

Table 3.18 Summary of the Assessment for Building No. 09

<i>Building No., Name & Designation</i>	<i>Date of Construction and Original Use</i>	<i>Reference Drawings</i>	
09 Central Magistracy Former Central Magistracy Declared Monument	1912 – 1914 Hong Kong Central Magistracy	09-GA-201 Lower Ground Floor 09-GA-202 Ground Floor 09-GA-203 First Floor 09-GA-204 Second Floor 09-GA-206 Roof Plan	09-GA-220 North Elevation 09-GA-221 South Elevation 09-GA-222 East Elevation 09-GA-223 West Elevation
<i>Brief Overview</i>	<i>Proposed Adaptive Uses</i>	<i>Significance (refer to Section 3.11 of the Conservation Management Plan dated June 2008)</i>	
<p>Three storey Neo-Classical red brick building set on angled granite plinth with basements. This building uses the same architectural detailing as the Headquarters Block, and is one of the most notable elevations overlooking the exterior of the Site. The interior consists of two large double-storey courtrooms and a central lightwell in the upper levels, with offices around it (some of which were previously dormitories). The building is serviced by three main staircases. There have been several alterations to the building, but most are reversible and the majority of high significance areas remain intact.</p> <p>The building ceased judicial use in 1979, and was converted into use for Immigration and Police Officers' Associations. In the 1990s it was converted into various administration uses by the police.</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"> • LG/F – Retail and ancillary support; Interpretation room; Site management office and store rooms; Toilets; Plant Rooms • G/F – Multipurpose and ancillary support; Retail and ancillary support; Toilets; Public circulation • 1/F – Multipurpose and ancillary support; Toilets • 2/F – F&B and ancillary support; Toilets <p>The mix of adaptive reuses is seen as providing a good and viable balance between cultural and commercial uses. The two courtrooms have sufficient of the original fabric remaining to allow both of them to be fully restored, and they will be excellent spaces to hold a variety of activities including lectures, music performance and private functions. These spaces, along with the holding cells in the basement, will also be a very important part of the interpretation of the history of the Site for the administration of the Law through the Courts. The restaurant will provide a good support use for the functions. Retail units will be suitable in the low height spaces of LG/F.</p> <p>A conservation approach strategy is required for providing adequate means of escape whilst retaining the use of all the existing staircases and maximizing the use of the building, and minimizing the damage to its most significant elements.</p>	<p>HIGH</p> <p>The Magistracy forms an important contribution to the history of law and order in Hong Kong, and is a fine example of Neo-Classical colonial architecture, the design of which influenced that of the Headquarters Block. The building also provides one of the most dominating and architecturally interesting external facades of the Site.</p>	
<i>Conservation Approach</i>	<i>Major Proposed Changes (for Mitigations see Annex A1)</i>	<i>Other Heritage Impact Rating Assessments</i>	

<p>All new adaptive uses will be accommodated within the existing building without new extensions.</p> <p>All the existing will be retained. The stairs do not individually comply with code requirements for means of escape, but using a fire engineering approach suggests that if they are linked with corridors to act together and when they are given some upgrading, they can provide sufficient and adequate means of escape for the new uses. 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>The circulation pattern on the principal entrance G/F will be retained, but on 1/F and 2/F there will be new circulation patterns which resolve the means of escape and the accessibility between the east and west sides of the building accommodation across the central lightwell, which will be covered with a new glass roof to become an atrium. The circulation patterns on the upper floors have been previously altered to suite changing uses. The circulation on LG/F uses the existing corridors with some new openings to provide suitable means of escape.</p> <p>The balconies overlooking the two courtrooms will be reinstated by removing the plant currently installed there and the inserted balcony walls. Equal access will be provided by extending the adjacent floor level into platforms on the balconies. Platforms will be constructed in timber for reversibility.</p> <p>The original narrow stair up to the north courtroom on G/F from the holding cell on LG/F is to be unblocked, and the original prisoner access route reinstated for interpretation. A trap door in the floor of the courtroom will enable a recreation of the courtroom layout to be set up when required.</p> <p>Later timber lobbies at the entrance doors to the courtrooms on G/F within the central entrance lobby are to be removed to regain the appearance of the lobby.</p> <p>The modern rooflights over the central entrance lobby are to be removed, and the central dividing panel will be removed to reinstate the single large aperture. This will be left open under a new high level glazed atrium roof. This roof will also improve the collection and safe discharge of rainwater which currently overflows the guttering and causes dampness in the building.</p> <p>The existing balconies and bridge in the lightwell 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. They detract from the integrity of the lightwell and will be removed.</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.</p> <p>The original stone balustrades on the east side balconies 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. The original metal balustrades on the west side balconies will be retained and repaired, but because these balconies have unproven strength for safe public use they will only be used for maintenance access.</p> <p>Windows at south end of the principal east elevation's second floor balcony are to be removed. These windows were added later to increase office accommodation, and they detract from the original design of the elevation.</p> <p>Two later small windows on the north elevation detract from the historic elevation, and are not required, and they will be removed and the openings bricked up.</p>	<p>Access into the building at LG/F and G/F levels generally uses the existing external entrances which currently have steps. Equal level access is provided at the north east corner at LG/F by modifying an existing window, and at the west side at G/F by providing a short external ramp to the existing doorway.</p> <p>Two new lifts will be installed in the building for the purposes of equal access, goods access and fire access, and one change-of-level platform goods lift will be required in LG/F. The locations and types of lift are selected for optimizing user circulation and code compliance with minimum impact to the building structure and features. 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. Other options for locating this important element of accessibility would be in areas of high historic significance and therefore more damaging.</p> <p>The location of the fireman's/goods lift is in an area of the building which has little historic significance on each floor previously used as mechanical space, toilets and later offices.</p> <p>New steps are needed for access circulation across the central lightwell, now to become an atrium, 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. New steps will be constructed in timber for reversibility.</p> <p>Public accessible WCs will be provided on all floors for the new uses in the building and for site wide uses. Their locations are in areas of little historic or architectural interest.</p> <p>Later partition walls and suspended ceilings to be removed to regain the original internal spaces, and to enable the layouts for the new uses.</p> <p>New walls required for new uses generally are to be of reversible lightweight stud and plasterboard construction.</p> <p>Existing mechanical and electrical services will be removed, and new services including air-conditioning, water, power and lighting are to be installed suitable for new adaptive uses. New plant rooms are required for ventilation and air-conditioning, with chilled water supplied from central chiller plant. The plant rooms will be in LG/F, in spaces which are utilitarian with no existing significant features. Kitchen extract flues will discharge into new louvres located on the inner slopes of the roof facing the lightwell to avoid detracting from the external appearance of the building.</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 range of Impact Category Ratings for the interventions after mitigations in Block 09 are 1 (Beneficial), 2 (Acceptable), and 3 (Acceptable with Mitigation Measures). The overall Heritage Impact of the proposed interventions in Block 09 is therefore regarded as acceptable to enable the building to have a new adaptive use.</p>
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