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CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

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RENOVATION WORKS FOR THE WEST WING OF THE FORMER CENTRAL
GOVERNMENT OFFICES - 8AB114



Architectural Services Department
The Government of the Hong Kong Special Administration Region



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& PARTNERS**



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PART ONE – CONSERVATION MANAGEMENT PLAN

I INTRODUCTION

I.1 Purpose of the Report

The former Central Government Offices West Wing (“CGO West Wing”) is one of three buildings that were built during the 1950’s in central Hong Kong to house a variety of Government Departments. As such, this report makes reference to the entire ensemble of buildings where it is relevant to the context, for example, when considering the setting of the building, its significance, use and so on. This report has been commissioned by the Architectural Services Department (“ASD”) on behalf of Hong Kong SAR as part of revitalisation proposals to upgrade and adapt the building to house the offices of the Department of Justice (“DoJ”) and law-related organisations.

This report has been prepared in accordance with the Study Brief approved by the Antiquities and Monuments Office by letter dated 22 October 2014, and it is divided into two parts; the first is a Conservation Management Plan, and the second is a Heritage Impact Assessment based upon the 1st draft General Building Plan (GBP) design proposals published by the design team on 15 January 2015.

I.2 Scope of the Study

This report examines the site, location and architectural details of the CGO West Wing and the wider context of both the site and the area. The architectural, contextual and historical significance is then assessed in order to establish the heritage value of the building, followed by an assessment of the impact of the proposed changes. The last section comprises a Conservation Management Plan, which sets out a range of policies to guide the further design development and management of the building.

These buildings were deliberately designed in the 1950’s as low rise to preserve the view of the harbour from Government House. This view may have long since disappeared but the low rise buildings and the trees combine with the other well wooded areas (Government House garden, the Botanic Gardens and Hong Kong Park) to give a large green space in an otherwise heavily developed part of the city.

The Study Site area is identified on Appendix C: Study Brief. It is bounded by Lower Albert Road to the south, Garden Road and the Cathedral compound to the east, Queen’s Road Central and Battery Path to the north and Ice House Street to the west. In order to place the CGO Complex in its context and to discuss fully the impact that these buildings have on their surroundings, this report will also assess the wider surrounding area in terms of its historic development, the current build-up of structures around the Study Site and the significance of the principal historic buildings and features in the vicinity. These include: Government House, St. John’s Cathedral, the Duddell Street Steps and Gas Lamps and the French Mission Building.

The history section of this report looks briefly at the establishment of Hong Kong as a British territory and its political history in order to put the CGO complex into context. It will also discuss the architectural history of Hong Kong. The pre-Colonial history of Hong Kong will not be discussed in any detail. The Bibliography section provides details of reference materials relating to the history of Hong Kong if further detail is required about this or other aspects of the building and site.

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2 UNDERSTANDING THE SITE

2.1 Designation

The former Central Government Offices West Wing was accorded a Grade I status by the Antiquities Advisory Board on 17 December 2012. The Grade I designation states that such buildings are “Buildings of outstanding merit, which every effort should be made to preserve if possible”.

Other significant historical structures in the area included the following table:

	Title	Date	Grading	Original Use	Current Use
A	Former Central Government Offices (CGO), Site, Central	1954-1959	I	Government Offices	Undergoing revitalisation
B	Former Central Government Offices (CGO), Main Wing, Central	1956	I	Government Offices	Undergoing revitalisation for use by DoJ.
C	Former Central Government Offices (CGO), East Wing, Central	1954	I	Government Offices	Undergoing revitalisation for use by DoJ.
D	Air-Raid Tunnel Entrance Portals, Queen's Road East	Pre-WW2	Under assessment	Military defences	Unused
E	Battery Path and Steps, Central	1850s	Under assessment	Public footpath	In use
F	Bishop's House, No. 1 Lower Albert Road, Central	1851	I	Private	Residential
G	Hong Kong City Hall, Edinburgh Place, Central, H.K.	1962	I	Government Offices	Offices
H	Old Dairy Farm Depot, No. 2 Lower Albert Road, Central	1892-1925	I	Private	In use
I	Former French Mission Building, Battery Path, Central	1917	Declared Monument	Court of Final Appeal	Revitalisation for use by DoJ.
J	Government House, Upper Albert Road, Central	1851-1942	Declared Monument	Government	In use
K	St John's Cathedral, Garden Road, Central	1849-1873	Declared Monument	Place of Worship	In use
L	The Exterior of the Main Building, The Helena May, Garden Road, Central	1914	Declared Monument	Private Club	In use
M	The Exterior of the Old Supreme Court, Central	1912	Declared Monument	Government	Undergoing revitalisation after use as Legislative Council headquarters for renewed use as the Court of Final Appeal
N	Duddell Street Steps and Gas Lamps, Central	1875 -1889	Declared Monument	Public footpath	In use

Table 1: List of Declared Monuments, Graded or significant buildings in immediate vicinity of the former CGO West Wing

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2.2 Location

The Study Site has within it the former CGO West Wing and the wider area of Government Hill. The west end of the Study Site is bounded by Ice House Street, a vehicular road. The western end of the southern boundary of the Study Site is adjacent to a vegetated slope. This is a long thin patch of land set between Ice House Street to the north and Lower Albert Road to the south that slopes steeply down towards the north and is covered in mature trees and plants.

To the south the Lower Albert Road bounds most of this side of the Study Site and winds gently downhill to the east. The east end of the Study Site has a short boundary along Garden Road, which turns 90° and continues westwards with the CGO East Wing to the south and the Cathedral driveway and community hall to the north. The boundary then turns 90° northwards to run along the western boundary of the Cathedral grounds.

The northern boundary begins at the French Mission Building, which is located at the north-east corner of the Study Site. The boundary then follows the line of Battery Path downhill to the west where it meets the junction between Ice House Street and Queen's Road Central.

The project site area is limited to the CGO West Wing and a margin of land around the building. The boundary of the project site is shown on the site plan in Appendix A.

2.3 Setting and Context

The CGO are set within the Central District of Hong Kong. To the north of the site are located most of the tallest skyscrapers in the region and some of the most iconic buildings in Hong Kong. Immediately to the north, along Queen's Road Central, is Norman Foster's HSBC building (1985) and to the north-east is the Bank of China Tower (1990). This densely packed area houses the main business and financial district of Hong Kong, as well as some of the main government offices. The area is also home to many consulates, including the U.S. consulate just to the south-east of the CGO Complex.

Immediately to the east of the Study Site facing the east end of the East Wing is the Murray Building, another office block used by the government until recently and an early example of a tall office building. A taller, more modern office block is to the north of this, the Citibank Plaza, and to the south is a smaller, older one (the St John's building). Beyond this collection of buildings is Hong Kong Park, formerly the site of the Victoria Barracks. The 8 hectare park was opened in 1991 and provides a large green space in the centre of the city.

The area to the south of the CGO also benefits from not being built up. Government House (1855), the former Colonial Governor's House and now the official residence of the Chief Executive of Hong Kong, sits at the top of a slope up from Lower Albert Road. The building, which was remodelled during the Japanese Occupation of Hong Kong in World War II to give it a distinctly Japanese style, is set in landscaped grounds with a lawn to the north and mature trees covering the surrounding slopes.

To the south of Government House are the Zoological and Botanical Gardens, which have been open to the public since the 1860s. This again is a wide open green space of 5.6 hectares. Together with the Government House gardens, the Hong Kong Park and the areas of greenery, the CGO site, provides a "green oasis" within the city. Further to the south is an area of residential tower blocks, then the city gives way to woodland and scrub as the hill slopes up to the Peak above. The Peak is popularly accessed via the Peak Tram, which leaves from a terminal across Garden Road at the east end of the CGO site.

To the west of the Study Site is another built up part of the city. These are the Lan Kwai Fong and Soho Districts of the city, which are popular with expatriates and are home to much of the city's night-life. There are many restaurants and bars, as well as office buildings. Also to the west of the CGO site are two other important heritage sites for Hong Kong; the Sheng Kung Hui Compound, housing the Bishop's House and St. Paul's Church, and the Central Police Station Compound, housing the former Police Station, Victoria Gaol and Magistracy. These three sites link the Law and Order, Spiritual and Government functions of society in Hong Kong.

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2.4 Description of the Existing Building and Site Features

The complex comprises three distinct phases of building:

- East Wing (1954)
- Central Wing (1956)
- West Wing (1959)

The Central Wing was more popularly known as the 'Main Wing' by government officials working in the building. This section was commonly known as the Central Wing¹, or less commonly as the Secretariat², when it was first constructed.

Although constructed in different phases, the design of the buildings appears to have been conceived more or less simultaneously, as evidenced by the original drawings. Consequently, the buildings share many characteristics.

A summary of the floor areas of the three wings is given below:

1. Total Gross Floor Area (GFA) of the compound = 42,097 sq.m
2. Central Wing = 9,109 sq.m
3. East Wing = 10,612 sq.m
4. West Wing = 22,376 sq.m

Of the three, the West Wing is by far the largest, comprising more than half the total floor space.

Architectural Qualities

In terms of form and massing the buildings are consciously low-rise, horizontal in emphasis and with low storey heights and flat roofs that keep the height of the buildings to a minimum. The highest point of 13 storeys at the western end of the West Wing is the result of the natural topography than a desire to build high.

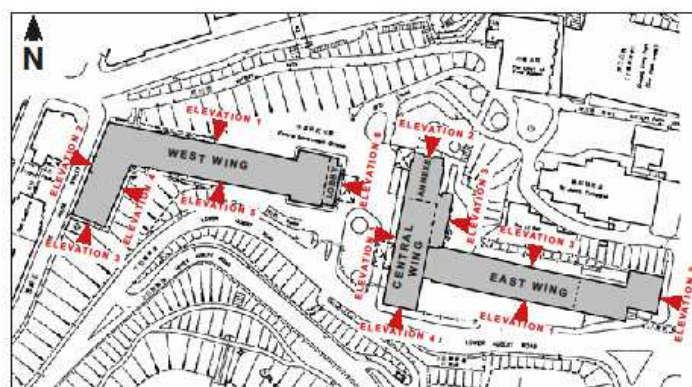


Fig.1 Plan of the former CGO complex with labelled elevations

The buildings display characteristics of the Functionalist style of architecture, prevalent during the early to mid-20th century. This held as its central tenet the idea that “form follows function”; building forms must be determined by their functions and materials and superfluous features eliminated, the designer’s primary task being to expose and clarify, not to embellish.

As a result, architects produced pared-down designs with no ornament and reduced variation between parts. On the whole this produced utilitarian structures with an emphasis on structure and materials in which the interior programme and structure dictated the outward form. Technological developments such as prefabricated construction further allowed architects to explore such themes.

¹ “Plaque Unveiled” 10/01/57, South China Morning Post

² “New Central Government Offices” 1950-51, Public Works Department Annual Report

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Through the exposed structural frames: the construction of the building is made manifest, the repetition of standardised elements becoming the means of embellishment and architectural expression. This is further supported by the use of standardised fenestration systems and patterns, and of mass-produced components, such as steel window frames.

The remarks of a government official from 1952³ are telling, referring to the buildings as looking like “a factory” and imploring the designers to add some balustrading “to make the roof look less unpleasing...” He evidently did not get his way; original design drawings and early photographs show no balustrading.

However, despite this apparent standardisation, it is possible to detect a progression in the design across the buildings. Architecturally, the East Wing is quite distinct; although completed in 1954, it actually has more of a 1930s feel, with some elements clearly influenced by the Art Deco style, such as the zigzag moulding over the main entrance door. Elsewhere it displays a degree of refinement and attention to detail that is too ‘fussy’ to be considered properly Functionalist, such as moulded coffers in the soffit of the car park.

Although the separation in years between the wings is not that great, the Central Wing, and in particular the West Wing, display a more ‘stripped-down’, functionalist version of post-war modernism that developed as the development progressed, whilst the East Wing appears to be more consciously pre-war in terms of its design and detailing. Of the set, the West Wing is the most utilitarian, with a heavier, coarser and more regular concrete frame than the East and Central Wings.

Materials and Features

There are materials and details that are common to all of the buildings:

Exposed Concrete Frame

Each building displays an exposed concrete frame in one form or another. Although painted, close inspection reveals that in all instances this has a granular finish. Analysis of samples has revealed that, below the paint, the outer surface of the concrete is a 5 to 8 mm thick layer consisting of a white matrix with a light-to-dark grey and beige-coloured granite aggregate 1 to 3 mm in diameter. Below this there is a dark grey concrete substrate onto which the granular finish has been applied.

It is reasonable to assume that the buildings were originally unpainted, and would in all probability have looked quite different from their current appearance. The nature of the construction described above also raises the possibility of the use of pre-cast elements on the buildings. Concrete is considered in further detail in the section on Technological Significance below.

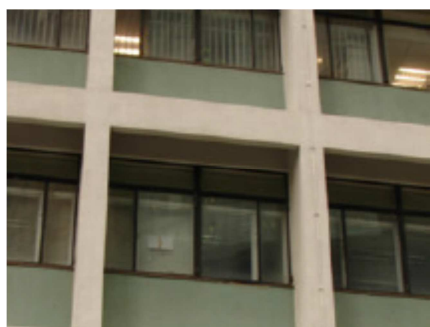


Fig.2: The exposed concrete frame and steel windows of the CGO West Wing

Granite Tile Cladding

Areas of granite cladding can be found on all the CGO buildings, although as an expensive material it tends to be used within the public areas of the site. It is laid in a variety of patterns, although the most prevalent type tends to be courses of alternate headers and stretchers followed by courses of larger stretchers.

There were historically a number of quarries within Hong Kong, as evidenced by place names such as Stonecutter Island and Quarry Bay. Originally the granite on the site came from Grampian Road Quarry, close to the old Kai Tak airport.

³ See *Post War and Initial Plans for the CGO 1945 – 1952*, section 3.3.

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When this closed a close match had to be found elsewhere; granite for the 2nd and 3rd phases possibly came from the Diamond Hill Quarry. The relative expense of the material is evidenced by the fact that it is replaced with ceramic tiling on the Main Wing Annexe extension, constructed c. 1989.

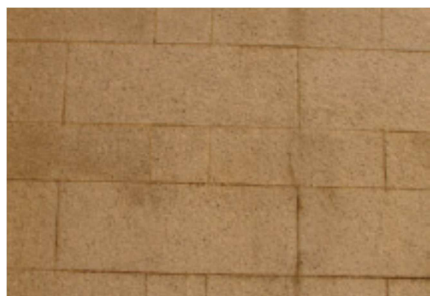


Fig.3: Granite cladding

Steel Windows

Crittall became the dominant international source of steel windows and doors, establishing the Crittall Manufacturing Co. of China in 1931. The Universal Range of sections was introduced in 1912; slender in section with clean lines, they became the window of choice for the modernist architect, and they provide the basic model of window for all buildings on the site. Although found in different configurations across the site, the basic type and style of frame section is the same for all three buildings.

External Decoration

All of the buildings have recently been redecorated externally and finished with the same paint scheme. External structural frames are generally painted a light grey, with a pale bluish-green on the spandrel panels (probably inspired by the mosaic tiles on the spandrel panels of the Central Wing). Steel-framed windows are painted black.

Whilst this muted palette suits the era of the buildings, it is worth noting that the buildings originally looked quite different, with self-finished white concrete frames and window frames painted white⁴. The impact of this is further considered in the section on Architectural Significance, section 4.3.

Overview

The West Wing is the largest building of the group. Its site is the most complex of the three, flat at the east end but sloping away sharply towards the west, with the result that the building ranges from seven storeys at the east end (7th to 13th floors) to 14 at the west (ground to 13th floors).

Elevations are a mix of granite tile cladding and exposed concrete frame with inset glazing and cladding panels. The frame is painted light grey; the spandrel panels a pale bluish-green.

The building is 'L' shaped in plan, the principal section orientated roughly east-west and the secondary section orientated north-south.

All roofs are flat, with a number of enclosures that contain plant and equipment. The top (13th) storey is a later addition of 1964, set back from the main building line.

⁴ Subject to paint analysis; see Conservation Policies and Guidelines at section 7.

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Elevation 1, North-facing

The full length of the building cannot be viewed in this elevation due to the slope in front, which is covered with dense vegetation. It ranges from being one of the public faces of the compound at the main entrance to the west on Queen's Road Central, to being inaccessible to the public at the east.



Fig.4: West Wing, elevation 1, east end

The elevation is of two parts; the east end is the smaller of the two, clad in granite and projecting forward from the main building. To the west of this the main part of the building features an exposed concrete frame based on a regular Cartesian grid. The ground level at the eastern end corresponds with the 7th floor internally; the actual ground floor is contiguous with Queen's Road Central below.

The projecting granite-clad eastern section is 5 metres wide with 10 bays of window openings, each infilled with black painted steel-framed Crittall Universal glazing recessed well back so that the openings appear 'punched' into the face of the wall.

The fenestration pattern is of three panes; a narrow horizontal-rectangular fanlight with two vertical-rectangular casement opening lights below, one narrow, the other wider. All frames are painted black.

At ground level (7th floor) there are four smaller square openings infilled with black-painted steel louvres; to the west of these there are two openings with stainless steel doors.

The pattern of the granite facing is of alternate headers and stretchers, followed by a course of larger stretchers. At parapet level this is finished with a simple coping stone detail.



Fig.5: West Wing, elevation 1, west end

Immediately to the east of the granite section there is a rendered section of wall 8 storeys high (7th to 14th floors) and a further section of wall with metal cladding panels. These are part of an extension, added c. 1998 together with a glazed entrance lobby. These are dealt with in Elevation 6 below. Further west, the building steps back with a plain panel of

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granite on the return wall. The main feature of the adjoining main section is an exposed concrete frame consisting of horizontal and vertical elements based on a regular Cartesian grid of 32 bays, each 2.8 m high and 2.44 m wide. Within this the fenestration line is set well back, providing some shading and visual depth to the elevations.

The front faces of the horizontal and vertical members are flush, although the horizontal elements are deeper in profile, further emphasising the overall horizontal nature of the building. The verticals have parallel reveals, giving them a somewhat inelegant and heavier appearance when compared to the earlier buildings of the complex. Horizontals are commensurate with the internal floor levels, the top surfaces are sloped to throw rainwater away from the building, which has caused some staining to the faces. The bottom edge of the horizontal elements feature carefully executed drips; the profile then returns up above the window head to form a coffer, with the result that the concrete here is relatively thin, a possible indication that they are 'L' shaped pre-cast units, laid on their side.

