
Floors	Three storeys

Exterior Description

The building is a very utilitarian cell block constructed of a simple external design which is typical of late 19th and early 20th century English prison buildings, with the regular fenestration pattern being indicative of the internal cell layout. It is of a style and character consistent with prison architecture of its time.

The building is a very utilitarian cell block constructed of a simple external design which is typical of late 19th and early 20th century English prison buildings, with the regular fenestration pattern being indicative of the internal cell layout. It is of a style and character consistent with prison architecture of its time.

The three storey building is set atop a double height undercroft, which is completely separate (and not accessible from within) the cell block. The undercroft is five bays long by three bays wide and has rows of four square concrete piers with moulded capitals which support an entablature (figure 2). On the external elevations and across the width of the building the piers are supplemented by pairs of large corbels to support the down-stand beams. This space was originally open on all sides but external walls have been added to just below the corbels and the upper sections in filled with wire mesh. The undercroft is fitted out with tables and benches that are bolt fixed to the floor.

The cell block is constructed of Canton red bricks in English bond, and has a double pan and roll hipped Chinese roof, with a hipped roof central vent running the full length of the ridge. The building has 13 bays on the north and south elevations (figures 1, 4), and each bay has a small window (one per cell) under two course segmental arches with concrete cills. On the second floor, these have a concrete ‘frame’ with central mullion, and two openings with Georgian wire glass. On the first and ground floors, the openings have been fitted with a single large louvre vent attached to the exterior.

The east and west (figure 3) elevations are each three bays, and in the central bay are large windows with three course brick segmental arches, again with concrete cills. At the west end is a wide semicircular archway (barred and gated) which is the only entrance to the upper section of the building. The west elevation of the building has been obscured by a single storey canopied walkway set on large concrete pillars, which runs from the south prison yard wall up to the south side of D Hall.

The whole of the upper section has had the concrete plinth and five courses of brickwork painted white. The building has had a razor wire mesh connected to the north side which runs across the open area to the north.

Interior Description

(see also Character Defining Elements and Figures 5-10)
The building is constructed of load bearing red brick with timber boarded floors covered in granolithic or cement render. The ground floor boards are embedded in concrete and the roof is of timber rafter construction. The building is supported on concrete columns and beams in the undercroft.

The interior layout of the building is similar on all floors, consisting of a row of 13 cells on the north and south walls with a central corridor running east-west down the centre; on the upper levels this central area is a galleried space. The ground floor is covered with a concrete screed.

There are two flights of straight staircases within the central corridor. The stairs have concrete stringers and treads with open risers. The balustrade has cast iron newels with tubular handrail and mid-rail which are contiguous with the balustrade around the galleries. The concrete galleries are cantilevered from the inner cell walls and have large flat concrete brackets to the undersides. The voids between the galleries are filled with wire mesh to prevent suicides. At the east end of the first and second floors is a washing up area.

Each floor contains a total of 26 cells, and on ground floor level the two easternmost cells have been converted into WCs. Each of these cells was originally designed to hold a single prisoner, but when the site was decommissioned they each held three prisoners at full capacity. Every cell is hooked up to an ‘Inmate Call System’, which has a button inside and outside of each cell which is linked to a central panel on the ground floor.

Every cell has a barred door (all of which have lost their original locks) in a segmental arched opening and above each door are 5 vertical ventilation slots arranged 3 over 2. The tops of the walls in each cell are corbelled to support the concrete floor structure. The ground floor is divided into two areas by a framed grille and gated wall beyond the staircase.

The cells on the lower floors have floors have flat concrete ceilings and the cells on the top floor are open to the underside of the roof (this has been covered with wire mesh). The rafters over the cells are supported on purlins that span between each cell wall. The central hall has a series of king post trusses which support two purlins from which the central vent is constructed.

The corridors have been fitted with electrical fans and modern lighting – the wiring for which is wall mounted.

Areas of Significance

The building does not contain any areas of high significance. The whole building works as one complete form and therefore the central corridor and staircase are of the same importance as the individual cells. Of some interest are the moulded capitals which survive in the undercroft. Some items are identified in the AMO report “*Heritage Items for Preservation in the Historic Site of Central Police Station Compound, Former Central Magistracy and Victoria Prison Compound, Central Hong Kong*” and a list of character defining elements is included with this report and have also been indicated on the History and Significance drawings.

Archaeological Assessment

An archaeological survey for the site has not been carried out, but a desk-based assessment has been completed. It is unlikely that any archeological evidence of previous buildings on the site remains, mostly due to the extensive foundations of the present buildings necessitated by the construction of the undercroft. It is also fairly certain that neither of the previous buildings on the site would have necessitated any kind of permanent foundation, as they were both work sheds.

Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is no intention to disturb or develop the existing building and so there should be no major impact on any surviving archaeology.

Desktop Research

History

The earliest known structure on the site was a work shed which formed part of the late 1850s radial plan prison layout. In a survey map of 1887 this has been demolished and a new ‘L-shaped’ building has been constructed to the west end of the open area; this was used as a stone breaking shed. A photograph clearly shows this structure to be a double gable roof open shed, which does not appear to have any substantial foundations.

The first mention of a new block of cells is in 1913, where in a report of the Hong Kong Legislative Council (October 1913) there is mention of a goal extension which would provide 78 more cells. In 1914, a request for tenders was posted in the Hong Kong Hansard for ‘New Hall and extensions to Main Hall of the Victoria Gaol’. This included alterations to the main building (D Hall, Building 14) and the construction of a new block of cells in the southwest corner of the site. The Public Works report of 1914 gives more information about the building:

‘A contract for the first section for the work, which comprised of the construction of a block in the lower yard of the goal containing 78 cells, was let to Messrs Sang Lee & Co. in July. The building is a 4 storied one but the ground storey is entirely open at the sides, being intended to form a covered yard.

The construction of the building necessitated the demolition of sundry sheds and this was carried out by prison labour which is also being utilised for the preparation of some for the woodwork required for the new building. As the work is being carried out within the Prison yard, special fences have been erected and a separate entrance from Arbuthnot Road, which is constantly guarded by an Indian Sentry, has been formed.

As the three upper storeys are supported entirely on concrete beams and piers, reinforced with steel rods, the details and execution of the work have called for very careful supervision.

All reinforcement boarding having been prepared and placed in position, concreting for the foundations was begun on the 29th September and, by the 28th November, the piers had been constructed to the underside of the main girders, the work being carried up in layers about one foot thick. The form-work for the girders and slab forming the first floor was then proceeded with, all reinforcing rods and stirrups being set in position and preparations for concreting being completed by the end of December.

An alteration was made in the design of the cell windows in order to admit more light and ventilation, the new windows consisting of a reinforced concrete frame with wire-glass louvres, protected from the inside by a wrought iron grill and wire netting. A number of these frames had been made before the close of the year so as to obviate delay in the progress of the work when the brickwork above the first floor level was proceeded with.

The work was completed by the end of the year, with the exception of the locks for the cell doors. These were imported from Britain and did not arrive on site until mid way through 1916, at which time they were immediately installed. The full cost of the building was \$43,186.82.

In 1941, the CPS and Victoria Gaol sustained severe bomb damage, which was repaired following surveys of 1945 and 1946. While the extent and location of these repairs is unclear, it would appear that B Hall underwent some repairs. A report of 6th February 1946 describes the building: '*Chinese rolled tile roof, damaged by splinters and needs attention. 77 cells – only 6 doors are missing*'.

There have been minimal changes to the building, which have occurred at unknown dates. These include:

- ◇ Concrete screed to floor
- ◇ Installation of WCs in two ground floor cells
- ◇ Washing up area at east end of first and second floors
- ◇ Replacement of wire glass louvres to windows with metal ones
- ◇ Installation of electric fans and modern lighting, which have wall mounted wiring
- ◇ Prisoner Call alarm system
- ◇ Removal of locks to cell doors
- ◇ Blocking in of arches in undercroft, to create a closed space

Building Characteristics

This building, along with its pair B Hall (Building 12), is the archetypal self-contained prison cell block of the 19th and early 20th century, found contemporarily here on the site as well as across America and Europe. With its central staircases and corridor lined either side with single cells, the building performed for nearly 100 years as a standard but highly functional prison block.

While there is nothing technologically or architecturally unique or significant about the building, it is nonetheless a clear example of how the prison would have functioned throughout the 20th century, and is one of the most complete buildings on the site – still retaining its original Chinese tile roof. There is also the interesting feature here of the lower ground level workshops, which have large, art-deco style capitals on columns around the perimeter. The inclusion of a workshop on the ground floor here is reminiscent of the combination of labour with cells in the same building that would have been characteristic of the early radial plan prison.

Significance

MEDIUM / LOW

E Hall was constructed to the same designs as the earlier B Hall (Building 12), and as such formed part of a larger group (along with a now demolished cell block previously in the south yard) of central corridor cell blocks on the site. The continued production of these 78 cell, three storey buildings is evidence of an attempt to rationalise and standardise prison accommodation on the site. Interestingly, though, the design changed; it responded to problems with the earlier blocks with the inclusion of ventilation between the cells and the corridor, and the provision of concrete frames to the windows – which were then altered in the earlier B Hall.

Of the two remaining cell blocks of this style, E Hall is the more significant. It has a higher level of survival, most notably with regards to its Chinese tile roof with king post trusses, and is also a fine example of adaptation of the design. Also surviving (though now blocked in) are the basement workshops, which provide some idea of how the prisoners lived during the 20th century.

As with many of the prison buildings, there are no architectural features of note and the exterior is of a plain and unremarkable style. To some degree, however, the visibility of the structure from Arbuthnot Road and Chancery Lane would have provided a public face of the prison to the outside world. Historically, the building is interesting for its construction with the use of prison labour, as this is significant for the social understanding of the site.



Figure 1 - View of the south elevation behind Chancery Lane boundary wall



Figure 2 - North elevation at ground floor showing block archways



Figure 2 - West elevation



Figure 4 - North elevation



Figure 5 - A row of cells on the first floor



Figure 6 - View of second floor looking west



Figure 7 - View of the basement (undercroft) of E Hall with interesting columns



Figure 8 - The ground floor west entrance of the building



Figure 9 - One of two central staircases



Figure 10 - The original timber frame roof



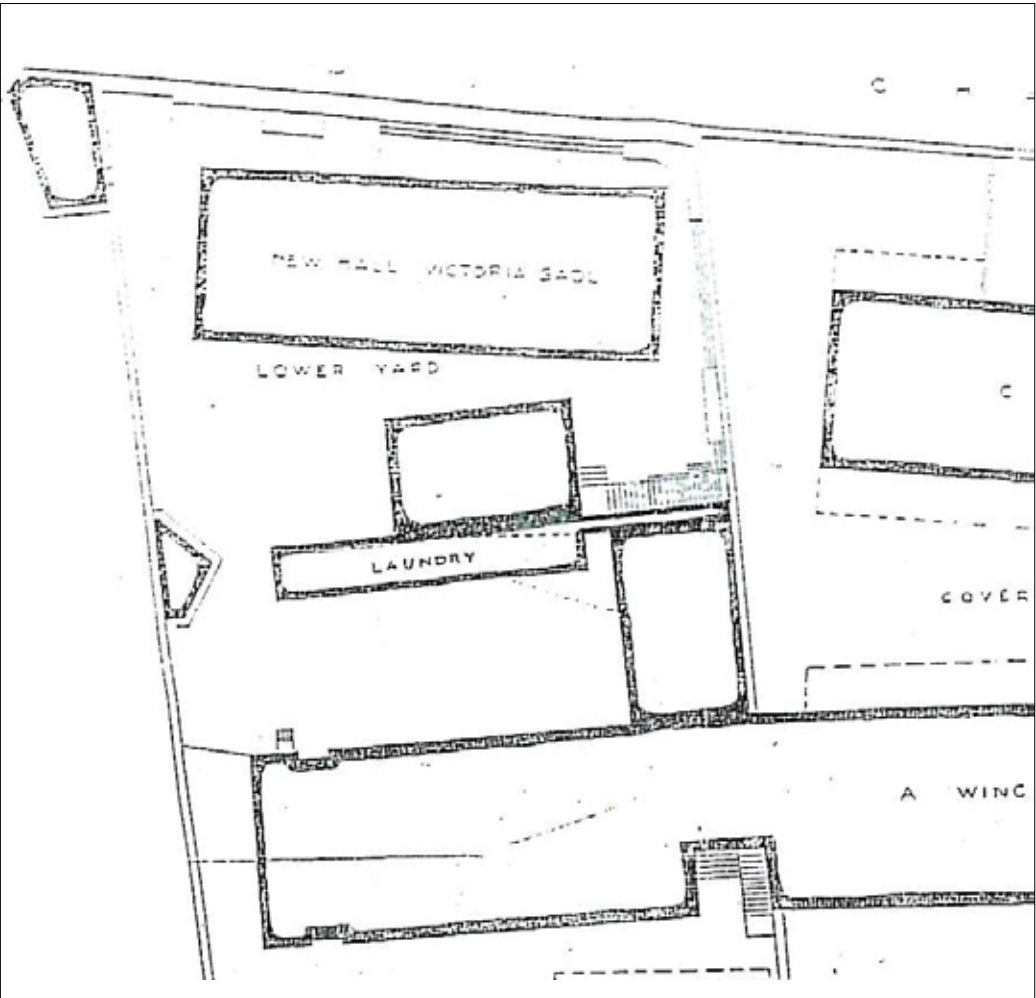
Historic photograph of the building exterior from the southwest



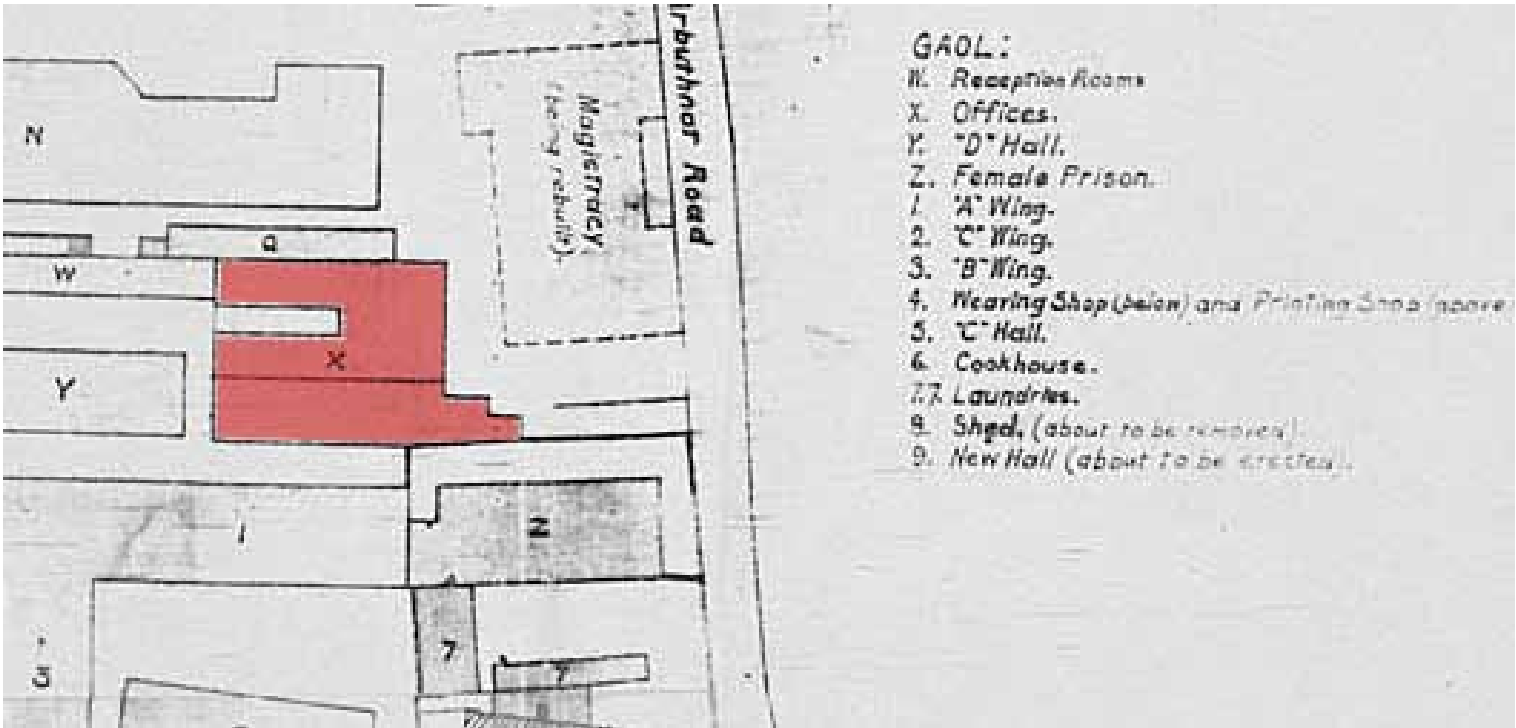
Historic photograph of the prison while still in use



Historic photograph of the roof

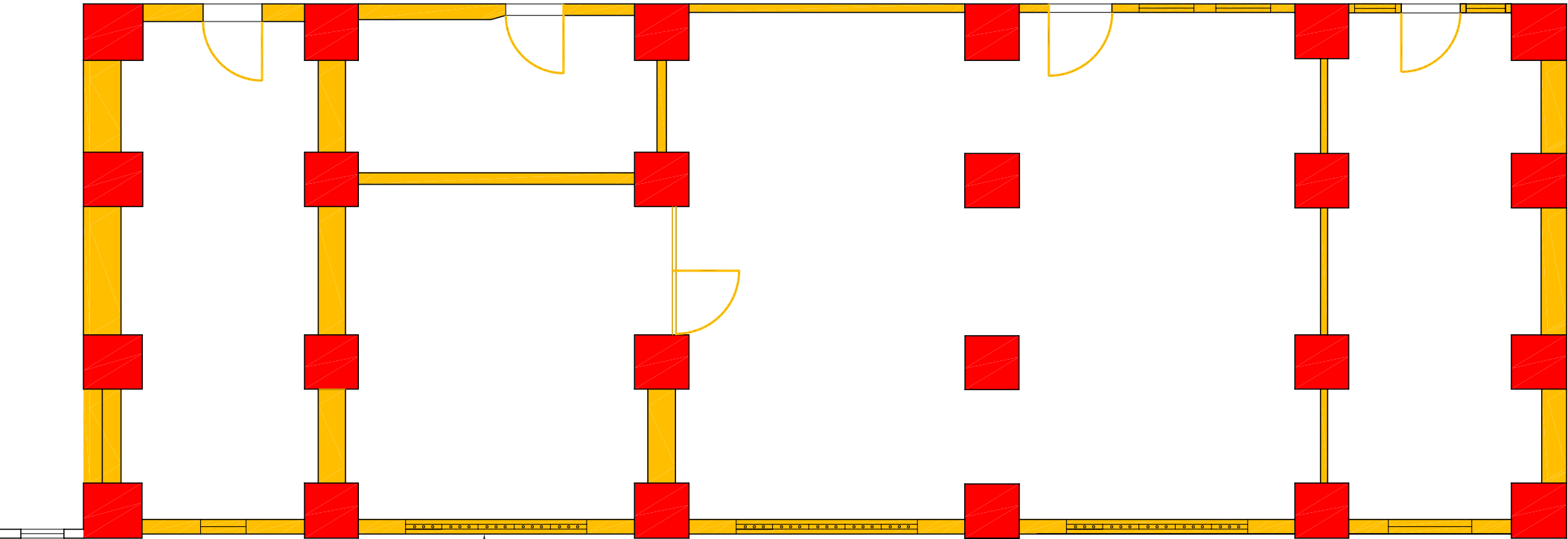


Plan of the building c.1919 where it is labelled "New Hall Victoria Gaol". Note that north is to the bottom of the image.



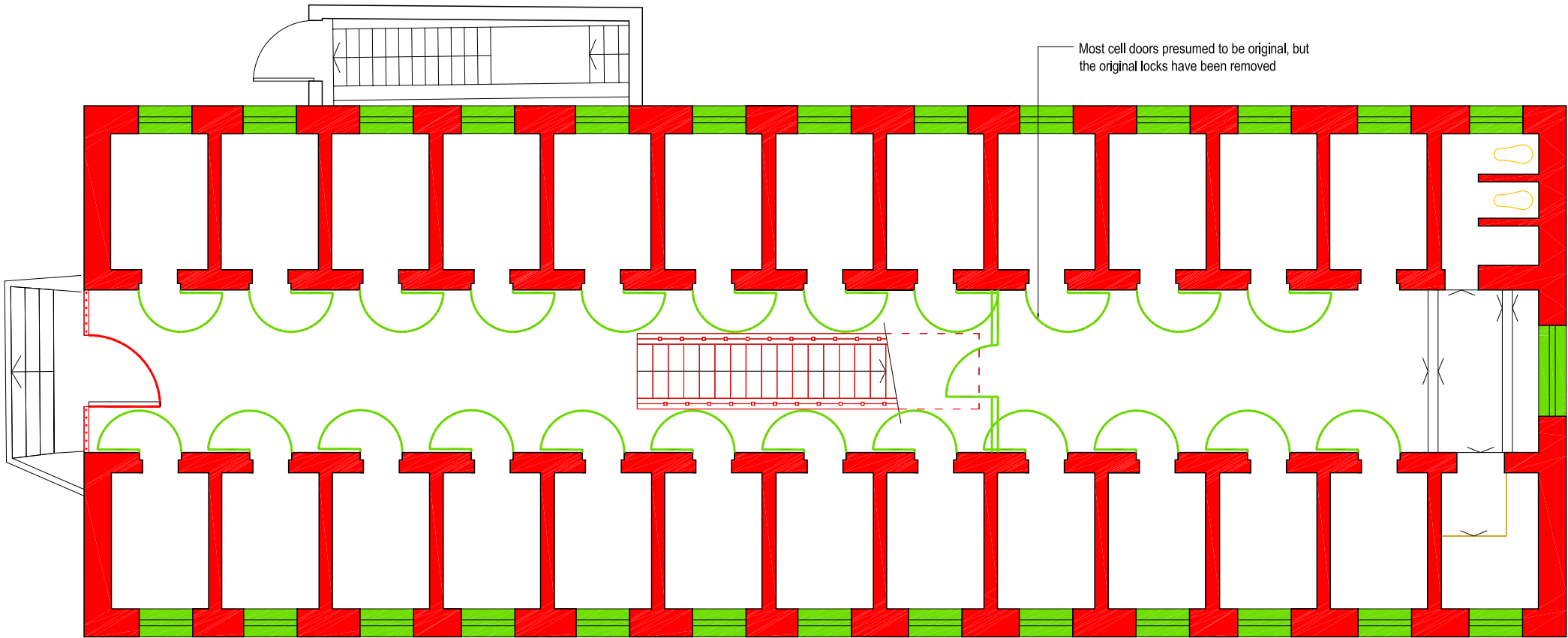
Plan of the site c.1913 showing E Hall in red with the building labelled "New Hall (about to be erected)". Note that north is to the top of the image.

Historical Development and Significance



Building 15. E Hall
Basement Plan

Cell windows retain original openings and concrete frames, but the original glass louvre's have been replaced with metal ones and metal wire mesh has been installed on the interior



Building 15. E Hall
Ground Floor Plan

Most cell doors presumed to be original, but the original locks have been removed

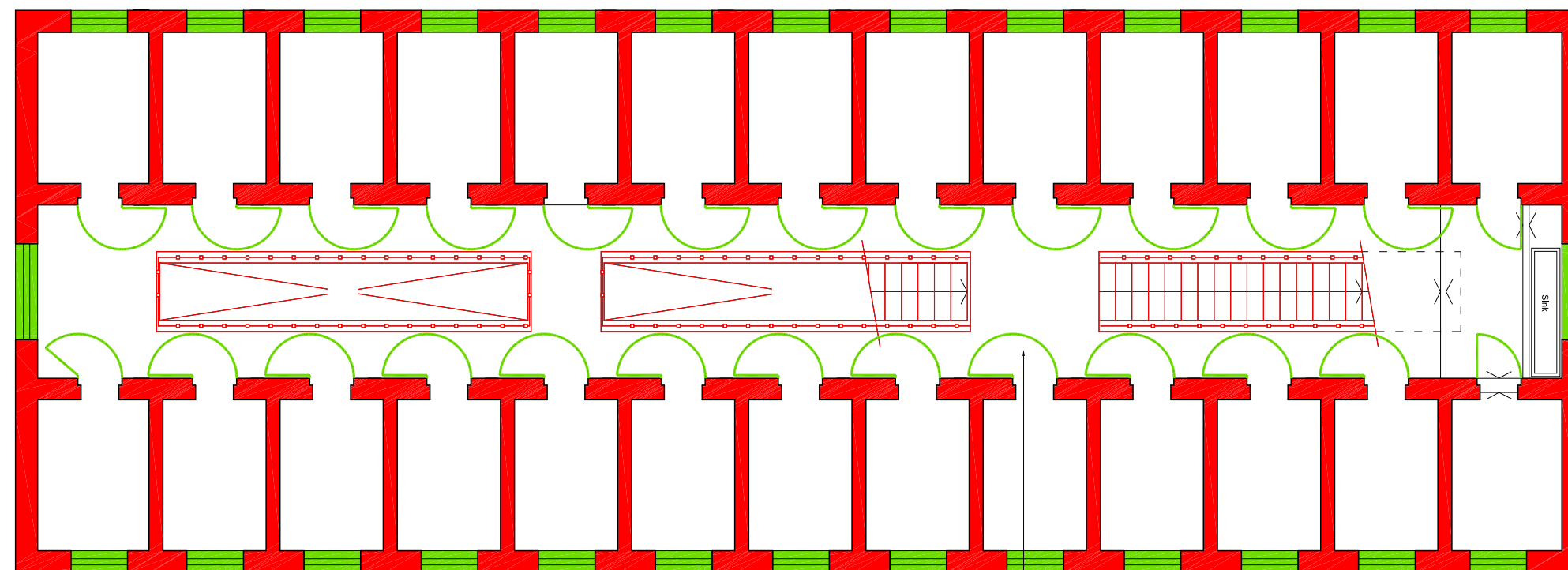
Legend

- Original c.1914-5
- Later alterations
- Original or early fabric with later alterations

Please note

- That only two phases of construction have been identified as the building remains substantially intact.
- There are no areas of high significance

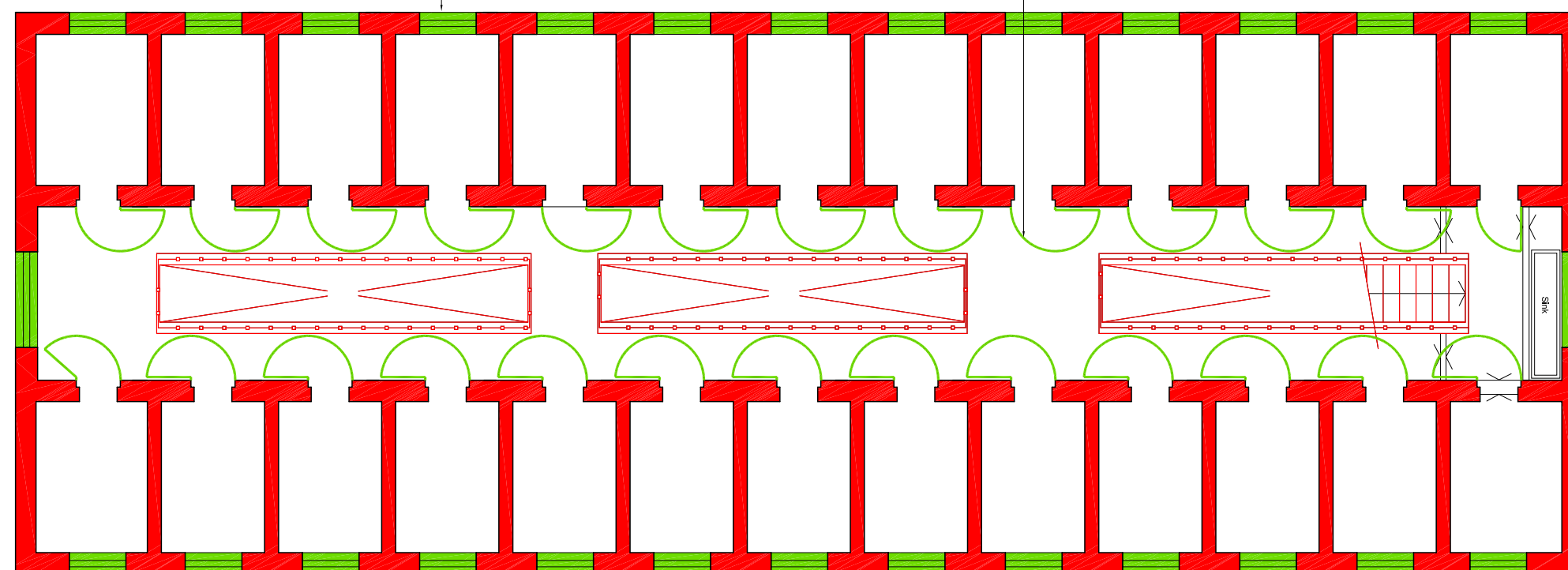




**Building 15. E Hall
First Floor Plan**

Cell windows retain original openings and concrete frames, but the original glass louvre's have been replaced with metal ones and metal wire mesh has been installed on the interior

Most cell doors presumed to be original, but the original locks have been removed.



**Building 15. E Hall
Second Floor Plan**

Legend

- Original c.1914-5
- Later alterations
- Original or early fabric with later alterations

Please note

- That only two phases of construction have been identified as the building remains substantially intact.
- There are no areas of high significance



List of Character Defining Elements

The following list of character defining elements is based on the architectural features and historical items identified in the AMO draft document “*Heritage Items for Preservation in the Historic Site of Central Police Station Compound, Former Central Magistracy and Victoria Prison Compound, Central Hong Kong*”. It contains a description of the elements, their plan locations referenced to the plans provided in the AMO draft document and a list of reference figures which are included in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed for approval by AMO during the detailed design stage.

- LG2 - Lower Ground Floor 2
- LG1 - Lower Ground Floor 1
- FF - First Floor
- SF - Second Floor
- TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
1	Moulded capital to brick column	LG	Figure 7, 12
2	Concrete open riser staircase with simple metal balustrade/railings	GF to FF, FF to SF	Figure 9
3	Exposed pitched roof members and trusses	SF	Figure 10
A	Metal security gate and grille to arched entrance	GF	Figure 8
B	Steel plate door with grille and security lock to old cell	GF, FF, SF	Figure 5

B Identification of Impact on Heritage

Introduction

As discussed in the baseline study, E Hall is designed in the archetypal 19th century cell block design, with a central open corridor and staircases, and having single cells either side accessed from narrow balconies. As with B Hall, the interior of the cell block layout is somewhat restrictive in terms of finding new uses. Therefore, the proposals seek to retain the exterior of the building as much as possible, especially the west elevation facing the prison yard, as well as retaining the general interior layout, and finding new uses which are suitable for the small spaces within the building.

Options Considered

Finding suitable adaptive uses for fully using the E Hall cell block as a stand-alone building with its open interior and staircases and narrow circulation spaces, will require the significant interventions of two new code compliant means of escape staircases and an accessible lift. These non-reversible interventions would also take up a considerable proportion of the available floor area. The option of placing a new building alongside E Hall and providing at least one of the new staircases and the lift provision in the adjacent new building would be beneficial to preserving as much of the interior fabric and character as possible. The new building would have to be reasonably close to E Hall for this sharing of circulation to be achievable, but the principal benefits of having E Hall fully used are considered as outweighing the issues of a change to its setting, provided its exterior character can still be appreciated. On this basis the option of keeping E Hall as a strictly stand-alone building with the prospect of not finding adaptive uses throughout without very significant and damaging removal of its interior, and consequently not being able to use most of it, was rejected.

Proposed Uses

The ground floor of the building is accessible from the Prison Yard, and will provide some Arts-related support spaces, some cells retained for Interpretation of the former use, and some Toilets. Plant rooms will also be provided.

The upper floors will provide Multi-purpose and ancillary support spaces, with further Toilets, used in association with the new multipurpose area in the adjacent new building. There will be access bridge links to a new staircase and lift in the new building at each floor level. This avoids the provision of a second code compliant means of escape staircase and an accessible lift in E Hall.

The lower ground floor will be an open area at the Laundry Yard level, and is seen as being a most useful space for Multi-purpose uses and ancillary support, to provide visitors entering the site from the new Arbuthnot Road entrance, either as individuals walking in or as coach parties being dropped off, with an impressive covered space to assemble in. Some preliminary information for visitors will be provided here about the history of the site.

Adaptive reuses for the upper floors will be considered suitable for this reasonably robust building if the new occupancy and structural loads are not excessive, and the interventions retain the characteristic open stair and balcony circulation and the structural integrity. The proposed support uses in the upper floors will have low occupancy. The main layout and majority of original fabric within the building will remain, including the lightwells and the central staircases, although these will not be for public use and will need to have some fire glass screening to provide the necessary fire compartmentation between floors.

The aim is to keep the amount of intervention to a minimum. This means that generally no more than three cells will be combined to provide larger rooms for useful purposes, and in all cases stub walls of the original cells will be retained in order to retain an understanding of the original cell block. However there will need to be a significant intervention with the provision of one new code compliant staircase for adequate means of escape for the new uses, and this will require the removal of a stack of four cells in the upper floors.

