

Table 3.10 Summary of the Assessment for Building No. 01

<i>Building No., Name & Designation</i>	<i>Date of Construction and Original Use</i>	<i>Reference Drawings</i>	
<p>01 Police Headquarters Block Within Central Police Station Declared Monument</p>	<p>1916 – 1919 Central Police Station Headquarters, including: Offices, gymnasium with locker rooms, dormitories, mess rooms, recreation space and storage</p>	<p>01-GA-201 Lower Ground Floor 2 01-GA-202 Lower Ground Floor 2 01-GA-203 Lower Ground Floor 1 01-GA-204 Lower Ground Floor 1 01-GA-205 Ground Floor 01-GA-206 Ground Floor 01-GA-207 First Floor 01-GA-208 First Floor</p>	<p>01-GA-211 Roof Plan 01-GA-212 Roof Plan 01-GA-220 North Elevation 01-GA-221 North Elevation 01-GA-222 South Elevation 01-GA-223 South Elevation 01-GA-224 East Elevation 01-GA-225 West Elevation</p>
<i>Brief Overview</i>	<i>Proposed Adaptive Uses</i>	<i>Significance (refer to Section 3.11 of the Conservation Management Plan dated June 2008)</i>	
<p>Four storey red brick building of Neo-Classical Revival style, with ornate cement render four-storey façade to Hollywood Road and more domestic two storey façade to the Parade Ground. The internal spaces have retained many of their original features, and the openness of the two storeys. Gymnasium and top floor dormitories are easily regained by removing later alterations. The central staircase, spine corridors, verandahs and ground floor Chief Inspector’s and Assistant Superintendent of Police’s offices are the most important spaces in the building.</p> <p>In later years the first floor dormitories were converted into offices, with the rest of the building being used for various office and administration uses.</p> <p>The building has a reasonably robust construction of load-bearing brickwork and reinforced concrete floors, under a pitched tiled roof.</p>	<p>Mixed Use:</p> <ul style="list-style-type: none"> • LG2/F – Multipurpose and ancillary support; Retail and ancillary support • LG1/F – F&B and ancillary support; Toilets; Plant rooms; Site management office and store room • G/F – Interpretation room; Retail and ancillary support; F&B and ancillary support; Multipurpose and ancillary support • 1/F – F&B and ancillary support; Toilets <p>The mix of adaptive reuses is seen as providing a good balance between cultural and commercial uses, and it also contributes some interpretation of the former Police Station uses in the lower part of the Site.</p> <p>The selected adaptive reuses are suitable for this reasonably robust building, and will be readily accommodated in the quality of the regained spaces.</p>	<p>HIGH</p> <p>One of the most architecturally important buildings on the Site, and one of few remaining colonial buildings in Hong Kong of such a large scale and grand design. The north façade presents a striking elevation on the Hollywood Road side of the Site.</p>	
<i>Conservation Approach</i>	<i>Major Proposed Changes (for Mitigations see Annex A1)</i>	<i>Overall Heritage Impact Rating Assessments</i>	
<p>All new adaptive uses will be accommodated within the existing building without new extensions.</p> <p>The existing access and circulation layout will be retained. All stairs will be retained and conserved, and justified for use on the basis of a fire engineering analysis of the means of escape for the whole building. Some additional rails to raise the height of the existing balustrades for compliance with safety codes may be required if alternative safety measures are not agreeable.</p> <p>Existing structural walls will be retained, with some new openings justified for the new adaptive uses.</p> <p>Existing original ceilings, plaster cornices and plaster features are to be retained and repaired wherever possible.</p> <p>All elevations, including features and finishes, balconies and balustrades, and roof tiling, will be repaired and refurbished to the original design. Later attached concrete canopies will be removed as they detract from the original building design.</p> <p>The original metal balustrade on the west side 1/F balcony will be retained and repaired, but because the design has unproven strength for safe public use it will only be used for maintenance access.</p>	<p>New external fire escape door and steps at LG2/F are to be provided on the west side, and the location is related to the fenestration pattern.</p> <p>New external equal access door at LG2/F on east side for purposes of equal access to the Site via this building, location is related to the fenestration pattern.</p> <p>Four new lifts will be installed in the central, east and west wings of the building for the purposes of equal access, goods access and fire access. The locations and types of lift are selected for optimizing user circulation and code compliance with minimum impact to the building structure and features.</p> <p>Public accessible WCs will be provided on LG2/F, LG1/F, 1/F for new uses in building and for site-wide uses.</p> <p>Removal of the later LG1/F inserted floor construction in the west side will regain the original double height (gymnasium) room.</p> <p>Later partition walls and suspended ceilings to be removed to regain the original internal spaces.</p> <p>New walls required for new uses generally to be of reversible lightweight stud and plasterboard construction.</p>	<p>The range of Impact Category Ratings for the interventions after mitigations in Block 01 are 1 (Beneficial), 2 (Acceptable), and 3 (Acceptable with Mitigation Measures). The overall Heritage Impact of the proposed interventions in Block 01 is therefore regarded as acceptable to enable the building to have a new adaptive use.</p>	

<i>Conservation Approach (continued)</i>	<i>Major Proposed Changes and Mitigations (continued)</i>	<i>Other Heritage Impact Rating Assessments (continued)</i>
	<p>Existing mechanical and electrical services will be removed, and new services including air-conditioning, water, power and lighting are to be installed suitable for new adaptive uses. Two new plant rooms are required for ventilation and air-conditioning, with chilled water supplied from central chiller plant. Kitchen extract flues will discharge into new chimney stacks matching the existing design.</p> <p>All original windows will be repaired. Later windows are to be replaced by replicas of original windows to regain the original building appearance throughout.</p> <p>Original external doors that have been replaced are to be reinstated in their original form. Original internal panelled doors will be retained and repaired, and upgraded for compliance with fire code as necessary.</p> <p>The original stone and cast iron balustrades on the verandahs will be retained and repaired. Higher barriers are required for compliance with safety codes. Additional higher rails will be of minimal design and have as little visual impact as possible on the overall façade.</p>	