Windows are of the galvanised steel Crittall Universal type, single glazed with frames painted gloss black. Each is of six panes: two horizontal-rectangular fanlights over four vertical-rectangular side hung casements, the two outside panes being narrower than those at the centre. Window cills are of two courses of tile set in mortar. Below cill level there is a concrete spandrel panel of each bay.

The top (13th) storey is a later addition of 1964, set back from the main building line with a relatively deep projecting fascia panel at roof level. The Crittall windows have 4 vertical rectangular panes over 2 horizontal. The original parapet is still distinguishable, further emphasised by a deeper horizontal concrete band below. At roof level there are assorted balustrades, access gantries and profiled metal clad plant enclosures.

Adjoining the west side of the granite section at 8th floor level a cantilevered concrete canopy with a headroom of 2.1 metres runs between the 1st and 13th bays; below this on the ground (7th floor) the expressed concrete frame is eschewed in favour of a flush concrete wall with doors corresponding to the 5th and 9th bays above. The easternmost bays (1 and 2) provide a passageway through the building between the north and south sides.

At the 13th and 14th bays the space below the canopy is infilled to form a store, accessed from the car park. To the north of this a pre-cast concrete staircase leads down from the car park (7th floor level) to a balcony at 6th floor level with a perimeter upstand into which is fixed a steel balustrade. This provides access to the plant rooms that run underneath the building (corresponding access is provided to the south elevation; see below). The exposed concrete frame at this point is inset with large black-painted steel louvres. Further west, another pre-cast concrete stair (which shows signs of repairs) leads down to 5th floor level, where a further balcony extends outward between the 22nd to 25th bays.

Above this on the 7th floor (adjoining the store mentioned above) the 15th to 27th bays protrude from the face of the building by one bay. This contained the staff cafeteria, with floor-to-ceiling glazing of the Crittall Universal type, each bay divided into seven panes: two narrow horizontal-rectangular fanlights over three equally-sized vertical rectangular casements over two vertical-rectangular fixed panes.



Fig.6: The west entrance to the West Wing

Both the balcony and cantilevered cafeteria are visible from the junction with Ice House Street, adding some much-needed visual drama to the otherwise repetitive elevation.

The main entrance to the building is located at the junction of Ice House Street and Queen's Road Central in bays 30 and 31. This is denoted by a rectangular-shaped cantilevered concrete canopy, the profile of which tapers away from the building. The canopy has asphalt weathering and two cylinder-shaped downlighters fixed to the soffit. There are steps with five risers from the street into the ground floor level of the building with a ramp to the east, a later alteration as original drawings show an L-shaped stair arrangement only. This change is likely to have been carried out in the late 1980s along

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with the refurbishment of the interior of the reception area. The exposed structural frame at either side and above the entrance doors is infilled with a purple marble with grey/green veining. There are two pairs of double entrance doors separated by a further marble panel. The doors are of bronze with 6 no. narrow rectangular vision panels which run the full-height of the doors.

To the east of the entrance is a retaining wall of granite blocks one storey high bearing the building's name. The ground slopes up sharply to the east above the wall, eventually meeting the car park at 7th floor level. Sections of the concrete frame are infilled with granite blocks against the slope. Against the retaining wall and between the ramp and stair are low-level planters clad with modern ceramic tiles.

The western edge of the building is clad with a vertical strip of granite which wraps around the corner to become a feature of the west elevation.

Elevation 2, North-West Façade

This elevation faces onto Ice House Street, which slopes up from north to south. It is split into two distinct parts; the northernmost section corresponding to the end of the main section of the building and the southernmost section, corresponding to the secondary section at this end of the building.

The slope of Ice House Street is accommodated by a wedge-shaped plinth of rough-hewn granite blocks which stretches across both sections, one storey high at its deepest part. Street level in the north corresponds to the internal ground floor level; to the south it corresponds to the internal 1st floor.



Fig.7: West Wing, elevation 2

The northern section is of 13 storeys (ground to 12th floors) and is divided vertically into 3 sections, each section edged with horizontal and vertical granite banding, the horizontal sections corresponding with the internal floor levels of the building. The central bay features the main stair, with the horizontal granite bands corresponding with the half landing levels to produce a 'staggered' effect between the three parts; the two outer sections are identical with the centre section offset by a half-storey.

The two outer bays are infilled with rendered panels between the granite, painted light green /grey, each with two bays of square-shaped window openings with centre-pivot steel windows each of one pane.

The centre section features full-height black painted steel framed glazing divided into 9 panels in 3 bays; horizontal rectangular fanlights over vertical rectangular lights to the centre and lower panels.

The granite plinth (ground floor level) has a large rectangular window to the northern end which lights the reception area behind; to the south of this are 4 square openings infilled with louvres ventilating a store behind.

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The top of the building features a deeper granite band and is finished with a parapet. To the south side there is a narrow single storey enclosure that projects up above the parapet, containing plant rooms.

The southern section is similar to the main north elevation, with an external concrete frame inset with glazing and spandrel panels. The main difference here is that the horizontal elements are thinner in profile and project out further than the vertical. This produces a more horizontal emphasis to this section, with the vertical elements appearing as 'fins' set within the horizontal.

The elevation is divided into 10 bays, each 2.4 metres wide, with a height between horizontal elements of 2.8 metres. Windows are in steel of 6 panes, identical to the main elevation.

At 7th floor level the building rakes back at an angle of approximately 20 degrees, presumably as a means of reducing the loss of daylight to the street below.

The bay at the bottom south corner corresponding with street level (1st floor level internally due to the slope of the street) features a set of stainless steel doors with marble surround matching that to the main entrance. This once provided an entrance to the public space of the Banking Hall at this level, later removed to provide office space. Two bays to the north of this is a set of louvred steel doors giving access to a plant room.

Elevation 3, South Facing

This forms the southern end of the secondary section of the building, 13 storeys high (1st to 13th floors) and of vertical rectangular proportion with the top western corner cut away, corresponding to the raking section at 7th floor level and above.

The elevation is faced in granite arranged in two course depths; the narrower course is 230 mm deep with square headers and rectangular stretchers arranged in the following pattern: H, H, ST, H, H, ST, etc. The taller course is 330 mm deep, arranged entirely in stretchers.

Within the eastern half on the 1st to 12th floors (the 13th floor is an extension with no window openings within this elevation) there are two bays of square openings which light a staircase behind. These have black painted steel-framed windows of two opening casements: one narrow vertical rectangle, the other wider.



Fig.8: West Wing, Elevation 3

The windows are recessed well back so that the openings appear to be 'punched' into the face of the wall.

This section of the building is cut into the adjacent slope, which is supported by a high retaining wall separated from the building by a narrow passageway with a staircase at the south-east corner of approximately one storey height.

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

Elevation 4, East-Facing

This elevation features the same exposed concrete frame as on the north elevation (see above). Twelve storeys high (2nd to 13th floors), it is 11 bays wide. The top (13th) floor is a later addition of 1964, set back from the main building line; the original top of the building is marked by a deeper concrete band at what would have been the former parapet level.

The extension has a deep eaves fascia panel, painted black. Various access gantries and plant enclosures are visible at roof level.

The first bay from the south contains the staircase at this end of the building; the horizontal elements of the frame in this section being offset by half a storey to correspond with the half-landings of the stair, producing a staggered appearance externally.



Fig.9: West Wing, Elevation 4

The rectangular-shaped bays throughout are infilled with steel-framed Crittall Universal type glazing to the top section with concrete spandrel panels below. Windows are of six panes, identical to the north elevation. The 9th and 10th bays from the south are mostly infilled with black-painted steel louvres in place of glazing.

There are a number of later accretions to the elevation to allow for enhanced servicing within the building, most notably several large pipes at 6th floor level.

The lower storey (2nd floor internally) is partially buried, with glazing to the upper section of the bays. The ground adjacent to the building and the steep slope behind it are coated with sprayed concrete to prevent erosion. Apertures cut into the concrete form openings from which plants are able to grow.

Elevation 5, South-Facing

Similar to the north elevation, the main western part of the elevation continues the exposed concrete grid frame, with a smaller granite-clad section at the east. The building ranges from 12 (2nd to 13th floors) at the west end to 7 (7th to 13th floors) storeys at the east.

The exposed concrete frame is 27 bays wide, running from the 7th to 13th floors with steel-framed windows and concrete spandrel panels, identical to the north elevation. The top (13th) storey is a later addition of 1964, set back from the main building line. The original parapet of the building can be distinguished by a deeper concrete band above the 12th floor. At roof level there are assorted balustrades, access gantries and plant enclosures clad in profiled metal sheeting.

At the western end of the elevation between the 2nd and 7th floor levels the steep slope of the site creates a wedge-shaped section of the elevation. This is clad in granite, with 5 bays of square windows (similar to those in elevation 3 above) at 7th floor, reducing to three bays at 2nd floor.

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At 6th floor level in bays 5 to 7 there is a balcony, accessed via a ramp from the main forecourt within the CGO compound. This gives access to the plant rooms which run underneath the building, which can also be accessed from the corresponding balcony on the north elevation (see above).

Directly above this at 7th floor level between the 1st and 13th bays there is a balcony leading from the main forecourt which provides access into the main part of the building. The balcony is sheltered by a cantilevered concrete canopy which runs along the entire length of the building at 8th floor level with a headroom of 2.1 metres; the fascia and soffit of this have been clad with painted steel panels; a later addition.



Fig.10: West Wing, Elevation 5

Below the canopy at the eastern end of the building some vertical elements of the concrete frame have been omitted to create double bays, the easternmost of which (bays 26 and 27) provide a passageway through the building from north to south side.

There are a number of later accretions to this elevation to allow for enhanced servicing within the building: between bays 4 and 5 there is a large stainless steel duct running from the 6th floor plant rooms and discharging at roof level. A further duct runs along the top face of the canopy (see above). At 12th floor level a number of bays have been infilled with balustrading, behind which air conditioning units have been mounted. The 14th and 15th bays are infilled with black-painted steel louvres in place of glazing.

At the east end of the building there is a projecting granite-clad section. This is a handed version of that on the north elevation, seven storeys high (7th to 13th floors) with 10 bays of window openings, each infilled with black painted steel-framed Crittall Universal glazing, and finished with a simple parapet coping stone at roof level.

Immediately to the east there is a single-storey glazed entrance lobby, part of an extension, added c. 1998. This is described in Elevation 6 below.

To the south there is a ramp down surrounded by rough-hewn granite retaining walls which gives access to the car park and plant rooms at 6th floor level.

Elevation 6 – East-Facing

Also of seven storeys (7th to 13th floors), this elevation has been partially obscured by a modern extension added c. 1998, containing an entrance lobby and further office space

The original elevation would originally have been divided into 3 roughly equal parts; a central section with two flanking granite-clad elements, the latter featuring a single bay of rectangular window openings. One of these is still visible to the south, but the one to the north has been obscured by the 1998 extension.

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The central section employs a different architectural language, with horizontal strip windows with steel-framed glazing spanning between the granite. Below cill level there are white-painted rectangular concrete cladding panels, the joints between them expressed by a simple chamfer.



Fig.11: West Wing, Elevation 6

The 1998 extension consists of a single-storey element in front of the elevation, 'D' shaped in plan and containing the entrance lobby, and two eight storey (7th to 14th floors) 'tower' elements to the northeast corner containing offices and a lift shaft.

The front elevation of the entrance features a light-grey painted rendered plane that is curved on plan, from which a large entrance canopy with coffered soffit projects. This is supported on 3 concrete columns, located away from the building to allow car passengers to enter/exit under cover.

The east and south sides of the entrance lobby feature floor-to-ceiling planar glazing with glass supporting fins. Doors are glazed with polished stainless steel surrounds. The lobby has a flat roof.

Behind the lobby and to the north side there are two separate 'tower' elements protruding from the building and projecting up above the original roof line by one storey. These are expressed separately; one features metal cladding panels and has a single bay of horizontal-rectangular window openings on the 8th to 12th floors inclusive to the east and south sides. Above the windows there are several square-shaped ventilation grilles which are showing signs of weathering. The other tower element contains the lift shaft, and is rendered with applied metal banding corresponding to internal floor levels.

Interiors of the former CGO

A comparison of the original plans and room allocations with the layout of the current buildings reveals that there have been many changes to the internal layouts in the 50+ years since completion, with few areas surviving in their original state. Original plans are filled with references to uses of spaces that offer tantalising glimpses into the prevailing culture at that time, particularly its hierarchical divisions, such as the distinction between Junior Male Toilets and Senior Male Toilets and Senior and Junior Dining Rooms within the West Wing 7th floor canteen, as shown on original drawings from 1955.

The plans also provide a valuable insight of the roles and services that the Government provided during the mid-to-late twentieth century, some egalitarian, such as medical rooms on the East Wing ground floor, others economic, such as the Banking Hall with public space on the 1st and 2nd floors of the West Wing, and other more unusual sounding activities, such as the Censor Theatre on the 5th floor of the same building.

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There are also references to construction. It would appear that originally partitions within the buildings were of 3"(75mm) and 4"(100mm) concrete blocks or 3"(75mm) clay blocks though the use of these materials in the West Wing is not confirmed. More recent partitions are of demountable construction.

Wholesale alterations took place within the buildings relatively soon after completion; archive drawings within the Architectural Services Department from the early 1960s contain numerous references to "...dismantling of temporary partitions and erection of 3"(75mm) hollow concrete block" and "demountable partitions removed and re-fixed or stored". The impact that this had on the spaces is considerable; probably the most dramatic example of this is a plan from 1956 that shows the entire 3rd floor of the East and Central Wings as open plan, allocated to the Architectural Office.

Finishes have fared little better. Plans show teak panelling and marble in the Central Wing reception, domed lights above the East Wing lift lobbies, and stone cladding to the walls⁵. All of these are now gone, replaced by modern finishes.

The fact that so many of the original uses have ceased or been moved elsewhere and that the spaces and finishes have changed means that a great deal of the potential historic architectural and social interest of the buildings has been lost. It does appear that during the early years of use there was a greater variety of activities and consequently spaces within the buildings, ranging from architectural drawing offices to libraries, conference rooms to cinemas, banking halls to debating chambers and the Diplomatic Wireless Office on the roof of the Central Wing.

People from all walks of life and professions would have had contact with one another, producing an interesting mix of people and activities within one place. In the years before the buildings were vacated, they were far more homogeneous in their use, consisting mainly of offices with little variation between them.

As outlined above, the level of surviving original or early fabric is generally low. Since completion during the 1950s the buildings have been refurbished many times, with uses of spaces changed and partitions added or removed, as well as the alteration of finishes and fixtures and fittings. The buildings were designed to be flexible in this manner, and the fact that it has happened so extensively is, in some ways, a measure of their success.

However, refurbishment has been undertaken on a piecemeal basis rather than in complete phases, with the result that there is little coherence between the collective parts and a variety of different finishes. Since the purpose of this study is to assess the historic interest of the buildings, not to provide a description of modern finishes, only the earliest interiors, that are particularly noteworthy, are described.

As a result of the nature of activities undertaken in the buildings (i.e. general office work) many of the spaces are repetitive in nature, featuring similar wall, floor and ceiling finishes. For this reason, descriptions of such areas are treated collectively and referred to as 'typical' (i.e. typical office space).

West Wing Interiors

Overview

The building is L-shaped in plan; the general plan form is of a central corridor with offices on either side. The main lifts and stair are located at the angle of the 'L', with further stairs at the ends (the east end also contains a lift). The building primarily provided office accommodation for mid-ranking government officials.

Restricted Areas

As the building is still occupied for office use, no access has yet been made available on a few rooms in use on 7th, 9th and 12th Floor.

Ground Floor Reception at the West End

Located at the junction of Ice House Street and Queen's Road Central, the reception area is divided into two parts, a lower section immediately inside the doors, and an upper section accessed via four steps, containing the lifts and stair.

⁵ East Wing, Longitudinal Section, 1951, microfilm no. 23567

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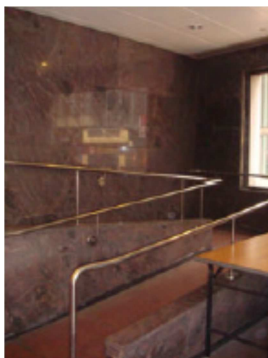


Fig.12: The access ramp in the ground floor reception of the West Wing

The reception today is the result of refurbishment works in the late 1980s. A photograph from the 1960s shows a quadrant-shaped reception desk located to the west of the doors with what appears to be vertical timber strip cladding to the walls and a patterned mosaic tiled floor. This was one of the more publically accessible areas of the building at that time.

Today the walls are clad with the same purple marble with grey/green veining as the exterior which extends to the reception desk, now situated to the east of the entrance doors with an office behind. To the west (in the former location of the reception desk) there is a disabled access ramp leading to the upper level, a later insertion, also marble-clad and with stainless steel handrails. Immediately in front of the doors there is a row of stainless steel security barriers.

Floors are of textured granite of the same reddish hue as the walls but with less colour variation. In the upper section there are decorative shapes inlaid in to the floor in a darker stone. Ceilings are suspended, with square-shaped metal tiles at the edge and a coffered section with moulded edges at the centre. There are recessed downlighters and assorted ventilation grilles in both sections.

There are four lifts: two pairs facing each other. Lift fronts are of stainless steel, with a central panel of tiles with a silver-coloured metallic finish.

The stair balustrade is probably not original, but reminiscent of it, comprising steel tubing painted white and bolted to the outside of the string with a timber handrail and thin metal strip rails that follow the angle of the stair. Treads are of the same reddish stone as the floor.

7th Floor Reception at the East End

This is a modern addition, c. 1998. External walls are glazed with glazed entrance doors to the east; the internal wall to the west is of Beech timber panelling. Floors are of light grey-beige limestone with dark green inlays. The ceiling is of plasterboard with a curved profile with recessed downlights, sweeping down towards the reception desk located opposite the entrance doors, also of light grey-beige limestone. The area to the north is double height and contains a lift.



Fig.13: Part of the reception area at the east end of the West Wing

Typical Lift Lobby at the West End

The result of modern refurbishments, these are of the same configuration as the ground floor, with two pairs of lifts facing each other with stainless steel surrounds and tiled panels between doors. The colour of the tiles is purple on upper floors.