Assessment of Impact

The following table contains the impact assessment report for Building 15, E Hall. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings, the interior of each floor and the roof. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1
- Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2
- Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3
- Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4
- Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5
- Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access – stairs	1	<p>The existing open stairs are to be retained, but access will be limited. The two existing flights are not code-compliant but are considered an important historic part of the building interior. They will therefore be retained and visible to the public, but not used for public access from ground floor level. The flight between the first and second multipurpose support floors can be used but not for means of escape.</p>	<p>The existing stairs are non-compliant for means of escape because they are unenclosed, are too narrow with open risers, and the number of risers in each flight exceeds the maximum limit of 16.</p> <p>2 no. additional new code-complaint staircases would be required for this building to have two means of escape to meet the Building Code, if it is to find adaptive uses as stand-alone block.</p> <p>It is felt that the current stair arrangement is integral to the character of the building, typical of the galleried style of prison cell block with central staircases and cells accessed from narrow balconies either side. It would not be possible to alter the stairs without a negative impact on the historic fabric. Incorporation of two additional stairs (and an equal access lift) for a stand-alone block would involve the loss of many cells and a large proportion of the available floors space. Therefore the alternative strategy of providing one of the new stairs (and the access lift) in an adjacent new building will be followed to limit the intervention whilst enabling the whole building to have an adaptive use.</p> <p>The layout of uses will limit public access to the ground floor only, obviating the need to use the lowest flight of stairs, which can remain as existing. Fire compartmentation is required between the ground floor and the upper floors, and the lowest flight of stairs will be screened with reversible fire glass, as will the lightwell apertures, over the ground floor. The open balustrades of the upper floor balconies will need their barrier function improved for code compliance unless the new glass screens in the lightwells can double as safety floors. The detailing of the glass screens and barriers will be reversible.</p> <p>The principal public access to the ground floor will remain at the existing west entrance.</p>
		3	<p>A new code-compliant stair is required for means of escape. The first and second floors require two means of escape stairs, and the stairs are required to be to the PPE standard because of their association with the new multipurpose space in the new adjacent building.</p>	<p>The strategy of providing one of the new code-compliant PPE stairs (and the access lift) for the new uses in E Hall in an adjacent new building will limit the inevitable intervention whilst enabling the whole building to have adaptive uses.</p> <p>The new PPE stair will be located within the footprint of a stack of 4 cells on the first and second floors on the south side. All cell division walls and the first and second floor slabs within this footprint will be removed. The stair will be code-compliant for its flights, but a fire engineering assessment has concluded that for the occupancy of the multipurpose support spaces on the first and second floors it can be limited to 1.2m wide. The final flight of this stair from ground floor down to the Laundry Yard level, which will also provide the second means of escape for the ground floor uses, will be external on the south side. It will be enclosed within fire glass to avoid having fire glass protection in the adjacent windows and the openings at the lower ground level between the piers. A window on the south side ground floor will be adapted for a new doorway whilst retaining the window itself. The stair will be steel and not significantly attached to E Hall. It will be hidden from view from outside the site by the Chancery Lane boundary wall. The alternative of taking this final flight through the ground floor structure of E Hall would be a very damaging intervention structurally, and damaging to the open lower ground floor area for its intended use.</p> <p>The new work will be carried out in a sensitive manner with all materials and finishes made good to match existing.</p>
	1.2 Access – Lift	1	<p>The building has no lift within it. The requirement for a lift for E Hall will be satisfied by sharing a new lift to be provided in the adjacent new building. A lift is not required between the lower ground floor at the Laundry Yard level and the ground floor.</p>	<p>The lift provision required for the first and second floor levels of E Hall will be provided in the adjacent new building and shared with E Hall. Access doorways at these levels will be formed as new openings below the cell windows on each floor at the north west side. The cell windows will be retained. The new landing links between E Hall and the new building will not be significantly attached to E Hall.</p> <p>The new openings will be carried out in a sensitive manner with all materials and finishes made good to match existing.</p>
		2	<p>A new change of level lift is required for equal access to the ground floor from the Prison Yard. There is a level difference between the Prison Yard and the ground floor of E Hall.</p>	<p>The new change of level lift will be installed within one cell on the ground floor at the north west corner. Because the change of level is down to the ground floor the floor slab is unaffected. The access doorway will be formed by adapting the cell window.</p> <p>The new openings will be carried out in a sensitive manner with all materials and finishes made good to match existing.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance (continued)			
	1.3 WC's	2	New WC's are to be provided within the building. The existing toilets are not satisfactory for the new uses. Two new toilets will be provided on each of the ground, first and second floors.	The new toilets provided will have disabled fittings, and each will occupy a single cell to avoid any adaptation to the cells. The narrow cell doors will need to be widened, but this will be done so as to retain the existing barred doors held back against the corridor walls. The toilets will be located stacked above each other to limit the number of soil pipes required.
2	Structure			
			The existing building structure has been assessed by the structural engineer as being capable of supporting the proposed new uses and alterations without extensive strengthening work. A detailed structural report will be prepared by the structural engineer during the detailed stage to determine any strengthening work required to the floors and foundations resulting from the loadings of the new uses, or the alterations, or from the condition of the existing structure. Any structural strengthening proposals will be assessed for their impact on the character defining elements, and mitigation measures will be considered.	
		3	Some openings in walls between cells on the upper floors will be made to create larger spaces for the new uses. The new uses cannot all be accommodated in the small areas of the single cells.	The walls between cells will not be removed entirely. New openings, as wide as the existing structure will allow without excessive additional strengthening, will be made. The intention is to retain the sense of the cells whilst creating larger rooms for new uses. Generally no more than three cells will be opened together in a pattern which best suits the existing load paths in the building. The new openings will be carried out in a sensitive manner with all materials and finishes made good to match existing.
		1	Existing walls between piers on the lower ground floor will be removed. All the existing walls will be removed to regain the original open area.	The existing walls are of a later alteration and of no particular architectural significance. The work will be carried out in a sensitive manner with all materials and finishes made good to match existing.
3	Finishes & Fixtures			
		1	Existing finishes and fixtures reflect the former gaol use and will be retained. Steel cell doors, barred openings, and thick wall paint finishes over brickwork are all integral to the character of the building.	Existing finishes are to be refurbished. The last use condition of the finishes and fixtures of two ground floor cells to be retained for interpretation will be retained and cleaned without additional refurbishment.
4	Mechanical & Electrical			
		1	Existing installations and fittings reflect the former gaol use and will be retained in rooms where there is public access. Surface mounted services are integral to the character of the building.	Although it is proposed to install air-conditioning in the upper floors of the building by means of fan-coil units, it is proposed that some existing fittings should be retained and, where appropriate, possibly restored to working order. This would include items such as ceiling fans and lighting in cells for interpretation. This will authenticate the visitor experience in the public areas and in particular the interpretation cells. The large open lower ground floor area will be fitted with overhead fans in a colonial fashion to improve the conditions for visitors.
		2	Plant Rooms will be provided. The new multipurpose and exhibition uses will require air-conditioning, and new electrical services provision.	The requirement for air-conditioning is to be satisfied by installing fan-coil units with separate air-handling for fresh air. PAU and electrical plant rooms are to be provided on the ground and second floors. Without air-conditioning the potential for new uses would be very limited. The design of the air-conditioning ductwork will be prepared during the detailed design stage and will aim to have the least impact on the interior as possible.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
5	Doors & Windows			
	1.3 WC's	1	<p>All original or early windows will be repaired and put into good working order.</p> <p>Many, but not all, windows have face-fixed steel external louvres, and some will be retained where there is no requirement for natural light for the new uses. The east and west elevations have large steel-barred windows to the first and second floors.</p>	<p>It is intended to generally retain all windows in-situ. They need to be checked, particularly the glass-louvred variety to ensure public safety is not endangered around the building. Any loose or broken fins are to be removed and replaced like-for-like.</p> <p>Some corroding face-fixed external steel louvres may have to be removed, and either replaced with steel louvres or with glass louvres depending on whether the new uses in the spaces inside would benefit from natural light or not.</p>
		2	<p>Windows facing the new open stair of the new adjacent building will be fitted with secondary fire glass units.</p> <p>The secondary fire glass is required to protect the means of escape.</p>	<p>The additional fire glass units will be fitted reversibly inside the existing windows which will be retained. The benefits of the new stair not being within E Hall outweigh the provision of some fire glass units.</p>
	5.2 Doors	3	<p>New doors will be provided where access and means of escape to stairs are required.</p> <p>The new stairs are not within the building.</p>	<p>The new doorways in the external walls of the north elevation at the west end and of the south elevation in the centre at ground floor level will be formed by removing the brickwork below existing windows and widening them only to suit the required egress widths. This will preserve the fenestration pattern.</p>
		2	<p>All the existing internal doors are generally to be retained and repaired and put into good working order, with some doorways blocked and some widened.</p> <p>The blocking of some doorways is required to form new larger rooms for new uses.</p>	<p>All the existing internal doors are steel barred cell doors, and strongly represent the original use of the building. They will be retained as far as possible. Some of the narrow cell door openings will be reversibly blocked to form new rooms from combining cells, but the barred cell doors will be retained facing the central circulation.</p> <p>Other doorways will need to be widened for the new uses, but the barred cell doors will be retained and held back. The widening work will be carried out in a sensitive manner with all materials and finishes made good to match existing. The new wider doors will be designed sympathetically, but not to be confused with the original cell doors.</p>
		1	<p>The one existing steel barred external door is to be repaired and put into good working order.</p> <p>The west entrance door from the Prison Yard is a significant feature of E Hall.</p>	<p>The west entrance door is a significant feature of E Hall, and is also a means of escape for the ground floor enabling it to be fully used.</p>
6	Elevations			
		1	<p>The building will generally be conserved 'as-found'.</p> <p>The brickwork building envelope is to be generally retained in its current form, except for the new doorway openings to be formed in the north and south elevations for means of escape and access.</p>	<p>The external form of the building is generally to be retained as existing, with the scope of the work focussing on the making good of any defects and minor repairs.</p> <p>Some existing interventions do compromise the historic character of the building, such as any modern rainwater downpipes and electrical fittings fixed to the elevations. Where possible these are to be removed.</p>
7	Interiors			
	7.1 General		<p>The ground floor is to be used for interpretation and arts-related exhibitions. The first and second floors are to be used for support spaces in association with the new multipurpose space in the adjacent new building. The lower ground floor area will be used for multipurposes, and also as place near the new Arbuthnot Road entrance for visitors to assemble.</p>	<p>The original layout of the building will be retained. Finishes will be as existing, cleaned-down and refurbished.</p> <p>There will be no public access to the upper floors, as the existing stairs are not code compliant and the upper floor uses are support spaces for the multipurpose area in the adjacent new building. The upper floors will be screened with fire glass in the stairwell and lightwells so that the full extent of the building interior can remain visible to the public. The detailing will be reversible.</p>
	7.1 Ground Floor Plan	3	<p>The ground floor is to be used for interpretation and exhibition purposes, and is provided with some toilets.</p>	<p>Finishes will be as existing, cleaned down and refurbished.</p> <p>The heavy steel cell doors will all be retained and may be fixed open against the corridor walls or shut to prevent potential injury to visitors.</p> <p>The main alterations to the ground floor of the building are the insertion of a new code-compliant means of escape stair and the openings in cell walls to combine them into larger rooms for new uses.</p>

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
	7.2 First Floor Plan	3	The first floor is to be used for support spaces in association with the new multipurpose space in the adjacent new building.	Finishes will be as existing, cleaned down and refurbished. The heavy steel cell doors will all be retained and may be fixed open against the corridor walls or shut to prevent potential injury to users. The main alterations to the first floor of the building are the insertion of a new code-compliant means of escape stair and the openings in cell walls to combine them into larger rooms for new uses.
	7.3 Second Floor Plan	3	The second floor is to be used for support spaces in association with the new multipurpose space in the adjacent new building.	Finishes will be as existing, cleaned down and refurbished. The heavy steel cell doors will all be retained and may be fixed open against the corridor walls or shut to prevent potential injury to users. The main alterations to the ground floor of the building are the insertion of a new code-compliant means of escape stair and the openings in cell walls to combine them into larger rooms for new uses.
8	Roof			
		1	The roof will be put into good working order. The whole pitched tiled roof, with its exposed timber structure, and central lantern and louvres, is of architectural interest.	The condition of the roof covering and structure will be closely investigated during the detailed design stage and any repairs will be specified and carried out to conservation principles. The roof structure can be retained, though some repair may be necessary to put it into good condition: ◇ The roof covering can probably be retained with possibly some local repairs to the tiling. ◇ Insulation will be installed under the roof covering, with the installation of breathable membrane to be investigated for compatibility with sealing the roof for energy conservation. ◇ There will be no alteration to the roof structure. The roof structure is to be investigated by the structural engineer and repaired/strengthened as necessary. ◇ The gutters will be overhauled or replaced and painted. Rainwater disposal is to be reviewed, with any modern downpipes to be removed. Existing cast iron guttering and rainwater goods will be overhauled, repaired or replaced and refitted.

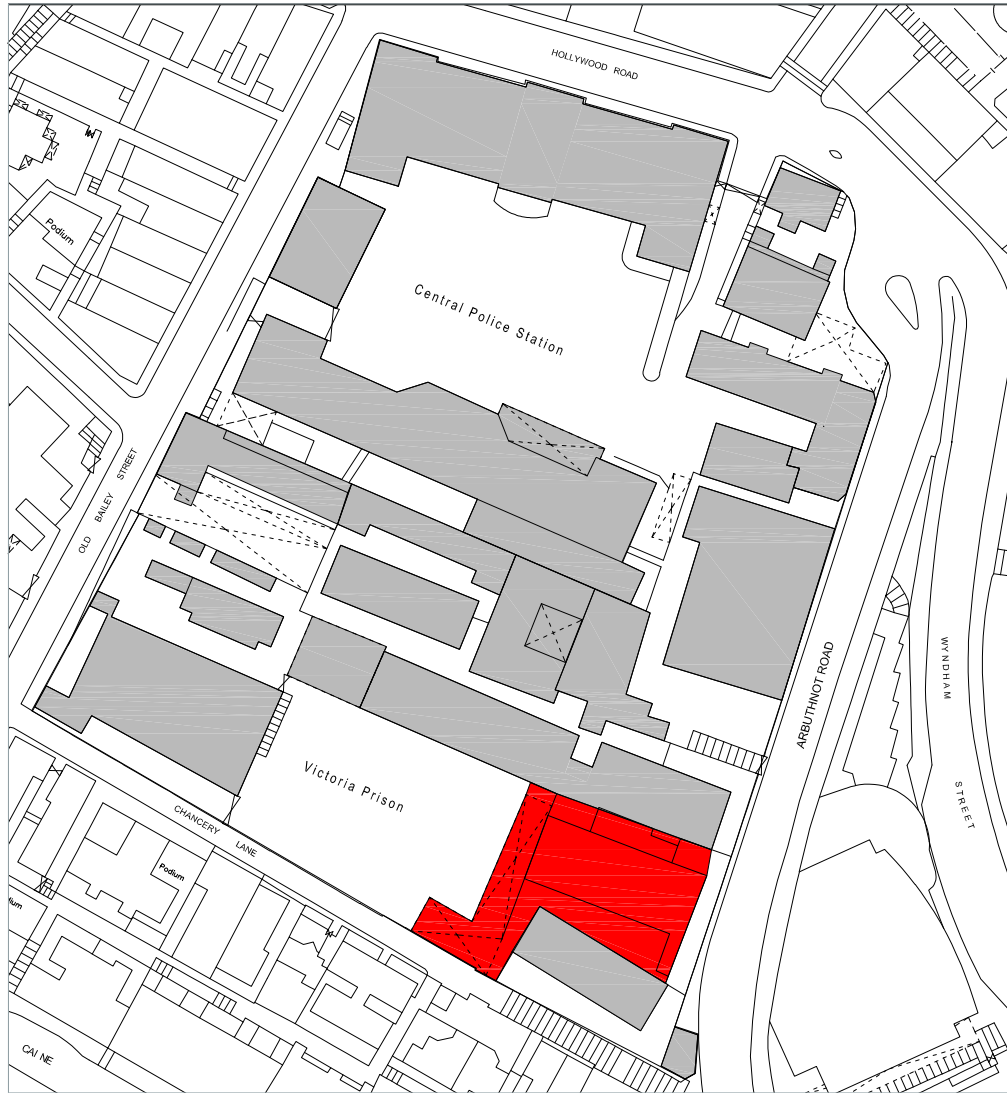
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Workshops & Laundry (16)

Workshops & Laundry (16)



Location Plan



Aerial photograph of the building, where north is to the bottom of the image

WORKSHOPS & LAUNDRY (16)

A Baseline Study

Field Study

Designation	Within Victoria Prison Declared Monument
Date	1917
Location	Along south edge of Victoria Prison, bordering Arbuthnot Road to the east
Height	63.0 m (above sea level)
Floors	Double storey height Laundry below ground, single storey Workshops above

General Description

(see also figures 1-8)
The laundry is set on a steep slope in the site, which falls from the west down to Arbuthnot Road, and a large granite revetment wall has been built across the west side of the space. A steel post and beam structure covered with a concrete slab has been built over the space and this housed the laundry. The top of this structure is level with the Prison yard and a workshop has been constructed on this platform. There is a concrete staircase next to E Hall and the entire space is enclosed in a steel cage.

The laundry is accessed by way of an enclosed concrete staircase on the north side of E Hall (Building 15), which has perforated concrete block walls of a circle in square motif.

The workshop is a single storey building aligned east west with a pitched roof with a central vent running the full length of the ridge, all covered with corrugated metal. The building is eight bays long and has steel posts supporting a steel truss and purlin roof. The east wall is constructed in red canton brick and the west end and the vent at the east end are covered with corrugated metal. The north, south and west walls are constructed in masonry to around head height and above this are glass louvres. The shed has been partitioned into a number of smaller rooms. Between the workshop and the E Hall at the east end there is a narrow brick building containing toilets.

Across the full width of the east end of the Prison yard is a covered wall way which has a concrete roof supported on a variety of different piers, including concrete and brick. Some of the brick piers have rounded corners and concrete caps and bases.

Areas of Significance

The building on two levels does not contain any areas of high significance. The whole building works as one complete form and therefore the central corridor and staircase are of the same importance as the individual cells. Of some interest are the moulded capitals which survive in the undercroft. Some items are identified in the AMO report “Heritage Items for Preservation in the Historic Site of Central Police Station Compound, Former Central Magistracy and Victoria Prison Compound, Central Hong Kong” and a list of character defining elements is included with this report and have also been indicated on the History and Significance drawings.

Archaeological Assessment

It is unlikely that any archaeological evidence of previous buildings on the site remains, mostly due to the extensive foundations of the present buildings necessitated by the construction of the undercroft. It is also fairly certain that neither of the previous buildings on the site would have necessitated any kind of permanent foundation, as they were both work sheds.

Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is a proposal to use the site for two towers supporting a new building overhead on the Laundry site, and for a new wide stairway to be built up to the Prison Yard level. Underneath this stairway there is a proposal to accommodate toilets and plant rooms. There is a very limited potential for archaeology. Following an Archaeological Investigation to be carried out during the detailed design stage appropriate mitigation measures will be recommended and agreed with the AMO.

Desktop Research

History

The earliest known structure on the site was a work shed which formed part of the late 1850s radial plan prison layout. In a survey map of 1887 this has been demolished and this area of the Prison Yard has been left empty. To the south is a new L-shaped shed which is shown in an early 20th century photograph. This image also shows the first known use of the space as a laundry.

There is a small rectangular building with a chimney which was probably where the clothes were washed, and along the east edge of the site are tall timber poles with washing lines hung between, and in the image there are prison uniforms hanging out to dry. The image also shows a parade of prisoners in the area, standing in a winding line beneath the hanging clothes; this demonstrates that despite its use as a laundry the space – one of the only open areas on the site – was also used as the prison yard.

By a plan of 1914 the area is shown as having two buildings labelled as ‘Laundries’; one is a rectangular building abutting a north-south revetment wall, and another narrow structure perpendicular to this. There is also a shed south of this, which is labelled as ‘about to be removed’. By this time, the angular wings of the prison had been demolished and new buildings erected in their place, but with some space left as prison yard. This allowed the laundry area to be used specifically for the purpose.

In another plan of 1916 the same three buildings are shown (obviously the shed has not been demolished) and the long narrow building is labelled ‘Laundry’. There is also a set of steps shown, which would have provided access between this lower southeast corner to the higher prison yard. A year later it was decided that a concrete platform be constructed over the area as an extension of exercise space. The Hong Kong Hansard put out a call for tenders for a steelwork platform in March of the year, stating that the ‘work consists of the construction of roof trusses, stanchions, and compound girders in the erection of a covered platform’.

The Public Works report for the year provides more detail:

Constructing concrete platform over lower yard.- This work, which was carried out to provide additional space for prisoners obtaining exercise, comprises the construction of a reinforced concrete platform about 90’ long by 55’ wide (average) supported on a steel framework over the lower yard adjoining Arbuthnot Road. It is roofed over with corrugated iron, carried on steel trusses and stanchions. A reinforced concrete staircase leads from the lower yard to the new platform.

The various old buildings previously existing in the lower yard have been demolished and the surface has been formed and corrected to regular gradients. These alterations necessitated the rearrangement of the Laundry which is located in the lower yard. It has been enlarged and provided with two large boilers, erected immediately adjacent to it. A row of nineteen washing troughs and eight soaking troughs, all of reinforced concrete and lined with white glazed tiles, are included in the scheme, but these had not been completed at the close of the year’.

The work was fully complete by the end of the following year, at a total cost of \$37,983.12. This was much higher than the estimated \$21,500, but the reasons for the price increase are unknown.

During the Second World War the site was hit with bombs and left in poor disrepair during the Japanese Occupation. Following the end of the war, reports were made on the condition of the prison, at which time it was noted that the Laundry was not in working order. It is thought that repairs were carried out to the building at this time.

There is evidence that the main shed building was constructed in two phases, with a low straight wall having a visible building line and the upper part of the wall with gable ends being a separate construction phase. The date of this extension is unknown.

The early uses of the building (Laundry below ground in the 'lower yard'; recreation space and workshops in the covered yard) continued through to decommissioning in 2006. Post-war photographs show the covered area being use as a TV Room and for ping pong; it is assumed that these uses would have occurred following the conversion of the prison to an immigration facility.

Significance

LOW

The original use of the building called for a plain, functional structure, and as such it is lacking in any notable architectural features. The most remarkable element of the building is actually the granite revetment wall to the east, though this is actually a feature of the much earlier 1850s prison. The use of steelwork and reinforced concrete is interesting, but not evident of any new kind of technology, and much of the structure has incurred repairs – much of which probably occurred following the Second World War. The building does provide some insight into the care of prisoners, as it provided them with a more comfortable, indoor recreational area removed from sun and rain.



Figure 1 - View of west elevation from the Prison Yard showing columns of the covered walkway



Figure 2 - The east elevation of the covered yard visible above the perimeter wall on Arbuthnot Road



Figure 3 - The narrow alleyway on the east side ground floor between the Arbuthnot Road wall and the east elevation of the Laundry



Figure 4 - The entrance to the Laundry, a perforated concrete surround over the stairs; this is adjacent to the north side of E Hall



Figure 5 - Interior of the covered yard showing the steel frame roof structure



Figure 6 - Interior of the Laundry



Figure 7 - Interior of the Laundry looking south toward the undercroft of E Hall



Figure 8 - The Laundry with some washing equipment still in place



Historic photograph showing the Laundry still in use with prisoners doing tasks such as ironing and mending



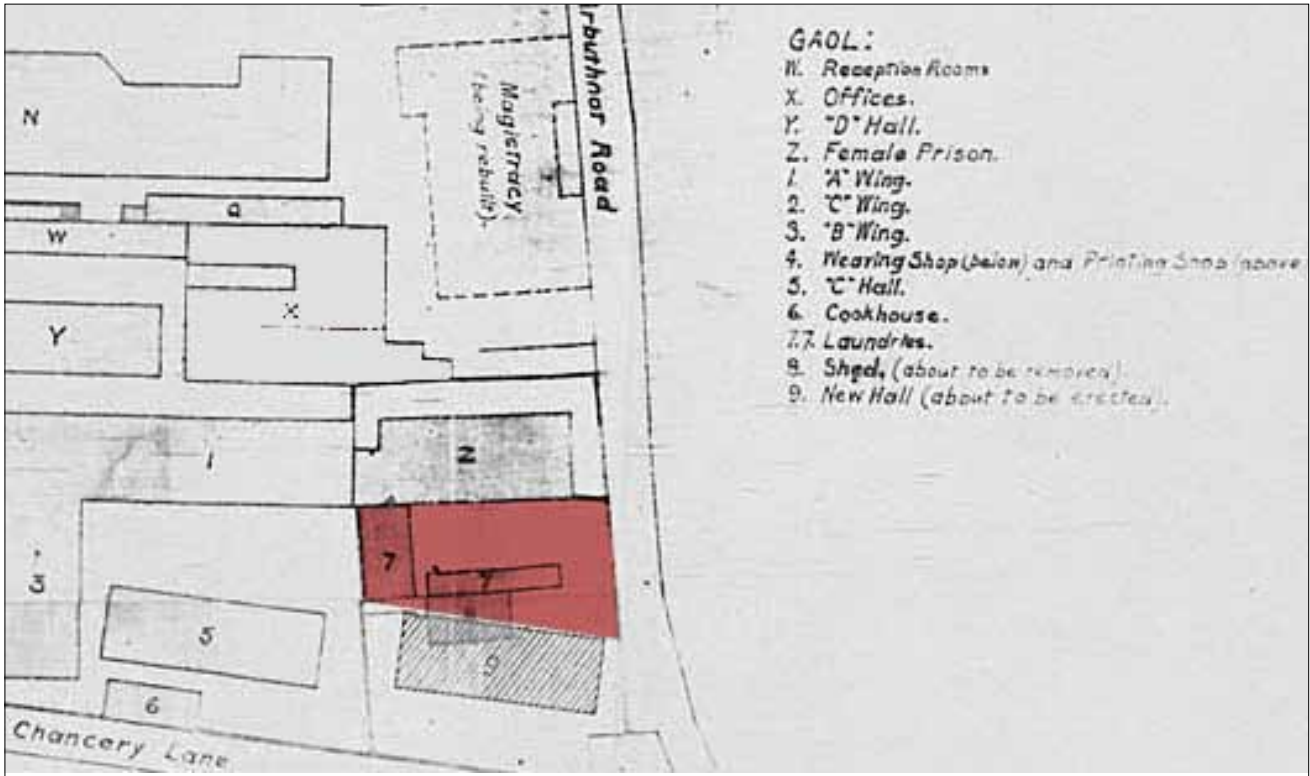
Photograph showing the 'Workshop' at ground floor in use as a recreation area with prisoners playing ping pong



Photograph showing prisoners watching television in the covered yard



Historic photograph of the original Laundry Yard with the 'L' shaped shed



Plan c.1914 showing the Laundry and adjacent shed with stairs up to the Prison Yard. North is to the bottom of the image.



Plan c.1913 showing the 'Laundries' highlighted in red. North is to the top of the image.



Building 16. Laundry Yard & Workshops
Lower Ground Floor Plan



Building 16. Laundry Yard & Workshops
Ground Floor Plan

Legend

- Original (c.1917) or early fabric
- Original/Early fabric with later alterations
- Late 20th Century (Post 1950's)
- Early 20th Century (Pre 1950's)
- Areas of high significance

Please note
• There are no areas of high significance



B Identification of Impact on Heritage

Introduction

As noted in the baseline study, this building is of low significance within the site, being a very plain, functional building without any defined architectural styles or detailing. In some ways, it could be thought of as a detracting feature from the adjacent historic cell blocks of D Hall (building 14) and E Hall (building 15). The intention is to demolish the building in order to create a wide feature staircase in the Laundry Yard rising up to the Prison Yard as part of a significant new entrance route into and across the site from Arbuthnot Road This area could also be used for arts-related and cultural activities or for leisure. High above the Laundry Yard, and supported on two triangular towers, will be a large multi-purpose space between D Hall East and E Hall, and a plant space above that which will provide the chilled water for the whole site.

Options Considered

The Workshop building above the Laundry is a fragile construction in a poor condition, and would need extensive repair and upgrading works to enable it to be considered for reuse. The riveted steel-framed Laundry structures below the Workshops, and its open space, have some merits for retention and for interpretation, but again it would need extensive upgrading for it to be given adaptive reuses. The requirement for a large multipurpose space for the revitalisation of the Prison site could be provided within the Laundry and Workshop volume, but probably only by some dismantling for strengthening of the structures, and the removal of some steel columns to create the open uninterrupted space required for the range of activities required. The result of such interventions would be to change the existing structures irreversibly, and detrimentally affect the interpretation of them. The proposal therefore is to remove the existing buildings, and to use the space in a new way, to provide not only the multipurpose accommodation required, but also to revitalise the Prison site by introducing new open ended circulation and a sense of openness to this area from which the adjacent buildings can be seen and appreciated.

Proposed Uses

The proposal is for the complete demolition of the Workshops and Laundry structures, and also the covered way at Prison Yard level, and the construction of a two storey building raised high off the ground up to the height of the OZP envelope for this specific area of the site, supported on two triangular-shaped towers to the northeast and southwest corners of the Laundry Yard. These supports will house lifts and access stairs serving the two storey building placed between the D Hall East and E Hall. The first storey will be at approximately the level of the second floor of D Hall, and will be used as a multi-purpose space with a lobby and circulation space which links into the adjacent E Hall, where ancillary support spaces for this building are to be accommodated. The second floor will be used as plant space which will provide the chilled water for the entire site.

A wide feature staircase, with public toilets and some plant rooms underneath it, will be built between the Laundry Yard and the Prison Yard levels leaving an open space to the east up to the wall along Arbuthnot Road. This large space, sheltered under the new building high above it, is seen as part of a significant new circulation route across the Prison site between the new entrances on Arbuthnot Road and Old Bailey Street, and there is also the potential for the space to be used for media displays or other arts-related activities, as well as the less structured use for leisure space on a day-to-day basis.

Assessment of Impact

The following impact assessment should be read in conjunction with the drawings for the proposed new building to be known as the Arbuthnot Wing.

The demolition of the Laundry and Workshops will be acceptable with the implementation of proposed mitigation measures. This building was of low significance within the site, with some social interest of Prison life but little architectural interest. The constant alterations to the covered walkway on the west side and the simple design of the workshop space were of little benefit to the appearance of the Prison Yard given their incoherency of design, as opposed to the single-phase construction of the adjacent D Hall and E Hall. The proposed new building form will provide an impressive covered open area for various leisure and arts-related activities and for appreciating the adjacent buildings in a new light, and with the new large multi-purpose space the new building will have a revitalising benefit to the overall use of the Prison site. Its close adjacency to E Hall and D Hall has merit, because it enables a good adaptive reuse for E Hall by sharing one of the new stairs required for means of escape, and enables a link to be made into D Hall for access to and from the proposed arts organisation’s library. The provision of major mechanical plant on the upper floor of the new building is of benefit to the historic buildings on the site, because the centralising of this plant in one place significantly reduces the space for plant interventions in the historic buildings, and provides easier servicing of equipment.

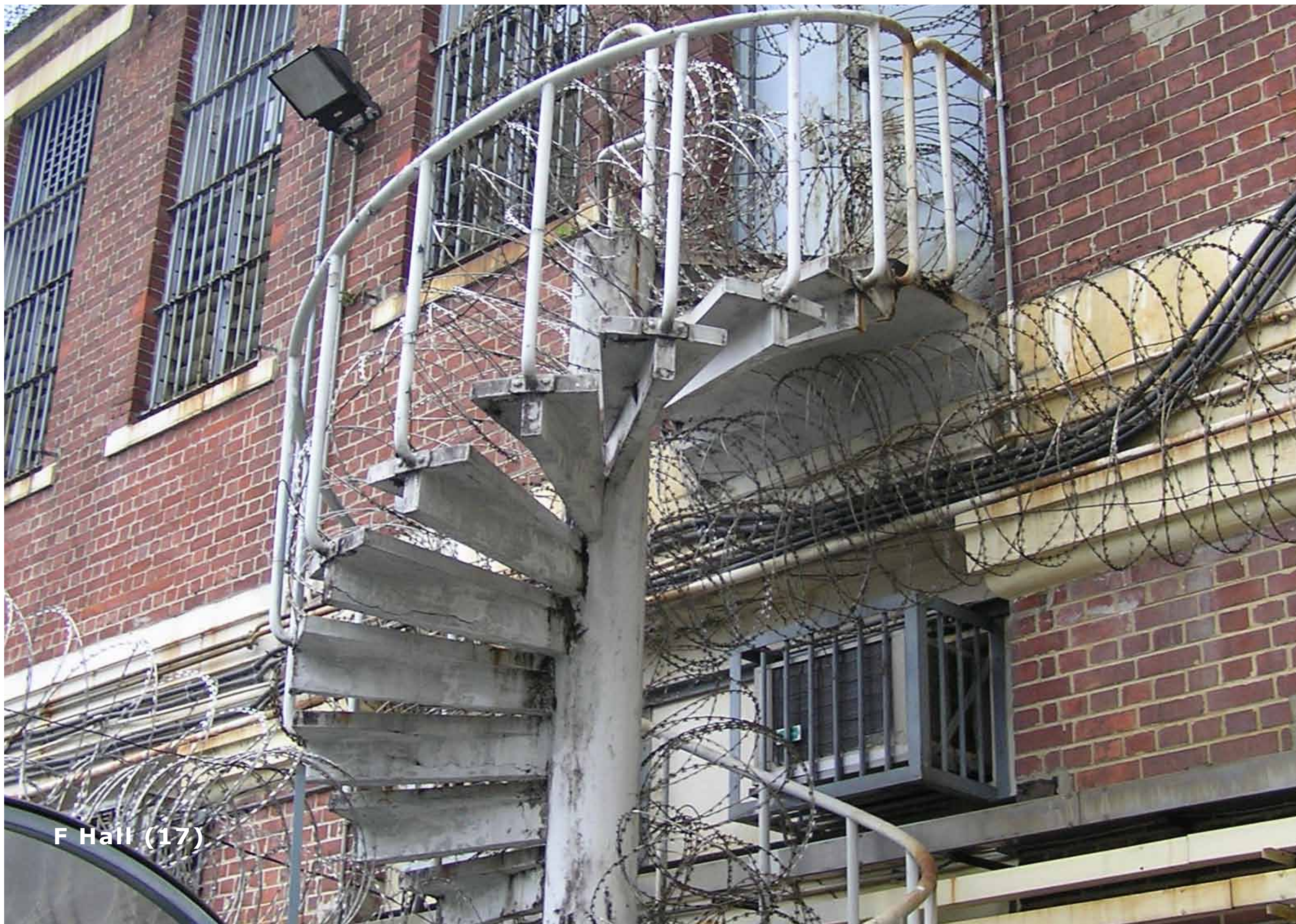
Impact Rating 3 - Acceptable Impact with some mitigation measures

Mitigation

The Workshops and Laundry building will be carefully recorded both in photographs and with measured drawings prior to demolition. Copies of record documents will be held on site and will also be deposited at the Hong Kong Records Office. Following an Archaeological Investigation during the detailed design stage an archaeological watching brief of the area may be required during demolition of the building and construction of the new tower support foundations for the new building in order to establish whether evidence of the earlier laundry buildings or workshop uses remain. Historic photographs, archives and any documentation produced prior to demolition and during the watching brief can be used in any site-wide interpretation of the Victoria Prison’s history.