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Walls are clad with granite of a speckled pink / grey colour. Floors are of ceramic tiles, pale pink / beige coloured with inlaid patterns of concentric squares. Ceilings are suspended, with square-shaped metal tiles and assorted downlighters and ventilation grilles.



Fig.14: A typical lift lobby at the west end of the West Wing

Beyond the lift lobby to the south there is a service area containing WCs, kitchens and service rooms. The granite-lined walls continue in to this section with hardwood (possibly teak) door frames and light-grey laminate faced doors with hardwood edging. The doors in the corridors have glazed vision panels. The same type of doors is used in back-of-house areas and riser cupboards, which suggests that they may be original since it is unlikely that doors in these locations would have been replaced in a re-fit. Where surviving, original floor finishes in the service areas are of dark-grey linoleum tiles.

The 8th floor lobby has been completely refurbished, with plasterboard ceilings, green stone flooring and light beige limestone tiling to walls, together with maple veneered panels and a reception desk.

Typical Lift Lobby at the East End

These have been completely remodelled, with maple veneer panelling to walls, together with light-beige limestone tiling, and dark green tiled floors. Doors are modern of flush veneered type, and ceilings are of plasterboard inset with downlighters and ventilation grilles.



Fig.15: A typical lift lobby at the east end of the West Wing

Typical Corridors

Corridors run through the centre of the building with offices on either side, and are accessed from the lift lobbies.

Walls are generally formed of demountable partitions which, although not contemporary with the original construction of the buildings (the original plans show internal partitions as 9" (225mm) hollow block or 9" (225mm) clay block) are of an early date. Partitions take the form of panels approximately 2.4 m x 1.2 m covered with a textured beige / grey wall covering. The joints between the panels and around the door frames are fitted with an aluminium trim.

Partitions are inboard of the central columns within the building so that the corridor walls are flush. Doors vary between spaces, but are generally of hardwood veneer or laminate surfaces and hardwood frames. Ceilings within corridors are suspended grids, with recessed lighting diffusers. Floors are carpeted, the colour and type of which varies between floors.

Some corridors have been refurbished, with plasterboard walls, plaster cornice, painted joinery and panelled doors. Ceilings comprise suspended grids with recessed fluorescent lighting.

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Typical Staircases

At the southwest corner the staircase is largely untouched, except for repainting. Overall this is quite utilitarian, with a terrazzo finish to the treads, half-landings and walls up to dado level, where it terminates with a shadow detail, above which walls and the ceiling are painted plaster. The main landings have dark-grey linoleum floor tiles. The balustrade is of steel, painted white with a hardwood (teak) handrail.

The west stair is less utilitarian: the balustrade is as that on the ground floor reception, of white-painted steel tubing with rails of flat-section steel, following the pitch of the stair. The teak handrail is also present on the wall side, continuing across the window where it is supported on vertical steel balusters, which form part of the edge protection here in front of the glazing. The walls and ceiling are of painted plaster, with dark-brown coloured studded rubber flooring (a later addition).

Above 12th floor level the stair provides access only to the roof and plant rooms, with finishes changing to closely resemble the south-west stair albeit with a darker grey-coloured terrazzo on the walls and treads.

The east stair has been refurbished with a stainless steel handrail with glass balustrade infill. Walls are lined with maple veneer up to 8th floor. Above the 8th floor the original finishes are recognisable, indicating that this stair was once quite utilitarian (as the south-west stair) with a terrazzo finish up to dado level, which has been painted, and painted plaster above. The stair treads have been over-clad floors with pink-coloured granite.

Typical Offices

The amount of original fabric within offices varies from space to space. Generally, offices are divided up by (possibly early) demountable partitions of panels approximately 2.4 m x 1.2 m covered with a textured beige / grey wall covering. The joints between the panels are fitted with a grooved aluminium trim. Doors are as found within the common areas, with teak frames and grey / beige laminate door panels with teak edging. In some areas partitions of individual offices have vision panels.

Offices have suspended ceilings throughout with lay-in tiles. Set within the grid are fluorescent lighting and air-conditioning grilles, together with fire sprinkler heads. Floors are carpeted throughout. Windows generally have Venetian blinds. Some have secondary glazing, particularly those facing busy roads where it is assumed to be for noise reduction. Walls are of painted plaster.

During an inspection in 2009, a number of offices were in the process of being refurbished. This exposed several areas of original finishes; floors were covered with grey linoleum tiles, external walls insulated with wood wool slabs which were then plastered over. Later suspended ceilings appear to have been much lower than the original, presumably to incorporate the increased level of servicing required, necessitating downstand boxing to the windows.

A number of offices have had modern refurbishments. The variety of finishes varies considerably, with different types of timber veneered panels, individual reception areas, etc. However, on the whole they are variations on a theme, sharing many of the same features as older spaces.

Recent refurbishments move away from the more utilitarian, standard 'modular' type of office fixtures and fittings, employing instead plasterboard walls and ceilings.



Fig.16: A typical corridor in the West Wing

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Fig.17: The southwest corner staircase in the West Wing

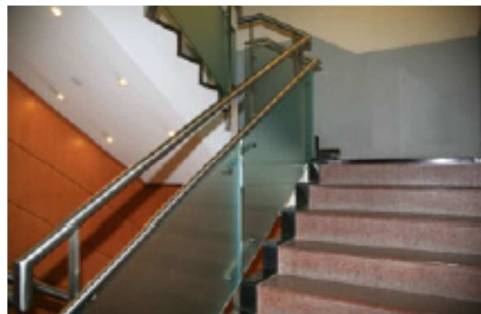


Fig.18: The contrasting finishes to the east stair in the West Wing

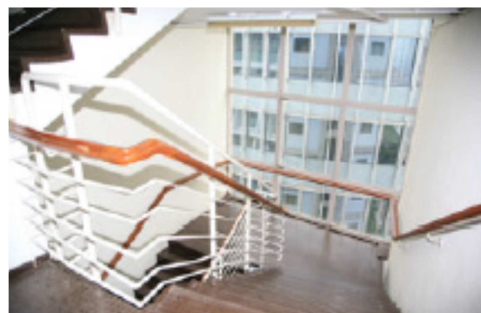


Fig.19: The west stair on the West Wing



Fig.20: A typical office in the West Wing

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Fig.21: A typical modern Conference Room in the West Wing



Fig.22: The document floor on the 6th floor of the West Wing



Fig.23: The staff canteen in the West Wing



Fig.24: The roof of the West Wing

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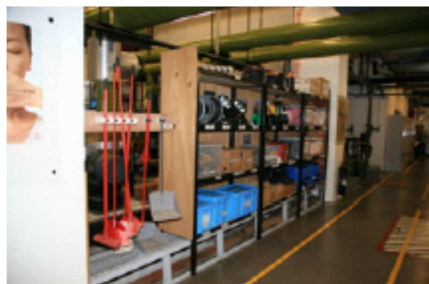


Fig.25: The main plant room on the 6th floor of the West Wing

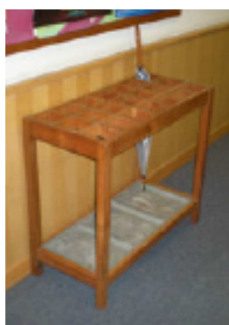


Fig.26: An early umbrella stand

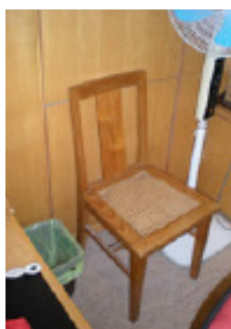


Fig.27: An early chair

Typical Conference Room

Several conference rooms are located in the eastern end of the building:

On the 8th floor in the south-eastern corner the walls are lined with padding for sound absorption, and have carpeted floors.

The 13th floor conference room is also modern, with timber panelling on the walls inset with acoustic panels, a large modern conference table, and suspended ceiling with downlighters and ventilation grilles.

Document Store

6th floor, east end (ie one floor below ground level in this part of the building): this has linoleum tiles on the floor and a suspended ceiling. Documents are stored on metal shelving.

The lobby adjacent has another type of demountable partition, which may pre-date those fitted with aluminium trims found in most areas. This is of rectangular beige-coloured laminate panels with shadow gaps at junctions between them. Doors are of the same variety found elsewhere: laminate facings hung to hardwood frames.

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Staff Canteen

Located on the 7th floor within the projecting section this area was completely refurbished in 1982 and again in 1992. Few original finishes or fixtures remain. The ceilings are suspended grids with lay-in tiles, fluorescent lighting and ventilation grilles. The floor has beige-coloured ceramic tiles. To the perimeter around the windows the original teak handrail exists, similar to that on the west stair, providing edge protection in front of the full-height glazing that overlooks Battery Path and Queens Road Central.

Typical WC Facilities

These have been refurbished with dark-grey granite walls and modern sanitary fittings.

The WCs at the eastern end have been completely refurbished to a modern specification.

Roof

The roof has various plant rooms on it, most of which are later additions. The exception being the section over the stair, which is of concrete finished with Shanghai Plaster, as noted on the original drawings. The roof is covered with green-coloured (relatively modern) bituminous felt, with various gables and walkways over, together with items of air conditioning plant and steel framed enclosures clad with profiled metal sheeting. The perimeter has a small upstand, with edge protection provided by a steel handrail.

Plant Rooms

These run underneath the building at 6th floor level, accessed either by a ramp to the south side (that leads down from ground level (7th floor) or via the balcony on the north side. The floor to ceiling height is increased here to 4.3 metres, with a variety of pipes running at high level and large open spaces filled with various items of large plant and machinery mounted on concrete plinths. Floors are screed with exclusion zones around machinery marked out in yellow tape. Walls, columns and ceilings are painted white.

Furniture, Fixtures and Fittings

A number of original (or early) pieces of furniture were still present in the buildings in 2009, though these have largely been removed.

Condition

Generally, the buildings are in good condition. During the inspections for this HIA, very little in the way of outstanding repairs or problems with the building fabric were seen. Where the interiors have been refurbished in recent years the quality of the finishes are high and the rooms have been maintained in good condition. Many of the spaces which have not been renovated are looking tired and dated but are generally in sound condition. No major problems concerning internal condition were identified, though most rooms had suspended ceilings which restricted views to ceilings. There was also limited access to certain areas of the buildings and therefore the full extent of the condition of the building could not be assessed.

The site is, and always has been, an important place within Hong Kong, and a desire for the buildings to reflect this is apparent, particularly through the addition of the Central Wing Annexe (c. 1989) and new reception to West Wing (c. 1998). Both of these are built to a high specification, which is evidence of the continued importance of the site.

The buildings appear to have recently undergone a programme of repair, certainly with regards to the external decorations, with the result that any historic failures are difficult to identify at the present time. Whether defects will become apparent in the future is, of course, dependant on the quality and nature of the repair work carried out.

A regular regime of repair and refurbishment of the buildings has clearly been in place during the lifetime of this building. We were informed by the Building Manager that extensive repairs were carried out during the 1980s, particularly to the roofs, many of which had failed and were suffering badly from leaks. This was confirmed by a former government

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employee⁶, who recalled that there were problems with the condition of the underside of slabs, particularly under wet areas. Most soffits are now obscured by suspended ceilings, so that inspection was not possible. Inspection of as-built drawings reveals that the concrete floors incorporate cast-in concrete blocks, which are not fixed mechanically and therefore at risk of falling.

All the roofs appear to be in good condition with bituminous felt covering. Gullies were clear and parapets properly flashed with required drips. The following issues were identified on site:

West Wing

Although not particularly noticeable, there is evidence of a number of recent concrete repairs having been carried out to the concrete frame, particularly the north side. These are probably as a result of corrosion of reinforcement bars which have expanded and blown the face off the concrete. A number of arrises over windows also show signs of previous repair.

Above the main entrance there are patches of orange/brown coloured staining visible through the new paintwork, again this suggests corrosion to reinforcement bars within the concrete. This is probably an historic problem that has been painted over.

The design of the exposed frame, with deep horizontal ledges, means that the elevation is subject to staining to the front faces from water run-off. This is once again apparent despite the recent redecoration.

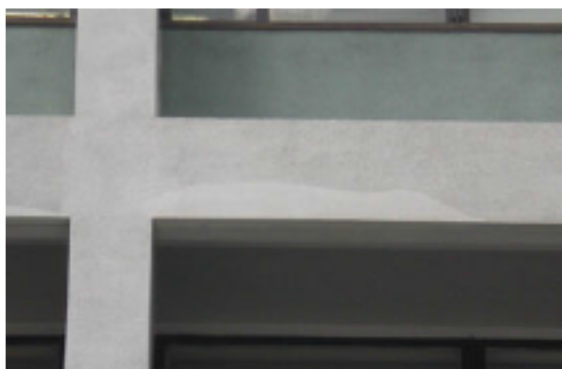


Fig.28: Concrete repairs to arrises



Fig.29: Concrete repairs on the West Wing

⁶ Conversation with R.G. Horsnell 12/02/09

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Fig.30: Staining on the West Wing



Fig.31: Staining on the West Wing

Site Features

Walls

Most of the walls and revetments on the CGO Complex are made of the local granite. Along the Lower Albert Road the retaining walls of the East Wing car park are built from randomly coursed granite blocks with a moulded cornice detail. The retaining walls of the north of the Central Wing are of similar construction. This type of wall is also used to contain the flower beds in this area. One just to the south-west of the French Mission Building has large cracks in it because of the growing roots from the (fairly large) trees in the bed. Attempts have been made to re-point these cracks but they have subsequently reopened. The use of masonry in this way is mistaken and bound to fail.

Along the south side of Battery Path is a large granite retaining wall. The coursing in this wall varies. At the top of the path the square granite blocks are set in regular rows with a plain stone cap on the top of the wall. Further down the wall has a granite plinth and cap and the main wall is built with random shaped blocks. A section has been rebuilt in concrete block (discussed in more detail below). These sections of the wall have mostly been re-pointed rather haphazardly in cement. At the bottom of the path the wall has been rebuilt with regularly coursed granite blocks. The wall turns 90° at the bottom of the path next to the Ice House Street entrance of the West Wing.

Very large granite walls also retain the slopes on the south side of Ice House Street and Queen's Road Central.

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Steps and Gate Posts

As with most of the walls around the CGO complex, the steps are also made from the local granite. For example, there is a long flight of steps to the north of the Central Wing leading down to the area at the top of Battery Path.

Near the top of Battery Path are a set of old stone steps down to Queen's Road Central. A straight flight of steps is marked on the 1887 map but the present ones are L-shaped. The 1904 map in section 3.2 show the steps as L-shaped so it can be assumed that the steps were built at the end of the 19th century between 1887 and 1904. The treads of the steps are granite with square granite slabs set on the diagonal at the landings between each flight. At the top and base of each flight of steps is a granite pier either side. Each of these has an indented moulded panel on the sides and is topped with a granite ball. The section of wall between each post is also granite but with cement plaster panels on the side (probably a later addition).

Repairs to the steps have been carried out at various times. At least one of the stone balls has been replaced, and the workmanship is to a high standard. A large section of the east retaining wall has also been removed, though sections of the pointing have broken away. Other repairs, such as to the cement plaster panels, have not been carried out to a high standard and there are other areas, such as the widening gaps between the paving stones, where repairs are needed.

Just to the west of the CGO Complex the Duddell Street Steps lead down from Ice House Street to Duddell Street. These steps are a Declared Monument and were built between 1875 and 1889. There are similarities in their design to the set of steps on Battery Path. These steps are also constructed of the local granite and have similarly designed stone piers at the tops and bases of each flight. Here the indented moulded panels on the piers are smaller and there are no stone balls topping them. The steps are flanked with balustrades rather than solid walls.

The Duddell Street Steps also have four elegant gas lamps; two each at the top and bottom of the steps. These were made by Suggs and Co. in 1922 and are still working gas lamps today.

A third set of granite piers can be found on the south side of Lower Albert Road. They mark the entrance to a small road that leads up to the Upper Albert Road. Unfortunately, only two of the piers survive and only one of these in good condition. Originally there would have been three piers, two at each side of the entrance to the drive and one set back at the end of a wall which curved up the lower section of the road. The western gate pier survives in good condition while the one opposite no longer exists except for the base. The curving wall has been damaged by the insertion of a tunnel entrance (see below) but the sections left are probably the original wall. The third pier has been almost entirely covered over by concrete which has been used to shore up the steep slope behind it.



Fig.32: A large crack in a retaining wall of a shrub bed

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT



Fig.33: The Duddell Street steps and gas lamps

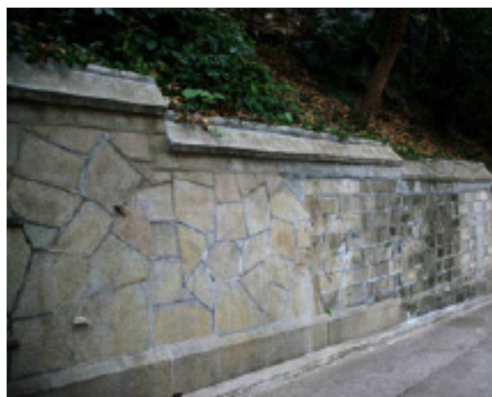


Fig.34: The retaining wall on Battery Path



Fig.35: Concrete repairs and gaps in the paving of the Battery Path steps adjacent to the French Mission Building

Fence, Railings and Gates

There are two different designs of railings on and around the CGO site. The first is a waist height iron railing with wave pattern bars and gilded gold finials on each main upright. These railings were designed and installed when the CGO were constructed in the 1950s. Examples of this type of railing can be found along Battery Path and beside the northern driveway leading into the CGO Complex.

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT



Fig.36: Wave pattern railings on the left hand side of the steps of Battery Path

In late 1997 another set of railings and gates were installed around the perimeter of the CGO Complex to provide greater security. The tall railings have uprights at close regular intervals and a band of 'S' patterns running along the top and bottom. Sets of vehicular and pedestrian gates with the same design are located at the top of the north driveway and two sets on the Lower Albert Road.

Trees and Planting

There are nine Registered Old and Valuable Trees in the CGO Complex. The Chinese Banyan (LCSD CW/85) is located on the north side of the East Wing behind the CGO New Annexe. The Big-leaved Fig (LCSD CW/88) and one of the Burmese Rosewoods (LCSD CW/89) are located to the north of the Central Wing. The second Chinese Banyan (LCSD CW/90) is also located here but is best viewed from the north where it sits at the top of a revetment. The largest and most important of the trees is the second Burmese Rosewood (LCSD CW/86) which is registered because of its own characteristics and because of its historical importance as a tree which is likely to have been in this position for over 100 years. It is shown here in the early photograph of the old Government Offices and in the same position today. There are six other registered trees on Battery Path (LCSD CW91-96) five of which are designated because of their large size. LCSD CW96 is a *Heteropanax Fragrans* which is designated because it is a precious or rare species.



Fig.37: The 1990s railings

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Fig.38: The small landscaped garden to the north of the Central Wing

To the north of the Central Wing is a small landscaped garden which was laid out in 1975. The plan consists of a series of interlinking circles making up pathways, beds and seating areas. The beds are planted with shrubs and flowers and are well maintained. The paths are made of circular concrete paving stones of various sizes. The benches in the seating areas are curved to follow the plan of the garden.

There are several other areas of vegetation and planting on or around the CGO Complex. There are three areas of heavy vegetation consisting of mature trees and shrubs; on the slope down from the West Wing to Battery Path, on the slope down from the East Wing to the Cathedral compound and on the thin stretch of land between Ice House Street and Lower Albert Road.

Outside the Central Wing and at the Ice House Street and Lower Albert Road entrances to the building are raised flower beds. Those outside the Central Wing have low retaining walls around the bed which are lined with narrow slate tiles. Outside the Ice House Street entrance the walls are lined with small square granite tiles and by the Lower Albert Road entrance are lined with large granite panels and have a decorative cornice running around the top.

Hard Landscaping

All of the driveways in and around the CGO Complex are tarmac. In the courtyard between the two blocks there are sections of pavement along the sides of the building and a larger paved area around the Burmese Rosewood tree. The pavements are concrete slabs with cobbled areas for decorative detail. In the oval shaped paved area around the tree the cobbled areas delineate two crossing pathways which originally existed outside the former Government Office that stood on the site of the Central Wing.

Battery Path

Battery Path is located to the north of the CGO Complex and was established in the early days of the Colony. It can be seen on the 1887 map in section 3.2. Its name is derived from the Murray Battery that was positioned above the path until the late 19th century. The path runs along the edge of Queen's Road Central, up to the French Mission Building passing the Cathedral to the north and down to Garden Road.

The surface of the path is made up of patches of concrete and is relatively unattractive. The north side of the path is marked by the low 1950s wave pattern railings and to the south the land slopes upwards and is retained by a granite wall.

Midway up the path is the entrance to a covered walkway across Queen's Road Central that also has a set of steps down to street level. The entrance to the walkway is clad in granite panels. It was constructed in 1988 in a contemporary style. Further up the path to the east is the late 19th century set of steps discussed above. At intervals up the path there are spaces for benches.

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Fig.39: Paving and cobbles in the main courtyard



Fig.40: Battery Path and the entrance to the high-level walkway



Fig.41: The 17th century cannon replica (photo provided by the AMO)

Cannon Replica

Behind the Central Wing extension is a replica of a 17th century cannon. It was discovered in 1956 in Kowloon Bay during the construction of the old Kai Tak Airport. The original was positioned at the CGO until 1997 when it was moved to the Hong Kong Museum of History.

The cannon sits on a granite plinth and is decorated with an inscription in Chinese characters giving details of the Generals who commissioned the cannon and the date as the “Sixth Moon of the Fourth Year of Wing Lik”, i.e. 1650. The weight of the cannon is given as 500 catties⁷ and the inscription is ended with an approval by the Emperor.

⁷“Catty” is the English translation of a traditional Chinese weight equal to 500g.

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Tunnels

Underneath Government Hill is a network of old air raid tunnels constructed from 1940-41. A plan below highlights the tunnels underneath the CGO⁸ and the location of the portals. These also extend to the west down Ice House Street to the Bishop's House⁹.

Above ground some of the entrances to the tunnels are still in existence despite many of the tunnels having been backfilled. They are known as 'portals'. Two relating to the Government House tunnels are located on the south side of Lower Albert Road.

The first is at the bottom of a small road that runs between the Lower and Upper Albert Roads to the north of the courtyard between the two CGO blocks. The doorway is a very basic design with a plain concrete lintel and simple doors which are quite worn. The second is situated to the east; a section of the slope has been cut into and retaining walls on either side constructed, including a brick pier which has an unknown use. The door is again simple and worn.

On Ice House Street a further tunnel portal was constructed under the Duddell Street Steps. This is a slightly more sophisticated piece of construction and is cut into the granite retaining wall with a stone arch above. This entrance gave access to the Bishop's House tunnels to the west of the CGO. The space immediately inside this tunnel entrance seems to be in use for storage.

Across the road from the Duddell Street portal is a ventilation shaft associated with the tunnel network. The small concrete hut-like structure is positioned amongst the vegetation on the strip of land between Ice House Street and Lower Albert Road.

When the 1988 covered walkway was constructed from Battery Path across Queen's Road Central, a small portal like structure was encountered. This may have been some kind of ventilation shaft from the Government Hill tunnel network. There is also speculation that a portion of the retaining wall to the south of Battery Path used to have a tunnel portal in it which has been blocked up since the end of the War. The anomaly in the wall is visible about half way up. The design of the wall at this point is a granite plinth with random shaped blocks making up the main part of the wall and a granite cap.

A section in this wall has been rebuilt with a similar cap but the main portion of the wall and the plinth are dense concrete blocks. The fact that the plinth has also been rebuilt suggests that there may have been an opening here. One suggestion is that an attempt was made to start an entrance here but rock was encountered soon into construction and so this portal was abandoned and an opening created somewhere else¹⁰.

Signage

Signs for the CGO are located outside each main public entrance: at the Ice House Street entrance, and at the Lower Albert Road entrances in the East and Central Wings. The signs are formed of individual letters fixed to main walls outside the entrances and are in Chinese and English. The English lettering is in a Classical font. Other smaller signs are brushed steel panels fixed to walls with black lettering.

The Cathedral compound adjacent to the CGO has its own signage, which are made of brushed steel with maps and lettering etched on in black.

2.5 Adjacent Historic Buildings

St. John's Cathedral Grounds & Buildings

St. John's Cathedral is located to the north of the East Wing of the CGO. It was constructed in 1847 under the direction of Charles Cleverly, the Surveyor General. It is a typical English church plan with tower and main entrance at the west end, the altar to the east and transepts either side of the nave. The Cathedral is in the Gothic Revival style taking inspiration from the Early English and Decorated Gothic styles of the 13th century. This has more simplified geometric tracery and decorative detail, such as the design of the windows in the clerestory. These are rounded triangles with a circular tracery pattern.

⁸ CEDD Reference: N23-Network No.1 Queen's Road, Central

⁹ CEDD Reference: 13- Wyndham Street

¹⁰ Conversation with T.F. Horsnell on 13/02/09

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

The building is rendered in roughcast and painted cream. The decorative details are stone that has also been painted cream. The window tracery is painted dark green. The doors and window shutters on the aisle windows are varnished wood.

The grounds of the Cathedral are landscaped with hedges, mature trees, paved areas and wood benches. To the west of the Cathedral is a granite War memorial cross in a fenced off area. Beside this is a grave stone; the only known grave in the Cathedral Compound. The granite slab lies flat on the ground with the inscription "Pte. R.D.Maxwell, 3176, HKVDC, 23.12.41". The grave stone is surrounded by a low fence of wood posts and metal chains. Private Roy Maxwell was a member of the Hong Kong Volunteer Defence Corps who was killed two days before surrender to the Japanese in Wan Chai and buried here by three other volunteers who were with him when he died¹¹.



Fig.42: Private Maxwell's gravestone

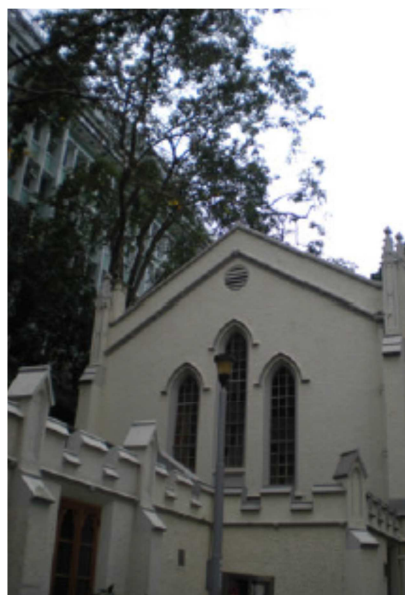


Fig.43: The Old Hall

¹¹ Wordie, unknown date, p.24

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT



Fig.44: The main entrance to the Court of Final Appeal



Fig.45: The south elevation of the former French Mission Building



Fig.46: The New Hall on Garden Road

The Cathedral has two subsidiary buildings in the compound; the Li/Old Hall and the New Hall. The Old Hall was constructed in 1921 in a similar style to the Cathedral itself but in a more Perpendicular Gothic style, as seen in the more elaborate tracery of the windows. The walls are rendered and painted as the Cathedral. The Hall is used for functions, exhibitions and group meetings, such as the Hong Kong Cubs and Scouts. The Cathedral Bookshop is located in a low wing on the north side.

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

The New Hall is located on Garden Road to the north-east of the Cathedral. It was constructed in 1955-56 to provide space for Cathedral administration and a room for the Sunday School¹². The building is three storeys with a basement. The ground floor has windows set in recesses with stylised pointed arches over and the first floor windows on the east side project out. The Hall is rendered and painted in the same colour as the Cathedral.

French Mission Building

The French Mission Building (1842-43) is located to the north of the CGO Complex and now houses the Court of Final Appeal. It is a three storey red brick building with details, such as balconies, columns and cornice, in stone, most of which has been painted. The south and west elevations face the Cathedral and have a domestic feel with green painted shutters to the windows. The south face has six stone balconies and a stone niche. The west face has the two main entrances to the building. One has a stone architrave with a plaque reading "Missions Etrangères, 1917" in the cornice, which commemorates the re-facing and enlargement of the building by the French Mission in that year. Above are a fanlight and a decorative shield/roundel. The other door is grander and has five steps leading up to it.

The door is flanked by pairs of Ionic columns, which are surmounted by an entablature and a broken pediment topped with a modern crest of the HKSAR. Either side of the pediment are square stone finials.

The north and east facades of the building are much grander and have a more monumental scale as they are viewed from below on Queen's Road Central. The red brick walls are elaborated with classical detail in painted stone, (pilasters, pediments and balustrades). The windows here do not have shutters. Above the north-east corner is a cupola on top of the chapel. The east façade has columned balconies on the first and second floors which have been altered by the insertion of plate glass between the columns. The building currently houses the Court of Final Appeal which was established on 1st July 1997, however, this building is due to become part of the Department of Justice.

The Supreme Court Building on Jackson Road was until recently used as the Legislative Council has now moved into the new government offices on the Tamar site in Admiralty. The Court of Final Appeal will then move into the Supreme Court.



Fig.47: The north face of the French Mission Building

Government House

Government House is situated to the south of the CGO at the top of a slope. The colonial building was constructed in 1851-55 by Charles Cleverly. It was extended in the late 19th century and was again altered during the Second World War by the Japanese so that it now has many Japanese decorative details and to some resembles a "Japanese Railway Station"¹³. The asymmetrical north elevation of the building, which is visible from the CGO, is two storeys at the east end and three at the west with a seven storey tower in the centre.

¹² St. John's Cathedral Conservation Management Plan, 2007, p.32.

¹³ Welsh, 1997, p.3

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The window shapes and sizes are varied and some have latticework panels covering them. The roofs have been adapted to have flocked up corners in the Japanese style and the tower has balconies at sixth floor level with smooth curved edges. A smaller tower is situated at the west end of the building. The walls are rendered and have been painted blue-grey with pale yellow details around the windows. Most of the building is hidden from view of the CGO by trees.

The main entrance is on the south side in the west wing of the house. A porte-cochere is built over the main door.

Sheng Kung Hui Complex

The Sheng Kung Hui (The Hong Kong Anglican Church) Compound is located to the west of the CGO. It is comprised of a group of buildings, two of which are currently graded and two of which are likely to be graded after the assessment exercise is complete. The Bishop's House is a three storey colonial building from the 1840s with a turret on the north-west corner. It was constructed as a school and is now the residence and office of the Archbishop of Hong Kong. The Bishop's House is a Grade I building. The Old S.K.H. Kei Yan Primary School on Glenealy Road was constructed in 1851 but renovated in the 1930s to give it a Modernist look, though some of the original Tudor Revival features still survive. It is a Grade 2 building.

The Church Guest House has been given Grade I status after the reassessment exercise. It was constructed in 1919 as a guest house for St. Paul's College, which was located on this site, and still retains many of its original architectural features.

St. Paul's Church is situated around the corner on Glenealy Street. It is a two storey basilica church with a projecting apse on the north side. This is also a building which is not yet graded but it has architectural and historic interest. It has been given Grade I status after the reassessment exercise.



Fig.48: Government House

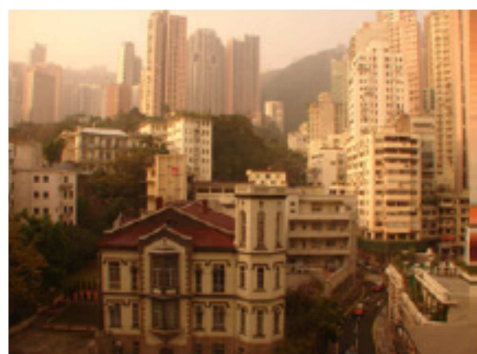


Fig.49: The Sheng Kung Hui Complex

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

2.6 Levels of Significance

This section provides a summary description and analysis of the significance of individual elements of the site. These elements may include spaces, architectural details, landscape elements or any other individual features of the site. Five levels of significance have been used to describe the elements individually and a description of these levels is provided below. The following tables are intended to provide a summary understanding of the site and help to gauge impacts, inform policies and to guide future decisions for change. The entries are arranged in the following order:

Site
Exteriors
Interiors

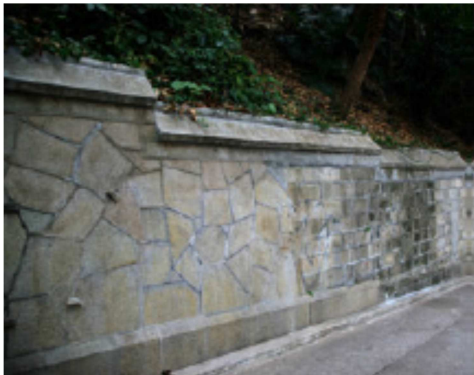

Brief guidance notes are given in the right hand column for each item.

Level of Significance	Assessment
High	This describes elements which make a beneficial contribution to the heritage value of the site, and whose removal or substantial alteration would be detrimental to the significance of the site. In most cases, this will include elements that are original or early to the building, which have not been altered.
Moderate	This describes elements that contribute to the overall character of the building, but are not essential for maintaining its heritage value.
Low	This describes elements that make little contribution to the significance of the building, and whose alteration or removal would not be detrimental to the heritage value of the place.
Neutral	This describes elements that neither detract from nor create a positive contribution to the site.
Intrusive	This describes elements that detract from the setting, character or heritage value of the site, the removal of which would be beneficial to the site.




Table 2: Levels of Significance

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT



2.7 Elements of Significance

No	Photograph	Element /Description	Level of Significance	Guidance notes
1.0	SITE			
	Site features			
1.1		Retaining wall on Battery Path	Moderate	Wall is contemporary with Battery Path, which is well-known in Hong Kong and a fragment of the first permanent construction on Government Hill. Outside the project boundary.
1.2		Retaining walls generally	Low	Retaining walls are of various dates and built of granite as a readily available material.



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No	Photograph	Element /Description	Level of Significance	Guidance notes
1.3		Railings(contemporary with CGO)	High	Characteristic of the period. Outside the project boundary.
1.4		Tarmacadum ground surfacing	Neutral	This material makes little or no contribution but it is characteristic of the period.
1.5		Trees and other vegetation	High	Significant and substantial features of the site



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No	Photograph	Element /Description	Level of Significance	Guidance notes
1.6		Fences and gates (modern)	Intrusive	Adverse impact on setting of the building
1.7		Railings (modern) at top of escarpment	Intrusive	Adverse impact on setting of the site



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No	Photograph	Element /Description	Level of Significance	Guidance notes
1.8		Entrance to car park	Low	Part of the original/early scheme but has adverse impact on setting.
<i>The wider context</i>				
1.9		Steps and gate posts	High	Whilst significant to Government Hill as a whole they are outside the project site boundary.



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No	Photograph	Element /Description	Level of Significance	Guidance notes
2.0	<i>EXTERIORS</i>			
2.1		Structural concrete frame with recessed spandrel panels	High	The principal characteristic of the external facades
2.2		Projecting windows of the original Canteen on 7F	High	The principal characteristic of the north façade



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No	Photograph	Element /Description	Level of Significance	Guidance notes
2.3		Projecting balconies on North and South Elevations between 5F and 7F	High	The principal characteristic of these facade
2.4		Projecting stairs between 5F and 7F, North Elevation	High	The principal characteristic of the façade



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No	Photograph	Element /Description	Level of Significance	Guidance notes
2.5		Steel windows	High	Characteristic of the period and a key component of the envelope of the West Wing building
2.6		Roof scape	Moderate	Flat roofs were typical of the period and in this case was intended to keep the overall building height below the sightline between Victoria Harbour and Government House



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No	Photograph	Element /Description	Level of Significance	Guidance notes
2.7		External signage	Moderate	Distinctive typography and typical of the period
2.8		E&M services	Intrusive	Ad hoc additions without regard to impacts arising



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No	Photograph	Element /Description	Level of Significance	Guidance notes
2.9		Colour scheme	Moderate	The restrained use of colour was integral to the overall composition however the preset scheme is believed not to be original.
2.10		East lift tower and entrance	Intrusive	Restricts views north-south between Central and West Wings



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No	Photograph	Element /Description	Level of Significance	Guidance notes
2.11		Services pipelines and chimney on south elevation	Intrusive	Intrudes on architectural quality of the exterior
3.0	INTERIORS			
3.1		Beech hardwood doors and frames	High	Material is characteristic of the period



REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

No	Photograph	Element /Description	Level of Significance	Guidance notes
3.2		Staircases and balustrades	Moderate	Some stairs are original; others have been altered. All are characteristic of the period.
3.3		Staircase at East end Block	Intrusive	Have been altered significantly, including replacement of the balustrades and finishes of the steps.
3.4		Lift lobbies	Low	Retain fragments of the original materials but substantially altered

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No	Photograph	Element /Description	Level of Significance	Guidance notes
3.5		Toilets	Low	Located in their original positons but substantially altered in previous refitting
3.6		Partition layout	Neutral	Indicative of a modern office layout but not distinctive.