The footprint area and location of the Laundry building has also been retained in the footprint of the new building to be built at high level, therefore providing some reference to the historic use of the site. This includes the open corridor space which currently exists between the east side of the Laundry and the prison wall along Arbuthnot Road, which was an important circulation route within the site.

----- End of Building 16 -----



F Hall (17)



Location Plan



Aerial photograph of the building, where north is to the bottom of the image

A Baseline Study

Field Study

Designation	Within Victoria Prison Declared Monument
Date	1931
Location	At the southwest corner of the Prison site, at the junction of Chancery Lane and Old Bailey Street
Height	67.4 m (above sea level)
Floors	Two storeys

Exterior Description

F Hall has no discernible architectural style, though its original design intention as a printing shop is clear from the large windows on the first floor and the openness of the original floor plan. Its design is of simple materials and style which match the prison architecture in the surrounding area.

The ground floor features a series of brick piers with moulded concrete caps, and these are a probably indication that ground floor was initially open (concurrent with its early use as a weaving shed). These have been filled in with masonry and rendered and there is a window or door in each bay. There are seven bays on the ground floor on the north and south elevations, four on the east elevation and three on the west elevation.

The north elevation has twelve windows and one door at first floor level with a concrete spiral staircase. The south has the same arrangement though the door has been blocked and no remnants of a staircase remain. The east elevation has five windows and a door, accessed via a concrete staircase with toilets beneath. The three windows north of the door have intermediate lintels dividing the window in two. The west elevation has six windows on the first floor (figure 1).

In the southwest corner onto Old Bailey Street is the principal entrance of Victoria Prison. At the street there are two pairs of iron bound gates with a guard room all covered with a flat concrete roof and a third gate at the east end of F Hall into the prison yard. There is a small courtyard at the west end of F Hall north beyond the guard room and at the north end of this space is a single storey building housing toilets.

The majority of the windows are side hung casements with fanlights above. On the ground floor the casements open outwards and on the first floor they open in and have glass louvres; all have casement stays affixed to the wall either side. The windows on the north and east elevations are metal while those to the north and south are timber. All windows have concrete lintels and cills.

Interior Description

(see also Character Defining Elements and Figures 2-10)

The building is constructed of masonry and brick supported by steel beams and concrete columns at ground floor level, with a concrete slab floor.

The ground floor has a row of square concrete columns running east – west down the centre of the building to support the first floor structure. Partition walls divide the space into three distinct areas, described below.

The northwest corner is the visitor’s area, which has a waiting room with a counter and lockers and a small room to the south with a door and a hatch to the adjacent room. There is also a visitors’ room with fixed tables, and on the east wall are doors accessing three visitor’s booths, each with telephone, a small desk and a Georgian wired vision panel. Another door accesses a masonry corridor with metal bars, along which are six prisoner booths with intercoms, a small desk and a bench seat. At the north end of the corridor is the Male Staff Sleep-in Stand-by Room.

In the southwest corner of the building is the prison admissions accessed through double doors with a fanlight over; internally this is a single width opening with a gate covered with Perspex. The space has a large room with 3 holding cells along the east wall and toilet facilities to the south. An office to the west has a large free-standing safe and a thick steel door accessing a records store, which retains its shelves and a second safe. There are two further rooms in the southwest corner accessed externally.

In the southeast corner is the workshop area for female prisoners, accessed from the prison yard. The entrance has double doors with a fanlight and again internally the door has been reduced in width. Upon entering the building there is a metal barred cage containing a laundry area and to the north are toilets. In the south west corner of the building there is a room that is accessed externally.

The first floor is one large space with a central row of square section concrete columns. The top landing of the external staircase is enclosed and inside the building is a barred and gated lobby. The two eastern bays have fixed tables and benches and the walls are lined with shelves; this room was used as a workshop and dining room and there are toilet facilities against the west wall. The rest of the floor is occupied by six large barred cells with a perimeter corridor; each would have housed a maximum of 26 prisoners. The bunk beds would originally have been fixed but these have been moved and stacked around the cells; each cell has a toilet and two basins. In the two western corners of the perimeter corridor there are tiled washing areas.

Areas of Significance

The building does not contain any areas of high significance, though some architectural elements including the east side external staircase and moulded brick pier caps are of interest. Though not actually part of the building, the external blue gateway adjacent to the southwest corner of F Hall is of historic interest as it was the main public entrance into the prison. Some items are identified in the AMO report “*Heritage Items for Preservation in the Historic Site of Central Police Station Compound, Former Central Magistracy and Victoria Prison Compound, Central Hong Kong*” and a list of character defining elements is included with this report and have also been indicated on the History and Significance drawings.

Archaeological Assessment

An archaeological survey for the site has not been carried out, but a desk-based assessment has been completed. The extent of archaeological evidence in the site is unclear, though it is possible that some evidence of earlier building phases remains. Though this area of the compound remained empty through the 1840s and early 1850s, it became the location for the southwest wing of the c1858 radial plan prison. Following this it was the site of the first Weaving Shed and Printing Shop, and as the extent and construction type of this building it is difficult to know whether it would have required much digging of foundations (which would have damaged any evidence of the earlier prison wing). The construction of the present building may have also caused some disturbance to earlier archaeological remains.

Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is no intention to disturb or develop the existing building and so there should be no major impact on any surviving archaeology unless from minor excavation works to underpin the existing internal columns.

Desktop Research

History

The first structure to appear on the site was the southwest wing of the radial plan prison, which housed European Punishment Cells on the ground floor, Debtors on the first floor, and Refractory Seamen on the second floor. There was also a work shed in this area, and at the southwest corner of the retaining wall an octagonal tower was used by the Clerk. This building remained in place through the turn of the century, but was demolished in 1898 to make way for a new workshop. The Public Works report for 1898 provides more information:

‘The alterations of the old gaol buildings have been begun by pulling down the Wing (known as D Wing), which projected in an oblique direction into the southwest yard. This will admit of the erection of a convenient workshop, containing two floors, where the manufacture of matting, etc. can be carried on by the prisoners. Good progress is being made with the conversion of the associated cells into single cells and other minor improvements, the work being performed as far as possible with prison labour. A system of mains and hydrants has been laid throughout the old and new gaol premises for the purposes of fire extinction’.

The existing building was the site of constant updates. In 1913 it was reported that an extension to the two storey building was undertaken. The following year a Public Works report detailed the provision of rolled steel joists to strengthen the floor and install a window. It was perhaps the inadequacy of this building which led to proposals for a new one.

In 1929 a new Printing Shop was proposed, and alternative schemes were drawn up; one was for the construction of an extension to the original building, and another was for the complete demolition of the existing structure and a new one put up in its place. The latter scheme was accepted, and in 1930 a request for tenders was made in the Hong Kong Hansard, which stated that *'the work consists of demolishing the existing Printing Shop and the erection of a new one'*. A further report in July provided a list of tenders and all the additional works necessary, all given in HK\$.

Kien On & Co	35,200
Tak Shing & Co	37,500
Foo Long & Co	47,000
Tung Shan & CO	47,000
Yee Lee & CO	54,500
Sang Lee & Co	59,500
Lai To Construction Co	61,000
Kien Lee & Co	71,490
Steelwork & other stores; provided by government	25,000
Erection of steelwork	5,000
Water and gas service, telephone, etc	1,600
Malthoid roofing	1,750
New shafting etc and fixing of machinery	2,150
Electrical work	6,500
Contingencies	5,000
Work to temp shop (already in hand)	6,150

The contract for the lowest bid – provided by Messrs Kien On & Co – was accepted, and the total estimate for work was valued at \$90,000. The contract was for 8 months commencing on 22 October 1930, and by the end of the year the old building had been demolished, new foundations laid and brickwork commenced. The work was completed on time, and the building was ready for occupation in June 1931. A Public Works report for the year stated that *'the building is wired for electric lights and power points'* with *'sixty-two fans, four three-phase motors and alarm bells were installed'*. The total expenditure came in under budget at \$77,228.77.

While it is presumed the present building was constructed in 1931, a plan of 1936 shows a building which, in plan, differs substantially from the structure on site today which has two separate blocks, or is indeed the previous structure which had one block with an attached covered way. This could be an inaccurate map which simply reproduced an earlier version. It is thought that the building has undergone significant change since its construction, possibly following the first World War. Interestingly though, this plan appears to show the first entrance into the site at the south end of Old Bailey.

In 1941 the compound was damaged by bombs, and was left neglected during the Japanese Occupation. Following the end of this a survey was made in 1945 regarding the condition of the buildings, at which time the building was described as being in good condition, though with necessary replacement of a number of windows (including about 400 pieces of 12" x 8" glazing), locks and minor repairs to roof leaks.

It is assumed that previous to this the building had ceased use as a printing office, as in 1946 the Printing Officer, Major Davies, reported that there was *"quite a suitable storage at Victoria Gaol for printing machinery"*. In particular, he suggests *"the Red Brick Building which has access to Old Bailey Road, and is therefore convenient for the transportation of heavy machinery."* It has also the advantage of having barred rooms for security work'. This suggests that the building was empty and that the printing equipment has been moved elsewhere. However, it was agreed that the printing machinery could be moved back into the building.

The use of the building changed c.1956, when it was converted into use as a Reception Building. This was perhaps in connection with a desire for such a building to have direct access into and out of the Prison – the previous Reception Block (Building 11, A Hall) was located in the centre of the site and accessible only from the gateway of the Assistant Superintendent's House, which by that point was presumably blocked and the building used for offices. Alterations included the conversion of the ground floor into an office and reception centre.

The building has been subject to further alterations up until decommissioning, including alterations to some fanlights and a few casements to allow for air-conditioning units to be introduced, as well as rewiring and new lighting being installed. The second staircase to the south has been demolished and a first floor door blocked, and it is probable that some changes have occurred within the ground floor spaces since the 1950s. The first floor has had tiled washing up areas installed as well as large caged cells; these were probably in connection with the site's use as an Immigration facility and the use of the space for female prisoners and their families.

Building Characteristics

F Hall, like C Hall (building 13) is unique within the site for its variable character and styles which have some relationship to the materials and design of the surrounding prison buildings, but which is mostly a reflection of changing uses and the need for a functional building on a limited budget. The interior of the building is the result of at least one – but likely two – rounds of re-design following its original construction, with the ground floor maintaining the appearance of a rather institutional and controlled visiting centre.

The exterior blue gate is one of the most interesting and iconic elements of the building and indeed the site, as it became the first port of call for visitors, staff and inmates alike – becoming an important point of circulation. The rest of the exterior, however, is a relatively unremarkable exterior when compared with its counterpart on the Parade Ground, D Hall (building 14) and the high boundary wall to the south.

The character of the first floor is somewhat misleading, as the windows and openness of the space visually and practically clash with the heavy security measures of bars, grilles and gates. The large cages also have a particular quality not found elsewhere in the site, with high ceilings and space for multiple inmates being a kinder environment for women and children. In contrast, the ground floor west space – which is also a large open area – currently has a much darker, uninviting character owing to the poor lighting and solid shutters to the windows.

Significance

MEDIUM / LOW

This southwest corner of the site is one of the most reworked areas of the Prison, being first a prison wing, and then having two different iterations of a Printing Shop and work shed. While this use continued from 1898 through to the new 1929 building and then until the conversion to a Reception Centre in 1956, there is little physical evidence of these uses left; the only remaining elements being the pillars which suggest a ground floor open space and the large first floor windows. The use as a Reception Centre has affected changes to the building, especially at ground floor level – and even this has seen a re-fit following the 1956 alterations.

The significance of the building is more social than architectural – the ground floor was the main link between the public and the prison, and the first floor was used as a prisoner 'dormitory', where mothers and children were allowed to stay together in one cell, and prisoners were allowed to do small arts and crafts at the bolted-down tables and benches.



Figure 1 - West elevation



Figure 2 - Spiral stair on the north side of the building



Figure 3 - External entrance door on Old Bailey



Figure 4 - Detail of a door on the west elevation



Figure 5 - First floor windows



Figure 6 - Ceramic sink in the north corner of the first floor



Figure 7 - First floor



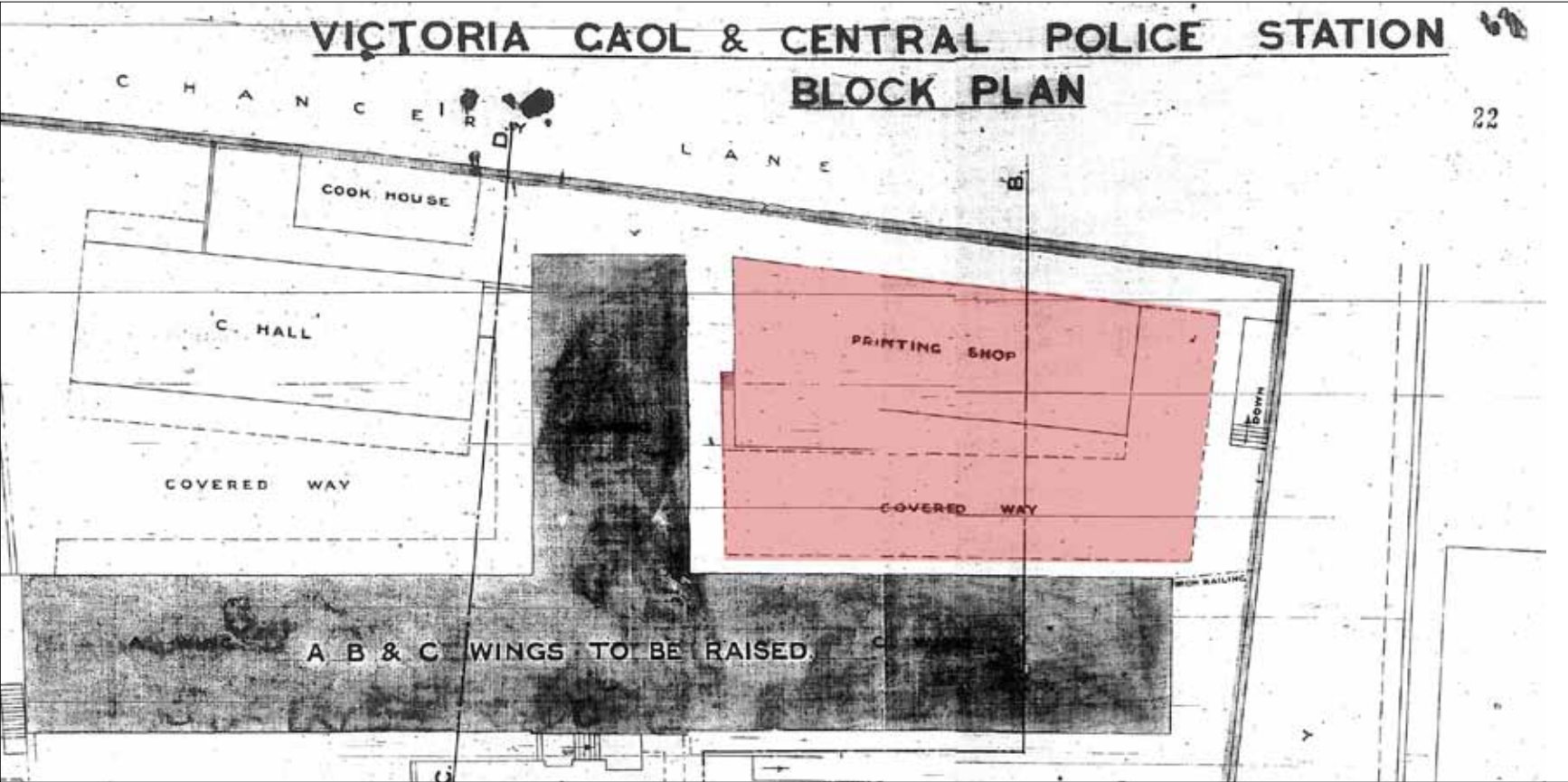
Figure 8 - A ground floor room



Figure 9 - A ground floor visiting booth



Figure 10 - Moulded capitals to the ground floor columns as seen in the large open east room



Plan of the site c1913 showing the earlier Printing Shop with adjacent covered walkway



Plan of 1936 showing the new Print Shop (in same form what exists today) with the Old Bailey entrance

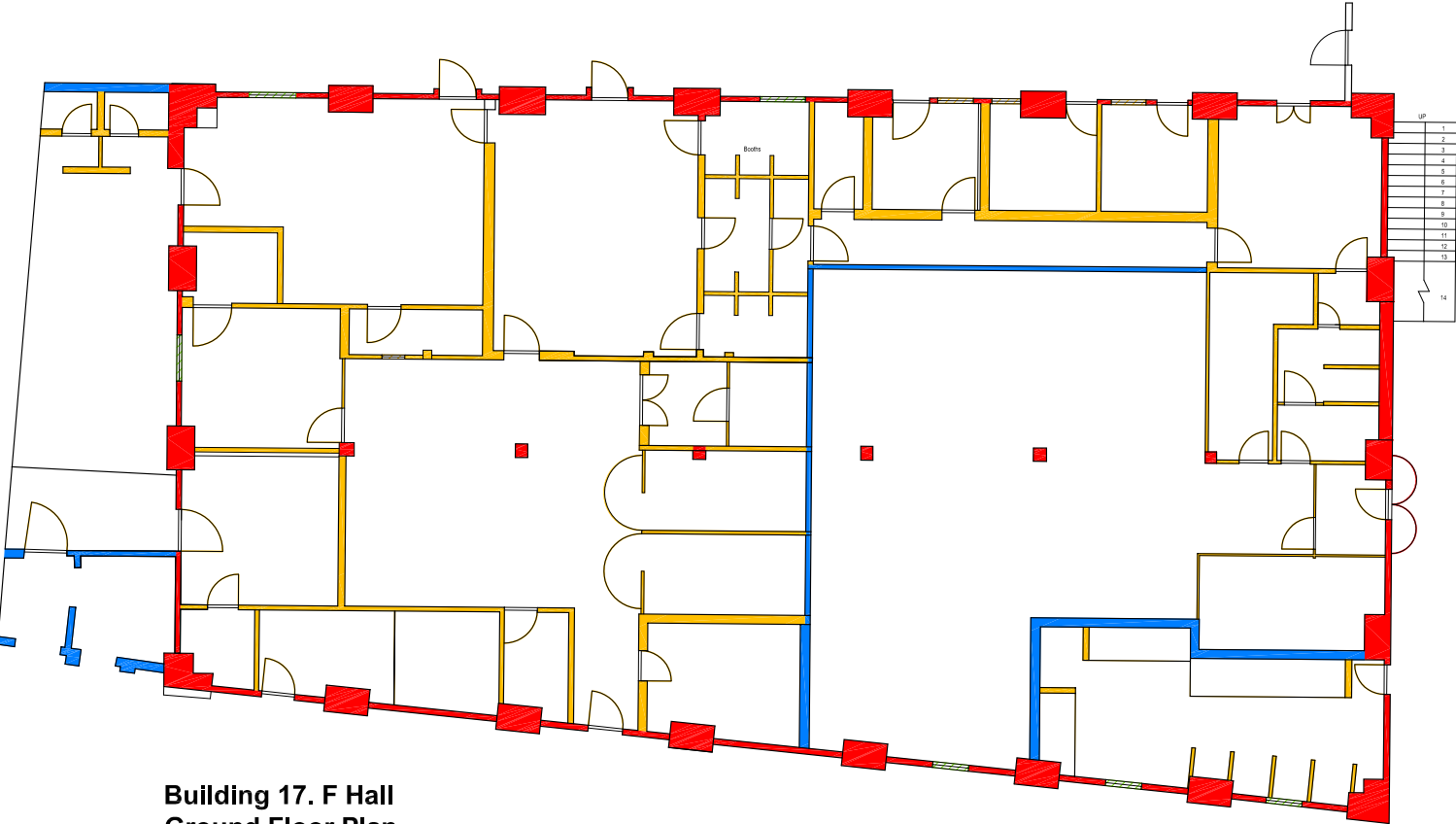


Historic photograph of the Old Bailey prison entrance



Photograph of F Hall still in use

Historical Development and Significance



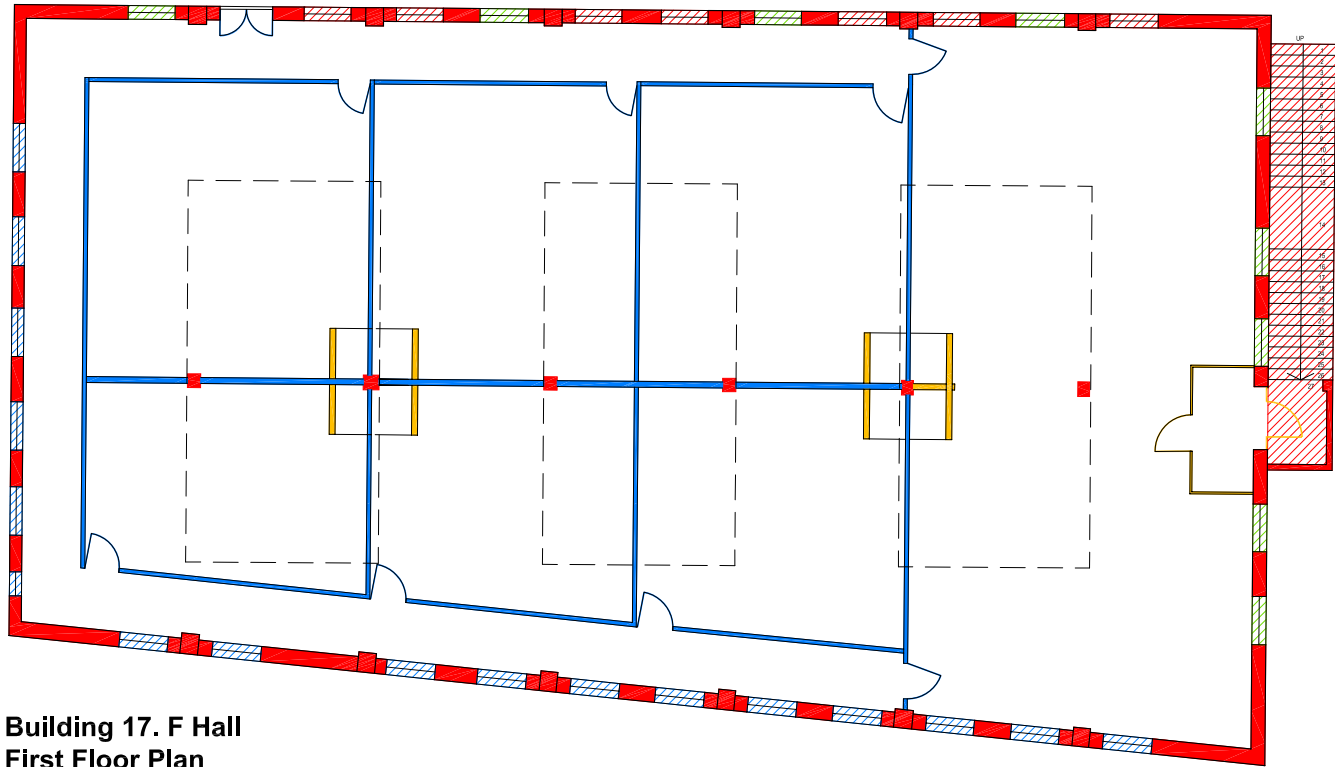
Building 17. F Hall
Ground Floor Plan

Legend

- Original fabric (1931)
- Post war alterations and conversion to Reception building (1946-1956)
- Later Alterations (post 1956)
- Original Or Early Fabric with later alterations

Please note

- In some instance it is unclear whether the fabric is original, or if it is instead of an early date. In these cases it has been annotated as "Early 20th Century (Pre 1950's)".
- That the assessment of High Significance is building, rather than site specific. Therefore, the elements noted as being high significance are relative to the Headquarters Block.



Building 17. F Hall
First Floor Plan



List of Character Defining Elements

The following list of character defining elements is based on the architectural features and historical items identified in the AMO draft document “*Heritage Items for Preservation in the Historic Site of Central Police Station Compound, Former Central Magistracy and Victoria Prison Compound, Central Hong Kong*”. It contains a description of the elements, their plan locations referenced to the plans provided in the AMO draft document and a list of reference figures which are included in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed for approval by AMO during the detailed design stage.

LG2 - Lower Ground Floor 2
LG1 - Lower Ground Floor 1
FF - First Floor
SF - Second Floor
TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
1	Concrete staircase and external lobby (including lower section of metal handrail)	External east elevation GF to FF	Figure 1
2	Concrete spiral staircase	External north elevation GF to FF	Figure 2
3	Original doorway opening now bricked-up	External south elevation FF	
4	Moulded capital to brick column	GF	Figure 10
A	Double security gates (3 sets along corridor) including pair of sliding steel plate doors with square mesh lattice bar reinforcement, observation grille, security locks and wicket gate	External GF	Figure 3
B	Pair of battened wooden doors	GF	Figure 4
C	Heavy metal entrance door from staircase	External FF	
D	Ceramic sinks and water taps (2 sets)	Internal FF	Figure 6

B Identification of Impact on Heritage

Introduction

As discussed in the Baseline Study, F Hall is of Medium/Low significance in the site, with very little architectural importance and the majority of interest being social for its historic use as a Reception Block. The proposals intend to retain some of the most interesting spaces for interpretation of the Prison visitors’ reception, and to provide an art gallery at first floor which retains the openness of the space, with circulation and ancillary support at ground floor. The exterior of the building will generally be retained, as will the Blue Gate entrance at the southwest corner of the site and the ‘air lock’ at the southwest corner of F Hall.

Options Considered

The nature of F Hall as having open floor areas on both levels, with a simple row of central columns and an adaptable partition layout which has been altered to suit Prison uses over time, should enable further alterations for the new adaptive uses to be easily accommodated without the loss of any essential significance to the building. However, some internal spaces relating to the more significant Prison visitors’ reception areas should be retained.

The vision for the Prison site to be revitalised with arts-related activities, and for new buildings to be set with the historic buildings to provide spaces designed specifically for the visual arts, provides the most favourable option for F Hall to have arts-related uses.

If F Hall remains as a stand-alone arts building it will require a second stair and a lift, both of which will be significant interventions and result in considerable loss of useful space. If it is closely associated with an adjacent new building it will in principle be able to share the stair and lift provision, and therefore potentially benefit by being able to maximise the new adaptive use area available. This option was selected, and it then became a matter of deciding whether F Hall should have a supporting role for the superior quality of arts-related spaces achievable in an adjacent new building, or whether the new building should provide at least some of the support spaces.

The location of the site for a new building was selected where the present modern management offices are to the north of F Hall, because there should be the least significant impact on the adjacent historic buildings and the Prison Yard. The decision to provide a new entrance into the Prison Yard site from Old Bailey Street aligned along the north side of F Hall, has resulted in a beneficial separation of F Hall from the new building at ground level, not least because the deep excavation for the new building is set away from the north side of F Hall with less risk to its fabric. The upper form of the new building will also be set back from F Hall, and F Hall will therefore remain freestanding.

The selected arrangement is to have the entrance, shared lifts and shared stair for the arts-related spaces in the new building, and for F Hall to provide one of the art galleries on its first floor accessed only via a bridge link from the new building’s first floor at the same level. The ground floor of F Hall will provide a bookshop, café and toilets. The ground floor entrances to F Hall and the new building will be on opposite sides of the new passage into the site.

Proposed Uses

The proposed uses for F Hall are generally Art Galleries with ancillary support spaces, and F&B and ancillary support spaces and Toilets, as well as some spaces retained for Interpretation of its former role as a reception centre. Some Plant spaces will also be located on the ground floor.

The majority of the ground floor will be used as a lobby for the Art Galleries and F&B spaces accessed from the open Public circulation space to the north under the proposed adjacent new building. There will be a large F&B space at the southeast, with the southwest area used for Toilets and Plant space. The former reception room at the northwest corner, together with the adjacent telephone visiting booths and the ‘air lock’ at the southwest of the building, will be retained for Interpretation of the Prison visitors’ reception experience.

The first floor of F Hall will be used as an Art Gallery which will link into the adjacent new building on the north with a single link bridge wide enough for visitors and the moving of large works of art. This link to the new building, where a staircase and public lifts are located, reduces the necessity to introduce new vertical circulation within F Hall. There will also be a block of Toilet rooms at the west side of the Art Gallery space, and the original structural columns running through the centre of the space will be retained. The existing barred enclosure will be comprehensively recorded in drawings and photographs before dismantling and removing.