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No	Photograph	Element /Description	Level of Significance	Guidance notes
3.7		Secondary glazing	Intrusive	Added later as part of upgrading works but with adverse impact on the spatial quality of the rooms.
3.8		G/F security barriers	Intrusive	Adverse visual impact that detracts from the social significance of the building.

REVITALISATION OF FORMER CGO WEST WING

CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

3. HISTORY AND DEVELOPMENT

3.1 Summary Timeline

1839-41	First Opium War
1841	Population of Hong Kong 5,450
1984	Treaty of Nanking signed and Hong Kong ceded to the British
1842-43	Heard and Co. building constructed (now known as the French Mission Building)
1844	Population of Hong Kong 19,000
1845	By this date the Murray Barracks and Battery were established
1847-49	Hong Kong Colonial Church built
1847-early 1850s	Government Offices constructed
1848	Discussions for Government House begin and ground levelled
1851-55	Government House constructed
1856-60	2 nd Opium Wars, Kowloon ceded to the British
1860s	Heard and Co. Building renovated and extended
1865	Population of Hong Kong 125,504
1869	First City Hall built
1871	Zoological and Botanical Gardens founded
1872	The Colonial Church renamed as the Cathedral Church of St. John the Evangelist
1879	By this date the Heard and Co. Building was owned by the Hong Kong and Shanghai Bank Director Belilios who renamed it Beaconsfield
1882	From this date the Murray Battery was used for drill purposes only
1887-91	Government House Annexe added
1890	Surveyor General proposes a new Government office and law courts on Government Hill
1895	From this date the Murray Battery was decommissioned
1898	New Territories leased to the British for 99 years
1908-09	Stable block converted into offices for the PWD
1911	Population of Hong Kong 500,000
1915	Beaconsfield (old Heard and Co. building) purchased by the French Mission who carry out extensive renovations
1917	On 17 th March the French Mission Building was opened
1920-21	Li/Old Hall built to replace an old church hall
1928	Extra floor added to the old Government Offices
1929	Government House extended to attach the two wings together more substantially
1931-39	Redevelopment plans prepared by the PWD for Government Hill. Scheme eventually discarded
1935	First Hong Kong and Shanghai Bank Building constructed

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

1940-41	Tunnels built under Government Hill for use as air raid shelters
1941	Population of Hong Kong 1,600,000
1941	Hong Kong attacked by the Japanese from 8 th December. British Surrender on 25 th December
1942-44	Government House redesigned
1945	Japanese surrender on 15 th August
1945	Population of Hong Kong 600,000
Post WWII	French Mission Building used as a temporary Government headquarters. From this date the Government begin looking at building new CGO and initial plans are drawn up
1946	Temporary offices built for the PWD to the west of the old Government Offices
1947	Alexander Grantham takes over as Governor. He serves for the next 10 years
1949	Preliminary designs for the CGO completed
1951	Site preparations for the East Wing started
1952	Construction started on East Wing
1952	Extra floor added to the preliminary plans for West Wing and East Wing
1952	First Bank of China Building constructed
1953	Slum fires leading to huge public housing scheme in Hong Kong
1954	Extra floor added to the preliminary plans for Central Wing
1954	East Wing completed in December
1955	Construction started on the Central Wing in October
1955	Population of Hong Kong 2.2 million
1956	Central Wing complete in December
1957	Opening ceremony for the Central Wing on 9 th January
1957	Retaining wall for West Wing built and construction of the building started in March
1958	Delays to the West Wing because of heavy rain
1959	Early in the year the West Wing was completed
1959	Dental Clinic added to the Lower Albert Road level of the West Wing
1961	Public Enquiry Service has a desk in the Ice House Street entrance of the West Wing
1961	Hong Kong Hilton built
1962	Replacement of the slate panels on the Central Wing with mosaic tiles
1962	City Hall built
1962-63	Extra floor added to East Wing
1963	Beaconsfield House built
1964	Extra floor added to West Wing
1969	Problems with air-conditioning in the East Wing
1969	Murray Building constructed

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1972	Jardine House built
1985	HSBC Building constructed
1989	Feasibility study carried out for the redevelopment of the CGO complex. Scheme not carried out
1989-91	Extension of the Central Wing
1990	Bank of China Building built
1992	Citibank Plaza built
1995	Beaconsfield House demolished
1997	Handover of power from the British to Chinese and formation of HKSAR Government. Railings installed around the CGO complex
1997	French Mission Building becomes the Court of Final Appeal
1998	Entrance refurbishment and extension of the West Wing
1999	Cheung Kong Centre built
2012	Buildings vacated and Central Government Offices moved to Tamar

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

3.2 Site/Map Progression

1945 Map

- National Archives: WO 78/118
- This map shows the initial development of Hong Kong after the territory was ceded to the British.
- Residential development is to the west, military development is to the east and in the centre are the beginnings of the Government centre.
- The first Governor's residence is near the shoreline marked as 'Gov't Ho.'
- Murray's Battery has been established to the west of this.
- Four Government Buildings are located further up the slope.

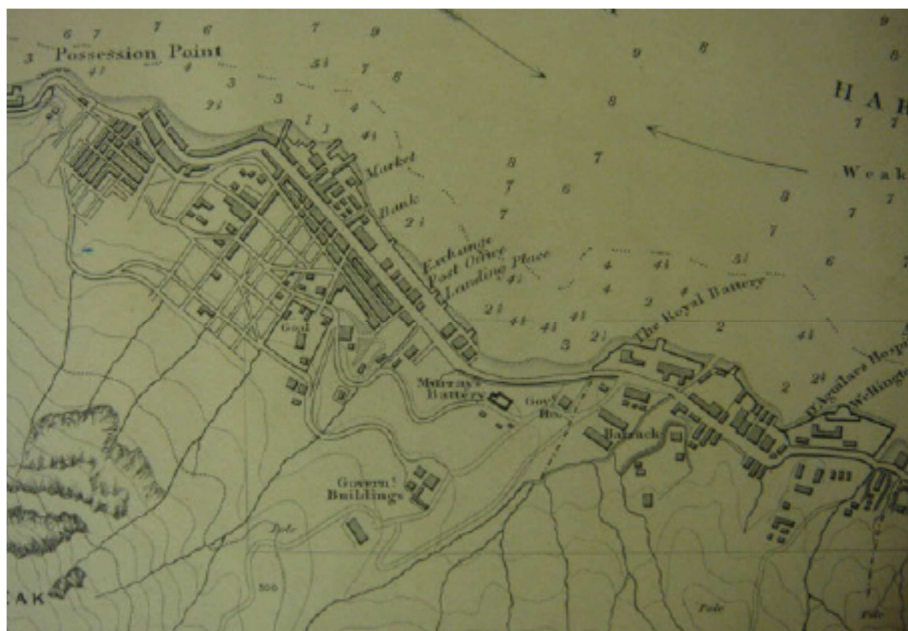


Fig.50: 1945 Map

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

1845 Details

- National Archives: FO 705/82
- This map shows the same features as the previous map but in more detail.
- Note: north is at the bottom of the page.



Fig.51: 1845 Map

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

1887 Map

- Provided by AMO
- The city of Victoria is more established by this date with greater residential development to the west and military development to the east.
- The first Praya Reclamation scheme has taken place by this date and the plan indicates the extent of the second scheme.
- Government Hill is also more established. Government House has been constructed and is set in landscaped gardens. Below this are the Government Offices, the Heard and Co. Building (now the French Mission Building) and St. John's Cathedral. The plan form of the Murray Battery is also shown and the Murray Parade Ground is to the north of the Cathedral.
- Note how the shoreline is now much further away from Government Hill than it was in the 1845 map. The old City Hall has been constructed on the land reclaimed in the First Praya scheme.
- Today's Ice House Street is marked here as Ice House Lane, while Ice House Street is the section of the road.



Fig.52: 1887 Map

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

1904 Map

- Provided by AMO
- This detail of Government Hill from 1904 shows a similar picture to the 1887 map but in more detail.
- As well as the main structures a building can be seen to the south of the Cathedral on Garden Road. This may be the colonial building that would later become the Hong Kong Defence Force Headquarters.
- Ice House Lane had now become Ice House Road. At the bottom of Ice House Road an 'Ice House' is marked. This could be a building used to store ice in the days before refrigeration.
- Below Beaconsfield (the former Heard and Co. Building) is Beaconsfield Arcade, a curved terrace of houses.
- Opposite Government Hill on Queen's Road is City Hall and the headquarters of the Hong Kong and Shanghai Bank.



Fig.53: 1904 Map

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

1949 Aerial Photo

- Lands Department: 6067 81A/128 8 May 1949
- This aerial photograph shows a detail of Government Hill. Please note that north is at the bottom of the image.
- Government House can be seen at the top right of the image in landscaped grounds. Many of the trees on the slope have not yet established themselves and the gardens are fairly open.
- The old Government Offices are in the centre of the picture, unfortunately partially obscured by a blurry patch on the image. It is just possible to discern from the shadows on the roof where the extra floor added in 1928 may be located.
- To the west of the Government Office is the temporary PWD office erected in 1947. This is the long thin building with the white roof. The stables which were the PWD's former offices are visible across the road from the Government Offices. Beside the new PWD offices are two more buildings of unknown use.
- At the far west of the site is a rectangular building with a pitched roof and dormer windows visible. This is the 'Ice House' marked on the 1904 map.
- To the east of the Government Offices is the Hong Kong Defence Force (HKDF) Headquarters, separated from the office by a small grassed area with some outbuildings. The roof of this building seems in poor condition and is the speckled black and white one.
- To the north of this is the Cathedral and Old Hall. The Cathedral is encircled by a driveway and planting.
- To the north of the Cathedral, on the left hand side of the picture, is a large white area. This is the Murray Parade Ground. The French Mission Building is to the right of this.
- Beaconsfield Arcade, which was marked on the 1904 map, seems not to be in existence anymore. The ground to the north of the French Mission Building has been cleared and to the east is a single building, perhaps a large residence or small office block.
- The old HSBC building is visible at the bottom of the photo towards the left, while the site next door is being prepared for the construction of the old Bank of China Building.



Fig.54: 1949 Aerial photograph

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

1950's Map

- Provided by the AMO with amendments by Purcell
- Note: the date on the plan is illegible but may read 1958 and north is at the bottom of the plan.
- This complex plan overlays three different features; the proposed new CGO buildings, the buildings on site at that time and the tunnel system under Government Hill.
- This plan highlights the buildings on site in the 1950s
- The largest building highlighted is the old Government Offices in the centre which has a small canopy over the main entrance on the west side.
- To the east of main offices is a long thin building with two wings. These are the temporary offices constructed for the PWD in 1947.
- To the far west of the site is a building that could still be the Ice House marked on the 1904 map as it has the same angle to the south-east corner.
- Across Lower Albert Road is a smaller building, formerly the stables and subsequently the PWD offices. It is connected to the main offices with a covered walkway over the road.
- At the far east of the site is the old colonial building used as the HKDF Headquarters.
- It has not been possible to identify the various other buildings on the site.

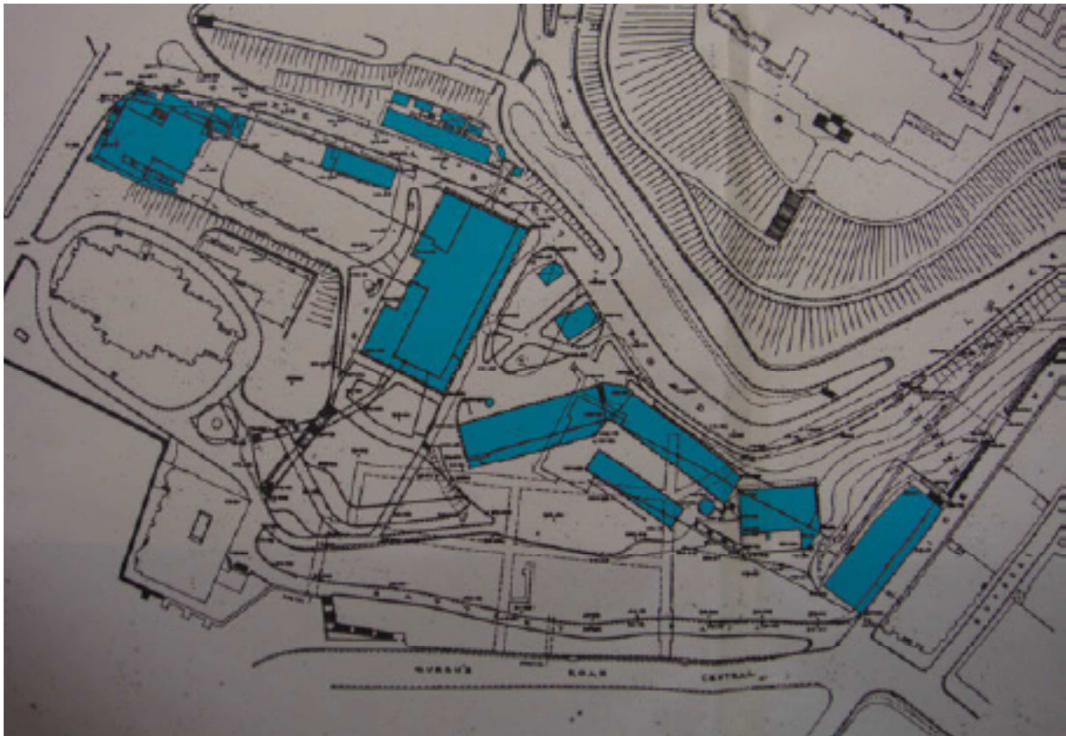


Fig.55: 1950's Map with overlay

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

1950's Map

- Provided by the AMO with amendments by Purcell.
- Note: the date on the plan is illegible but may read 1958 and north is at the bottom of the plan.
- This complex plan overlays three different features; the proposed new CGO buildings, the buildings on site at that time and the tunnel system under Government Hill.
- This plan highlights the new CGO buildings
- The East Wing extends over the HKDF Headquarters site
- The Central Wing replaces the old Government Offices and the fan-shaped Council Chamber is visible to the north.
- The West Wing replaces the PWD offices, Ice House and other miscellaneous building
- The proposed new landscaping can also just be made out. The courtyard between the two new buildings will have an oval area of grass or soft landscaping around the Burmese Rosewood, which replaces a cross shaped path layout. To the north of the Central Wing new driveways will be formed.

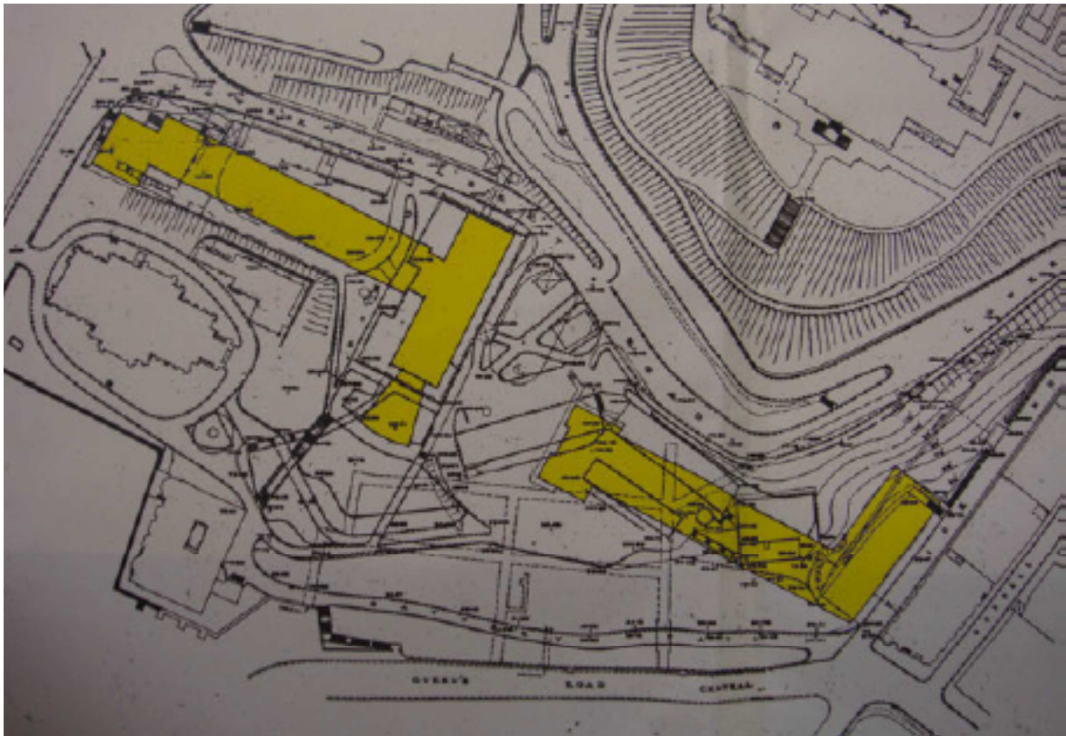


Fig.56: 1950's map with overlay

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

1963 Aerial Photograph

- Lands Department: 7468 02 Feb 1963 2700
- This aerial photograph shows a detail of Government Hill. Please note that north is at the bottom of the image.
- This image was taken four years after the completion of the West Wing of the CGO. The two distinctive 'T' and 'L' shaped blocks are visible in the centre of the picture. The Central Wing has the unusual fan-shaped Council Chamber on the north side. The East Wing had by this date already had an extra floor added to create more space. The West Wing, however, would not have its extra floor until a year later and the higher east and west plant rooms can be seen.
- There seems to have been an issue with car parking in these early years of the CGO as the courtyard between the two blocks are full of cars, often parked two deep. It is interesting to note the difference in the number of cars in the whole image compared with only fourteen years earlier in the 1949 aerial photo.
- Government House has changed very little since 1949.
- The Cathedral Compound has changed. The New Hall has been added and the area around the Cathedral has been landscaped with grass and paving.
- Surrounding the CGO Complex there have also been several changes. Immediately to the north of the Cathedral is the Hilton Hotel, which is still under construction. It was completed in 1963 and from this photo it is possible to see that the building would have been located very near to the Cathedral and to the French Mission Building. Additionally, the new Beaconsfield Arcade is in construction to the south, which would have hemmed the French Mission Building in even further.
- The old Bank of China Building has been finished and there is further construction work going on along Queen's Road Central.
- To the south of the East Wing is a new 'L'-shaped building where before here was on open piece of disused land.
- The stable block that previously housed the PWD department is still in existence across Lower Albert Road from the Central and East Wings. It appears as a long thin building with a tiled roof and one or two chimneys and a slightly higher section to the east with a flat roof.

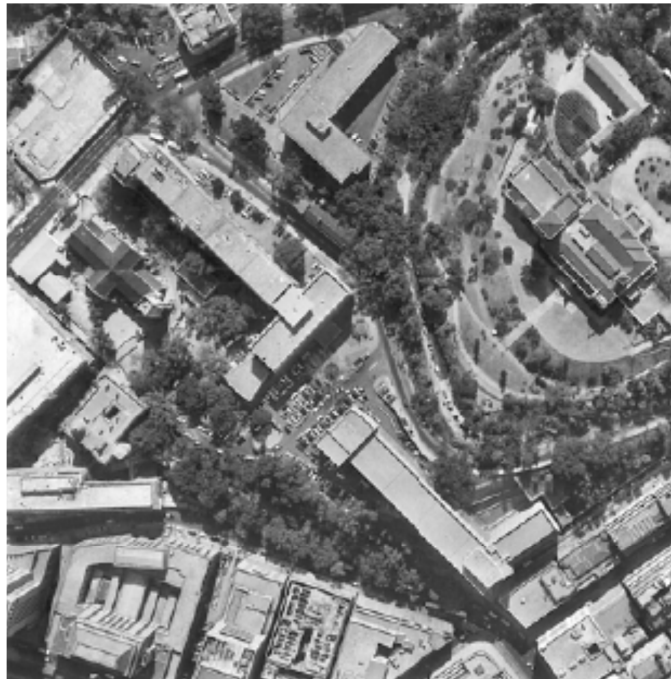


Fig.57: 1963 aerial photograph

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

Current Map

- Plan supplied by AMO
- In this plan most of the site has remained the same as the previous image taken in 1963. Government House, the former French Mission Building (now labelled as the Court of Final Appeal) and St. John's Cathedral and its two halls have not changed.
- The West Wing of the CGO has not changed much except that a new lobby and porte-cochere have been added to the east end. We also know that a new floor was added to the wing shortly after the previous photograph was taken.
- The fan-shaped Council Chamber of the east wing has been demolished and replaced with the CGO New Annexe and with council chambers to the east. This occurred in 1989. The annexe includes a canopy over the entrance door to the west.
- Another change to the CGO site is that it has been surrounded by a fence and gates. This can be seen on the plan in some places as a line broken up with intersecting short lines at regular intervals.
- The Hong Kong Hilton, formerly to the north-east of the CGO site, has been replaced with the Cheung Kong Park with car park underneath. This is associated with the Cheung Kong Centre further to the east (off the plan).
- The former stable block across Lower Albert Road has been demolished and replaced with a lay-by and seating area.
- The buildings on the west side of Ice House Street have been replaced since 1963.
- On Battery Path the entrance to an overhead walkway over Queen's Road Central has been constructed.

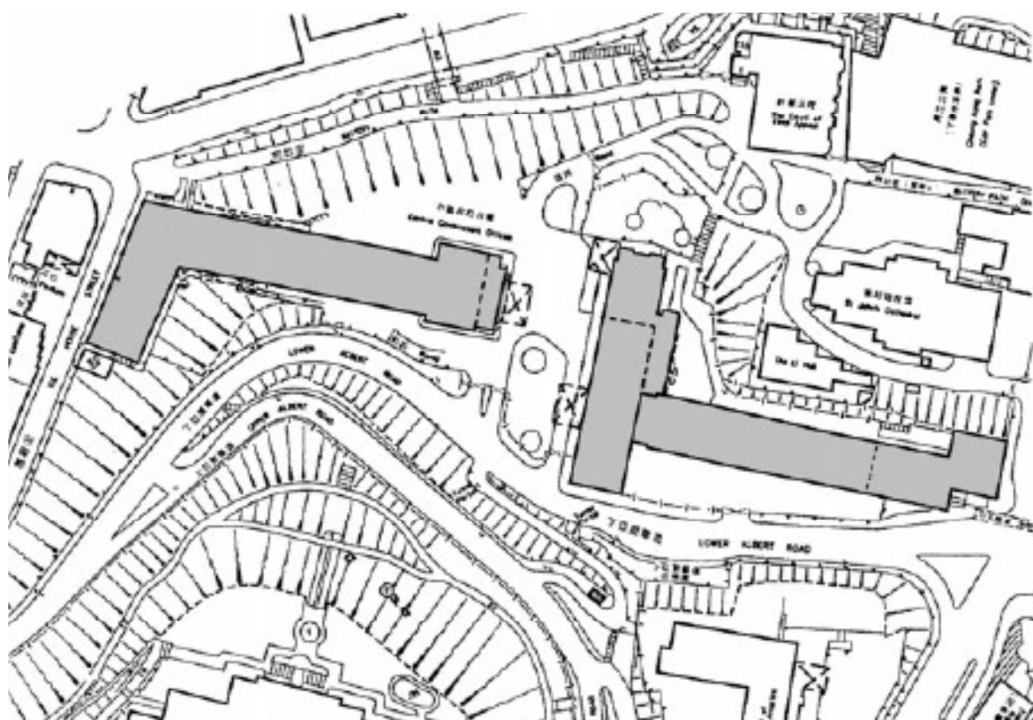


Fig.58: Current Map

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

3.3 Historical Development

The British Takeover of Hong Kong Early 19th C -1842

By the early 19th century Britain had established a strong trade in tea with China. However, Britain had few goods to trade in return and an illegal Opium trade had emerged. The drug had been banned since the late 18th century but smuggling continued as it was profitable both to the foreign traders and Chinese merchants. The Qing government, worried about an outflow of capital from its country, appointed a Commissioner, Lin Zexu, to stamp out the illegal trading. The Chinese ordered the British traders to surrender their goods and many factories were forced to hang over their goods. Unhappy with this the British responded by strengthening their forces in the area and attacks broke out between the two sides. This conflict became known as the 'First Opium War'. Britain demanded land from the Chinese in return for an end to the fighting; they had been looking for territory in this region to use as trading posts for many years. Additionally, they were angry that the Portuguese had owned nearby Macau for 300 years and that most of the official trade with China was only allowed to be carried out in this port, regardless of the nationality of the merchant.

The land that the Chinese conceded to Britain was a rocky island off the mainland known as Hong Kong, which was certainly less than Britain had hoped for. However, this "Fragrant Harbour", settled mainly by fishermen and quarrymen, had well sheltered bays where ships could weigh anchor and be secure. In 1841 the British began to establish a settlement on the north side of the island and on the 29th August 1842 the Treaty of Nanjing (Nanking) was signed by the Qing Government and the first appointed Governor of Hong Kong, Sir Henry Pottinger, officially ceding the territory to Britain.

The settlement grew rapidly, with the population increasing from 5,450 in 1841 to 19,000 in 1844¹⁴. This was due to both the arrival of more men and troops from Britain and an influx of Chinese from the mainland hoping to capitalise on the all the new building work that was being carried out. John Ouchterlony, a lieutenant in the Madras Engineers wrote in late 1842:

"It may be interesting to observe the great change which ha[s] taken place in the appearance of the island, which, from a barren rock with a few poor huts of straw and leaves, ha[s] now become a thriving and populous colony, overspread with substantial houses and adorned by forts, batteries and public buildings."¹⁵

He also describes the public buildings that had been erected as consisting of "a government house, gaol, and magistracy, a land office, commissariat office, naval victualing store¹⁶, arsenal, engineer's office, market-place, batteries, fort and barracks for about 1,000 men..."

A map of Hong Kong in 1845 shows the extent of the development of the city, which by 1843 had come to be known as Victoria, after the British monarch of that time. To the west was the main residential area, identified by the grid system of streets. 'Possession Point' marks the landing point of the British in 1841. The main public amenities, such as the market, bank and post office, were situated along the shorefront.



Fig.59: Plan of Hong Kong in 1845 (NA, WO78/118)

The eastern part of the settlement was occupied by the military, indicated on the plan by the Barracks and the Royal Battery, as well as warehouses owned by merchants. The first of these warehouses had been set up by Jardine, Matheson and Co. early on in the life of the colony and was the first European building in Hong Kong.

¹⁴ Walker, 1990, p.14

¹⁵ Cited in Lampugnani, 1993, p.98

¹⁶ "Victuals" is an archaic word for food. A "victualing store" is therefore likely to be a food store.

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Several of the buildings mentioned by Ouchterlony are also marked on the map. The Gaol compound, which also included the Magistracy building, is visible. Government House, the residence of the Governor, is close to the shoreline between the residential and military areas of the city. To the west of this is Murray's Battery associated with the Barracks to the east. This was named after Sir George Murray the Master General of The Ordnance from 1841-46¹⁷. Further up the slope to the south is a collection of four buildings marked as 'Government Buildings'. This portion of land that the government officials first occupied between the residential and military districts was to become "the centre of the colony"¹⁸. Another plan of 1840-45 shows the area in more detail (see map progression at section 3.2).

Government Hill

From the 1840s this area began to evolve to house the Governor's residence, known as Government House, the main Government Offices and the Anglican Cathedral, as well as a large dwelling and office. The latter was the first to be constructed in 1842-43. It seems to have been constructed for the first Deputy Superintendent of Trade, Alexander Johnston, as it was known as Johnston's House originally. It is likely that it was soon taken over by an American trading firm called Heard and Co. but may have also served for a while as the Imperial Russian Consul's house near the beginning of its life. It was a three storey building with basement that overlooked the Murray Barracks' parade ground.

The second building to be constructed in the area was the Cathedral. The foundation stone was laid on the 11th March 1847 and exactly two years later the official opening ceremony and the first service were held, though this was before the tower was constructed. The work was carried out under the direction of the 2nd Surveyor General of Hong Kong, Charles Cleverly, and the contract for the building works was carried out by Lie Achting for \$16,000 for thirty-four weeks of work. The structure was built of "sound hard Canton grey bricks"¹⁹ which were then rendered. Achting was also awarded the contract for the internal works, including laying the floor, plastering and installation of the seating. Other contractors were brought in for the construction of the pews and pulpits and the completion of the tower. The total cost for the construction of the church was just under £7,000. Originally known as the Hong Kong Colonial Church, it was renamed the Cathedral Church of St. John the Evangelist in 1872 after an extension has been added to the west end of the nave.

The collection of four Government buildings shown on the 1845 plan was replaced by one large building, constructed from 1847 to 1848. This was situated to the south of the Heard and Co. building and had its main façade to the west. The foundation stone was laid on 24th February 1847 and was completed the following year at a cost of £14,393²⁰. The building was referred to as the 'Government Offices, St. John's Place' and the departments housed in it included the Colonial Secretary's Department and the Council Chamber on the first floor and the Public Works Department (PWD) on the ground floor.

An early photograph shows a two storey building, fifteen bays wide. The Italianate colonnaded ground floor has roundels in the spandrels of the arches and on the first floor a "massive"²¹ veranda has classical columns and a stone balustrade.



Fig.60: An early photograph of the old Government Offices (photo provided by the AMO)

¹⁷ Rollo, date unknown, p.10

¹⁸ Welsh, 1997, p.3

¹⁹ Walker and Rowlinson, 1990, p.84

²⁰ HK PRO, "First Central Government Offices", in Buildings – Government, Reference number: PRO-REF-096-01 Encl.10

²¹ Ibid.

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The central bays are marked out by the use of pairs of columns on the first floor and two in-filled roundels on the ground floor. Above the three central bays is a pediment containing a circular window. Not visible in the photo are six tall chimneys and three low pitched roofs which mirror the height and shape of the central pediment. In the open yard in front of the offices is a large Burmese Rosewood tree. Behind this two hand carts stand in front of a set of stone gate posts that mark the entrance of a driveway that connects the Lower and Upper Albert Roads (these still survive in part today- see comparison images at the end of the history section).

From 1848 discussions began for the construction of a Governor's House to replace the residence close to the shoreline (shown on the two 1840s maps). The work on the house was also overseen by Charles Cleverly and cost an estimated £14,940. In conjunction with the construction of the house, Lower Albert Road was formed below it, built by a workforce of 2,000 convicts. The site was levelled in 1848 but it was not until 1851 that construction began. Progress was slow because of the high cost of materials and delivery delays because of pirates. Workers also went on strike over poor pay. Government House was eventually completed on the 1st October 1855.

The first Governor to live in the house was Sir John Bowring, the fourth Governor of Hong Kong from 1854-59²².

The house was in a typical Colonial style with stuccoed walls and classical verandas on the sides. The three storey buildings sat at the top of a rise and overlooked the city. It is just visible in the early photograph of the Government Offices at the top right.

The combination of Government House and the Government Offices gave rise to the name 'Government Hill' for this centre of power. This term was popularly used up until the mid-20th century to refer to the general area which included the Cathedral, French Mission Building, Battery Path, Government House and the Government Offices. The term appears on Pottinger's map of 1842 which describes the Murray Barracks as the "Gov't Hill Barracks" and as a term used in books published in the first half of the 20th century, such as Geoffrey Robley Sayer's Hong Kong, 1841-1862: Birth, Adolescence and Coming of Age from 1937, p.120).

Another photograph, from the 1850s or early 1860s²³, shows Government Hill, looking south towards the Peak. The Gothic Cathedral is clearly visible to the left of the picture. In the centre is the Heard and Co. building with colonnades on each side and a steeply pitched roof. The corner of the Government Offices is just visible behind this building to the right.



Fig.61: 19th century image of Government Hill (Vines, 2001, p.38-39)

²² Government House, accessed 27/02/09

²³ Vine suggests that this photo is from the 1870s, though this does not seem to be correct as other documentary evidence suggests that the Heard & Co. building was extended and renovated by 1868, which is not shown in this image.

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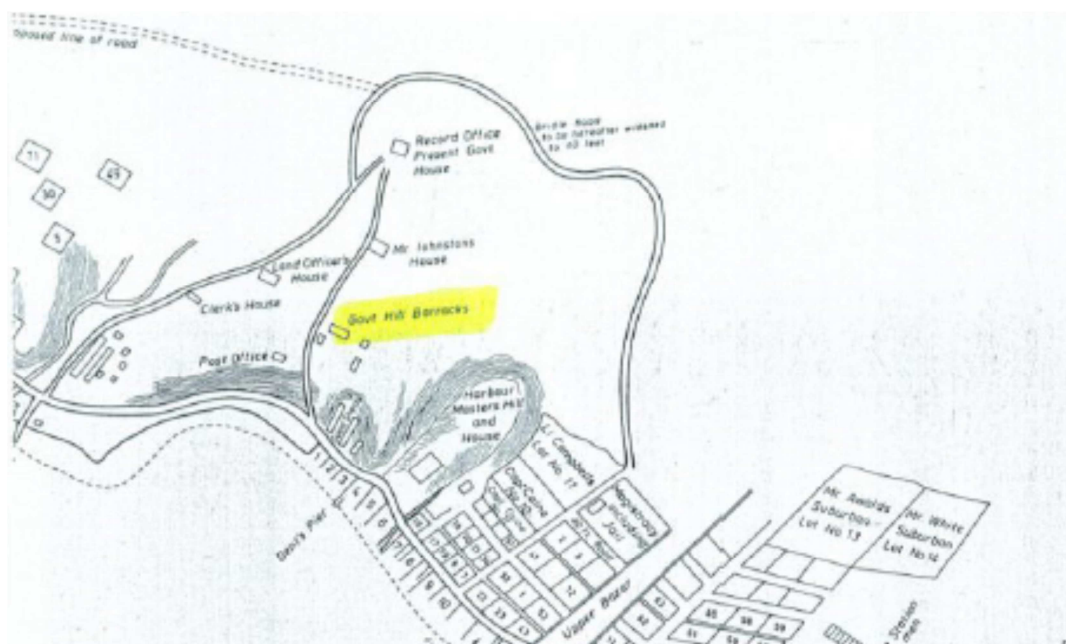


Fig.62: Copy of Pottinger's Map, 1842

(Hal Emerson 1992, *Mapping Hong Kong: A Historical Atlas*, p.160)

On slightly higher ground above is Government House, also with colonnaded facades. Behind this three buildings in the process of being constructed are protected from the rain and heat by scaffolding with temporary roofs. It is interesting to note how bare the hills behind the settlement are. It is certainly clear why the island was described by Ouchterlony as a “barren rock”.

In addition to the government and religious functions of the site, the military also featured. The Murray Barracks had been established to the east of Government Hill from very early on in the life of the colony. Once Government House was constructed the old Governor's House near the shoreline could be demolished and the land was then converted into a parade ground for the Barracks. This is visible in the foreground of the image of Government Hill. Jardine, Matheson and Co.'s first warehouse was close to the parade ground. Associated with the Barracks was the Murray Battery, which is shown on the 1845 map and is said to have had six 24 pounder guns and three 10 inch mortars. It was sited 150ft above sea level in a position that could easily defend the town and the anchorage²⁴.

The Growth of Hong Kong 1860s – 1900

Hong Kong continued to expand throughout the second half of the 19th century. Between 1856 and 1860 the 2nd Opium Wars were fought between Britain and China over Britain's desire to open up more Chinese ports for trading, the legalisation of the Opium trade and the right for Britain, France, Russia and the U.S. to establish embassies in Peking (Beijing). After a failed attempt to end hostilities with the Treaty of Tianjin in 1858, fighting continued until in 1860 the Convention of Peking was ratified by both sides. One of the terms of the Convention was the ceding of Kowloon, an area of the mainland across the bay from Victoria, to Britain.