Assessment of Impact

The following table contains the impact assessment report for Building 17, F Hall. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings and the interior of each floor. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1
- Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2
- Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3
- Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4
- Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5
- Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access – Stairs	1	The existing external stair is to be retained as a means of escape. Access to the first floor of F Hall will be via a new stair and lift in the adjacent new building and an enclosed connecting level access link. Although the existing stair is not completely code compliant it can be improved and should be acceptable as a means of escape.	The retention of the existing external stair, and improving it for an acceptable means of escape, avoids the requirement for a second mean of escape stair within the building, which would be a significant intervention and take up valuable accommodation. The existing stair is a significant visual external feature of F Hall which is beneficial to retain for interpretation of the former use of the first floor. The new link between F Hall and the new building at first floor level is required for the art gallery spaces to be coordinated.
	1.2 Access – Lift	1	F Hall will not have a lift installed within it. The requirement for a lift for equal access to the first floor of F Hall will be satisfied by the new lift to be provided in the adjacent new building and an enclosed connecting level access link.	With the lift located in the adjacent new building the significant intervention of a lift in F Hall is avoided.
	1.3 WC's	2	New WC's are to be provided within the building. Public access toilets are required for the ground floor uses including a café, and also for the new first floor spaces in F Hall and the adjacent new building, which could be used for entertainment including F&B functions. Having toilets closely associated with such uses will be beneficial.	The location of the block of toilets provided on the first floor will also assist in concealing the distribution of air-conditioning ductwork risers to the first floor open gallery area from the plant areas below. The stacking of the block of toilets on the first floor over those on the ground floor over will limit the number of soil stacks required.
		1	The existing toilets attached to the north west corner of F Hall will be retained. The two external toilets will be retained for interpretation of the former visitors' experience of meeting prisoners.	These toilets will be maintained in their last use condition for authenticity of the interpretation, but they will not be used.
2	Structure			
	2.1 Structural Alterations	The existing building structure has been assessed by the structural engineer as being capable of supporting the proposed new uses and alterations without extensive strengthening work. A detailed structural report will be prepared by the structural engineer during the detailed stage to determine any strengthening work required to the floors and foundations resulting from the loadings of the new uses, or the alterations, or from the condition of the existing structure. Any structural strengthening proposals will be assessed for their impact on the character defining elements, and mitigation measures will be considered.		
		2	Some non-loadbearing ground floor walls will be removed to create larger spaces required for the new uses. The spaces required for the ancillary facilities of a new art gallery cannot all be accommodated in the as found rooms of the existing ground floor layout of F Hall. The provision of a lobby, information desk, bookshop, café, and lockers require larger spaces than the present room arrangement.	The walls to be removed are all non-loadbearing. Not all of the existing ground floor walls will need to be removed to create the more open and larger spaces required for the new uses. In particular the walls in the north west corner of the ground floor will be retained and adapted to retain the significant rooms for interpretation of the former Prison visitors' reception area.
		3	The existing internal structural columns in the ground and first floors of F Hall will require strengthening and the column bases will probably need underpinning. The change of use of F Hall into art galleries will require the existing small section concrete column supports to be strengthened for the new loadings.	Strengthening work is required new viable uses in F Hall. The strengthening of all the concrete columns will be carried out by additional steel sections bolted to the existing concrete sections. Only a limited floor area around each column base will need to be excavated for enlarging the pad foundations if found necessary. Making good of the floor will slab will be carried out to match the existing materials.
		3	Single full height wide openings will be required between structural brick piers on the north wall at ground and first floor levels for suitable access into F Hall from the adjacent new building. Wider access than can be provided in the width of existing windows is required between F Hall and the adjacent new building for visitors and for handling potentially large works of art across the first floors of both buildings.	The two new large openings will remove two existing windows and the brick panels between them on each floor, but there will be no intervention in the structural brick piers. The clarity of the structural form of F Hall will not be affected. The enclosed link span will not have any significant structural bearing intervention into F Hall, and the link enclosure will simply abut and be sealed to the F Hall wall.
	2.2 Other Structural	2	New walls generally are to be of lightweight stud and plasterboard construction. Some new walls are required to form rooms for the new uses in the building.	New walls generally are to be of non-loadbearing lightweight stud and plasterboard reversible construction.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
3	Finishes & Fixtures			
		1	Existing finishes and fixtures which reflect the former Prison visitors' reception area and meeting booths will be retained. The retention of this area in the Prison is seen as a significant aspect of the social history of the Prison, and should be preserved for interpretation. The reception area will be reduced in size and the existing meeting booths moved into the remaining space with the same existing relationship. This will achieve the aim for interpretation purposes, and make more space available for new uses.	The last use condition of the finishes and fixtures of the visitor reception area in the north west corner and the adjacent set of visitors' meeting booths will be retained for interpretation. They will be retained in their former location associated with the Blue Gate entrance, and cleaned without additional refurbishment for the sake of authenticity. Elsewhere the finishes and fixtures will probably need to be replaced with the most appropriate materials for the new uses but in a manner so as not to significantly damage the building fabric.
		3	The existing large barred enclosures for prisoners in the first floor will be removed. Although the barred enclosures are strong evidence of the prisoners' living and working conditions, they occupy a very large amount of space which is rendered static by the limited access into them.	The barred enclosures will be carefully recorded and photographed before being dismantled and removed, and this recorded information will be exhibited to the visiting public for interpretation purposes.
4	Mechanical & Electrical			
		1	Existing installations and fittings which reflect the former Prison visitors' reception area and meeting booths will be retained. The existing services are integral to the character of these spaces in the building to be retained for interpretation.	Although it is proposed to install air-conditioning in the areas of the building accommodating the new uses, it is proposed that some existing fittings should be retained and, where appropriate, possibly restored to working order in the interpretation areas. This would include items such as existing ceiling fans and lighting for the sake of authenticity.
		2	Plant Rooms will be provided. The new gallery area on the first floor and the various uses on the ground floor associated with the art gallery will all require air-conditioning, and new electrical services provision. Plant rooms dedicated to F Hall will be provided for these new services on the ground floor.	Without air-conditioning the potential for new uses in F Hall would be very limited. The requirement for air-conditioning is to be satisfied by installing AHU and electrical plant rooms on the ground floor. The gap separating F Hall from the adjacent new building will make the alternative option of distributing services from a single shared set of plant rooms in the new building less effective.
5	Doors & Windows			
	5.1 Windows	1	All original windows and bars on the west side of F Hall will be retained and repaired and put into good working order. The first floor windows and their security bars are of a consistent design with the other first floor windows, and although the windows on the other elevations will be removed, the ones that remain on the west side of F Hall need to be preserved.	The interpretation of the former Prison provided by the Blue Gate into the Prison site and the former visitors' reception areas inside the gate and in F Hall will be enhanced by the retention of the windows facing the west side passage and Old Bailey Street.
		1	All original windows on the south side of F Hall at ground floor level will be retained and repaired and put into good working order. These windows are of a consistent design, and will provide natural light to the new café area.	These windows will also help to retain the interpretation of the south side passage from the Blue Gate to the Prison Yard.
		1	All existing windows on the north side of F Hall at ground floor level will be retained in their modified state and repaired and put into good working order. The existing doors will generally be removed, and the doorways will be replaced with glazed panels. These windows do not have a consistent design and have been modified in various ways for air-conditioning units. It is of some interest to retain such evidence of changes to the windows in the more recent history of F Hall. The windows and doorways will provide visibility into the new ground floor facilities in F Hall from the new public access route leading into the site from Old Bailey Street.	The variable nature of this set of windows and doors in their as-found adaptations makes this elevation a good place to show how the building was altered during its history.
		3	The doors on the east side of F Hall at ground floor level will be removed, and the doorways will be replaced with glazed panels. A new window will be formed in one of the rendered walls between the brick piers. These windows will provide an outlook from the new ground floor bookshop and café to the Prison Yard.	The removal of the doors will not impair the elevation which has been altered during its history.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
5	Doors & Windows (continued)			
	5.1 Windows cont'd	3	Windows and bars (and one doorway) on the north side of F Hall at first floor level facing the new building will be removed and the openings bricked up. The new art gallery use does not need natural side light for displaying works of art, but needs a controlled internal environment to protect them and this can be provided with a solid thermally insulated infill of the window openings.	The new brick infill panels will be slightly recessed in the openings to indicate the original openings.
		3	Windows and bars on the south side of F Hall at first floor will be removed and the openings bricked up. The new art gallery use does not need natural side light for displaying works of art, but needs a controlled internal environment to protect them and this can be provided with a solid thermally insulated infill of the window openings.	The new brick infill panels will be slightly recessed in the openings to indicate the original openings.
		3	Windows and bars on the east side of F Hall at first floor will be removed and the openings bricked up. The new art gallery use does not need natural side light for displaying works of art, but needs a controlled internal environment to protect them and this can be provided with a solid thermally insulated infill of the window openings.	The new brick infill panels will be slightly recessed in the openings to indicate the original openings.
	5.2 Doors	1	The existing internal doors to the Prison visitors' reception area and meeting booths are generally to be retained and repaired for the sake of authenticity. The doors may not be original but they were as last used.	It is desirable to retain all the features of the reception area for authenticity.
6	Elevations			
	6.1 General		The building will generally be conserved as a freestanding building with a single link to the adjacent new building, but there will be some adaptations to the windows. The brickwork building envelope is to be generally retained in its current form, but adaptations are proposed to the windows to respond to the new uses.	The as-found character of F Hall, which has undergone various alterations in its history, is of medium/low architectural significance, but its function in the Prison compound is of greater significance. It is therefore important to find new adaptive uses for it whilst retaining those elements which best help to interpret its former role. The elevations have been previously adapted, and further adaptations, which do not completely remove the evidence of the original elevations and later alterations, should be justifiable.
	6.2 North Elevation	3	See 5.1 Windows	See 5.1 Windows
	6.3 South Elevation	3	See 5.1 Windows	See 5.1 Windows
	6.4 East Elevation	3	See 5.1 Windows The existing stairway will be retained with limited improvements sufficient for code compliance as a means of escape.	See 5.1 Windows See 1.1. Access - Stairs
	6.5 West Elevation	3	See 5.1 Windows	See 5.1 Windows

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
7	Interiors			
	7.1 General		The ground floor will accommodate various uses including an information desk, bookshop, café, lockers, toilets, an interpretation suite, and plant rooms. The first floor will accommodate a large open gallery which can also be used for entertainment including F&B functions, and some toilets.	The basic nature of the interior of F Hall as open floor areas with a simple row of central columns and an adaptable partition layout which has been altered to suit Prison uses over time, will enable further alterations for the proposed new adaptive uses to be easily accommodated without the loss of any essential significance to the building. However some internal spaces relating to the more significant Prison visitors’ reception areas will be retained.
	7.1 Ground Floor Plan	2	The ground floor will be partially cleared of its present partitions to be able to accommodate various uses including an information desk, bookshop, café, lockers, toilets, an interpretation suite, and plant rooms.	The partial removal of existing non-loadbearing partitions which suited the Prison requirements but are not suitable for the new adaptive uses, will enable the basic form of F Hall to be more exposed in larger open spaces.
	7.2 First Floor Plan	3	The first floor will be cleared of the present barred enclosures accommodate a large open gallery which can also be used for entertainment including F&B functions, and some toilets.	The barred enclosures will be carefully recorded and photographed before being dismantled and removed, and this recorded information will be exhibited to the visiting public for interpretation purposes.
8	Roofs			
		1	The roof will be put into good working order. The flat concrete roof, with the three raised rooflights, will be retained. The rooflights will be unblocked to provide controlled natural light for the first floor gallery when required.	The roof is in good enough condition not to require replacement. Some repairs may be necessary to bring it into good working order as follows: ◊ Repairs to existing roof covering. There is a possibility that this may have to be stripped and re-laid. ◊ Rainwater disposal is to be reviewed, with any modern downpipes to be removed. Existing cast iron guttering and rainwater goods will be overhauled, repaired or replaced, and refitted.

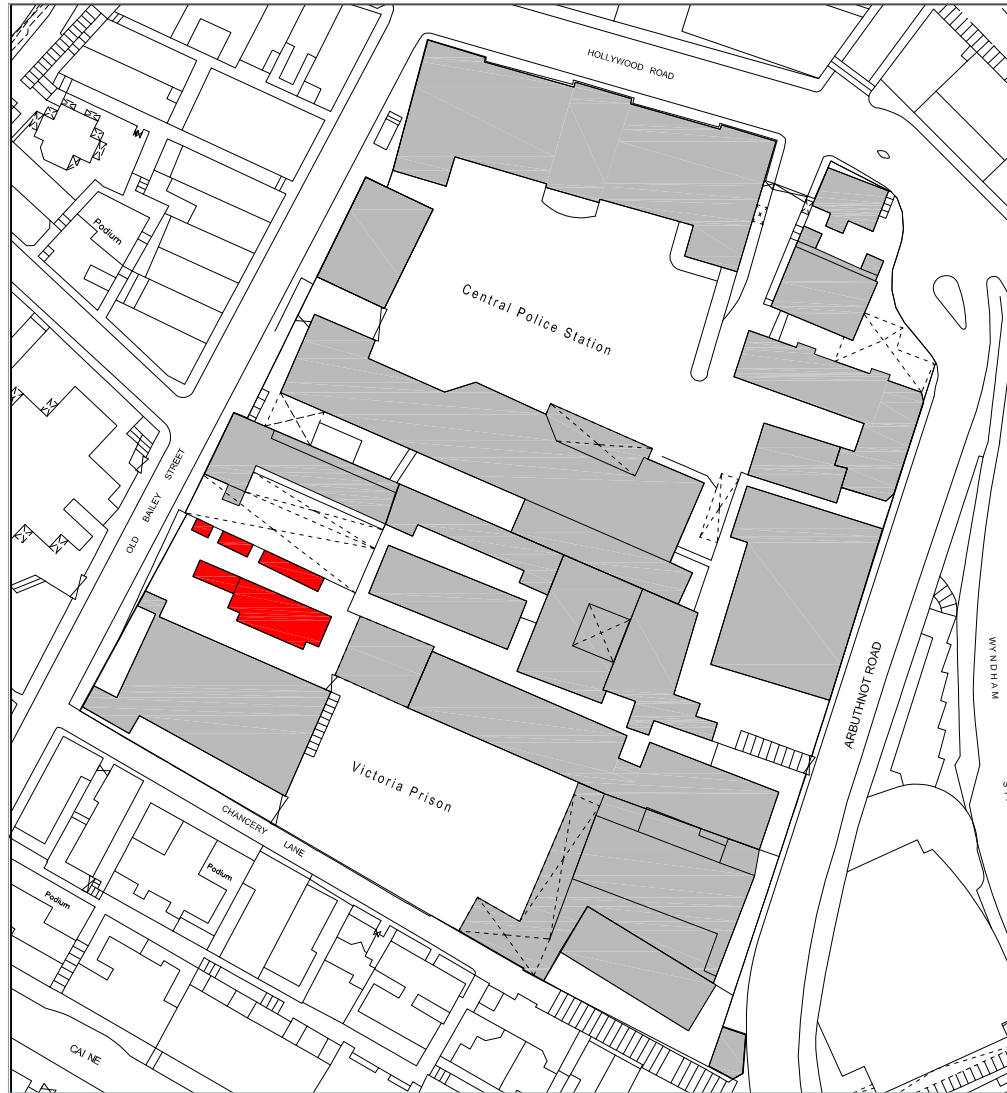
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General Office (18)

General Office (18)



Location Plan



Aerial photograph of the building, where north is to the upper left corner of the image

GENERAL OFFICE (18)

A Baseline Study

General Description

According to the criteria outlined in EIA Study Brief No. ESB-206/2009, the General Office (building 18) has not been included in the baseline assessments as it does not meet any of the requirements for inclusion in the baseline study defined by the CHIA guidance. It was not constructed before 1950, and is not considered to be 'of high architectural and historical significance and interest'. Prior to the construction of the present office building (built c.1980s) the site was the location of the west wing of the radial plan prison, of which only D Hall (building 14 remains). For further information on this building, see the Baseline Study for D Hall.

Archaeological Assessment

An archaeological survey has not been carried out for this report though a desk-based assessment has been completed. There may be some potential for archaeology on the site of Building 18 where the original West Wing of the radial plan prison was sited.

Further information regarding the archaeology of the site is contained in the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. Following an Archaeological Investigation to be carried out during the detailed design stage appropriate mitigation measures will be recommended and agreed with the AMO.

B Identification of Impact on Heritage

Introduction

The present building is of no architectural, historic, or other significance generally or within the site. It is a utilitarian building constructed on what became an empty site following the demolition of the west wing of D Hall, but makes no reference to the earlier building. The plan is to demolish the office and other nearby outbuildings and to construct a new landmark building which is to include art gallery and restaurant space, linking into the adjacent F Hall building 17 to the south and with a new entrance from Old Bailey Street.

Options Considered

The site of the General Office has been considered for a significant new building from the inception of the project, and one which should have arts-related uses to revitalise the Prison site. The options for the mix of uses in the new building have included other arts-related performance and multipurpose activities. The proposed uses which help to give F Hall a new adaptive reuse, together with a new public entrance from Old Bailey Street up to the Prison Yard, are considered the best way of occupying the site of the General Office.

Proposed Uses

It is proposed that the General Office and the ancillary small outbuildings on its site be completely demolished, and a new arts-related building be constructed to fill the space but separated from F Hall to leave it freestanding. The new building will be of a height up to the specific OZP envelope level for this area of the site, and will have two basements below Prison Yard level. These underground levels will provide accommodation for handling deliveries and for mechanical plant rooms. A new public access on Old Bailey Street will be formed in the revetment wall, and new wide stairway will rise up to the Prison Yard level under the new building where there will be entrance lobbies to the galleries on one side and a shop and café in F Hall on the other side . The first floor of the new building will house a new large gallery, and a bridge link will connect into another gallery in F Hall to the south. The second floor will house the restaurant and circulation space as well as a central kitchen. The third floor has a further large gallery with support space.

Assessment of Impact

The following impact assessment should be read in conjunction with the drawings for the proposed new building to be known as the Old Bailey Wing. It is proposed that the general office and other outbuildings be demolished, and a new Art Gallery and Restaurant be constructed on the site. This will provide a much-needed Arts space within central Hong Kong, as well as providing a viable new use for the adjacent F Hall.

In terms of impact on the General Office, it is certainly of benefit to the site. The present building greatly detracts from the historic prison site, and has quickly become outdated and of little use in the renewal of the site. The demolition of an inappropriate structure and replacement with a viable new landmark building will be beneficial to the site.

Impact Rating 2 - Acceptable Impact

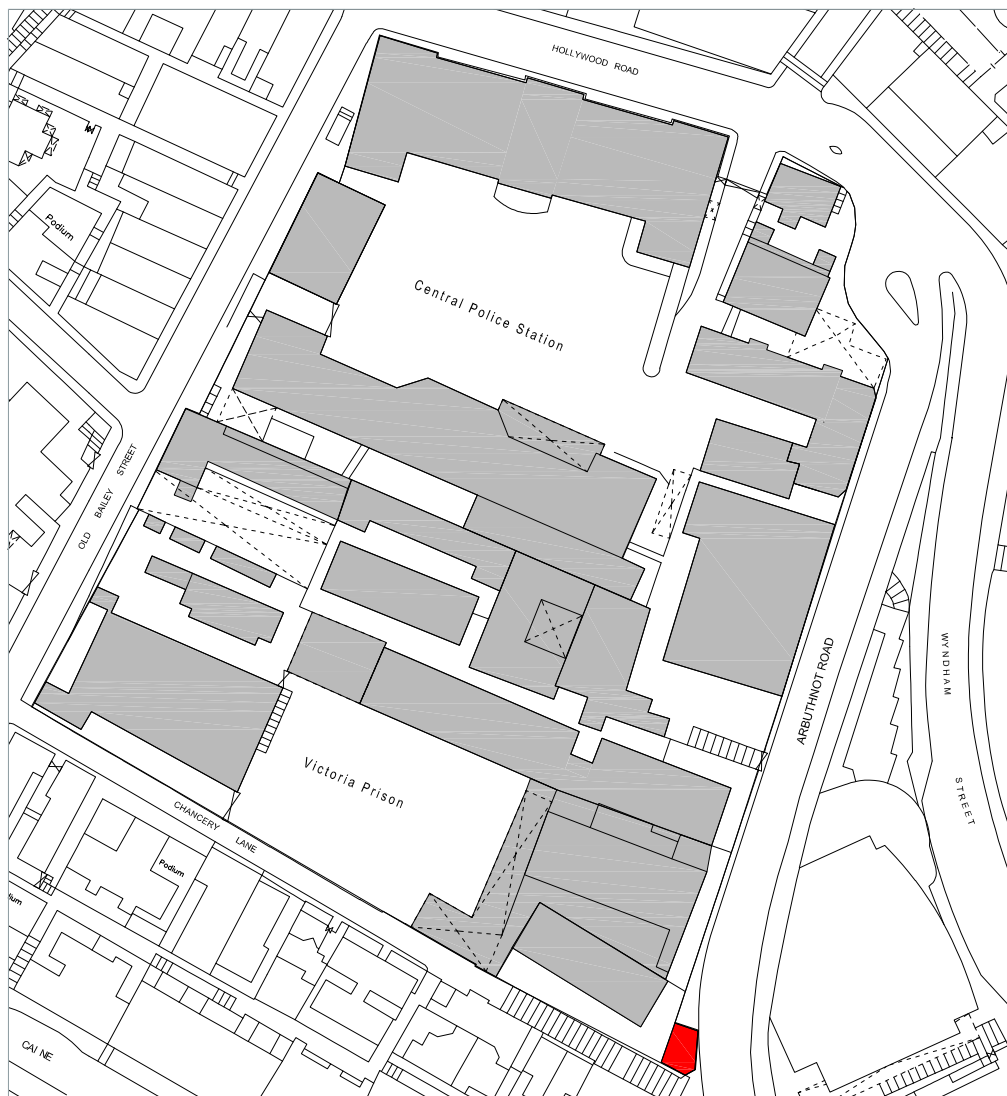
Mitigation

There is little mitigation necessary for the proposals. As the General Office and other outbuildings are of no historic interest, it is unnecessary to record their present condition. Following an Archaeological Investigation an archaeological watching brief may be required during demolition and excavation of the site to determine if there is any remaining fabric from the earlier west wing of the radial plan prison. Any links made with the adjacent F Hall to the south will be made in a way which respects the historic fabric of F Hall and will be kept to a minimum for function.

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Bauhinia House (19)



Location Plan



Aerial view of the building, where north is to the bottom of the image

A Baseline Study

Field Study

Designation	Within Victoria Prison Declared Monument
Date	c.1858
Location	At the southeast corner of the Prison site, at the junction of Chancery Lane and Arbuthnot Road; located on the exterior of the perimeter walls.
Height	58.4 m (above sea level)
Floors	Two storeys

Exterior Description

The building is clearly an early colonial structure, the stark and solid appearance of which directly correlates to its original function as a watch tower. The upper floor makes some attempt at domestic architecture, but the historic character is truly defined by the blocked lookout on the south side. The building is constructed of granite, with large battered blocks on the ground floor, a plain projecting string course above, and smaller blocks laid in a Flemish bond on the first floor. Above this is a moulded cornice forming the eaves, which is directly below a hipped double pan and roll tile roof. The north and east elevations of the first floor (and the top of the southeast corner elevation) have been rendered and painted white. The west side of the structure is formed by the perimeter wall of the site where there is a block opening at ground floor (figure 4), and the southeast corner is canted to 45°.

At ground floor level is a door on the southeast corner with granite lintel and jambs and blocked semicircular arch over. The east elevation (figure 1) has a single window with chamfered granite cill, lintel and jambs and north of this are two blocked 'loop' windows following the gradient of the street; there is a third blocked loop window on the north elevation. A modern vent has been installed in the north elevation (figure 3) to the east of this.

On the first floor there are two windows on the east elevation, one on the north and another on the southeast wall. Each has a granite cill, lintel and jambs and above this a hood moulding. The two first floor windows on the east elevation may be original. The other three windows have been altered to allow for air-conditioning units to be inserted.

On the south elevation there is a large granite corbel below the string-course which supports a guard turret under its own hipped double pan and roll Chinese roof (figure 2). This would have formed a look-out for the site, and all three elevations have a blocked loop window.

Interior Description

(see also Character Defining Elements and Figures 5-8)

The interior of the building has two floors, accessible via a straight timber staircase with simple balustrade and moulded handrail running along the west wall. The interior layout would have originally been a single room on each floor, though at ground floor there have been partition walls installed at the south end to create a toilet room under the stairs (northwest corner) and a boiler room adjacent to it.

On the lower level the west window has canted recesses and a plain lintel, while on the upper level the windows have more shallow angled recesses with a shallow arched head having a simple bead moulding. The upper floor has a moulded skirting board which survives, though like the staircase has received several layers of paint. The finishes throughout the rest of the building are later, consisting of tiled floors, suspended ceilings and plastered and painted walls. The roof structure is visible from the first floor, and is a king post structure. The interior of the building is generally in poor condition.

Areas of Significance

The whole exterior of the building is of significance, as it adds to the overall understanding and character of the boundary wall. It is also the only remaining guard tower on the site, complete with its original lookout. The interior has moulded wooden skirting board, a wooden staircase with balustrade and moulded picture rail, all of which are of some interest. Some items are identified in the AMO report “*Heritage Items for Preservation in the Historic Site of Central Police Station Compound, Former Central Magistracy and Victoria Prison Compound, Central Hong Kong*” and a list of character defining elements is included with this report and have also been indicated on the History and Significance drawings.

Archaeological Assessment

An archaeological survey for the site has not been carried out, but a desk-based assessment has been completed. In terms of below-ground archaeology, a discussion of this is somewhat irrelevant for the site. It is one of the earliest structures in the complex and, as there is not known to have been any occupation here prior to the CPSC, it is unlikely that there is any kind of archaeology on the site. Further information regarding the archaeology of the site is contained within the Archaeological Resources Section (3.4.6) of this report, which is supplemented by a Ground Penetrating Radar Survey. There is no intention to disturb or develop the existing building and so there should be no major impact on any surviving archaeology.

Desktop Research

History

This building is one of the earliest structures on the site (at least in part), having been constructed as part of the original perimeter walls in the 1840s. The earliest known plans of the site, dating from 1851, show it simply as part of the wall, with a gate and piers immediately to the north, accessing a curved road running to the northwest. Though there is no actual 'building' shown at this time, this area would have probably been the watch tower for the gated entrance.

By 1858, the layout of the site had changed drastically with the construction of the radial plan prison at the south end of the compound. A plan shows this northeast corner labelled as 'Guard over Work Shed'. While this would imply that the ground floor might have been open (as with other work sheds on the site), there is no indication within the building fabric that this was the case. The plan indicates that the gateway to the north had been blocked, and also notes that the building had a look-out; this would have been the projecting first floor bay with loop windows.

The building continues to appear in plans of the site through the late 19th and early 20th century, but with no further indication of its use. Interestingly, all of these plans show the building as a four-sided trapezoid, the southeast corner of which formed a point. The first plan to show the building with its canted corner is from 1913, and in a plan of 1916 the opening on this corner is shown, along with what appears to be another entrance into the site through the west wall. Remnants of this still exist, though it has since been blocked.

The cause for this alteration to the southeast corner of the building is unknown. It is possible that changes to the road layout of Arbuthnot necessitated alterations, or that a new entrance was needed at street level from the exterior (this does not appear to have existed before the canted corner was formed).

Another curious feature of the building is the variation in construction type between the ground and first floors, which is compounded by varying window styles between the two levels. This type of construction change is often indicative of multiple building phases, and it is indeed possible that the upper level of the building was not constructed until the 1850s, when it is described as a guard house. It is also possible that the different uses of the building had some influence over design style; the upper floor was more prestigious as a guard house than the work shed below, reflected in the moulded jamb to the windows.

The interior has undergone several changes, including alterations to windows for air conditioning, the blocking of the west door into the site and all loop windows, new services and electrics installed, redecorating throughout, and the insertion of partitions and a toilet room on ground floor. These have all been detrimental to the building.

Building Characteristics

Externally, Bauhinia House appears a gateway to the site when approached from Arbuthnot Road, jutting out squarely from the site and still sporting weapon loopholes and the south side lookout from its early history. Though of varying sizes, the granite exterior of the building blends well with the adjacent boundary walls, except for the painted upper floor of the east side, which – with its casement windows – seems to attempt a domestic scale and appearance.

Internally the building has no architectural interest to speak of, with a simple single-room layout on each floor and later staircase to one side. It is unlikely that there was ever any architectural features of interest, but if so these have all since been lost.

Significance

MEDIUM / LOW

Though the actual construction of Bauhinia House probably occurred c.1858 (when it became a guard house over a workshed), the outer walls of the building are known to have existed on the site as early as 1851, forming a corner watch tower to the earliest Gaol compound. As such, these exterior walls form part of the early retaining walls and are some of the earliest features on the site. This makes the Bauhinia House of great importance. Another significant feature of the building is its location on the exterior of the walls; it would have been a very public structure and performed the early duty of lookout and still retains the blocked loopholes on exterior walls. The architectural design of the building is more Chinese than any other structure on the site, with granite walls, tile roof, and corbelled turret. The later use of the building is significant, as it became the first half-way house for female offenders in 1984.



Figure 1 - Exterior elevation from Arbuthnot Road



Figure 2 - The projecting 'lookout' with granite corbel support on the south side



Figure 3 - The north elevation of the building



Figure 4 - A blocked window on the west side of the building as viewed from within the site, adjacent to Building 15



Figure 5 - Timber framed roof



Figure 6 - First floor interior



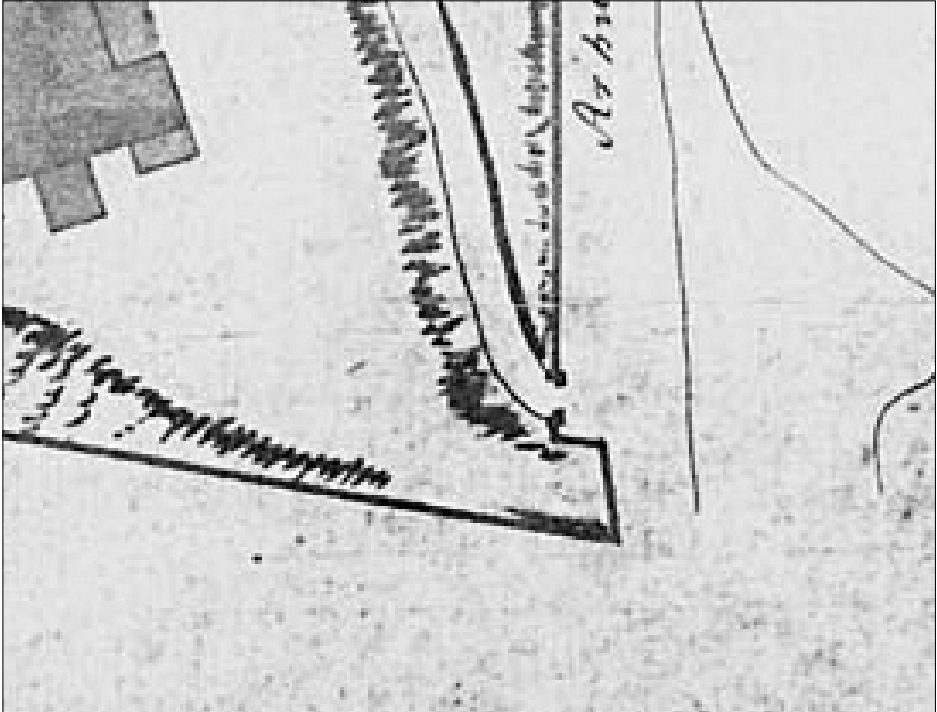
Figure 7 - Interior at first floor level



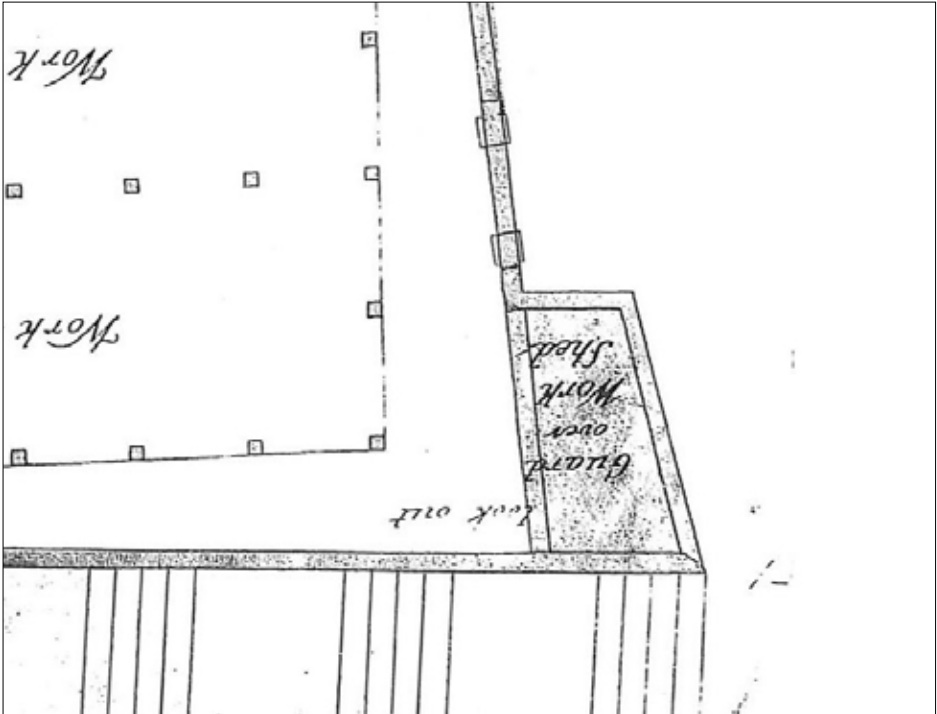
Figure 8 - Staircase



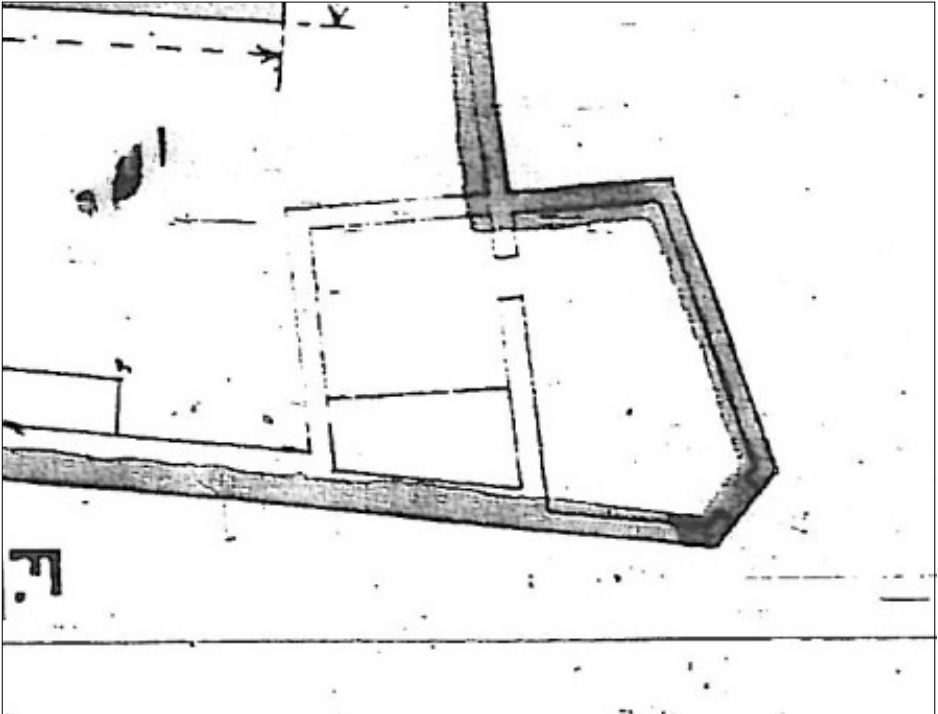
Photograph of the building when it was still in use, likely c.1980s or 1990s



Plan of 1852 showing the outer walls of the building forming a lookout as part of the early perimeter walls

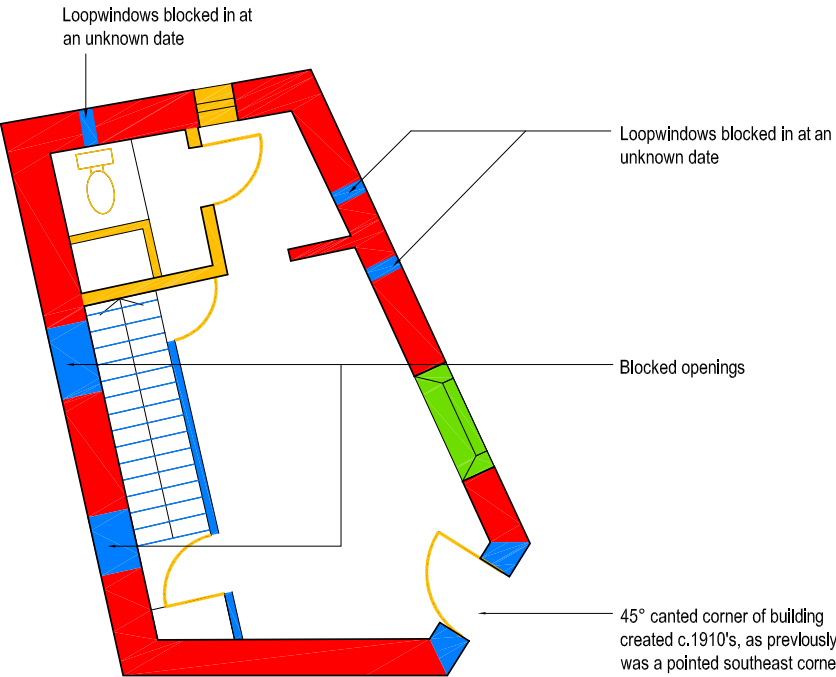


Plan of 1858 in which the building is labelled 'Guard House over Workshed' and is indicated as having a lookout

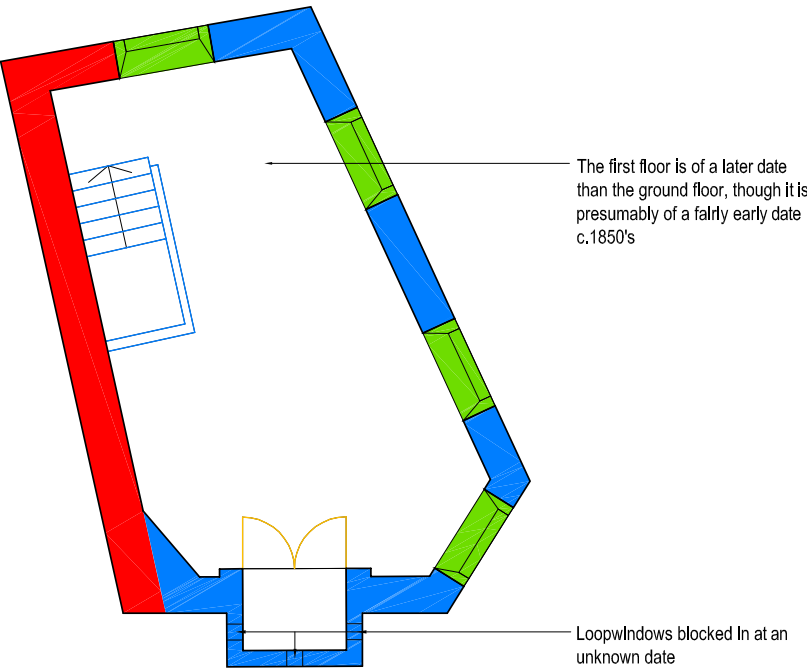


Plan of 1913 showing, for the first time, a chamfer to the southeast corner of the building

Historical Development and Significance



Building 19. Bauhinia House
Ground Floor Plan



Building 19. Bauhinia House
First Floor Plan

Legend

- Original or early fabric c.1840's
- Pre 1950
- Post 1950
- Original or early fabric with later alterations

Please note:

- There are no areas of high significance within the building, though the exterior appearance facing out onto Arubthnot is significant



List of Character Defining Elements

The following list of character defining elements is based on the architectural features and historical items identified in the AMO draft document “*Heritage Items for Preservation in the Historic Site of Central Police Station Compound, Former Central Magistracy and Victoria Prison Compound, Central Hong Kong*”. It contains a description of the elements, their plan locations referenced to the plans provided in the AMO draft document and a list of reference figures which are included in the Field Study Images for this building. The list will be updated and impact assessments on all the character defining elements will be completed for approval by AMO during the detailed design stage.