Development continued in Victoria. Many three or four storey smart colonial buildings were erected along the shoreline. Most of the prominent public buildings and facilities were established over the next few decades. Along with the government buildings and the Anglican Cathedral, City Hall was constructed on the shoreline in 1869, the Hong Kong Zoological and Botanical Gardens were founded in 1871 and the Peak Tramway was completed in 1888. The population in the 1865 census was recorded as 125,504²⁵. This rapid population growth led to two outcomes.

²⁴ Rollo, 1991, p.10

²⁵ Thomson, 1873-74, accessed 26/02/09

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Fig.63: Beaconsfield House after renovation with the Cathedral on the left (selected Historic Buildings and Sites in Central District, 2004, p.32)

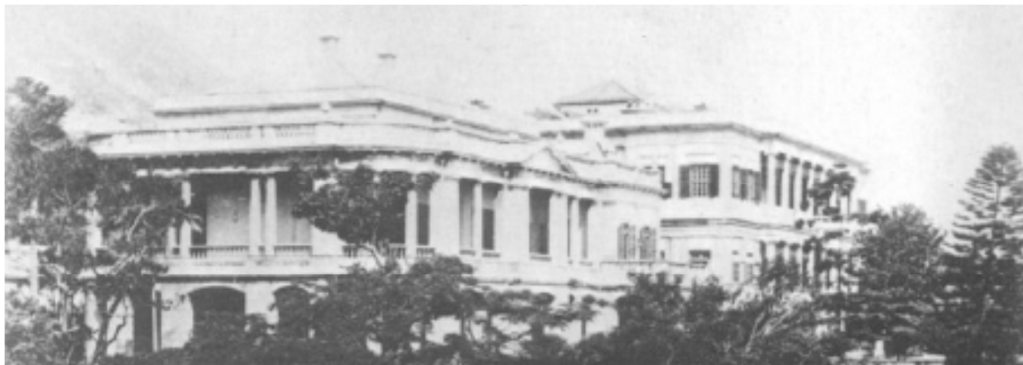


Fig.64: Government House after extension in the late 1880s

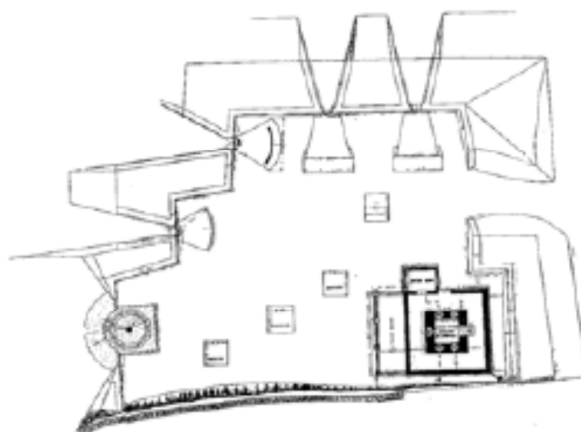


Fig.65: Plan of the Murray Battery (Rollo, 1991, p.9)

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Fig.66: Map of Victoria c1887 (provided by the AMO)



Fig.67: Government Hill from the Peak (Yau, 1999, p.98)

Firstly, the need for more space on which to build became apparent and from 1868 to 1873 the first Praya Reclamation scheme took place. Land was added up to the present day Des Voeux Road. The second Praya Reclamation scheme took place between 1890 and 1904, which added land up to today's Connaught Road. The shoreline that had originally been located just below the Murray Parade Ground and followed the line of Queen's Road was now 200-250 metres further north. Secondly, there was difficulty maintaining satisfactory sanitary conditions. In fact, conditions were so bad by the end of the century that Bubonic Plague broke out in 1894. This shocked the government into action and in 1903 the Public Health and Building Ordinance was passed.

Also in reaction to this, the government felt that it needed to expand its territory in order to accommodate the increasing population. After other nations, such as France, Germany and Russia, were granted territory in nearby provinces, Britain used its 'most favoured nation' clause²⁶ to demand further land. The area granted stretched to the Shenzhen River and became known as the New Territories.

²⁶ In the Convention of Peking, Britain was named as one of the "most favoured nations". The clause was a "provision in a commercial treaty binding the signatories to extend trading benefits equal to those accorded to any third state. The clause ensures equal commercial opportunities". Most-favoured-nation clause, accessed 03/03/09.

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Government Hill

Both the Heard and Co. building and Government House were extended and altered during the second half of the 19th century. The Heard and Co. building passed through the hands of several companies. By 1879 it was owned by the Director of the Hong Kong and Shanghai Bank, Emmanuel Raphael Belilios, who renamed the house “Beaconsfield” after British Prime Minister Lord Beaconsfield (Disraeli)²⁷. It is shown with this name in a map of the area of 1904 with a terraced row of houses below it which have adopted the name ‘Beaconsfield Arcade’.

The building had been renovated in the 1860s with what seems to have been a complete rebuilding of the north façade to add corner towers and more elaborate columned balconies to replace the round arched ones of the original façade. A large retaining wall was also erected around the base of the north and east sides of the building.

Under the Governorship of Sir William Des Voeux (1887-91), Government House was extended with an annex to the east. This was almost as large as the main house and was linked to it via a covered stairway.

The two storey annexe’s main function was entertainment; it contained a ballroom, billiard room, supper room, card and smoking rooms²⁸. It was in a similar Colonial style to the main building with classical columns to the first floor veranda and a pediment on the north elevation. The total cost of the work was \$40,000²⁹.

Meanwhile, the Murray Battery to the south of Government House had, from 1882, only been used for drill purposes after it was not included as part of a new defence scheme for the harbour. For a time it still had five gun positions and four mortar platforms which are shown on a plan of 1882. However, by 1895 the Battery was not listed in the Armaments List and must have been decommissioned³⁰.

A map of Victoria from 1887 shows the area with Government House commanding the position at the top of Government Hill. The Murray Battery is to the north and the Government Offices and St. John’s Cathedral are to the north-east. All are set within wooded and landscaped grounds. To the west is the Murray Parade Ground and Barracks. To the north of Government Hill the new City Hall can be seen to the west of the cricket ground on land reclaimed in the First Praya scheme. The land proposed for the Second Praya scheme is also indicated on the map.

A 19th century photograph, taken from the Peak, brings the scene to life. The photo looks down on Government Hill. In the centre is Government House, consisting of two rectangular blocks (the main building and the ballroom extension to the east) surrounded by gardens. Just to the right of this is the Government Office building and further to the right is St. John’s Cathedral and Beaconsfield House. The surrounding city is rapidly expanding; several new buildings can be seen surrounded in scaffolding, including ones on the newly reclaimed shorefront.

Early 20th Century 1900-1930

By the late 19th century the Government Offices (by this time sometimes known as the Secretariat Building) were in “a substantial state of repair [and] no major expenditure on maintenance was anticipated in the immediate future”³¹. However, space in the building was becoming scarce. In 1890 the Surveyor General proposed the Murray Battery as a site for a new government office building to include Law Courts:

“...it will be necessary, at no remote period, to provide a considerable sum for the purpose of furnishing adequate accommodation for the Government Departments and the Law Courts. The Colony has out-grown what was thought, and probably was sufficient, years ago. The loss of time and prejudicial effect on public business owing to the offices of the Attorney General, and Crown Solicitor, the Land Office and the Treasury, being removed so far from the Chief Secretary and the Surveyor General are very serious. I propose to provide accommodation for these offices, and for the Law Courts, in buildings to be erected in the vicinity of the present offices. It is hoped that the Military Authorities will give up the disused Murray Battery for the purpose. The site is sufficiently central for all purposes, and commanding as it does the Queen’s Road and the Harbour, is, in my opinion, unrivalled as regards its capability for architectural effect. The new buildings erected on such a site should be worthy of the Colony. In the hope that something may be decided, I have inserted the sum of \$150,000 in the Estimates, but this must be regarded only as a very rough approximation.”³²

²⁷ Selected Historic Buildings and Sites in Central District, 2004, p.32

²⁸ Walker and Rowlinson, 1990, pp.88-89

²⁹ Walker and Rowlinson, 1990, pp.88-89

³⁰ Rollo, 1991, p.10

³¹ HK PRO, “First Central Government Offices”, in Buildings – Government, Reference number: PRO-REF-096-01 Encl.10

³² Pottinger Street and its Tunnels, accessed 27/02/09

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This scheme was never followed through as there is no record of any building with sufficient “architectural effect” having ever been built in this location. Instead, in 1908-09 the stables of the Secretariat were adapted and extended to provide accommodation for the PWD at a cost of \$13,723.07. They were extended to 38ft long and an extra storey was added. Inside the building could accommodate six rooms for the PWD, four for Engineering staff, one as an Overseer’s Office and a telephone workshop and store³³. The location of the stables is not entirely certain but a description of a covered walkway across Lower Albert Road to connect the block to the main offices indicates that they were north of the road, perhaps the rectangular building shown to the south of the Secretariat on the 1887 map.

In 1928 further office space was provided by the addition of an extra storey to the main building. This was only achievable with extensive internal works, including the rebuilding of piers and the insertion of reinforced concrete columns to support the new floor. The building was also modernised with a lift added, fan and light points, 16 heating points and 13 bell points installed. A porch was added over the main entrance. The contractors for the job were Messrs Sang Lee and Co. for work that cost a total of \$99,253.56³⁴.

In 1915 Beaconsfield House (the former Heard and Co. building) was purchased by the French Mission. An extensive scheme of alterations was carried out, including the insertion of a chapel topped with a domed cupola in the north-east corner. The facades were extensively reworked and appear to have been almost entirely refaced in red brick and the verandas on the north side were filled in and had windows inserted. A more delicate ‘French’ Classical scheme of decoration was applied to the exterior, which consisted of slim pilasters, elegant pediments and curved bays on the east façade. Other than the number of floors, the remodelled building bore very little resemblance to the original. A plaque of the south side over the door marked the completion of work on 17th March 1917.

A small 19th century hall stood to the south-west of the Cathedral until the early 20th century. From 1920 to 1921 this was replaced with a larger building, named the Li /Old Hall. The foundation stone was laid by the Governor of the time, Sir Reginald Stubbs, on the 30th May 1920. The hall was designed in a Gothic style, with pointed arched windows and crenulations, to complement the Cathedral.

Government House was also reworked in the 1920s. In 1929 Governor Sir Cecil Clementi had the ballroom extended so that the annexe wing was more substantially attached to the main house. A conservatory was also added. The cost of the works was \$152,000³⁵.

Plans for Redevelopment 1930 – 1940

By the 1930s lack of space in the Secretariat was becoming a real problem. Some departments were now located in other properties around the city. In 1931 the PWD began to draw up plans for the total redevelopment of Government Hill. The move was also prompted by the imminent collapse of Beaconsfield Arcade and the sale of part of the City Hall site to the Hong Kong and Shanghai Bank in order for them to build a larger headquarters (the first tall building over four or five storeys in Hong Kong). By 1933 they had a tentative scheme drawn up.

The plan of this shows the area between Upper Albert Road, Ice House Street, Queen’s Road Central and Garden Road as earmarked for major change. Government House and the existing Secretariat were to be demolished. At the top of the hill two blocks of domestic premises would sit above a new large scale Government Office. Lower Albert Road would be diverted and below this would be several blocks given over to business premises. A new City Hall would replace the one demolished to make way for the Hong Kong and Shanghai Bank building.

In 1934 an Ordinance, called the ‘Government House and City Development Scheme Bill’, was passed which set up a fund “designed to finance a large, specific scheme of re-development of an area including the site of the former City Hall and the site of the Government house and Colonial Secretary’s Office building”³⁶. The money from the sale of the old City Hall site on Queen’s Road was put into the fund and further money was to be generated from the sale of the existing buildings and surrounding land. The fund would go towards the building of the new Government Offices, roads and City Hall proposed in the 1933 plan.

However, a year later doubts were being expressed about the viability of the plan. Estimated costs were going up and the new Governor, Sir Andrew Caldecott, voiced concerns at the idea of intensive development of the area and the necessity of demolishing Government House. When Sir Geoffrey Northcote took up the post of Governor in 1937 he also expressed his dislike of the proposal for the intensive development of the area but agreed to the development of the site

³³ HK PRO, “First Central Government Offices”, in Buildings – Government, Reference number: PRO-REF-096-01 Encl.10

³⁴ HK PRO, ‘First Central Government Offices’, in Buildings- Government, Reference number: PRO-REF-096-01 Encl.10

³⁵ St. John’s Cathedral Conservation Management Plan, 2007, p.31

³⁶ Government House and City Development Fund Winding Up Bill, 1939, p.7

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of the Murray Battery for a new Government House and of the immediate surrounding area. Northcote also wished that a new City Hall be constructed sometime in the future which would be “part of a large public building including new central Government Offices”³⁷.

In 1937 the balance of the Development Fund was \$839,000 dollars. However, this was not likely to be enough to cover the cost of even just the new Government House, let alone any further development. It was therefore decided that the money in the fund should be transferred into the government’s general revenue and that the scaled down scheme should be funded by the government. The proposal for a new City Hall was put off until an adequate site could be found. Therefore, in 1939 the ‘Government House and City Development Fund Winding Up Bill’ was passed which abandoned the scheme for development of the whole of Government Hill and the money in the fund was transferred to revenue.

The scheme, however, never went ahead and it can be assumed that this was because of the interruption of World War II, which began in 1939.



Fig.68: Plan of the proposed redevelopment of Government Hill in 1933 (NA, MFQ 1/11)

World War II 1939 – 1944

In 1941 Hong Kong came under threat from the Japanese forces. The Japanese launched an attack on Hong Kong on the 8th December, just one day after the attack on Pearl Harbour. Fierce fighting began and over the next eight days the Japanese captured the New Territories, Kowloon and finally Hong Kong Island. The troops in Hong Kong were greatly outnumbered and on 25th December Governor Sir Mark Aitchison Young surrendered to the enemy. The occupation lasted three years and eight months until the Japanese surrender on 15th August 1945 in the days after the atomic bomb attacks on Hiroshima and Nagasaki.

Two of the buildings on Government Hill were affected by the Japanese Occupation. The Cathedral was converted into a public hall and club for the Japanese community. Many of the Chaplains and some members of the congregation were imprisoned in the Prisoner of War camp at Stanley. The Cathedral sustained some bomb damage to the tower but most of

³⁷Ibid.

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the damage done to the building was due to neglect by the Japanese who had removed all the stained glass windows and used the organ for target practice³⁸.

Government House was most affected by the Occupation and it remains a reminder of that period of history to this day. The house was used as the home of General Rensuke Isogai who was the first Japanese Governor of Hong Kong³⁹. However, initially the building was not considered to be in a fit state to reside in; the construction of an air raid shelter underneath the house had disturbed the foundations. In 1942 a young 26 year old architect, Seichi Fuimura, was brought in to repair and redesign the house in a Japanese style. The main feature was a new central tower over the link between the main house and annexe. The exterior was completely remodelled with streamlined pillars instead of classical columns, latticework detail over some of the windows and typical Japanese roofs with upward-curved corners. Inside a reinforced concrete structure was inserted to support the building but the ground plan was roughly adhered to. The work was not complete until 1944. The Japanese signed their surrender, at Government House, a year later.



Fig.69: The exterior of Government House today with Japanese detailing

The air raid shelters under Government House were part of a wider network of tunnels constructed throughout the Central District between 1940 and 1941 before the Japanese Occupation, including some underneath Government Hill and over to the west under the Bishop's House. During the British Administration the tunnels may also have been used for secret communication. The Government Hill tunnels were accessed through portals on Queen's Road Central, while the Bishop's House tunnels had an entrance underneath the Duddell Street Steps, which is still visible today. A ventilation shaft for this tunnel is also visible on the strip of land between Ice House Street and Lower Albert Road. On the south side of Lower Albert Road two other tunnel portals are still visible which gave access to the Government House tunnels.

A legend is now associated with the Government House tunnels. At the beginning of the War a plan was devised to hide several artistic works of the Chater Collection, the private collection of Sir Paul Chater, that he had donated to the Hong Kong Government in his will in 1926. Apparently, a Hungarian artist von Kobza-Nagy was asked to hide several of the works. Some accounts say they were removed from their frames, sealed inside metal tubes and buried in the garden⁴⁰. Others say that they were hidden in the wine cellar or in a secret chamber in the tunnels⁴¹. Unfortunately Kobza-Nagy died in the war, along with the only two other people who knew the location: Captain Batty-Smith, Aide-de-Camp to the Governor and Thomas Harmon of the PWD. The location of the paintings has, therefore, never been found, though it is quite likely that they were discovered by the Japanese when they made their alterations to the house.

However, twenty-three paintings which formed part of the collection and which had been hanging in Government House during the takeover were said to have been rescued by one of the contractors working on the Japanese renovations of the

³⁸ Vines, 2001, p.16

³⁹ Japanese Occupation of Hong Kong, accessed 29/02/09

⁴⁰ Chater Collection on show at Museum of Art, accessed 02/03/09

⁴¹ Tunnel Network File, CEDD, Ref: GCSS2/A1/821

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house, Mr. Sinn Chi Lam. He discovered the paintings in a rubbish dump and smuggled them back to his home village. After the war he returned them to the Hong Kong Government⁴².

On at least two occasions since the War, sections of road above the tunnels have collapsed or cracked, such as at the junction between Ice House Street and Lower Albert Road in 1960. Since then most of the tunnels in this area were backfilled, though many of the entrances (known as 'portals') are still visible.

Post War and Initial Plans for the CGO 1945 – 1952

Immediately after the War the focus for rebuilding the city was on housing. An influx of Chinese returning to the country after fleeing the war, followed by refugees leaving China when the defeat of the Chinese Nationalist Government by the Communists was looking imminent in 1948-49, led to an increase in the population from 600,000 during the War to 2.2 million by 1955⁴³. The consequence of this was the establishment of several large squatter camps and slums where conditions were poor. After a huge fire in one of these camps on 25th December 1953, 53,000 people were left homeless and a government programme of public housing was established to re-house them in hurriedly constructed apartment blocks.

Meanwhile, the Hong Kong Government was becoming increasingly concerned about their lack of space and the fact that many departments were scattered all over Central District in rented or requisitioned accommodation. After the War there was an increase in the number of government employees and departments because of the urban and economic development in Hong Kong; Sir Alexander Grantham took over as Governor in 1947 and over his ten year term he promoted a laissez-faire attitude which favoured economic-growth and trade expanded rapidly.