- LG2 - Lower Ground Floor 2
- LG1 - Lower Ground Floor 1
- FF - First Floor
- SF - Second Floor
- TF - Third Floor

Feature No.	Description	Location	Figure Reference No.
1	Moulded wooden skirting board	FF	Figure 6
2	Wooden staircase	GF to FF	Figure 8
3	Simple wooden balustrade and handrail to staircase opening	FF	
4	Moulded picture rail to wall above the suspended ceiling level	FF	
A	Old iron hinge pins/gudgeons on either side of entrance door and iron ring projecting from the wall over door	GF	

B Identification of Impact on Heritage

Introduction

As discussed in the baseline study, Bauhinia House is one of the oldest structures on the site, and occupies a prominent location at the south east corner of the site. However, the interior of the building is all of a later date and is of no historic or other interest. The proposal for the building is as circulation space providing a new accessible entrance into the site from the junction of Arbuthnot Road and Chancery Lane.

Options Considered and the Proposed Use

The most recent use of Bauhinia House appears to be as small dormitory. This type of use is not appropriate for the revitalised site. Bauhinia House is isolated from other buildings on the site, and the areas of both ground and first floors are small for most practical uses needing public access. The building is too significant as a very early historic element on the site to be used for simply storage or toilets.

It is the location of Bauhinia House, adjacent to one of the original entrances to the original site now completely covered up and forgotten, that recommends it as becoming an entrance gatehouse to the site. The existing doorway from the pavement is too narrow for the full capacity of a new public entrance, but it can fulfil the requirement for a disabled access alongside an adjacent new wide access with steps to be formed in the revetment wall to the north. A small scale plan of 1852 shows that there was once a wide access in the wall at this point, with a road leading into the site. It is therefore a most suitable, practical and historic use for Bauhinia House to be revitalised and become part of the new south east corner access into the site.

Proposed Uses

The proposed use for the building is as a ramped entrance from Arbuthnot Road into the site. This requires the complete removal of the non-historic interior, and will reopen and widen a previously blocked door which historically linked Bauhinia House (then a watchtower for the site) into the Prison. This will be beneficial to the site, as it provides a much-needed south east entrance with full accessibility into the site, and brings the building back into use as a key element of the site boundary.

Assessment of Impact

The following table contains the impact assessment report for Building 19, Bauhinia House. It is broken down into 5 general categories which provide a clear understanding of what changes will be made to the building. These are: 1 – Code Compliance; 2 – Structure; 3 – Finishes, Fixtures & Fittings; 4 – Mechanical & Electrical; 5 – Doors & Windows. Also included are more detailed assessments of the individual elevations of the buildings and the interior of each floor. The following assessment should be viewed in conjunction with the proposal drawings in Annex A2, as these provide graphic representation of the intended changes. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

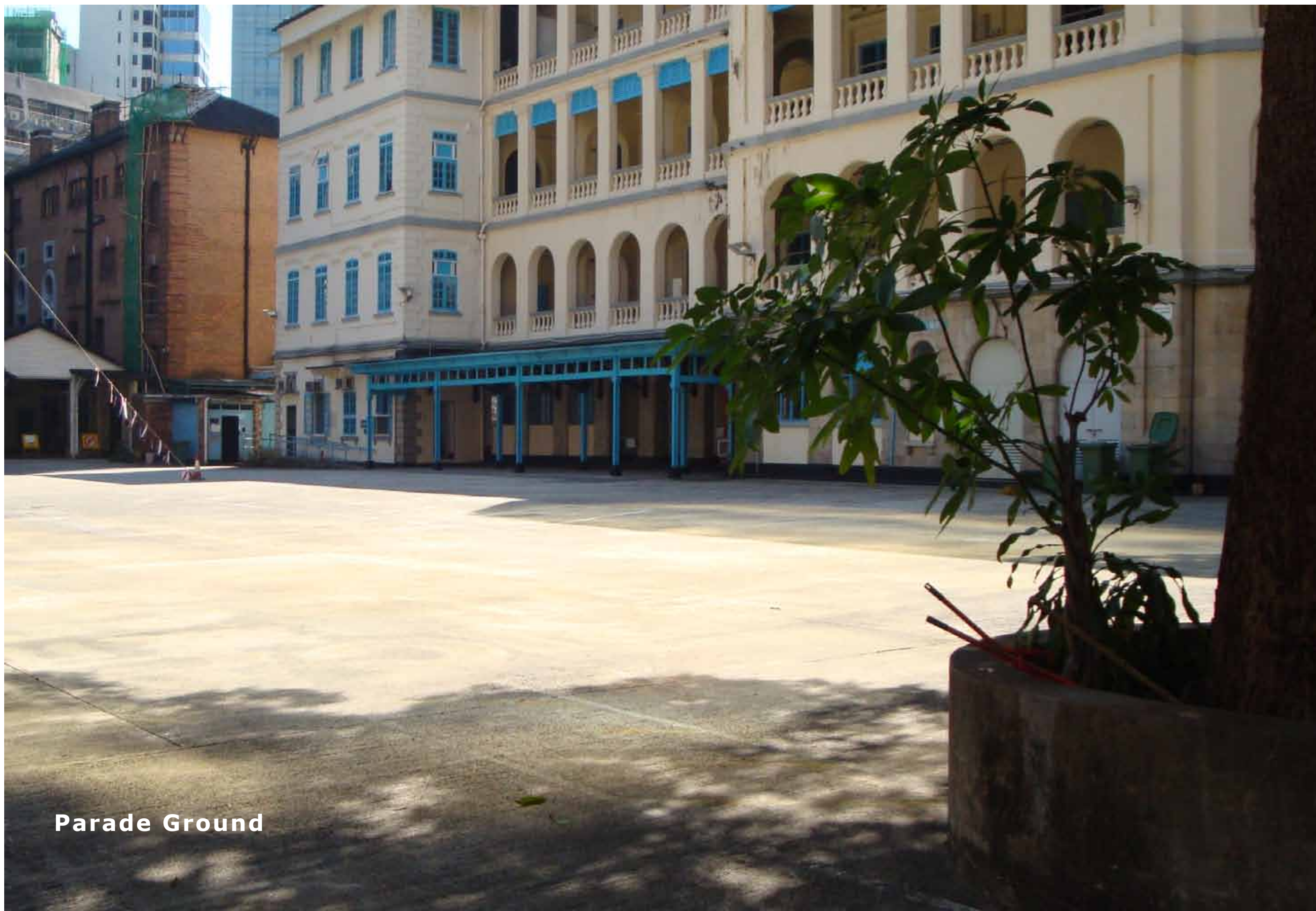
- 1 **Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items, such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2 **Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3 **Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4 **Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5 **Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
1	Code Compliance			
	1.1 Access – stairs	3	The existing internal stair will be removed. The timber stair has no historic or architectural significance, and the small first floor area which it serves has no feasible use in the context of the revitalisation of the site.	The location of this building makes it ideal as a new accessible public entrance into the site for its revitalisation. The ground floor partitions and stair will need to be removed to create sufficiently generous circulation space. The present stair and the interior will be carefully recorded and photographed before being removed, and this recorded information will be exhibited to the visiting public for interpretation purposes. The removal work will be carried out in a sensitive manner, with all finishes made good to match the existing materials.
	1.2 Access – Lift	3	A new lift is not required in this small building, but a ramp will be formed within it. A ramp will be formed in the building for equal access between the pavement level at the foot of the Chancery Lane steps and the ground level of the site on the west side of the building. For equal access into the building from the Arbuthnot Road pavement a modification of the levels on the pavement is required, and also a widening of the south doorway.	The modification of the south doorway and the provision of a ramp within the building will be beneficial in providing the new equal access element of a new public entrance into the revitalised site. The adjacent new entrance provided by a new opening in the revetment wall to the north of the building will have steps because of the slope of Arbuthnot Road, and there is no opportunity for an access ramp there.
	1.3 WCs	N/A	Public toilets are not required to be included within this small building. Public toilets are provided elsewhere on the site.	The area of this small building is too small for public access toilets associated with the site, and its use for equal access circulation does not require it.
2	Structure			
	2.1 Demolition and Removal	The existing building structure has been assessed by the structural engineer as being capable of supporting the proposed new uses and alterations without extensive strengthening work. A detailed structural report will be prepared by the structural engineer during the detailed stage to determine any strengthening work required to the floors and foundations resulting from the loadings of the new uses, or the alterations, or from the condition of the existing structure. Any structural strengthening proposals will be assessed for their impact on the character defining elements, and mitigation measures will be considered.		
		3	The first floor structure and partitions and suspended ceiling will be removed. The small first floor area has no feasible use in the context of the revitalisation of the site, and the removal of the internal stair to create a new ramped equal access entrance into the site on the ground floor will render the first floor inaccessible.	The present accommodation is a later addition with no significant historic or architectural interest. The interior will be carefully recorded and photographed before being removed, and this recorded information will be exhibited to the visiting public for interpretation purposes. The removal work will be carried out in a sensitive manner, with all finishes made good to match the existing materials.
		3	The existing south entrance doorway will be slightly widened. This is to make the existing doorway width code compliant for equal access purposes.	The doorway to the street will need to be marginally widened for code compliant access. This will probably involve resetting the existing stone surround to provide a wider opening, and possibly providing a set of new arch stones for the blank spandrel above to retain the stonework detail if the existing stones cannot be adjusted to suit the new code compliant width.
	2.2 Other Structural	3	An existing blocked ground floor opening on the west wall will be reopened and made wider. A new equal access of adequate width is required into the site for the public through Bauhinia House.	The new opening, which is beneficial in providing the new equal access element of a new public entrance into the revitalised site, is to be formed with plain detailing to distinguish it as a new intervention. The work will be carried out in a sensitive manner, with all finishes made good to match the existing materials.
		N/A	No new walls are to be incorporated in Bauhinia House. The new entrance will be an open double height space	The new double height space will be suitable as public entrance, and will reveal the roof structure overhead. When the present first floor is removed the windows on the first floor will be retained with their present style to indicate the character of accommodation when last used.
3	Finishes & Fixtures			
		1	All finishes will be retained where possible and made good after the alterations. It is desirable to retain the finishes in the historic building.	The alteration works will be carried out in a sensitive manner, and finishes will be made good to match the existing materials.
		2	All existing fittings and fixtures will be removed. The present fittings fixtures are of a utilitarian nature.	The existing fittings and fixtures are not of any significance, and are not appropriate for the proposed double height entrance space. The removal work will be carried out in a sensitive manner, with all finishes made good to match the existing materials.

Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
4	Mechanical & Electrical			
	4.1 General Mechanical and Electrical	2	New lighting is to be installed. The present lighting is of a utilitarian nature.	The existing lighting is not of any significance, and is not appropriate for the proposed double height entrance space. New lighting will enhance the new space.
	4.2 Plant Space	N/A	A plant room is not required in this small building. The small building will not be air-conditioned.	The use of the Bauhinia House as an entrance gate house not attached to other buildings means that it will not need to be air-conditioned. An electrical service can be supplied from the adjacent larger buildings.
5	Doors & Windows			
	5.1 Windows	1	The first floor windows will either be repaired and put into good working order, or replaced to match the paned style. The existing style of windows helps to retain the character of Bauhinia of the accommodation in Bauhinia House when last used.	The existing windows are not in good condition, and the north and south first floor windows have been modified for chiller units which are no longer required. The windows will either be repaired to their fully paned style and put into good working order, or replaced to match the fully paned style.
		2	The two windows on the ground floor on the east and north sides will be replaced with plain glass panels. These windows will indicate the new use of Bauhinia House as a public entrance.	The existing windows are not in good condition and the east side window has been modified for a chiller unit. Their replacement with plain glass panels will not damage the openings, and is reversible.
	5.2 Doors	3	All the existing internal doors are to be removed. The existing internal partitions are to be removed.	See Removals 2.1.
		3	The existing external door on the south elevation will be replaced. The doorway needs to be widened for code compliance for equal access width.	See Other Structural 2.2. The new replacement door will be of a plain design and detailing to distinguish it as a new intervention.
6	Elevations			
	6.1 General		Elevations will be repaired to the existing as-found details, and all services fittings will be removed. The elevations have been modified in the past and do not need to be significantly altered again for the proposed new use, but the surface fixed electrical fittings spoil the visual character of the elevations.	<p>The scope of the work will generally be the making good of any defects, carrying out minor repairs, and repointing the stonework joints. The moulded cornice will be repaired and redecorated. The windows will be repaired or replaced according their condition.</p> <p>The building currently does not have any guttering and rainwater pipes. It is not intended to add any rainwater goods, but they may be needed if it can be proved that deterioration and damage of the external fabric will occur without them or that pedestrians should be more sheltered.</p> <p>All modern services will be removed from the elevations and any damage caused by them will be made good using matching materials.</p>
	6.2 North Elevation	1	The soil pipe will be removed. There will be no toilets in the building. See 5.1 Windows	The removal of the soil pipe and the repairs will improve the appearance and condition of the elevation.
	6.3 South Elevation	3	See 5.1 Windows and 5.2 Doors	The slight modifications to the doorway should not alter the appearance of the elevation. The repairs will improve the appearance and condition of the existing elevation.
	6.4 East Elevation	2	See 5.1 Windows	The repairs will improve the appearance and condition of the existing elevation.
	6.5 West Elevation	2	See 5.2 Doors	The new opening for an access should not detract from the plain robust nature of the existing wall. The repairs will improve the appearance and condition of the existing elevation.

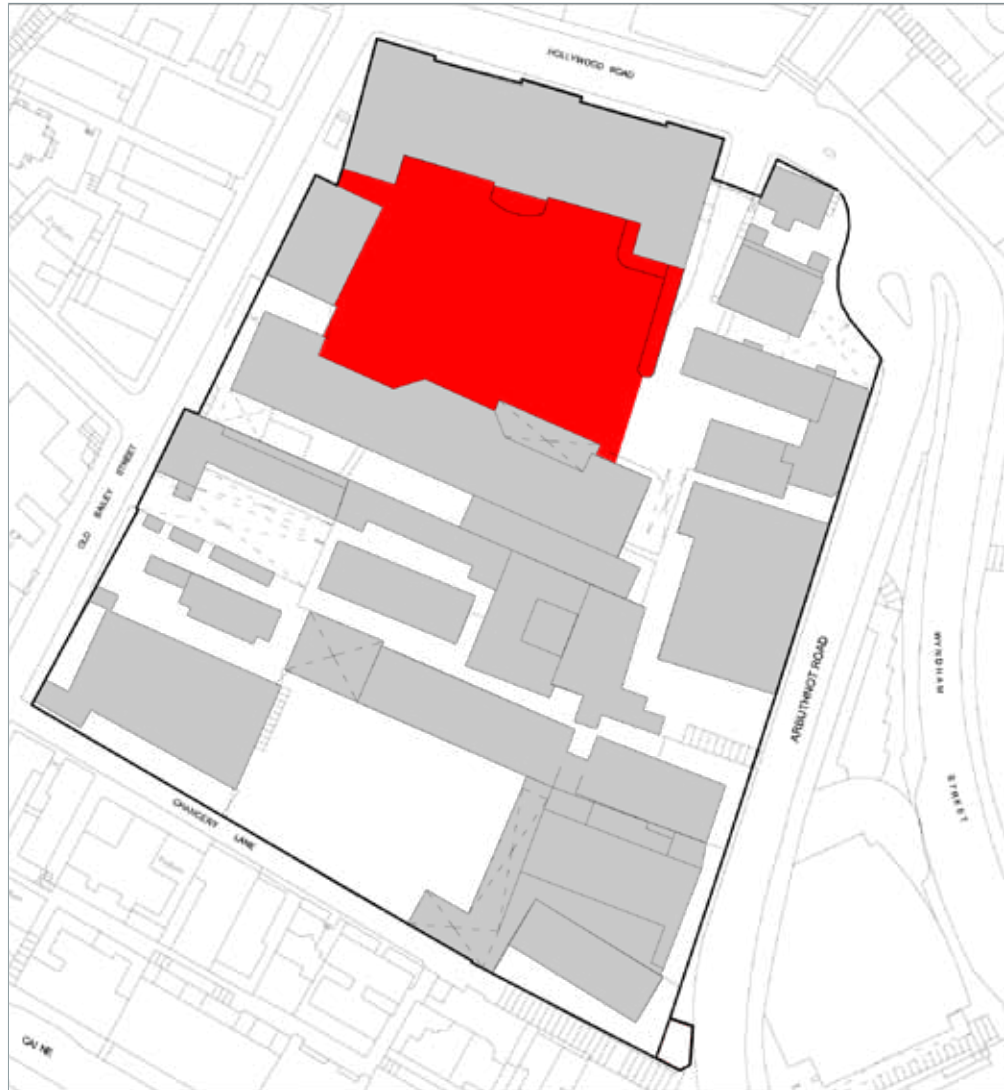
Ref.	Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
7	Interiors			
	7.1 General		The internal partitions and ceilings and the first floor structure will be removed to provide a double height space.	See Access 1.1 and 1.2, and Removals 2.1.
	7.2 Ground Floor	3	The use of this floor is for a new accessible public entrance into the site.	The location of this building makes it ideal as a new accessible public entrance into the site for its revitalisation. The ground floor partitions and stair will need to be removed to create sufficiently generous circulation space. The removal work will be carried out in a sensitive manner, with all finishes will be made good to match the existing materials.
	7.3 First Floor	3	There will be no first floor. The space will be double height.	See 7.2. The small first floor area has no feasible use in the context of the revitalisation of the site. The removal work will be carried out in a sensitive manner, and all finishes will be made good to match the existing materials.
8	Roofs			
		1	The pitched tiled roof and the chimney will be repaired. The roof is of some significance, particularly the timber framed roof structure and the Chinese tiles. The structure and tiles will be retained and repaired as necessary.	The original roof structure will be retained, as it is historically and architecturally significant to the building. The condition of the roof covering and structure will be closely investigated during the detailed design stage and any repairs will be specified and carried out to conservation principles. The roof structure can be retained, though some repair may be probably be necessary to put it into good condition: ♦ The roof covering can probably be retained with some local repairs to the tiling. ♦ There will be no alteration to the roof structure. The roof structure is to be investigated by the structural engineer and repaired/strengthened as necessary. ♦ There is presently no guttering and rainwater pipes. It is not intended to add any rainwater goods, but they may be needed if it can be proved that deterioration and damage of the external fabric will occur without them or that pedestrians should be more sheltered.

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Parade Ground

Parade Ground



Location Plan



Aerial photograph of the Parade Ground, outlined in red; note that the trees on the east edge of the site have since been lost and north is to the top of the image

PARADE GROUND

A Baseline Study

Field Study

Designation	Within Central Police Station Declared Monument
Date	c.1858
Location	In the centre of the CPS part of the site, at the north end of the compound

Exterior Description

The Parade Ground is a large, vaguely rectangular in plan area on the north side of the site, around which most of the CPS buildings are arranged. It is bordered by the Headquarters Block (01) to the north, the Barracks Block (03) to the south, the Armoury & Store (02) to the west, and the Superintendent of Police and Inspector’s Quarters (04) with Garage (05) to the east.

The area now has a surface of hard paving, with car parking spaces marked out in white. Along the north edge of the site, adjacent to the Headquarters Block (01) are two areas which, like the stairs into the building, are finished with small concrete tiles. Also along the front of the building are large cast iron grates with a diamond pattern covering the area over the below ground alleyway – some of which have been covered with diamond plate – as well as more narrow cast iron grilles for drainage.

There are two trees in the Parade Ground. Adjacent to the Armoury & Store (02) is a large *Mangifera Indica* (Mango) with a low concrete wall around it. On the west side of the main entrance, at the northeast corner of the Parade Ground, is a *Bombax ceiba* (Cotton Tree).

Areas of Significance

The whole of the Parade Ground is significant, as it forms the central focal point for the CPS and has important historic associations with the site. Of specific interest are the cast iron grilles and the steps up to the HQ Block (Building 01).

Archaeological Assessment

An archaeological survey has not been carried out for the site, but a desk-based assessment has been completed supplemented by a Ground Penetrating Radar Survey as described in the Archaeological Resources Section (3.4.6) of this report. The Parade Ground presents some possibility of archaeology, as it was previously the location of early gaol buildings and has not been built on since their demolition in the 1860s. However, several factors have caused disturbance to the Parade Ground and may have destroyed or damaged any below ground evidence. This includes the digging of the basement for Building 01 (Headquarters Block) which extends south into the Parade Ground; the digging of trenches for electric wiring and piping, construction of an air raid shelter in the northwest corner, re-surfacing, and potential bomb damage from the Second World War. It should also be remembered that the original buildings would not have had substantial foundations anyway, and may have left little or no trace of previous structures. Aside from the possibility of some earlier foundations or other substantial archaeology, there is also the possibility for small finds. The Parade Ground historically had a more porous ground covering, with areas grassed over and other parts dirt or gravel. As a high traffic area, it is likely that some small objects – be they personal items or police related – would have been dropped and have perhaps been trapped within the layers of archaeology beneath the present surface. Following an Archaeological Investigation to be carried out during the detailed design stage appropriate mitigation measures will be recommended and agreed with the AMO.

Desktop Research

History

The Parade Ground is one of the oldest features of the site, being ‘created’ with the construction of the Barracks Block in 1864. However, this area was the site of several other buildings during the 1840s and 50s which were known as the ‘Common Jail’. In a plan of 1852, within the area are jail blocks A & B along the west side, Gaol C in the northeast corner, and a guard house on the north side. These are enclosed by a perimeter wall on all sides, with a gateway in the northeast corner accessing Pottinger Street. This plan also shows a well in the centre of the area, though no reference is made to this in any other historic plans.

By 1862 these buildings had been demolished to make way for the Barracks Block, which was built along the south wall that originally enclosed the Common Jail. Also by this time, a guard house in the northeast corner of the site had been partially demolished to construct accommodation for Married Inspectors and the Deputy Superintendent of Police (Building 04). The Parade Ground was thus established for the first time, with the Barracks Block 03 to the south, accommodation Building 04 to the east, and a perimeter wall to the north and west.

In early photographs of the area a strip of grass is shown running down the centre with a gated entrance at the west end. This still exists to some degree, though the gate appears to have been altered to accommodate the later Armoury building. Also shown in early photographs are trees at the east and west ends of the Parade Ground adjacent to the accommodation Building 04; these images show that the open site was once much more ‘green’ than it is today.

This configuration remained through to the 20th century, with only small temporary outbuildings being erected in the open space. Matsheds were constructed firstly in 1906 to accommodate displaced officers during the addition of a third storey on the Barracks Block. A large matshed was again constructed in 1911 to provide further accommodation for Chinese police, and this was joined by two further buildings along the north edge of the site. A 1913 plan shows these buildings, with one in the northwest corner labelled ‘store’ and another to the east of this labelled ‘Offices of ASP and Chief Inspector’ with an attached latrine. By this time, it would seem that the central grassy area had been paved over.

These temporary buildings remained until the Headquarters Block was constructed on the north side of the Parade Ground. The building, two storeys at this level, was built north of the existing perimeter wall, thus extended the site down to Hollywood Road. The design of the building certainly responded to the Parade Ground by creating an enclosure to the space and making it almost completely obscured from public view. This obstruction became complete in 1924, when the Armoury and Store were built along the west edge of the Central Police Station.

The Parade Ground was used for various exercises by the Police Force, as well as awards ceremonies. A 1930s photograph alludes to another use as well; markings on the ground suggest that the space might have been used as a firing range.

The area remained in use as a Parade Ground through the first half of the 20th century, though by the 1970s it was converted into use as a car park.

Significance

HIGH

The Parade Ground is a significant feature of the site, both as a large open space within Central Hong Kong and as the focal point of the Central Police Station. The relationship to the surrounding buildings is important as it shows the response of the Parade Ground to the Barracks Block and alternatively of the Headquarters Block to the open space. This space has been of great importance historically and socially since its creation, firstly as an area where the police would have performed their exercises and later as the site of various awards and medal ceremonies. The area remains today a dramatic feature of the CPSC, providing a central viewing platform for two of the most important buildings on the site.

Field Study Images



View of the Parade Ground looking northwest, toward the Headquarters Block (Building 01) and Armoury (Building 02)



View of the Parade Ground looking southeast, toward the Barracks Block (Building 03), Magistracy (Building 09) and Garage (Building 05). The tree shown in the distance has since fallen down.



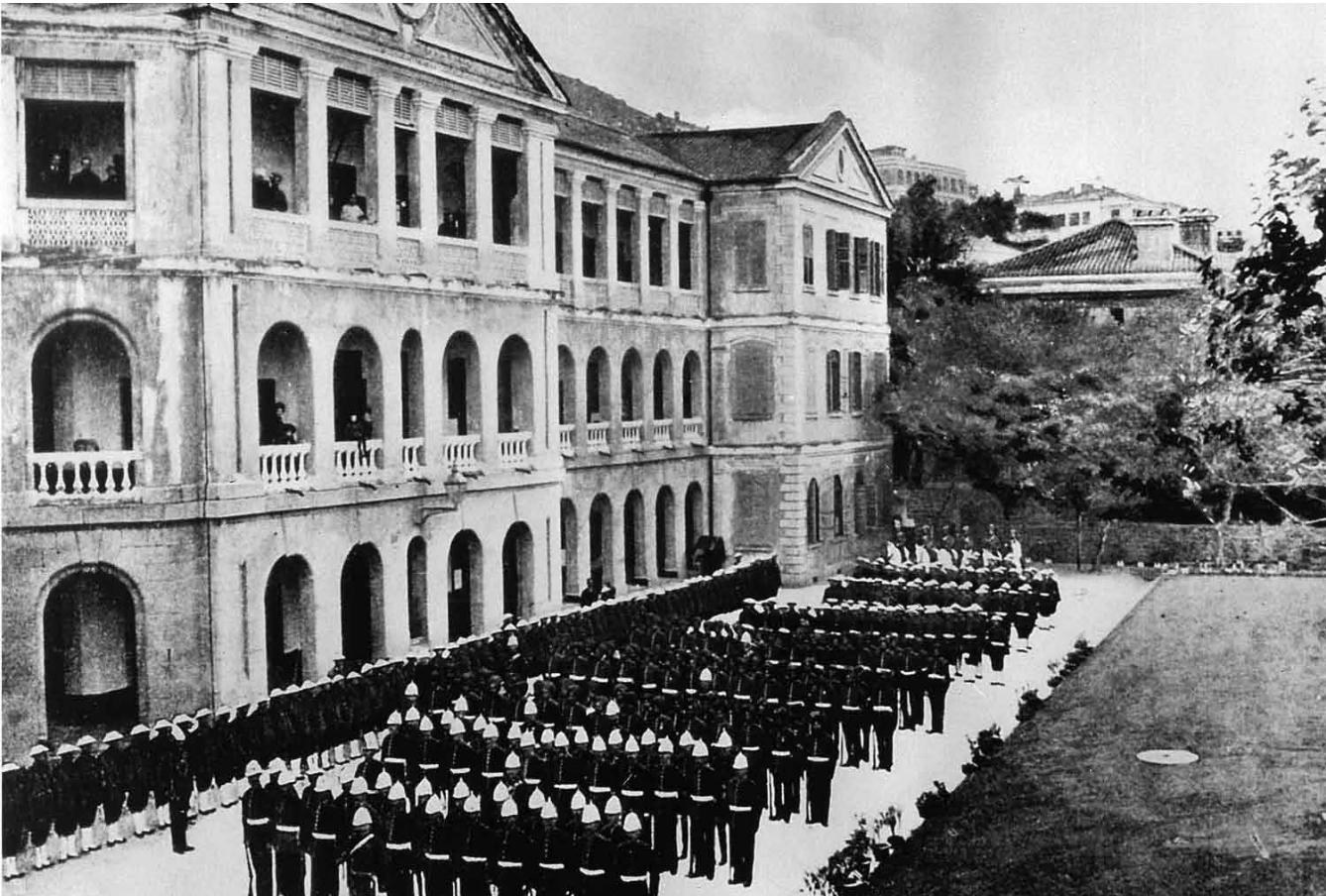
Detail view of a car parking space



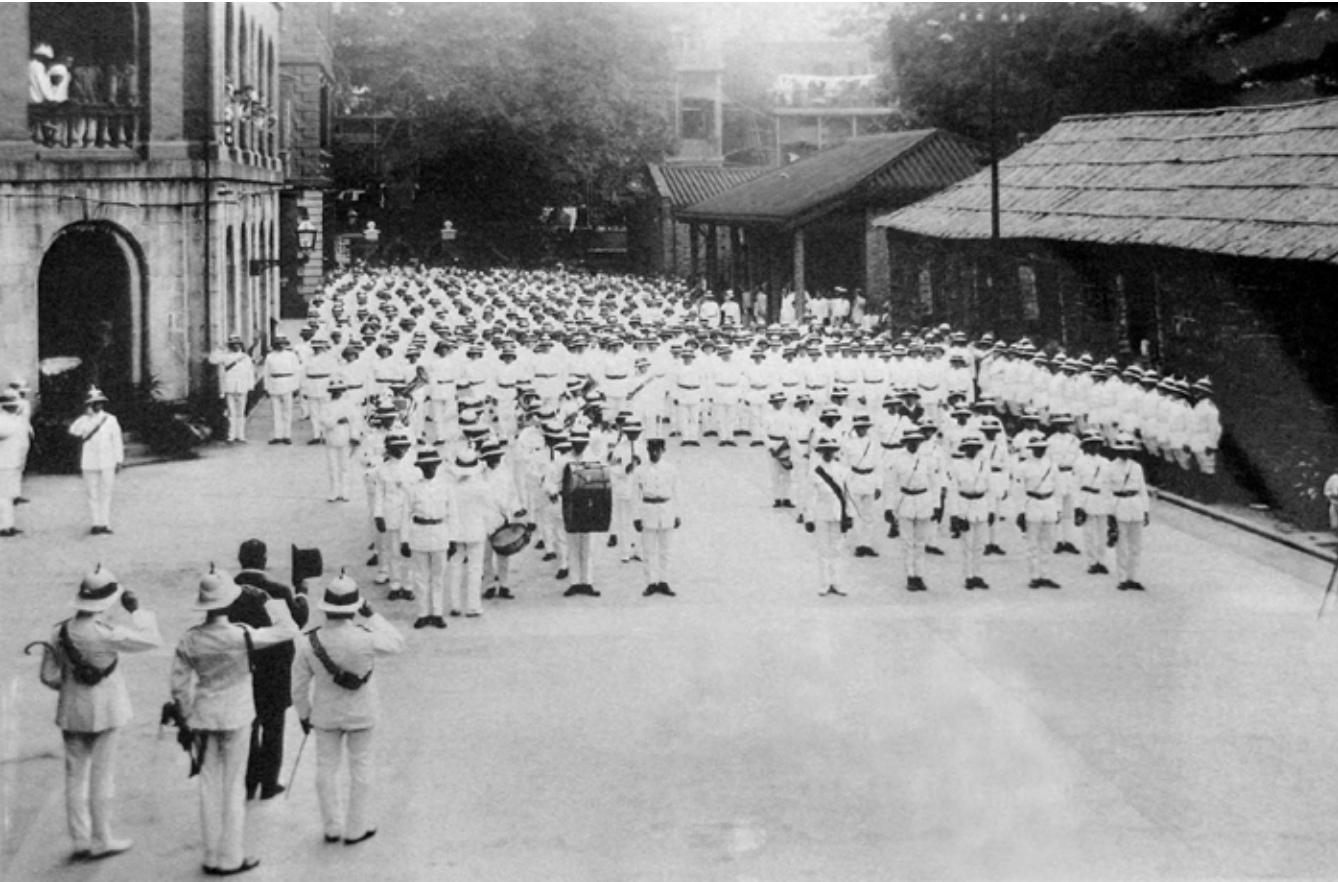
Paving slabs to the south of Building 01, adjacent to which are cast iron grilles for drainage and some areas of small concrete tiles



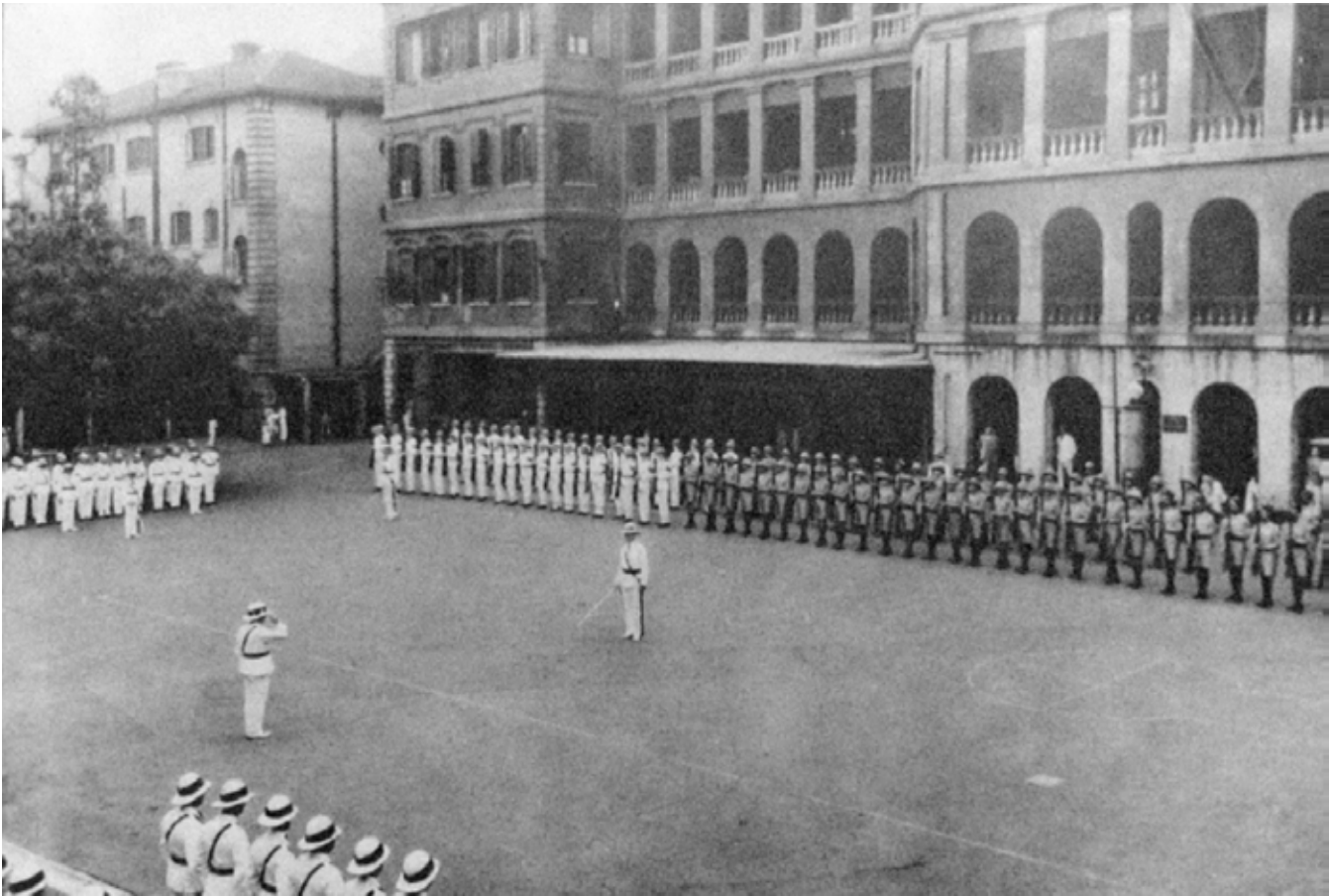
The cast iron grilles to the south of Building 01, some of which are covered in diamond plate



This late 19th century photograph shows the Parade Ground prior to the construction of the Headquarters Block. The area to the north end of the space is grassed over with trees and a low brick wall at the west end.



1911 view of the Parade Ground, looking west. Temporary matchsheds are shown to the right of the image.



The Parade Ground c.1930s. By this time the northeast covered porch had been constructed. Note also the markings on the ground; these could be evidence of a shooting range.



Awards presentation ceremony held in the Parade Ground c.1939



View of the Parade Ground c.1950s showing it in use as a car park



Historic photograph showing the Parade Ground being used for a celebration



The Parade Ground as the location for a decommissioning ceremony

B Identification of Impact on Heritage

Introduction

The Parade Ground is a highly significant space within the site, being one of only two open spaces and being indicative of the historic use and character of the Central Police Station part of the site. Its character as an open space has been retained throughout the history of the CPSC, and the proposals are to retain this character much as it is today.

Options Considered

The high significance of the Parade Ground as an open space dictates that it should not be built on.

Proposed Uses

The proposed use of the site is to remain as an open space. Some alterations will be carried out to update the surface, and a large area of excavation will be carried out to provide plant and mechanical space linked to the underground passage running beside the Headquarters Block. This new underground plant space, however, will not impact on the visual appearance or the overall character of the Parade Ground. Some tree planting will be provided at the east side.

Assessment of Impact

The following impact assessment should be read in conjunction with the drawing for the proposed site works.

There is little impact on the Parade Ground as there will be little change taking place. The replacement of the late 20th century surface will be beneficial to the overall appearance of the space, and the inclusion of a plant space below ground level will reduce the need for inappropriate intervention in the highly significant Headquarters Block.

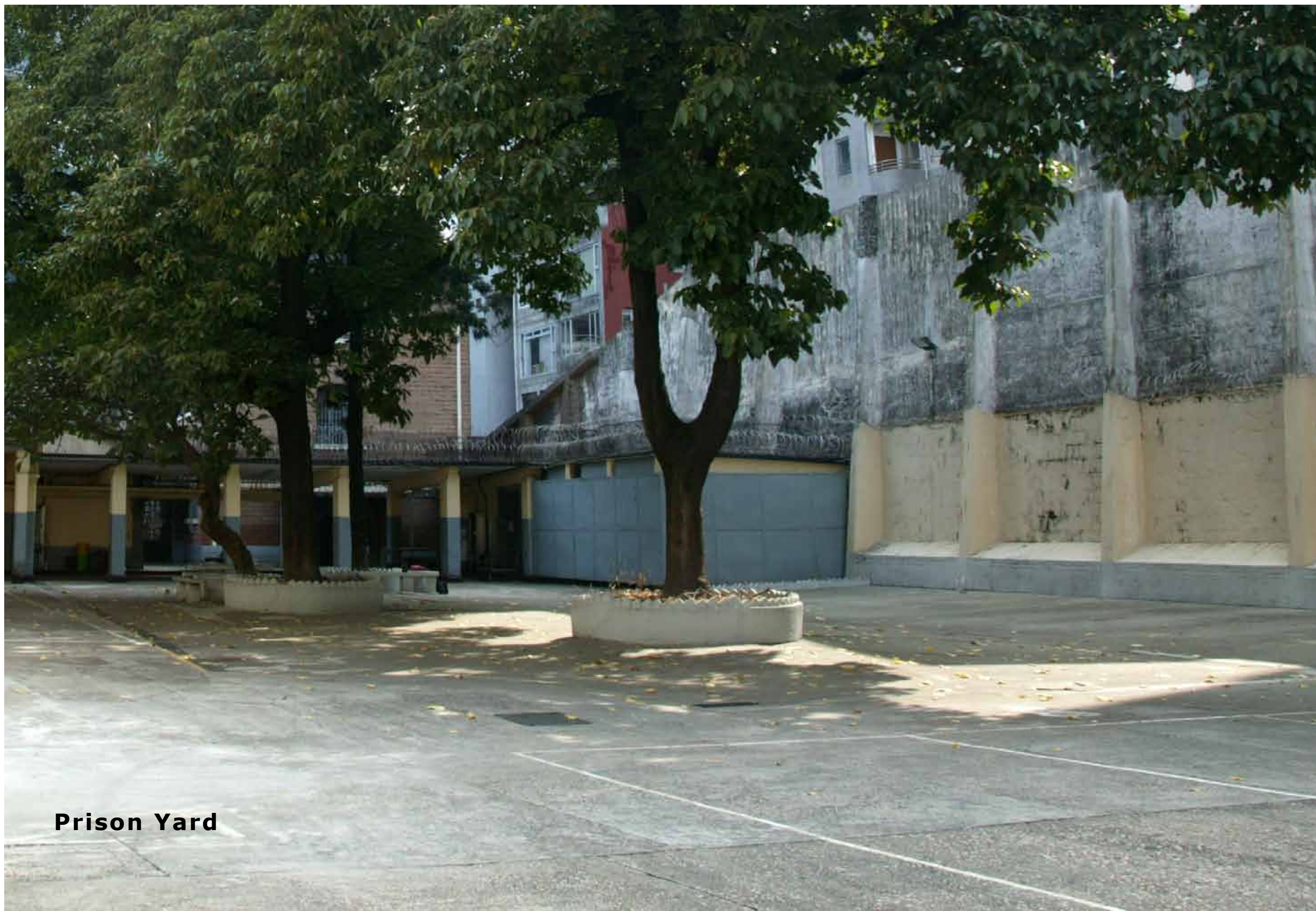
Impact Rating 3 - Acceptable Impact with mitigation measures

Mitigation

It is proposed that the current condition of the Parade Ground be recorded prior to any works, in order to have a clear understanding of the last use (car park) and ground covering of the space. Following an Archaeological Investigation to be prepare during the detailed design stage an archaeological watching brief may be required during excavation works in order to establish whether evidence of any earlier buildings remain, though this is unlikely. Copies of record documents will be held on site by the site management and will also be deposited at the Hong Kong Records Office and with any other official body who requests a copy (e.g. AMO). Historic photographs, archives and any documentation produced prior to demolition and during the watching brief can be used in any site-wide interpretation of the Victoria Prison history.

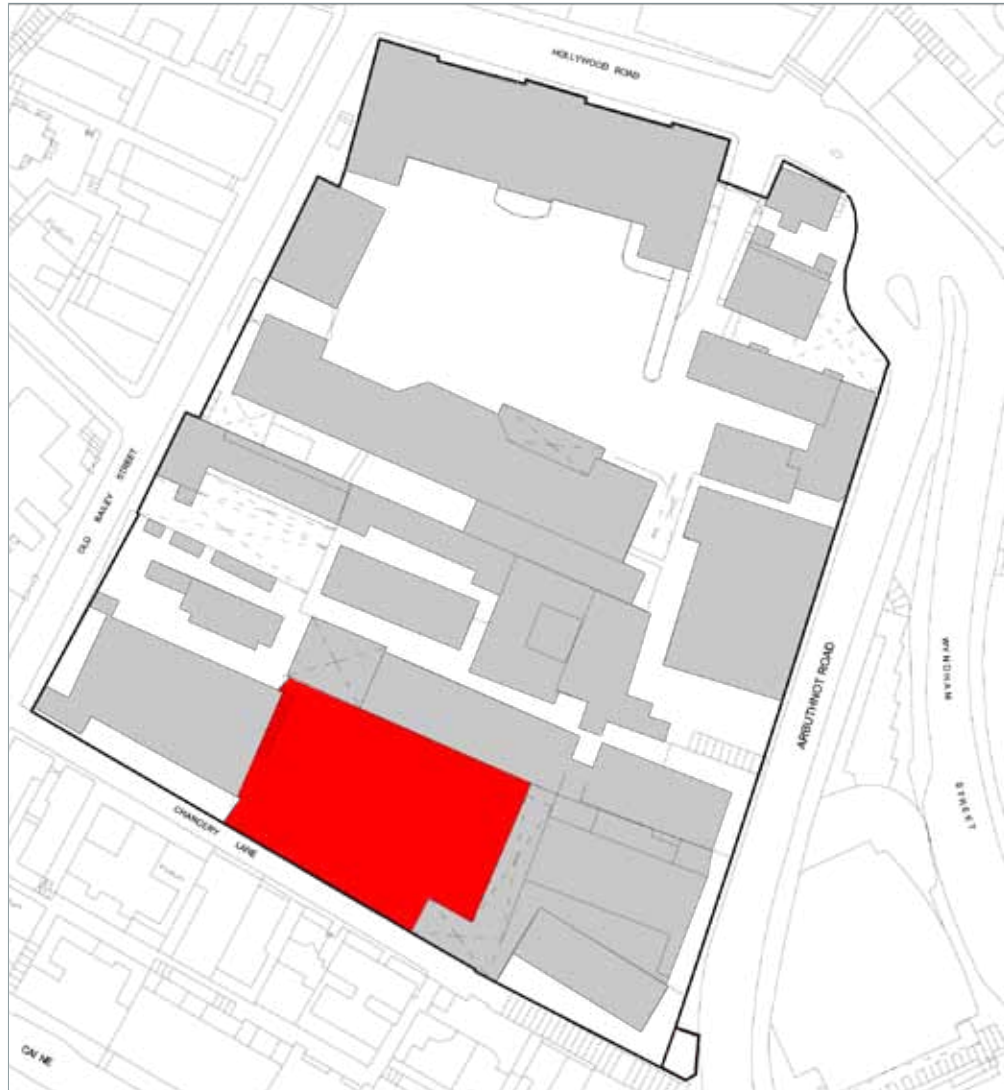
Parade Ground

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Prison Yard

Prison Yard



Location Plan



The east elevation of the building, where north is to the bottom of the image

PRISON YARD

A Baseline Study

Field Study

Designation	Within Victoria Prison Declared Monument
Date	Mid 20th century
Location	At the south side of the site, within the Victoria Prison

Exterior Description

The Prison Yard is one of two major open spaces in the site, the other being the Parade Ground in the CPS area of the site. It is rectangular in shape, and occupies a large portion of the Victoria Prison site. The space is enclosed on all sides, bordered by the west wing of D Hall (14) to the north, the Laundry (16) and E Hall (15) to the east, and F Hall (17) to the west. To the south, the Prison Yard is enclosed by the perimeter wall running along the north side of Chancery Lane, which has large buttresses to full height, and razor wire along its length.

The yard itself has been finished with concrete paving slabs. There is a drain with metal grilles running east-west along part of the yard, and to the west are white paint lines marking out a playing ground.

Central to the yard are four large trees, which are (west to east): two *Aleurties moluccana* (Candlenut; Indian Walnut), and one each of *Plumeria rubra* (Red Frangipani) and *Araucaria cunninghamii* (Moreton Bay Pine). All of the trees have low concrete walls around them, and two have plain, chunky concrete benches around them as well. These trees still retain vestiges of barbed wire, which would have been wrapped around them to prevent prisoners climbing the trees.

There is also a table with two benches (all concrete) with an inlaid chess board to the east of the trees.

Archaeological Assessment

An archaeological survey for the site has not been carried out, but a desk-based assessment has been completed supplemented by a Ground Penetrating Radar Survey as described in the Archaeological Resources Section (3.4.6) of this report. This area of the site has a high potential for archaeology, given the continuous building and demolition of structures which has occurred throughout the life of the CPS compound. This area was the site of the earliest 1840s structure – the Magistrate’s House – which was later replaced by a purpose built Debtors’ Prison and soon after a radial plan prison. Some of the wings of this building were replaced by other structures, which were all eventually demolished. Following an Archaeological Investigation to be carried out during the detailed design stage appropriate mitigation measures will be recommended and agreed with the AMO.

Desktop Research

History

In the earliest plans of the site, the area of the Prison Yard was mostly taken up by a hill along the south revetment wall, as well as the south end of the Magistrate’s House – the earliest known structure on the site. The south edge of the site was enclosed as early as 1842, with the boundary wall and steps on Chancery Lane some of the first parts of the prison constructed.

In 1845 the building was converted into a Debtors’ Prison and Gaoler’s Residence, and by 1856 it had been completely demolished. In its place was built a new Debtors’ Prison, around which was a boundary wall. The northern edge of this boundary wall is in approximately the same location as the northern edge of the prison yard as it exists today.

In 1858 a new radial plan prison was constructed at the south end of the compound, necessitating the demolition of the Debtors’ Prison and its boundary wall. The radial prison contained three main wings forming a ‘T’ shape in plan, with a radial wing to the southeast and southwest; of these the south and southeast wings occupied what is now the Prison Yard.

At this time, the triangular spaces between the five wings formed the prison yards, but by 1887 a workshed in the southeast corner of the prison had been demolished, and the space was used as a laundry and yard. The southeast wing of the prison was demolished in 1901 in order to build a new block of cells which was the first of three in the prison of the same design; the later E Hall (15) and B Hall (12) still survive, though the original block does not. It was constructed of red brick over three storeys, with 26 cells around a central corridor and staircases on each floor. By 1913 there had also been a cookhouse constructed along the south revetment wall.

A plan of 1916 shows the area in more detail, and this is the first time where the prison yard begins to take the shape it retains today. The south block of the prison is called B Wing, the detached block of cells is called C Hall and the cook house is shown separated from the east side of the prison by way of dividing walls connected to C Hall and joining with the south revetment wall and B Wing. The east side of the area is divided from the laundry and new block of cells by way of a dividing wall with staircase linking the two levels here. The whole of the space around C Hall to the north and east is shown as having a ‘covered way’ constructed over, which would have acted as an exercise yard.

The layout of this area seems to have remained largely the same into the 1930s, judging by a survey plan of 1936. One of the only major changes was the demolition of the first weaving and print shed in the southwest corner, which was replaced in 1929 by a new print shed.

During the Second World War, the prison part of the compound was bombed, causing damage to several buildings which were then left in disrepair throughout Japanese occupation. A survey of the damage was carried out 1945 – 6, with reports that many of the buildings were in poor condition. It is thought that the south (and west) wing of the original radial plan prison and the block of 78 cells to the east of this were demolished at this time owing to irreparable damage.

Throughout the second half of the 20th century, the prison yard was used as an exercise and recreation space for what was first the Remand Prison and later a centre for Immigration. Photographs from the 1960s and 70s show badminton or tennis courts painted out in the yard, and a 1980s photograph through a window in D Hall shows several inmates sitting along a bench on the south wall. There were also metal cages installed around the trees to prevent escape; these would have replaced the earlier security measures of barbed wire which has grown into the trees. Chain link fences set in low concrete plinths installed to separate various areas of the yard; these are seen in a photo of the late 20th or early 21st century.

In 2006 the yard had a much more prestigious function, when it was used to hold the decommissioning ceremony for the prison.

Significance

HIGH

This large open courtyard is a significant feature of the site, important for understanding the use of the prison in its post-war years and for providing some indication (albeit through negative space rather than structures) of the location of earlier buildings which have been demolished. It is also important as an open space within a busy area of Central Hong Kong, providing a welcome openness in an otherwise very crowded area. There is also some significance for its relationship to the Parade Ground – even if it is a relationship of contrast. It is clear from the high south wall with broken glass and razor wire that this was most certainly a prison space, even if it was for ‘recreation’. The Parade Ground, however, has a much more welcoming feel with buildings that are of a higher quality design. The trees are significant for their survival as well as for their location; bringing nature into such a bleak space must have redeemed its character for many of the prison inmates.

Field Study Images



View of the prison yard looking east



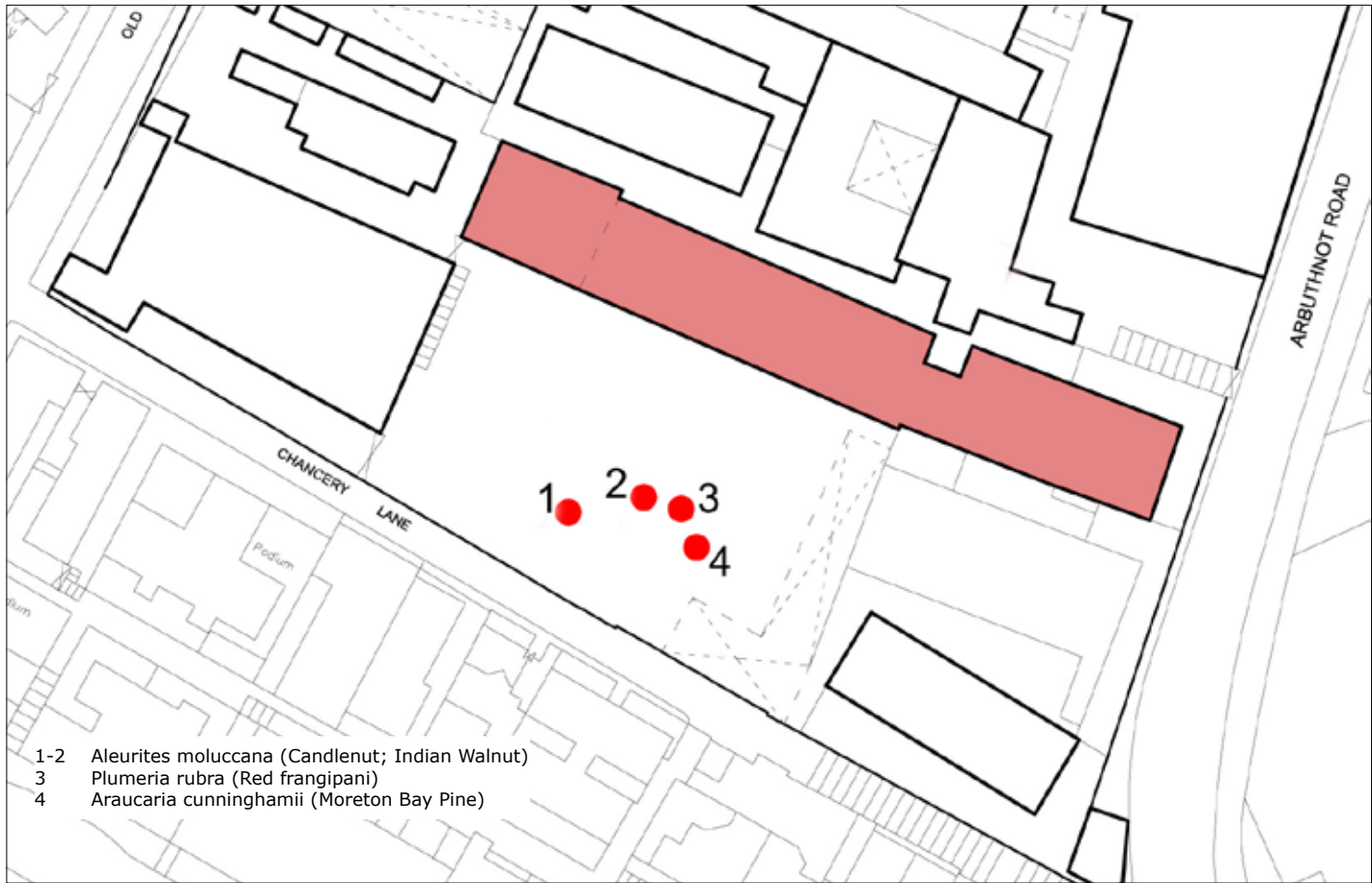
Detail of the south perimeter wall



Shards of glass embedded in cement at the tops of the buttresses along the south wall



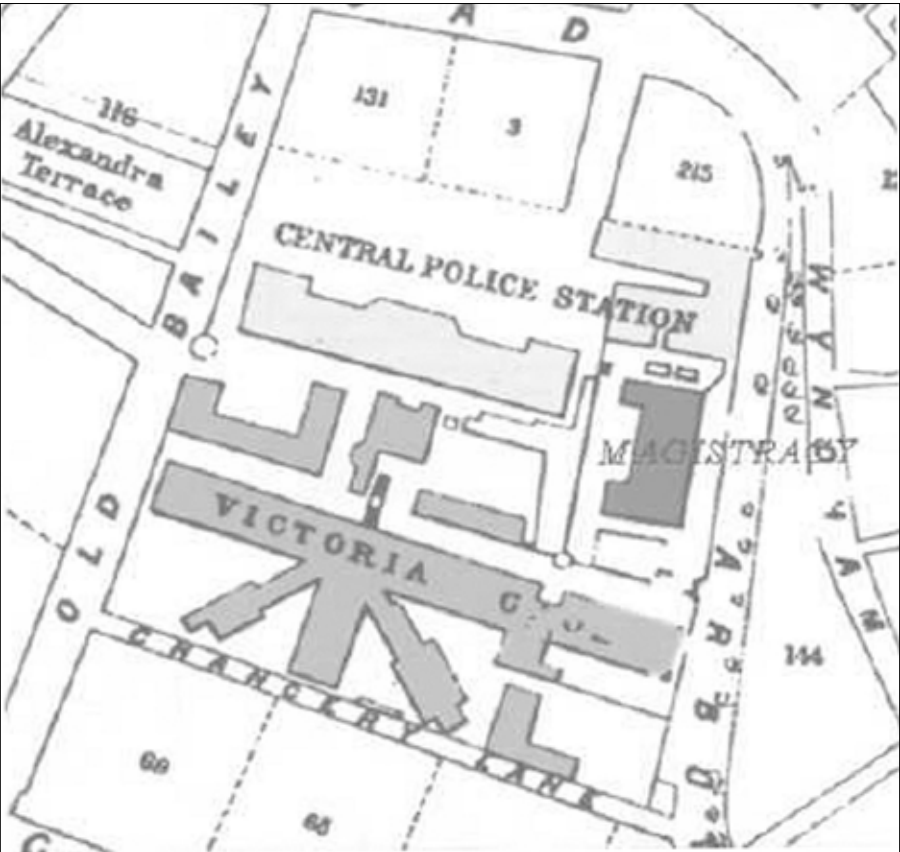
The trees in the prison yard with concrete walls and benches



Tree plan for the space



One of the trees with remnants of barbed wire



Plan c.1887 showing the radial plan prison



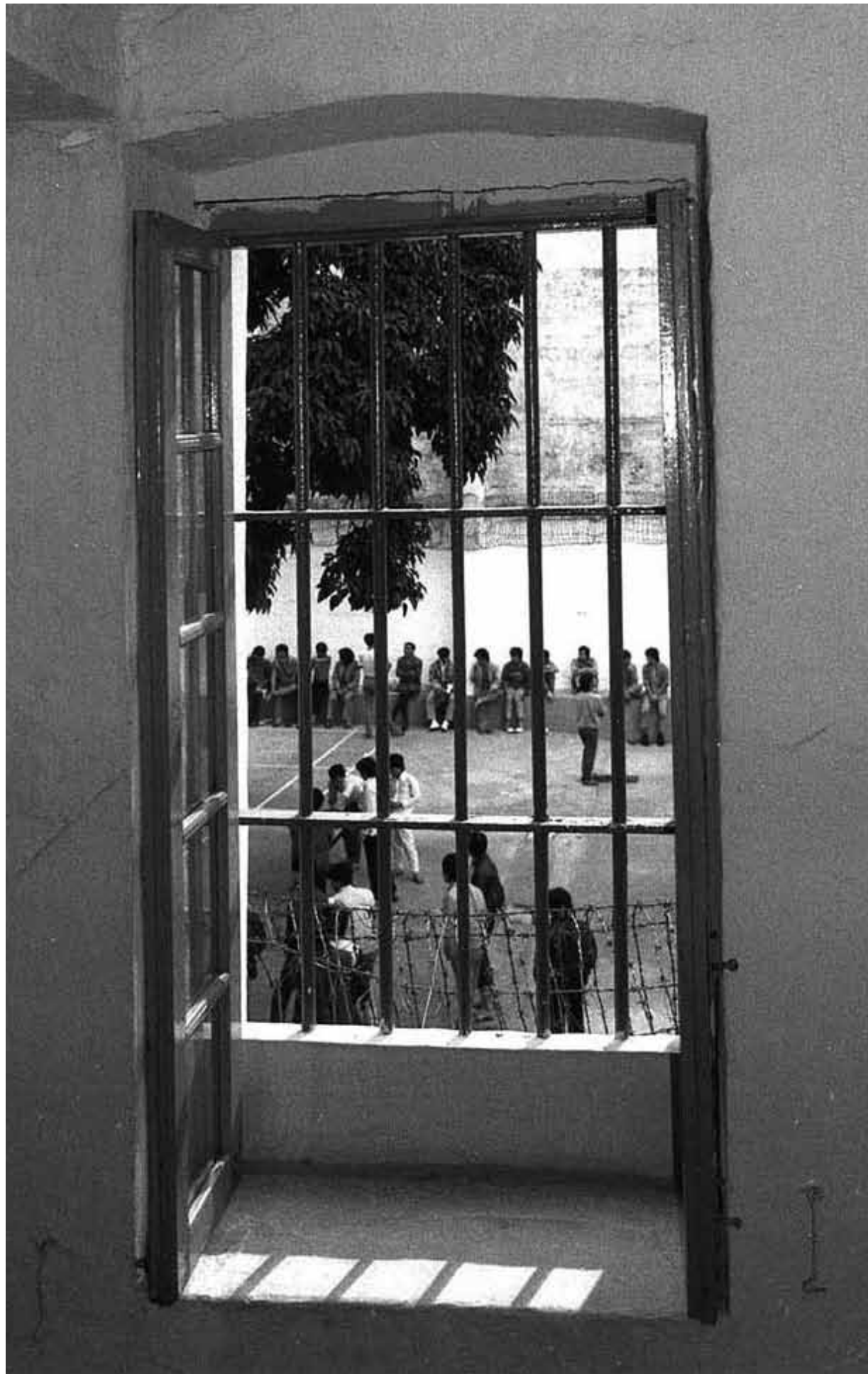
Aerial photograph c1970s showing the prison yard while still in use



Early photograph of the radial plan prison showing the south and southeast wings which would later be demolished and the prison yard created



The badminton courts still in use



Late 20th century photograph showing prisoners in the yard, as viewed through a window in D Hall

A1/330



A badminton court in the yard



A badminton court in the yard

Central Police Station Compound

B Identification of Impact on Heritage

Introduction

The Prison Yard is a highly significant space within the site, being one of only two open spaces and being indicative of the historic use and character of the Victoria Prison part of the site. Though the space has only existed as it does today from the mid 20th century onwards, it quickly became an important part of the prison site, providing a much appreciated open space for recreation and leisure to the prisoners, whose accommodation was typically cramped and dark. The proposals are to retain this character much as it is today.

Options Considered

The high significance of the Prison Yard as an open space dictates that it should not be built on.

Proposed Uses

The proposed use of the site is to remain as an open space with the trees preserved. Some alterations will be carried out to update the surface, but this will have little effect on the prison yard as a space. A trench for services distribution will be excavated from east to west on the north side of the Prison Yard, but this will not impact on the visual appearance or overall character of the open space.

Assessment of Impact

The following impact assessment should be read in conjunction with the proposal drawings included in Annex A2.

There is little impact on the prison yard as there will be little change taking place. The replacement of the late 20th century surface will be beneficial to the overall appearance of the space, and the historic trees will be retained.

Impact Rating 2 - Acceptable Impact

Mitigation

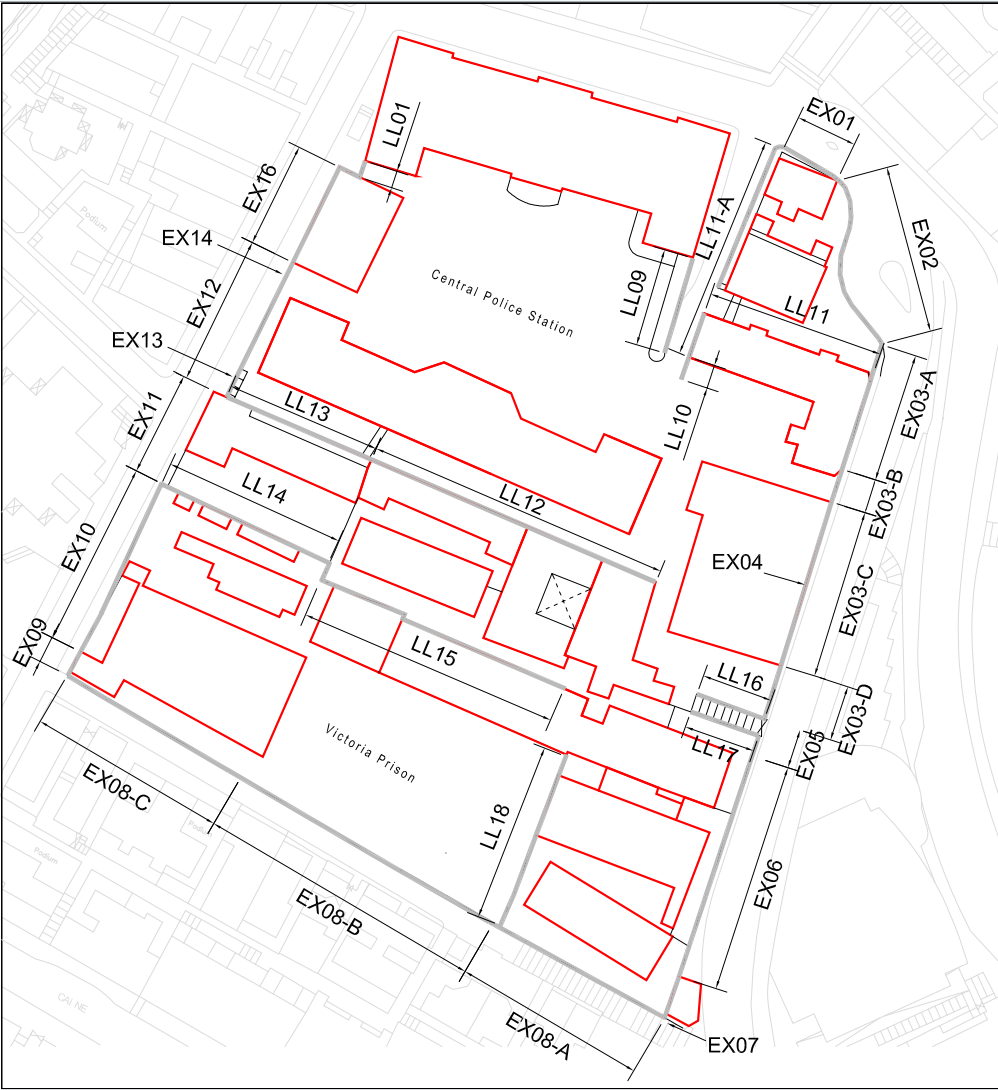
It is proposed that the current condition of the Prison Yard be recorded prior to any works, in order to have a clear understanding of the last use and ground covering of the space. Following an Archaeological Investigation to be prepared during the detailed design stage an archaeological watching brief may be required during any excavation works in order to establish whether evidence of any earlier buildings remains. Copies of record documents will be held on site by the site management and will also be deposited at the Hong Kong Records Office and with any other official body who requests a copy (e.g. AMO). Historic photographs, archives and any documentation produced prior to demolition and during the watching brief can be used in any site-wide interpretation of the Victoria Prison history.

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Walls and Revetments

Walls and Revetments



Location Plan



Pipes inserted into wall EX12



A poor quality repair to stonework in EX08-A

WALLS AND REVETMENTS

A Baseline Study

Field Survey

Designation: Within one of three Declared Monuments: Central Police Station, Victoria Prison or former Central Magistracy.

Description

There are generally two types of walls within the CPSC, perimeter walls and revetment walls – many of the perimeter walls include revetments. The perimeter walls are located around the outer part of the site and define the boundaries of the compound: along Old Bailey Street to the west, Chancery Lane to the south, Arbuthnot Road to the east and the junction of Hollywood Road and Arbuthnot at the northeast corner.

The revetment walls generally divide the different physical levels of the site and are located in four main areas: along the west and south sides of the northeast corner of the site, around Buildings 06 and 07; running east west along the south side of the Barracks Block; running east-west along the north side of west wing D Hall (14) to Old Bailey Street; and running north-south along the west edge of E Hall (15), the Laundry (16) and east wing D Hall (14).

Generally the walls are constructed of granite in various sizes and coursing styles, though there are some sections of brick walls of a later date. Included here are individual descriptions and assessments of significance for separate sections of the walls. The reference numbers provided coincide with the site plan.

EX01

Early granite block revetment wall forming an integral part of the perimeter treatment. It also forms the north foundation wall for Building 04.

HIGH Significance



EX02

1960s concrete retaining wall with chain link steel fence. This curved wall was a replacement for the original boundary wall when a new traffic turning was created at the junction of Hollywood Road and Arbuthnot. It detracts from the external character of the site.

LOW Significance



EX03 - A

Revetment wall constructed of granite blocks which forms part of the original boundary walls of the site c.1840s. It runs along the north part of Arbuthnot Road, forming the east foundation wall for Building 04.

HIGH Significance



EX03 – B

A small part of the east revetment wall constructed of granite block, and likely contemporary with the wall immediately to the north. This is an important part of the historic walls and forms the east end of the alleyway between Buildings 04 and 09.

HIGH Significance



EX03 – C

Battered granite revetment wall forming the east foundation wall for the Magistracy (Building 09), behind which is the basement storey of the structure. While the wall is constructed in large part from the historic boundary wall granite, it was almost entirely rebuilt when the Magistracy was constructed c.1914.

HIGH Significance



EX03 – D

A small part of the east revetment wall constructed of granite block, and likely dating to the 1840s. This is an important part of the historic walls and forms the east end of the terrace to the south of the Magistracy (Building 09).

HIGH Significance



EX04

The east entrance door of the Magistracy (Building 09), which is an original feature of the building c.1914. This door would have been used as the main entrance for the Magistrates and Solicitors, and accesses a stair which leads to their offices. For more information see the field survey for Building 09.

HIGH Significance



EX05

Granite archway accessing a set of stairs leading up to the Magistracy; both of which are some of the earliest features of the site c.1850s. There are a set of modern steel gates here which are not of historic interest and of low significance.

HIGH Significance



EX06

Granite block revetment wall forming part of the original perimeter wall c.1840s, though it was probably built in stages and has undergone some alterations. This forms an important part of the historic exterior of the site.

HIGH Significance



EX07

Granite staircase to the south of the Chancery Lane boundary wall, which is one of the earliest features of the site c.1840s. There have been several unsympathetic repairs carried out.

HIGH Significance



EX08 – A

Granite block boundary wall running the length of the Chancery Lane steps (EX07) to the south of the site, and forming part of the original site walls c.1840s. At the south end the wall forms the south side of Bauhinia House, and features a projecting bay set in large granite corbels (see Building 19 for more information). There is evidence of various construction phases and unsympathetic mortar repairs, and a series of buttresses have been built on the north side at an unknown date. The wall runs adjacent to the south wall of Building 15 (E Hall).

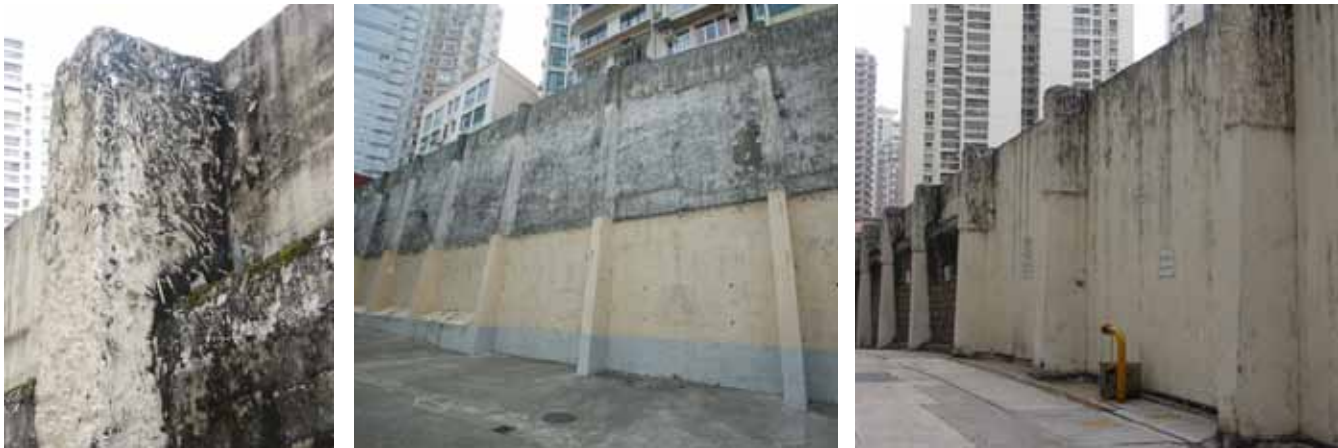
HIGH Significance



EX08 – B

Granite boundary wall running along Chancery Lane, forming the south wall of the Prison Yard. Buttresses have been built on both the north and south sides at an unknown date, and parts of the wall have been rendered and painted cream. Due to variations in ground level, the wall is much taller inside the site than from Chancery Lane. The tops of the walls and buttresses have been set with mortar and glass shards for safety; this can be seen in photographs as early as the 1890s.

HIGH Significance



EX08 – C

Granite boundary wall at the west end of Chancery Lane, to the south of the site. This wall runs adjacent to Building 17 (F Hall), and forms part of the original boundary wall of the site c.1840s; though there is evidence for multiple stages of construction. There is evidence of a blocked door and window at the west end.

HIGH Significance



EX09

The south-west corner of the perimeter wall, which has an entrance door and canopy. It is thought that the gateway here dates from as early as the 1930s, though it became the main entrance to the prison when Building 17 (F Hall) was converted into use as a Reception Block in the 1950s. The timber doorway and concrete canopy probably date to this conversion.

HIGH Significance



EX10

Granite block revetment wall at the south end of the Old Bailey side of the site. This is probably part of the original boundary wall c.1850s, though it appears to have been constructed in more than one building phase. This wall runs adjacent to the west sides of Buildings 17 and 18.

HIGH Significance



EX11

Red brick boundary wall to the west of Building 08 (Ablutions Block) and the open space south of it. This is contemporary to the construction of Building 08 c.1930s. It is painted red to match the adjacent building and has a stone coping with steel fence at the top.

LOW Significance



EX12

Granite block boundary wall along Old Bailey Street running adjacent to the west side of Building 03 (Barracks Block). Some sections probably date from the construction of Building 03, and there has been much alteration and some in-fill. Northern section has been painted white, and a new door (EX13) has been created. The wall is topped with a steel fence and there is a modern ramp and railing adjacent to the west (EX15).

MODERATE Significance



EX14

Granite block gateway at the southwest corner of Building 02 (Armoury). The gateway is possibly contemporaneous with Building 02 (Barracks Block) and can be seen in early 20th century photographs as being a direct entrance into the Parade Ground. There have been several alterations, and the south pier has lost its granite orb finial. It is probable that the south pier was originally further south to create a larger gateway.

MODERATE Significance



EX16

Battered granite revetment wall forming the plinth to Building 02 (Armoury) and forming the northernmost part of the site wall along Old Bailey. The wall is contemporaneous with construction of the Armoury and forms an integral part of the perimeter treatment.

HIGH Significance



LL01

Granite block boundary wall on the west side of the Parade Ground, between the southwest corner of Building 01 (Headquarters Block) and the north side of Building 02 (Armoury). The east face is rendered and there are steel railings above. This is probably contemporaneous with either Building 01 or 02.

MODERATE Significance



LL09

Granite block retaining wall on the east side of the Parade Ground, running south from Building 01 (Headquarters Block) and forming part of the western edge of the Pottinger Street ramped entrance road. This is at least contemporaneous with Building 01 c.1919 if not earlier.

HIGH Significance



LL10

Granite block retaining wall running south from the southwest corner of Building 04, and forming part of the west eastern edge of the Pottinger Street ramped entrance road. This is at least contemporaneous with Building 01 c.1919 if not earlier.

HIGH Significance



LL11

Battered revetment wall form the plinth at the north side of Building 04. This is part of the original perimeter wall of the site c.1840s, and features granite corbels on the north side which would have originally been part of guard houses (see Building 04 for more information).

HIGH Significance



LL11 - A

Battered revetment wall forming a plinth to Buildings 06 and 07, and part of the west eastern edge of the Pottinger Street ramped entrance road. This probably formed part of the 1840s site walls.

HIGH Significance



LL12

Granite block revetment wall forming part of the early site walls c.1850s. The wall now forms the north foundation for Buildings 10 and 13, and has been painted white at some stage.

HIGH Significance



LL13

A granite wall, slightly battered, that is both a retaining wall for the level change and the base for building 8 (Ablutions Block). The wall has several small buildings attached to it as well as the concrete brackets supporting the balcony of building 8. The wall has been painted white and is of regular granite blocks laid in stretcher bond.

The wall was almost certainly rebuilt when building No.8 was erected after the demolition of the stables and the earlier latrine block.

MODERATE Significance



LL14

This granite wall, laid in Flemish Bond, is probably one of the remaining walls from the 1860s when 'D' Hall was built. It is certainly on the line of the wall shown on the 1858 proposals. The lower section of the wall is battered and the upper section (which may have been rebuilt) is vertical. The north side of the wall now has a mass concrete footing at its base and substantial steel raking shoring. The south side of the wall has four small buildings against it.

HIGH Significance



LL15

A slightly battered granite wall laid in large blocks. The wall has been painted grey at low level and cream above, now much disfigured with green algae. The wall forms the base to the 'D' Hall at the east end where it is abutted by the staircase. At the west end the wall now forms the back to the single storey extension to 'D' Hall which occupies the location of the demolished central block. It may have been slightly altered when the central block was demolished (mid 20th century) but appears to be substantially the mid 19th century wall.

HIGH Significance



LL16

The side wall to the stair from Arbuthnot Road up to the Magistracy. Built from large granite block laid in a Flemish Bond pattern which appears to be typical of all the early walls. A wall in this location shows on the 1858 plan and it seems reasonable to assume that this wall remains unaltered from that date.

HIGH Significance



LL17

The high granite wall to the prison which also forms the side wall to the stair from Arbuthnot Road. This is built from large granite blocks laid herringbone pattern typical of the early prison walls. A wall in this position is shown on the 1858 design drawings and it seems reasonable to assume this wall is unaltered since that date. The south face of the wall has a lean-to structure adjacent to it and the wall face has been painted cream (now disfigured with green algae).

HIGH Significance



LL18

The retaining wall to the upper prison yard. The wall is built of large granite blocks and is presumably part of the 1858 design. The wall has been affected by concrete bases for plant and the cutting in of RSJs for the Laundry Yard extension – but essentially it remains the wall of the 1860s.

HIGH Significance



Archaeological Assessment

A full archaeological survey has not been completed for the site, but a desk-based assessment provides the basic information necessary to understand the history of the walls and revetments. The boundary walls along Chancery Lane and the granite walls along Old Bailey and Arbutnot Road are all some of the earliest features of the site, having been established from an early date to create a physical and visual barrier between the site and the rest of Hong Kong. The granite revetment walls running east-west within the site came soon after when the site started to be developed, with other walls being dateable to coincide with construction of new buildings or alterations.

Generally, it is thought that there is little below-ground archaeological potential for any of these elements. The small footprint which most of the walls and revetments occupy has either always been the site of the present elements, or was previously empty or open. Rather, there is some potential for discovering more about the construction of these walls through buildings archaeology, in any places where new openings or alterations are planned to take place.

Desktop Research

Parts of the walls and revetments of the CPSC some of the earliest elements of the site, constructed when the site was established as the Magistrate's residence in the early 1840s. The exact date of these early walls and their sequence of construction is unclear, though a plan of 1853 gives a good indication of the walls that were in place by the time the 'Common Jail' and Debtor's Prison were established.

These plans show perimeter walls running around the north side of the site (which is now the south edge of the Headquarters Block (1) and the north edge of the Officers' Quarters (4)), along Arbutnot Road to the east, Chancery Lane to the south and Old Bailey to the west. In addition there are some dividing walls within the greater side. Two walls block off the Common Jail in the northeast part of the compound and would have probably acted as revetments as well, while three walls separate the Debtor's Prison in the south part of the site. A third wall runs west from the central Gaoler's Residence to the west revetment wall. At this stage there are also guard towers incorporated into the walls. There is a small one at the northeast corner, and two larger octagonal buildings at the south corners of the Common Jail. There is a large gateway in the west wall at the guard tower, and another accessible on the north side from Pottinger Street.

In a proposal plan for the Radial prison from 1858, there are several changes to the walls. The east and south walls dividing the 'Common Jail' to the northeast have been demolished, the Magistracy has been divided off with a series of walls, and the same has been done to a workshed in the southeast corner.

This general layout seems to survive through the early part of the 20th century, until the completion of first the new Magistracy (9) in 1914 and soon after the Headquarters Block (1) in 1919. The Magistracy necessitated the rebuilding of a huge section of the perimeter wall on the east side of the site, and the internal wall which originally ran along the west side of the early magistracy was demolished. The construction of the Headquarters Block extended the site further north to Hollywood Road, and necessitated the demolition of the north perimeter wall.

Further changes took place in 1924, when the Armoury & Store (2) was built and may have required the rebuilding of the revetment wall here; c.1930s when the Ablutions Block (8) was built, which caused the blocking of the Old Bailey gate, demolition of the guardhouse and a new brick perimeter wall; c.1930s when a gate was constructed in the northwest corner along Old Bailey to provide access to what was then the Printing Shop; and in the pre-war years when alterations to the southeast corner of the site changed the arrangement of walls.

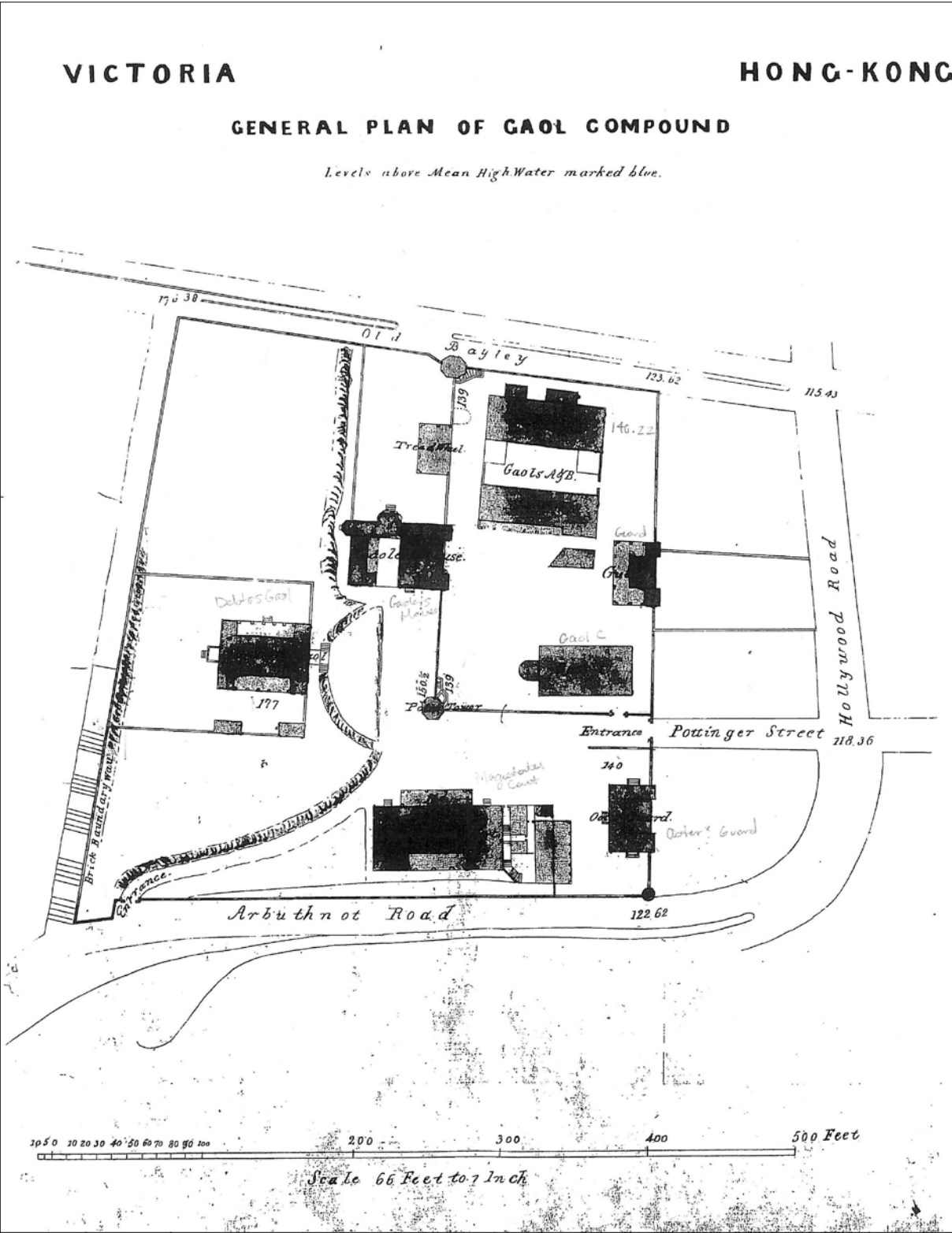
One of the most detrimental works to occur with regards to the walls was at the northeast corner of the site, where in 1961 a change in the road layout caused this part of the perimeter wall to be demolished, and an unattractive concrete wall put up to replace it.

It is probable that other areas of the walls have been rebuilt, and several areas of repair are clearly visible. Other alterations include re-pointing, installation of drainpipes and glass set in mortar, and either the creation of new or blocking of existing openings. The south wall along the Prison Yard also has buttresses, which are likely an early addition.

Significance

HIGH

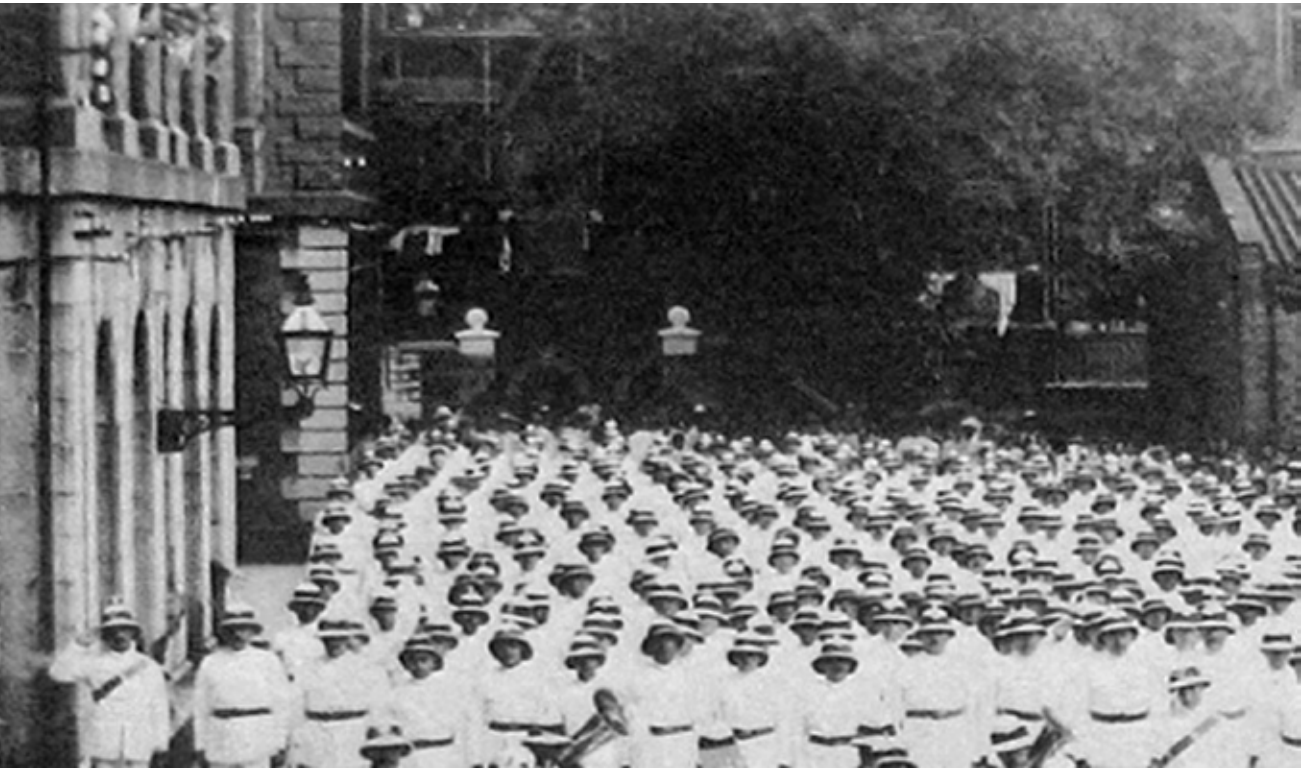
Though there are several areas of variable significance throughout the site (see the individual assessments above) the overall concept of the walls and revetments is of high significance. Many of these walls are some of the earliest structures on the site and their alteration, demolition or the addition of new walls has been a constant reflection of the changing layout and function of both the prison and police parts of the site. The perimeter walls have also been the constant physical separation of the site from the public, which simultaneously gave the site a dramatic and foreboding appearance.



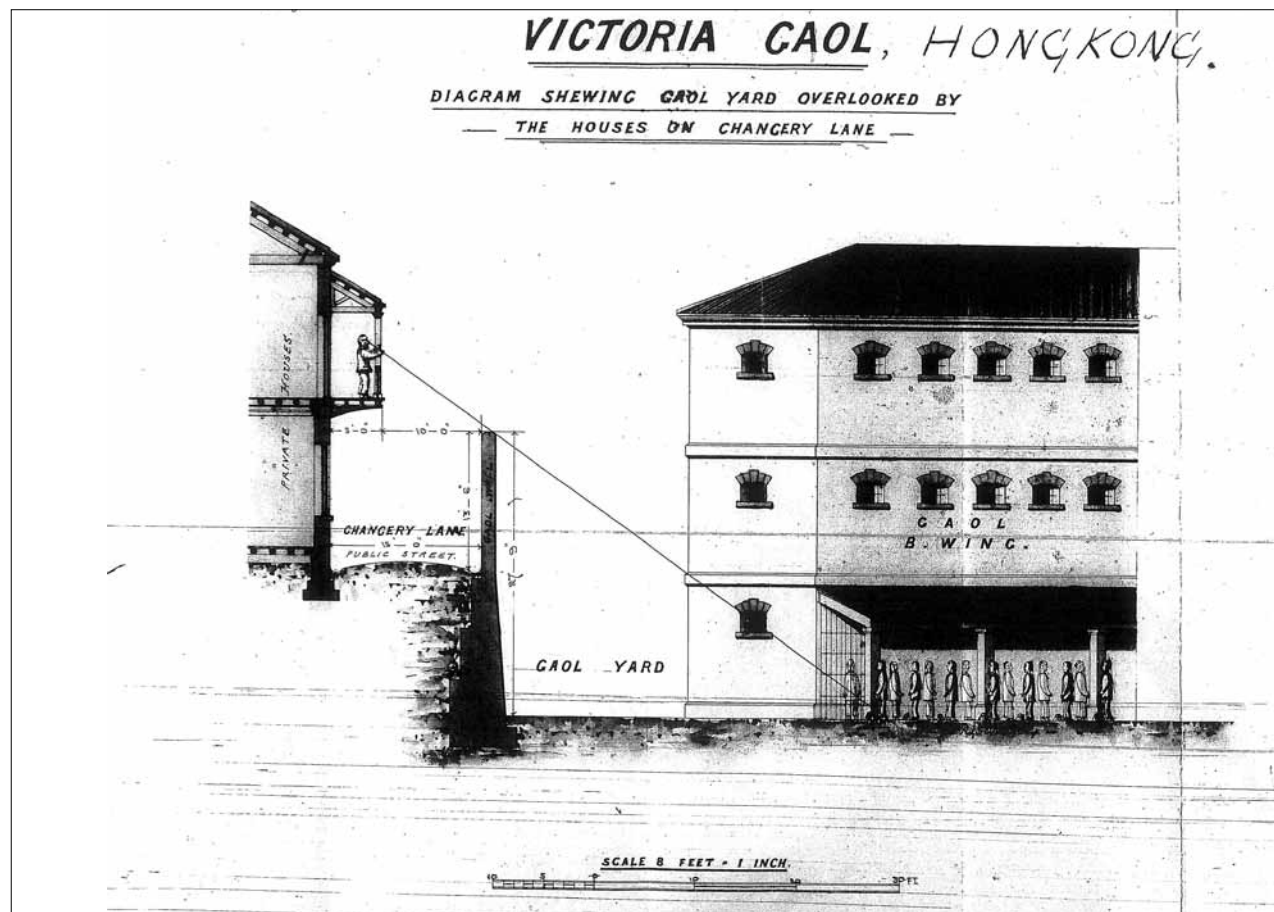
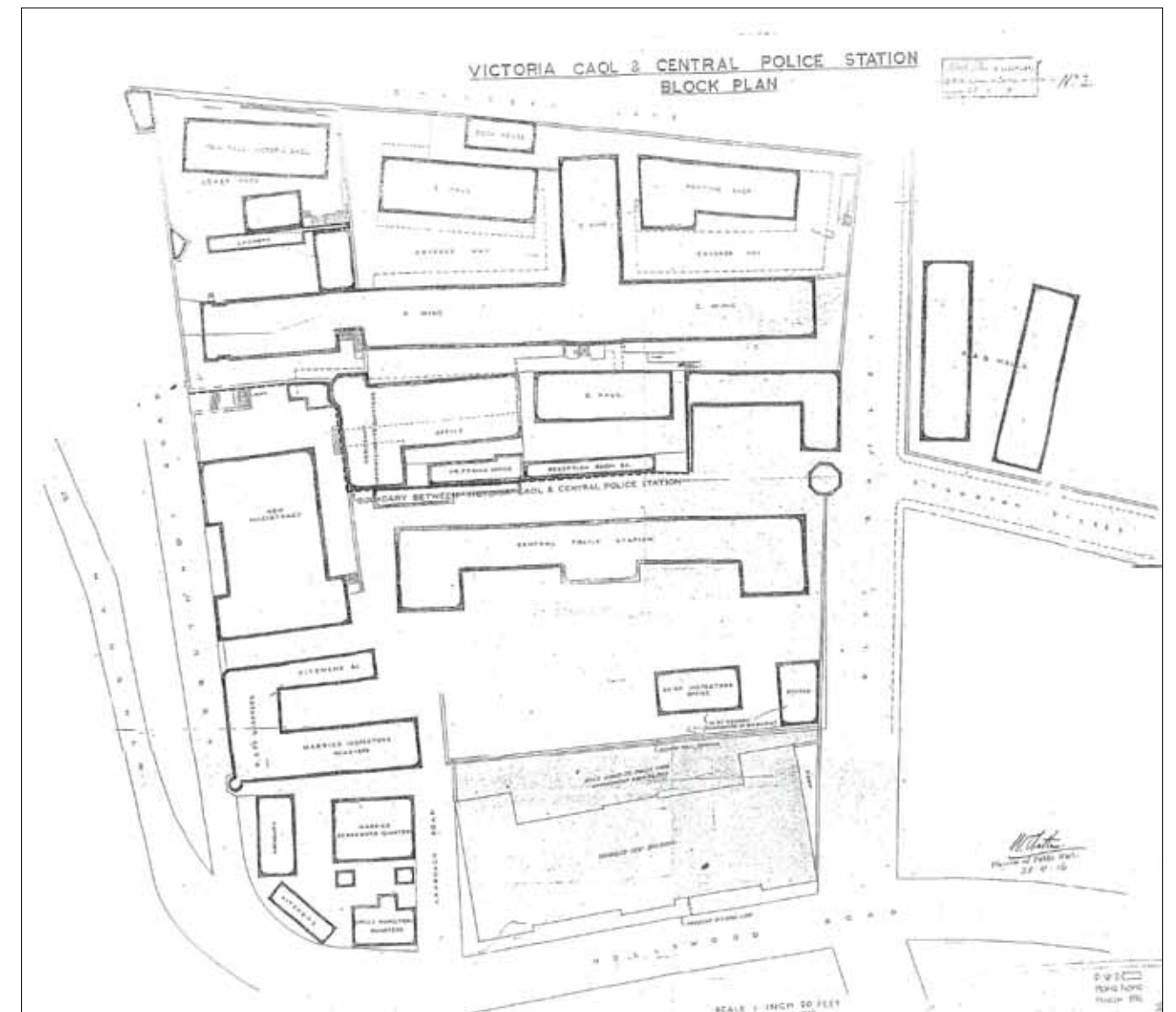
1850s site plan showing the early layout of the site's walls. Many of these have since been demolished. Note that north is to the right of the image.

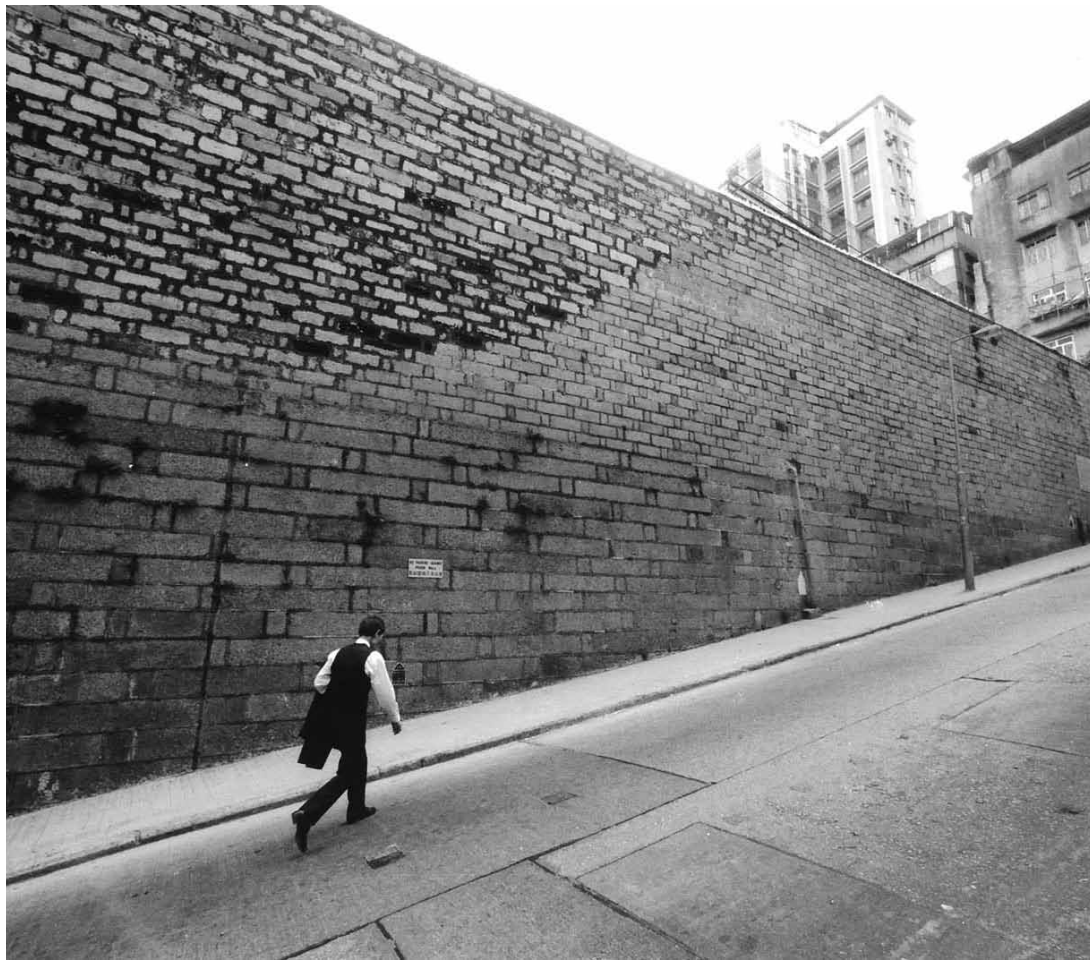


Historic photograph of the late 19th century showing the boundary walls at the junction of Chancery and Arbuthnot in the lower left and bottom of the image. This was likely taken from Bauhinia House (EX06, EX08-A).



1911 photograph of the Parade Ground showing the gateway at the west end (EX14)





Historic photograph of the wall along Old Bailey (EX10)



Historic photograph showing the wall along the Chancery Lane steps (EX07, EX08-A)



Historic photograph of the prison yard while the site was still in use (EX08-B)



20th century photograph of the reception block gate in use



20th century photograph looking down at the Prison Yard wall on Chancery Lane



AMO photograph of the main prison entrance at Chancery and Old Bailey c.1990s (EX09)

B Identification of Impact on Heritage

Introduction

There are several walls and revetments within the site of varying materials, styles, ages and conditions. Some represent the earliest structures remaining on the site, and provide both a boundary to the CPSC and a division between the different physical levels and functional uses of the site. Others are later additions which have little historic or architectural interest. The proposals for walls and boundaries vary, with some walls and revetments remaining completed untouched except for necessary repair works and removal of inappropriate interventions, while others will be altered to provide new entrances into the site or through its different levels.

Proposed Uses

Given the nature of the elements being discussed, the proposals are to essential retain all of the walls and revetments – with some alterations – with the function remaining to structurally support the levels of the site, provide a boundary to the compound, or divide the different areas of the site. However, these walls will be slightly manipulated to provide a clearer path of circulation and to help provide Equal access throughout the site.

The most significant alterations to walls and revetments are the introduction of new openings into the site on Old Bailey to create a loading bay and an entrance into the new building north of F Hall (building 17) and the punching through of holes into the central retaining wall between the police station and prison in order to provide a through route and Equal access for pedestrians.

Assessment of Impact

The following table contains the impact assessment report for the Walls and Revetments within the site, broken down into the individual elements (typically sections of wall or revetment) discussed in the Baseline Study. For each element reviewed, the Impact of the change and its reason for implementation will be provided, along with the mitigation strategy. The following impact assessment should be read in conjunction with the proposal drawings included in Annex A2. There is also a rating for the level of impact, based on guidance provided by the Environmental Protection Department (EPD) of Hong Kong. These are as follows:

- 1
- Beneficial Impact:** the impact is beneficial if the project will enhance the preservation of the heritage site and heritage items such as improving flooding problem of the historic building after the sewerage project of the area, putting an unused historic building back into use and allowing public appreciation
- 2
- Acceptable Impact:** if the assessment indicates that there will be no significant effects on the heritage site or items
- 3
- Acceptable Impact with Mitigation Measures:** if there will be some adverse effects, but these can be eliminated or reduced to a large extent prior to commencement of work
- 4
- Unacceptable Impact:** if the adverse affects are considered to be too excessive and are unable to mitigate practically
- 5
- Undetermined Impact:** if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined.

Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
EX01	2	This section of wall is to be strengthened with ground anchors as described by Arup. The visual impact on the wall will be minimal. Other than this the wall will be cleaned and some of the previous cement pointing will be removed and the wall will be re-pointed as necessary with a hydraulic lime mortar.	Little will be needed by way mitigation. The work to remove cement mortar and the cleaning will be beneficial. The insertion of the ground anchors will require the careful removal and replacement of stones but should have no residual impact on the character of the wall.
EX02	1	The existing concrete wall is to be removed to allow the footpath to be aligned around this area. A new retaining structure and new feature wall will be built. This will be a modern construction and will have a new facing and railings to be designed and drawings provided by Herzog and de Meuron. At the east end of this section of wall the stair adjacent to block 7 has been truncated when the wall was rebuilt. The intention will be to reinstate the bottom of this stair, which will require some realignment and re-building of the stair itself. The entrance to the stair will be fitted with a new gate designed by Herzog and de Meuron.	No mitigation is required as the wall will be an improvement on the modern concrete wall. Care should be taken when working on the south end of the wall where there may be the remains of the earlier watch tower and an archaeological watching brief may be required.
EX03 - A	2	This section of wall is to be strengthened with ground anchors as described by Arup. The visual impact on the wall will be minimal. Other than this the wall will be cleaned and some of the previous cement pointing will be removed. The vegetation will be removed and the wall will be re-pointed as necessary with a hydraulic lime mortar.	Little will be needed by way mitigation. The work to remove cement mortar and the cleaning will be beneficial. The insertion of the ground anchors will require the careful removal and replacement of stones but should have no residual impact on the character of the wall.
EX03 - B	1	This section of wall will be cleared of vegetation and be treated with systemic weed killers. The existing drain pipe will be replaced when the site drainage is reordered. The wall will be strengthened with ground anchors as described by Arup. The visual impact on the wall will be largely beneficial. Other than this the wall will be cleaned and some of the previous cement pointing will be removed and the wall will be re-pointed as necessary with a hydraulic lime mortar.	No mitigation work will be required. The insertion of the ground anchors will require the careful removal and replacement of stones but should have no residual impact on the character of the wall.
EX03 - C	1	Minimal work only on this wall to clean it and repair minor areas of pointing. There should be no heritage impact other than an improvement in visual appearance.	No mitigation work will be required.
EX03 - D	1	This section of wall will be cleared of vegetation and be treated with systemic weed killers. The existing drain pipes will be replaced when the site drainage is reordered. The wall will be strengthened with ground anchors as described by Arup. The visual impact on the wall will be largely beneficial. Other than this the wall will be cleaned and some of the previous cement pointing will be removed and the wall will be re-pointed as necessary with a hydraulic lime mortar.	No mitigation work will be required. The insertion of the ground anchors will require the careful removal and replacement of stones but should have no residual impact on the character of the wall.
EX04	1	The only work intended to this door is some minor repair and conservation work to the stone door case. The door will be left in full working order though it is unlikely to be used to any significant extent.	No mitigation work will be required.
EX05	1	This section of wall will be cleared of vegetation including the substantial shrub in the north abutment. The area will be treated with systemic weed killers. The arch and small section of wall will be cleaned and some of the previous cement pointing will be removed and the wall will be re-pointed as necessary with a hydraulic lime mortar. The modern iron gates will be removed and will be replaced with new gates designed and drawings provided by Herzog and de Meuron.	No mitigation work will be required.

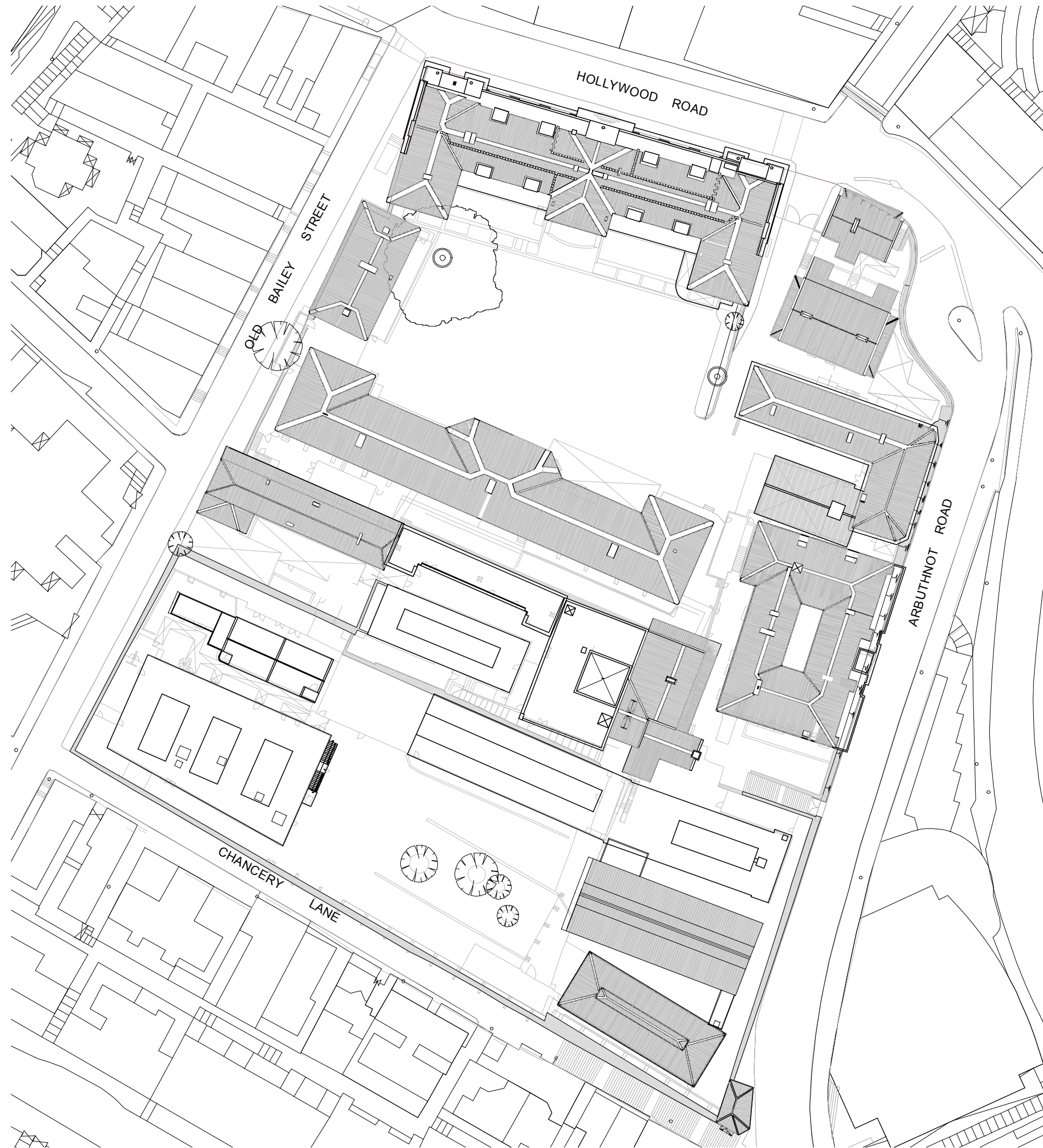
Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
EX06	3	This section of wall is to be strengthened with ground anchors as described by Arup. The visual impact on the wall will be minimal. This section of wall will be cleared of vegetation and will be treated with systemic weed killers. The modern cement strip pointing will be removed and will be replaced with new lime mortar pointing. The wall will be cleaned and the barbed wire and broken glass will be removed from the top of the wall. A new opening is to be formed at the south end of the wall adjacent to Bauhinia House. This will form the main escape from the northern part of the site and is therefore essential to bringing the Prison Area back into use. The new opening will be a simple cut through the granite wall and will have a new simple granite stair. The opening will be fitted with new gates - the opening and gates will be designed and drawings provided by Herzog and de Meuron.	The impact of this work will be minimal or positive in terms of its heritage impact on the wall in general. The new opening will have a detrimental effect on the interpretation of the prison but is essential to the public access to the area. The opening, steps and gate will be designed as a clear modern intervention so that there is no confusion with the historic openings.
EX07	N/A	This stair is essentially outside the boundary of the site and cannot be worked on. The stair is highly significant and has been poorly treated in recent works with a new drain laid under the stairs and very poor reinstatement.	The condition of the stair and its significance should be brought to the attention of the relevant authorities.
EX08 - A	2	This section of wall is to be strengthened with ground anchors as described by Arup. This will require permission to drill anchors under the roadway of Chancery Lane. The visual impact on the wall of these anchors will be minimal. Other than this the wall will be cleaned and some of the previous poor cement pointing repairs will be removed and the wall will be re-pointed as necessary with a hydraulic lime mortar. The razor wire and broken glass will be removed from the top of the wall and the capping be made good. The remaining vegetation growing from the wall will be carefully cut out and the area treated with a systemic weed killer to prevent re-growth. The inner (north) face of the wall will have a new 'green wall' constructed against it designed and drawings provided by Herzog and de Meuron. This is intended to improve the quality of the visitor experience in the Prison Yard.	<p>The majority of the work proposed will be beneficial. The two items where the impact could be considered negative are the removal of the razor wire and broken glass and the creation of the new green wall. The razor wire and the broken glass are an essential feature of the Prison area of the site and a case, in conservation terms, could be made for keeping these features. However, they are a danger to anyone working in the area and it is proposed to remove the majority of these features across the site – though some specimen areas will be retained for interpretation purposes. The Green Wall will hide the rear face of the Prison Wall – but this is thought to be outweighed by the gain in terms of the public use of the area and the softening of the Yard as a place to sit. The green wall will be created in a way that is reversible and with minimum fixings to the wall itself.</p> <p>There will be a frame on to which the new greenery will be planted and this will contain its own irrigation system so that moisture for the plants will not remain in the existing revetment wall behind.</p>
EX08 - B	2	This section of wall is to be strengthened with ground anchors as described by Arup. This will require permission to drill anchors under the roadway of Chancery Lane. The visual impact on the wall of these anchors will be minimal. Other than this the wall will be cleaned and some of the previous poor cement pointing repairs will be removed and the wall will be re-pointed as necessary with a hydraulic lime mortar. The razor wire and broken glass will be removed from the top of the wall and the capping be made good. The remaining vegetation growing from the wall will be carefully cut out and the area treated with a systemic weed killer to prevent re-growth. The inner (north) face of the wall will have a new 'green wall' constructed against it designed and drawings provided by Herzog and de Meuron . This is intended to improve the quality of the visitor experience in the Prison Yard.	<p>The majority of the work proposed will be beneficial. The two items where the impact could be considered negative are the removal of the razor wire and broken glass and the creation of the new green wall. The razor wire and the broken glass are an essential feature of the Prison area of the site and a case, in conservation terms, could be made for keeping these features. However, they are a danger to anyone working in the area and it is proposed to remove the majority of these features across the site – though some specimen areas will be retained for interpretation purposes. The Green Wall will hide the rear face of the Prison Wall – but this is thought to be outweighed by the gain in terms of the public use of the area and the softening of the Yard as a place to sit. The wall will be created in a way that is reversible and with minimum fixings to the wall itself.</p> <p>There will be a frame on to which the new greenery will be planted and this will contain its own irrigation system so that moisture for the plants will not remain in the existing revetment wall behind.</p>
EX08 - C	2	This section of wall is to be strengthened with ground anchors as described by Arup. This will require permission to drill anchors under the roadway of Chancery Lane. The visual impact on the wall of these anchors will be minimal. Other than this the wall will be cleaned and some of the previous poor cement pointing repairs will be removed and the wall will be re-pointed as necessary with a hydraulic lime mortar. The razor wire and broken glass will be removed from the top of the wall and the capping be made good. The remaining vegetation growing from the wall will be carefully cut out and the area treated with a systemic weed killer to prevent re-growth.	<p>The majority of the work proposed will be beneficial. The two items where the impact could be considered negative are the removal of the razor wire and broken glass and the creation of the new green wall. The razor wire and the broken glass are an essential feature of the Prison area of the site and a case, in conservation terms, could be made for keeping these features. However, they are a danger to anyone working in the area and it is proposed to remove the majority of these features across the site – though some specimen areas will be retained for interpretation purposes.</p> <p>The Green Wall will hide the rear face of the Prison Wall – but this is thought to be outweighed by the gain in terms of the public use of the area and the softening of the Yard as a place to sit. The wall will be created in a way that is reversible and with minimum fixings to the wall itself.</p>
EX09	1	There will be very little change to this area. The blue gate will be retained in use and will be overhauled and repainted. The canopy and internal 'air lock' arrangement will also be retained. Work will be limited to minor repairs, removal of vegetation and redecoration.	No mitigation is needed

Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
EX10	3	This section of wall does require a significant amount of work. The basement of the new building will affect the northern half of the wall as will the proposed new doorway to the new building. The combination of the new door and the adjacent basement, and the fact that the upper northern section of the wall is already out of plumb and the wall is being substantially invaded by a banyan tree, means that part of the northern corner of the wall will need to be taken down. The wall will be cleaned and the barbed wire and broken glass will be removed from the top of the wall. The new opening is to be formed at the north end of the wall and will form the main access and escape route into and out of the new building. This is seen as a key feature of making the site accessible and encouraging pedestrian traffic to walk through the site. The new opening will be a simple cut through the granite wall and will have a new simple granite stair. The opening will be fitted with new gates - the opening and gates to be designed and drawings provided by Herzog and de Meuron.	The new opening and gate will be a simple modern intervention clearly linked to the new building so that there is no confusion with the historic openings. Where the granite wall does have to be taken down to facilitate the building work the wall will be dismantled with care and the blocks will be carefully numbered and stored to allow the reconstruction of the wall in a precise manner which replicates what is there at present.
EX11	4	This section of the wall will be entirely removed to form a new loading bay to the site. This is undesirable but after all the other possible ways of getting a loading bay onto the site this was judged to be the least worst option. The wall is relatively modern; it is not one of the historic Prison Walls being in the Police station part of the site; the use of this area as a loading bay means that vehicle traffic can be restricted into the Parade Ground freeing this up as the main public area of the site. A new set of gates will be fitted, to be designed and drawings provided by Herzog and de Meuron. These gates will be a modern intervention related to the new building to avoid any confusion over this entrance being original to the site.	As noted this is seen as the 'least worst' option for an access and loading bay, something that is essential for the site, and in siting it here it avoids damage to other more sensitive areas. There is little that can be done to mitigate the loss of this section of wall other than proper recording prior to its demolition.
EX12	1	The steel and wire fencing will be removed from the top of the wall, the paintwork will be stripped off to allow the original granite work to be revealed. Other than this the work will be limited to minor repairs.	No mitigation work is needed.
EX14	2	A new wider entrance will be made in the area of the existing gateway at the north end of the wall, this will leave in place the surviving complete gatepost and the short section of original iron fence. A new gate will be installed designed and drawings provided by Herzog and de Meuron. The ramp outside the gate will be retained and be repaired with a new handrail and balustrade and new steps down to the pavement at the north end of the ramp.	The only potential adverse impact will be the new gateway. It is thought necessary to have a wider gateway at this point as this will be one of the major cross route entry points as well as being one of the main escape routes off the site. The new opening, gates and balustrade will all be designed as simple modern interventions to avoid any confusion with the original work.
EX16	2	The significant work will be the removal of some stones on the north face of the wall to provide a bearing for the proposed new bridge from the mid-levels escalator. It is not thought that any ground anchor work will be required. No other intervention should be necessary other than minor repointing and cleaning of the stonework.	The new bridge off the mid levels escalator is seen as a key access point to the site for most visitors and as such the minor damage to the stone work of the wall is seen as an acceptable price to pay to achieve this
LL01	2	The upper section of this wall will be removed to create the new access from the bridge to the parade Ground. The lower section (brick wall, timber entrance door and stone door case) will all be left unaltered.	The new bridge off the mid levels escalator is seen as a key access point to the site for most visitors and as such the removal of the stone work and railing at the top of the wall is seen as an acceptable price to pay to achieve this.
LL09	3	The condition of this section of wall is poor as it has been disrupted by the trees previously growing adjacent to it. The intention is to take the wall down and to rebuild it with a new retaining structure behind. This will be followed by the replanting of trees to replace those lost. A new balustrade will need to be fitted for safety reasons – this will be designed and drawings provided by Herzog and de Meuron.	The wall needs major repair if it is to survive. The proposal will allow for the blocks to be carefully dismantled and to be numbered allowing the reconstruction of an exact replica. The new balustrade is required for code compliance and safety reasons and will be a discreet modern intervention with no possible confusion with earlier work.
LL10	2	There will be limited work on this wall to carry out minor repairs and a new balustrade may be necessary for safety purposes – this will be designed and drawings provided by Herzog and de Meuron.	The new balustrade is required for code compliance and safety reasons and will be a discreet modern intervention with no possible confusion with earlier work.

Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
LL11	1	This wall is in need of significant repair where the corbelling to the bottom of one of the bays has previously been propped and has now partially collapsed. This area will be rebuilt and some general strengthening of this wall will be needed by ground ties through the wall. This will be done by removing stones and replacing after the anchors have been inserted. Other than this the work will be of minor repair after the removal of the adjacent modern iron structure and cleaning and repointing.	All the proposed work should be beneficial and no mitigation work is needed.
LL11 - A	2	Work to this section of wall will be largely limited to minor repairs and the removal of cement ribbon pointing and its replacement in lime mortar. The corroded steel doors and frame will be replaced with new doors of similar design. The corroded iron staircase will also be removed and be replaced with a new stair. This will be a simple new design and drawings provided by Herzog and de Meuron.	The majority of the work here will be beneficial. The new stair will be designed in a simple modern style so that there is no confusion with the stair to be replaced. The existing stair will be carefully recorded and photographed prior to its removal
LL12	2	The heavy section of fencing with its mass concrete base will all be removed from this area as will the modern structures at the foot of the original prison wall. Other than this work to the majority of the wall will be restricted to minor repairs, the removal of old paintwork and minor repointing – all of which will be beneficial to the wall. The significant interventions will be to create two new openings through the wall. One at the east end will be modest in size and forms an essential emergency escape route from the buildings above. The other more major intervention is the opening to the tunnel under 'A' Hall leading to the steps under 'B' Hall. This will be the primary new route from the Parade Ground to the Prison Yard and the new gallery buildings. Both openings will be simple modern interventions with, in the case of the larger opening, new gates designed and drawings provided by Herzog and de Meuron.	The majority of the interventions will be beneficial. The new openings will be designed in a way that it is clear that they are modern interventions and so that there is no confusion in terms of interpretation of the site.
LL13	1	The modern buildings which have been built up against this section of wall will be removed though the stair at the west end will remain in position as will the concrete brackets for the Ablutions Block balconies. Any damage caused by the modern buildings will be made good and where appropriate modern finishes will be removed. The full extent of the wall should be visible on completion.	The proposed work should be beneficial to the understanding of the site both improving circulation and helping the division between the Prison and the Police Station to be clearly seen.
LL14	3	<p>The impact of the proposed work on this wall will be substantial. The condition of the wall is already poor. There is a substantial Banyan tree growing at the western end of the wall which will, in time, bring the wall down. There is also a substantial bulge along the length of the wall which is, of course, a substantial retaining wall with some 5.0metres difference in the ground levels. The potential structural failure has been dealt with, as a temporary solution, by installing a heavy concrete base and a very substantial steel cradle providing raking shoring.</p> <p>The proposal is to take this wall down to ground level to allow the excavation of the proposed basement to the new wing. A new concrete wall will be constructed as the edge of the basement and the granite wall will be rebuilt as a replica. The wall will hold its full original height at the west end where it meets the wall down Old Bailey Street and where it is most visible. The height is reduced as the wall runs eastward and meets the new building.</p> <p>The other major change to its appearance will be the provision of a new doorway into the new basement. The yard to the north of this wall will be the primary service yard and the new door will provide access for all deliveries (both everyday items to the shop and restaurant and also for works of art) to the new building and to the Prison Yard area. This yard is the only feasible location to provide delivery to the site.</p>	Very substantial work would have to be carried out to this wall to deal with the existing structural failure and, to a lesser extent, to remove the wall-tree. The proposed work will allow the construction of the new building in a less disruptive way enabling lorries to get off the road into the loading bay for carting away the spoil from the excavation. The proposal is to take careful records of the wall and to take it down by hand, course by course, setting aside the granite by courses to allow the replica wall to be built from the original material.

Item / Issue	Category Rating	Identification of Impact & Reason	Mitigation
LL15	2	<p>Most of this wall will be unaffected by the proposed work though it may be desirable to clean off the paintwork to expose the granite.</p> <p>At the west end of this area it is proposed to demolish the single storey building. This appears to have been built off the original parapet wall (or possibly of a parapet formed in the mid 20th century when the central 1860 block was demolished). It should be possible to retain the parapet wall – though it may need to be raised for code compliance reasons.</p> <p>The most significant impact is at the extreme west end of the wall. Here it is proposed to put a new staircase and lift to give direct access to the upper courtyard and the new building. This will require the cutting of a new opening in the north return of the wall to give access to the lift. A short section of the main wall will be covered by the new stair and new opening for the staircase will be cut through the granite wall in the corner.</p>	<p>The bulk of the wall is unaffected by the proposed work or will be improved by the removal of green algae and failing paintwork. The staircase in the western corner is essential for public access to the new building and the lift for proper disabled access.</p>
LL16	1	<p>There will be no work to this wall other than some removal of hard cement pointing, minor repointing, cleaning of stains, the removal of the inappropriate modern handrail and its replacement with a more appropriate design. It will be necessary to extend the handrail across the top of the balustrade wall to provide code compliant guarding.</p>	<p>All these impacts will be beneficial.</p>
LL17	2	<p>Minor work will be carried out to the full length of this wall for cleaning, removal of hard cement mortar, minor repointing and removal of vegetation. At the west end of the wall it is proposed to demolish a later extension to the Superintendent's House and to open a public way through from the Magistracy Terrace to the entrance to 'D' Hall. There is already a (modern) door in the wall at this point but this will be widened to a 3-metre wide opening.</p> <p>On the south side of the wall the lean-to structures will be removed and the wall will be cleaned and the paintwork removed back to granite</p>	<p>The bulk of the work will be beneficial. The new opening widens an existing opening and the work is necessary to provide adequate width for access and for escape. The work to the southern side of the wall will be beneficial.</p>
LL18	3	<p>The existing services, the concrete bases and the cut in RSJs and slab can all be removed which will be beneficial. The wall can also be cleaned back to reveal the original granite. However, much of the wall will be concealed by the construction of the new steps down from the Prison Yard down to the lower level.</p>	<p>There will be little direct damage to the historic wall and much of the work will be beneficial. The new steps are necessary as an escape route from the Prison Yard to the new opening in the Arbuthnot Road wall. The steps will also provide an internal space for gathering groups together in a sheltered area.</p>

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Annex A2

Built Heritage Resources: Proposed Drawings

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List of Drawings

Building 01 - Police Headquarters Block

01-GA-201	Proposed	Lower Ground Floor 2
01-GA-202	Proposed	Lower Ground Floor 2
01-GA-203	Proposed	Lower Ground Floor 1
01-GA-204	Proposed	Lower Ground Floor 1
01-GA-205	Proposed	Ground Floor
01-GA-206	Proposed	Ground Floor
01-GA-207	Proposed	First Floor
01-GA-208	Proposed	First Floor
01-GA-211	Proposed	Roof Plan
01-GA-212	Proposed	Roof Plan
01-GA-220	Proposed	North Elevation
01-GA-221	Proposed	North Elevation
01-GA-222	Proposed	South Elevation
01-GA-223	Proposed	South Elevation
01-GA-224	Proposed	East Elevation
01-GA-225	Proposed	West Elevation

Building 02 - Armoury and Store

02-GA-201	Proposed	Ground Floor
02-GA-202	Proposed	First Floor
02-GA-204	Proposed	Roof Plan
02-GA-220	Proposed	North Elevation
02-GA-221	Proposed	South Elevation
02-GA-222	Proposed	East Elevation
02-GA-223	Proposed	West Elevation

Building 03 - Barracks Block

03-GA-201	Proposed	Ground Floor
03-GA-202	Proposed	Ground Floor
03-GA-203	Proposed	First Floor
03-GA-204	Proposed	First Floor
03-GA-205	Proposed	Second Floor
03-GA-206	Proposed	Second Floor
03-GA-207	Proposed	Third Floor
03-GA-208	Proposed	Third Floor
03-GA-211	Proposed	Roof Plan
03-GA-212	Proposed	Roof Plan
03-GA-220	Proposed	North Elevation
03-GA-221	Proposed	North Elevation
03-GA-222	Proposed	South Elevation
03-GA-223	Proposed	South Elevation
03-GA-224	Proposed	East Elevation
03-GA-225	Proposed	West Elevation

Building 04 - Police Deputy Superintendents’ and Married Inspectors’ Quarters

04-GA-201	Proposed	Ground Floor
04-GA-202	Proposed	First Floor
04-GA-203	Proposed	Second Floor
04-GA-205	Proposed	Roof Plan
04-GA-220	Proposed	North Elevation
04-GA-221	Proposed	South Elevation
04-GA-222	Proposed	East Elevation
04-GA-223	Proposed	West Elevation

Building 06 - Married Sergeants’ Quarters

06-GA-201	Proposed	Ground Floor
06-GA-202	Proposed	First Floor
06-GA-203	Proposed	Roofspace Plan
06-GA-204	Proposed	Roof Plan
06-GA-220	Proposed	North Elevation
06-GA-221	Proposed	South Elevation
06-GA-222	Proposed	East Elevation
06-GA-223	Proposed	West Elevation

Building 07 - Single Inspectors’ Quarters

07-GA-201	Proposed	Ground Floor
07-GA-202	Proposed	First Floor
07-GA-203	Proposed	Second Floor
07-GA-204	Proposed	Roofspace Plan
07-GA-205	Proposed	Roof Plan
07-GA-220	Proposed	North Elevation
07-GA-221	Proposed	South Elevation
07-GA-222	Proposed	East Elevation
07-GA-223	Proposed	West Elevation

Building 08 - Ablutions Block

08-GA-201	Proposed	Ground Floor
08-GA-202	Proposed	First Floor
08-GA-204	Proposed	Second Floor
08-GA-206	Proposed	Roof Plan
08-GA-220	Proposed	North Elevation
08-GA-221	Proposed	South Elevation
08-GA-222	Proposed	West Elevation

Building 09 - Central Magistracy

09-GA-201	Proposed	Lower Ground Floor
09-GA-202	Proposed	Ground Floor
09-GA-203	Proposed	First Floor
09-GA-204	Proposed	Second Floor
09-GA-206	Proposed	Roof Plan
09-GA-220	Proposed	North Elevation
09-GA-221	Proposed	South Elevation
09-GA-222	Proposed	East Elevation
09-GA-223	Proposed	West Elevation

Building 10 - Superintendent’s House

10_13-GA-201	Proposed	Lower Ground Floor
10_13-GA-202	Proposed	Ground Floor
10_13-GA-203	Proposed	First Floor
10_13-GA-204	Proposed	Second Floor
10_13-GA-205	Proposed	Roof Plan
10_13-GA-220	Proposed	North Elevation
10_13-GA-221	Proposed	South Elevation
10_13-GA-222	Proposed	East Elevation
10_13-GA-223	Proposed	West Elevation

Building 11 - A Hall

11-GA-201	Proposed	Lower Ground Floor
11-GA-202	Proposed	Ground Floor
11-GA-203	Proposed	First Floor
11-GA-204	Proposed	Second Floor / Roof Plan
11-GA-220	Proposed	North Elevation
11-GA-221	Proposed	South Elevation

Building 12 - B Hall

12-GA-201	Proposed	Ground Floor
12-GA-202	Proposed	First Floor
12-GA-203	Proposed	Second Floor / Roof Plan
12-GA-204	Proposed	Roof Plan
12-GA-220	Proposed	North Elevation
12-GA-221	Proposed	South Elevation
12-GA-222	Proposed	East Elevation
12-GA-223	Proposed	West Elevation

Building 13 - C Hall

10_13-GA-201	Proposed	Lower Ground Floor
10_13-GA-202	Proposed	Ground Floor
10_13-GA-203	Proposed	First Floor
10_13-GA-204	Proposed	Second Floor
10_13-GA-205	Proposed	Roof Plan
10_13-GA-220	Proposed	North Elevation
10_13-GA-221	Proposed	South Elevation
10_13-GA-222	Proposed	East Elevation
10_13-GA-223	Proposed	West Elevation

Building 14 - D Hall

14-GA-201	Proposed	Lower Ground Floor
14-GA-202	Proposed	Ground Floor
14-GA-203	Proposed	Ground Floor
14-GA-204	Proposed	First Floor
14-GA-205	Proposed	First Floor
14-GA-206	Proposed	Second Floor
14-GA-207	Proposed	Second Floor
14-GA-208	Proposed	Roof Plan
14-GA-209	Proposed	Roof Plan
14-GA-220	Proposed	North Elevation
14-GA-221	Proposed	North Elevation
14-GA-222	Proposed	South Elevation
14-GA-223	Proposed	South Elevation
14-GA-224	Proposed	East Elevation
14-GA-225	Proposed	West Elevation

Building 15 - E Hall

15-GA-201	Proposed	Lower Ground Floor
15-GA-202	Proposed	Ground Floor
15-GA-203	Proposed	First Floor
15-GA-204	Proposed	Second Floor
15-GA-205	Proposed	Roof Plan
15-GA-220	Proposed	North Elevation
15-GA-221	Proposed	South Elevation
15-GA-222	Proposed	East Elevation
15-GA-223	Proposed	West Elevation

Building 17 - F Hall

17-GA-201	Proposed	Ground Floor
17-GA-202	Proposed	First Floor
17-GA-203	Proposed	Roof Plan
17-GA-220	Proposed	North Elevation
17-GA-221	Proposed	South Elevation
17-GA-222	Proposed	East Elevation
17-GA-223	Proposed	West Elevation

Building 19 - Bauhinia House

19-GA-200	Proposed	Ground Floor
19-GA-201	Proposed	First Floor
19-GA-202	Proposed	Roof
19-GA-220	Proposed	Elevations

Parade Ground

Drawings to be provided by RDA/HdeM

Prison Yard

Drawings to be provided by RDA/HdeM

Walls and Revetments

Drawings to be provided by RDA/HdeM