In a meeting of the Executive Council on 9th October 1946 the Hon. Mr D.F. Lonsdale expressed concerns over the Government holding so many requisitioned properties that commercial "firms who wished to open offices in the Colony were obliged to go elsewhere"⁴⁴. This meeting prompted an investigation into the government's requisitioned and rented office accommodation, the amount of additional space needed at the time by each department and the potential for constructing some temporary accommodation.

Most departments requested more space, including 20,000sq ft for the PWD, 10,000 for the Medical Department, 8,500 for the Education Department and 2,000 for the Public Records Office⁴⁵. The total findings were as follows:

- Office area occupied in requisitioned premises: 44,500sq ft
- Office area occupied on agreements: 40,300sq ft
- Additional office area required by Departments: 42,850sq ft⁴⁶

The PWD gained 16,000sq ft by the construction of two blocks of offices near the Secretariat Building in 1947. There is little documentation about these blocks, though they may be the temporary accommodation referred to in the 1946 meeting and therefore are unlikely to be of much architectural note. Other temporary accommodation proposed was the addition of another floor to the Secretariat Building⁴⁷, though this was never carried out.

The new PWD blocks are shown in an aerial photograph from 1949 which is reproduced in the Map Progression in section 3.2. They are the long thin building with a white roof to the west of the Secretariat. They are also shown on plans identifying the location of buildings on the site at this time, also in the Map Progression. The blocks are to the west of the Secretariat, one along Lower Albert Road and the other at an angle to that projecting towards the north end of the Secretariat. The alignment of this block is likely to have been because of the difficulty of positioning buildings on the unusual levels of the site.

⁴² Chater Collection on show at Museum of Art, accessed 02/03/09

⁴³ The Post War Years, accessed 02/03/09

⁴⁴ HK PRO, Ref: HKRS 156-I-1803, Meeting Minutes 9/10/46

⁴⁵ HK PRO, Ref: HKRS 156-I-1803, Quartering Authority Letter 17/10/47

⁴⁶ HK PRO, Ref: HKRS 156-I-1803, Letter 27/10/47

⁴⁷ HK PRO, Ref: 156-I-1803, Letter from PADCS 31/5/49

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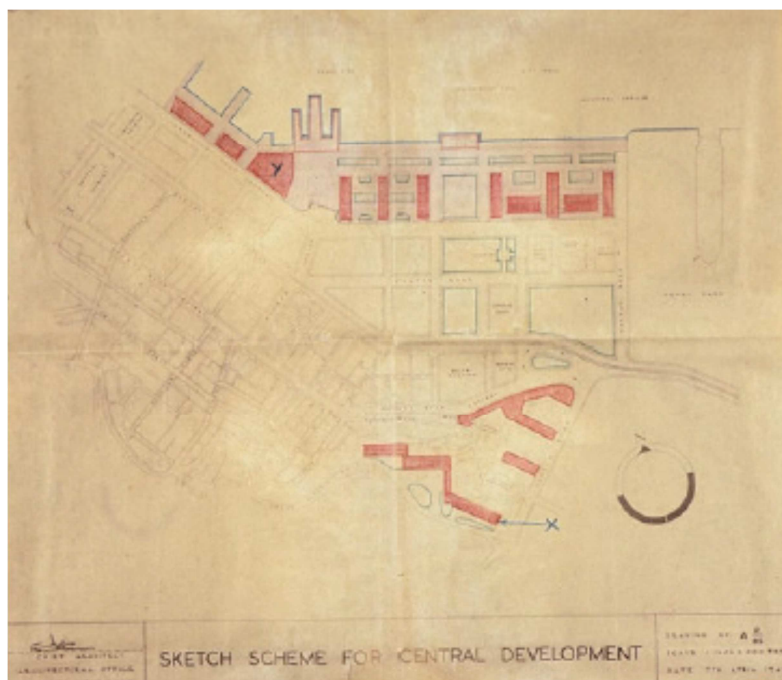


Fig.70: Plan showing the proposed layout of the new CGO, April 1949 (HK PRO, HKRS 156-I-1803)

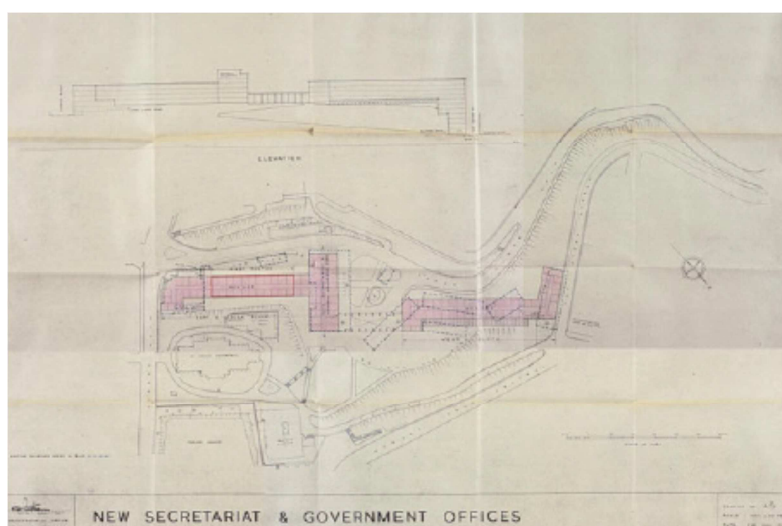


Fig.71: Plan showing a more detailed proposal for the CGO, November 1949 (HK PRO, HKRS 156-I-1803)

The government's requisitioning powers were due to expire towards the end of 1948 and therefore the urgency to derequisition properties and construct some purpose built accommodation was growing. During a four month period in 1947 around 200 properties were derequisitioned. However, as A.E. Lissaman stated in a letter of 13/9/48:

"On the general question of providing accommodation we seem to be getting nowhere. There is no doubt in my mind that when considering the amount of private office accommodation which is occupied at present by Government offices and the additional amount which is being considered for option, [the] Government could not go far wrong by making a beginning in erecting some offices of its own."⁴⁸

There were also increasing concerns over the condition of the Secretariat building which was infested with white ants and timber rot. By 1949 the Chief Architect of the Architectural Office in the PWD, A.M.J. Wright, had begun to put together a draft scheme for the new offices to be located on Government Hill. From the start, the scheme proposed consisted of two or three blocks which could be constructed in stages so that departments could be moved in gradually.

⁴⁸ HK PRO, Ref: HKRS 156-I-1803, Letter from A.E. Lissaman to C.S. 13/9/48

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One plan, dated 7th April 1949, shows a scheme proposing development for several government offices in Central, the aim being to centralise all the government offices. Development on Government Hill is proposed as part of a wider plan that included development along Queen's Road Central (to the north of the French Mission Building) and eleven office blocks on a section of reclaimed land beyond Connaught Road. This section of land was reclaimed in 1951 but was not used for government offices in the end. Instead a new city hall was constructed there and completed in 1962.

However, the block along Queen's Road Central was utilised for government use; Beaconsfield House⁴⁹ was constructed in 1963 and housed the Information Services Department.

The proposals for offices on Government Hill, which by this time were beginning to be referred to as the Central Government Offices, or CGO, included two east-west orientated buildings linked at one corner and a third block orientated north-west to south-east just to the south of the Cathedral. This block would be linked by a narrow building or covered walkway to the central block, here labelled as the Secretariat Building. The main entrance to the building would be on the south side facing Lower Albert Road, indicated by a canopy over the main door in the central block. A smaller fourth office block was proposed to the north of the Cathedral and the east of the French Mission Building.

By November a more detailed proposal for the CGO had been drawn up, which resembled the finished product more completely. A scheme of two blocks (though to be constructed in three phases as a linked East and Central Wing with a separate West Wing) was proposed. A T-shaped building to the east contained the Secretariat and Council Chambers on the top floor. The design shows a curve to the eastern entrance bay. The western block is on an east-west orientation with a wing following the line of Ice House Street to form a loosely L-shaped building. The ground floor is shown with an arcade of round head arches and a covered walkway connecting it to the eastern block.

The solution of how to position buildings on a site with such varied levels had by this time been solved by including several floors below the main site level at the west end of the west wing, so that there is an entrance at the level of the Ice House Street and Queen's Road Central junction.

To construct this scheme all the existing buildings on the site had to be demolished. These included the old Secretariat Building, the PWD buildings constructed after the War, three other buildings to the west of these, the converted stable block across Lower Albert Road, HKDF Headquarters at the east end of the site and several other small structures. These buildings are marked on a plan in section 3.2. The building at the far west of the site may be the old Ice House on the corner of Ice House Street and Queen's Road that lent its name to the street (marked on the 1887 map). The HKDF Headquarters may have been located in an old colonial building; one is shown in this location in the photograph of the 1850s just behind the Cathedral.

A letter of 10th December 1949⁵⁰ describes the CGO as a "very promising scheme" which would mean better communication between departments and a saving of \$500,000 per annum on rented accommodation plus costs for messengers and transport. The letter also states that "the outlook from Government House would not be adversely affected because on the Lower Albert Road level the building will not be higher than the existing Secretariat Block". A letter from 9th February 1951⁵¹ reiterates this point, describing that the design of the buildings was long and low both for aesthetic reasons and because there would not be interference with the view from Government House.

Three issues were holding up the preparation of the final designs, which were being carried out by J.C. Charter, an architect in the PWD.

1. The lack of decisions about the air-conditioning system
2. The lack of a decision regarding which departments would be moving into the new buildings and what accommodation each are to have
3. The continued presence of the HKDF Headquarters on the site⁵²

The first issue is heavily documented in files existing in the PRO. The files contain numerous memos sent back and forth between members of the Architectural Office and PWD about the cost of air-conditioning, whether to have it only in offices or in the public areas as well, the lack of an air-conditioning expert in Hong Kong and which one to bring in from overseas to plan the system. Eventually it was decided to put air-conditioning throughout the building and the CGO became the first government buildings in the colony to have this.

⁴⁹ The 1960s office building should not be confused with the French Mission Building, which was also historically called Beaconsfield House.

⁵⁰ HK PRO, HKRS 156-I-1803, Letter 10/10/49, the author of the letter only gives his name as "C.S." and the recipient as "Y.E".

⁵¹ HK PRO, HKRS 156-I-1803, Letter "D.P.W. to "C.S."

⁵² HK PRO, HKRS 156-I-1803, Letter from 'A.S.I.' to D.C.S.'

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A questionnaire was sent to all the departments at this point asking them what space they needed and to determine which department was at the most immediate need. The third point about the HKDF relates to the fact that the Headquarters building was located on the site where the first stage of building was proposed to take place. No site clearance or preparation could take place until the Defence Force moved into new premises.

Another delay to the final plans came because officials took some time deciding whether to add an additional storey to all the buildings. Discussions about adding floors to the designs of each of the wings took place between 1952 and 1954.

A memo of 2nd May 1952 from 'G.' describes that he is not opposed to the plan in principal but he does have some concerns about the design:

"So far as I am concerned from the point of view of the outlook from G.H. [Government House] I am prepared to agree to an extra storey. It is going to look like a factory, but could not something be done to make the roof look less unpleasing, e.g. by balustrading or something of that nature? I sh'd like to see sketches."⁵³

The cost of adding an extra floor to the buildings would be \$500,000 but the conclusion was made that it would be cheaper and more convenient to add the floors then than have to make the decision after the buildings were finished. A set of four doctored photographs⁵⁴ were produced by the PWD to illustrate the difference in height between the original plans for five storeys on the East and West Wings and six storeys on the Central Wing at the level of Lower Albert Road, to six storeys and eight storeys respectively for the revised plans.

The photographs show the view from Government house with its gardens in the foreground, the CGO in the middle ground and Hong Kong harbour in the background. At this time the skyline of Hong Kong was very different to the one it has become today. Here there are very few buildings rising above the CGO; only the Hong Kong and Shanghai Bank building, constructed in 1935, has a strong presence over the top of the CGO, though the Bank of China building, constructed in 1952, was soon to join it. The decision to add an extra storey to the Central Wing was motivated by the desire to maintain a varied roofline as well as the need for extra space.

At the start of the project the estimated cost of the CGO was \$10 million. By 1952 this had gone up to \$13,850,000 plus a further \$1,070,000 for the extra floors to the East and West Wings. When confirmation was given for the extra floor to the Central Wing in 1954 an extra \$300,000 was added on to this giving a total estimated cost of \$15,220,000.

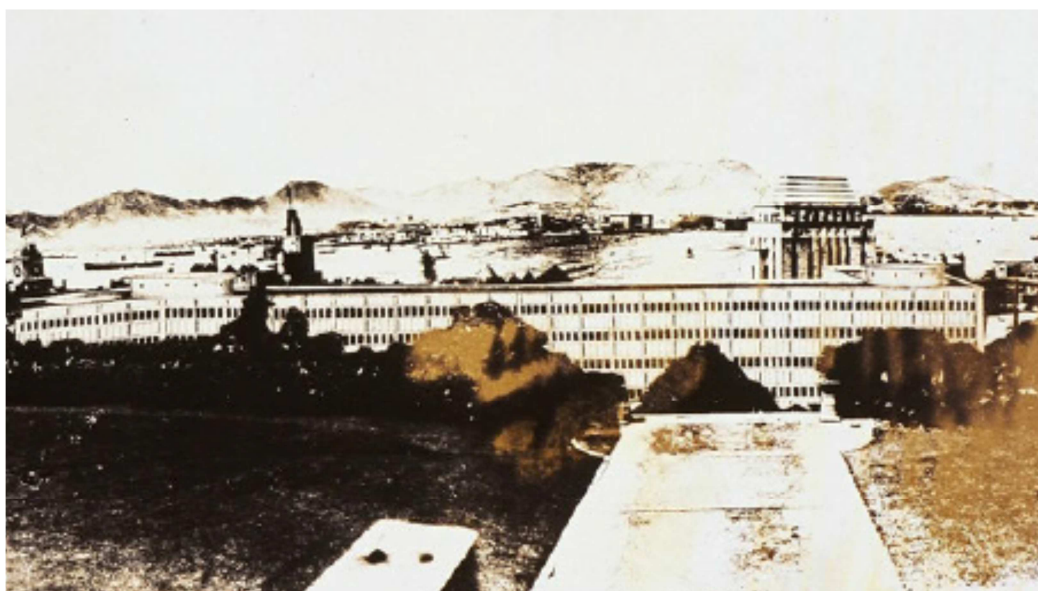


Fig.72: One of four doctored photos which show how the CGO would look from Government House (HKPRO, HKRS 156-I-1802)

⁵³ HK PRO, HKRS 156-I-1803, Memo from 'G.' 2/5/52

⁵⁴ HK PRO, HKRS 156-I-1803, Four photographs included as an appendix to a Memo from "D.P.W. on 17/4/52

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The Construction of the CGO 1952 – 1960

In the 1950-51 PWD Annual Report a summary of the new Central Government Offices was given:

“Preliminary designs have been prepared for new Central Government Offices to be accommodated on a site extending from Garden Road in the east to Ice House Street in the west.

Provision has been made for the demolition of the old buildings and the erection of the new building in three stages: stage I comprises the eventual Public Works Department wing which will occupy the former Defence Force site; stage II comprises the new Secretariat building and Council Chamber and will occupy the present Secretariat site; and stage III comprises the erection of the largest block which will accommodate other Government Departments at present housed in rented offices.

The location and shape of the site has resulted in buildings with horizontal as opposed to vertical circulation. Adequate provision of lifts at the Ice House Street entrance will provide good means of access to the offices for persons approaching from the city.

The planning principle adopted throughout is one of office space on either side of central corridors, the depth of offices being determined as the average between requirements for single offices and large registries and draughting rooms. Fenestration is designed in 4'6" units so that offices may be built up of any multiple of this figure. It is anticipated that the entire building will be air-conditioned, but the building has been planned so that natural ventilation can be relied on if necessary.

Working drawings for Stage I are in preparation and building work is expected to start in September, 1951.”⁵⁵

Work did start on schedule and the HKDF Headquarters was demolished in September. In December 1951 a contract was let for the preparation of the site. This work was complete by February 1952 and by the end of that year the working drawings were complete and “considerable progress had been made with the specification”⁵⁶. The PWD Annual Report of 1952-53 confirms the addition of an extra floor to the designs of the East Wing but says that there were delays starting the construction works because of bad weather in August.

The East Wing was complete by December 1954 giving 96,000sq ft of office space. Several departments took space in this wing temporarily including the Audit, Inland Revenue, Medical, Public Relations, Quartering, Rating and Valuation, Treasury and Waterworks departments. An open plan room on the first floor was used as a temporary Council Chamber. The building also housed a temporary canteen in a future storage area that would provide the employees with cooked meals until the permanent canteen was opened in the West Wing. A recreation room with a table tennis table was also provided, specially requested by the staff⁵⁷.

By October 1955 the contract for the Central Wing had been let and the reinforced concrete structure was “well advanced”⁵⁸ by the end of March the next year. This wing was completed in December 1956. It included a fan-shaped Council Chamber built onto the north end of the Central Wing. The Chamber had U-shaped wood desks with built-in seats upholstered in cream material and wood panelling up to dado level. The Speaker’s desk was also wood panelled and had a decorative grill inset into a panel on the front. Behind the Speaker a Royal Coat of Arms was mounted on the wall.

On 9th January 1957 a ceremony was held to officially open the building and unveil a plaque commemorating the occasion. Sir Alexander Grantham, the Governor, did the honours. The plaque was located on the north wall of the lobby. The marble panel, with a crown above the inscription, also incorporates a circular metal plaque from the laying of the foundation stone of the original Secretariat.

This was discovered during the demolition of the old building and records that in 1847 the Governor Sir John Francis Davis laid the foundation stone. In his speech the Governor described that that old Secretariat was pulled down “after a useful life of over 100 years”⁵⁹.

That building had cost £15,000 to build, while the new CGO were to cost nearly 100 times more at £4,250,000. Grantham also expressed his opinion of the new buildings:

⁵⁵ Hong Kong Director of Public Works, Annual Report, 1950-51, unknown page number

⁵⁶ Hong Kong Director of Public Works, Annual Report, 1951-52, p.3

⁵⁷ HK PRO, HKRS 156-I-1804

⁵⁸ Hong Kong Director of Public Works, Annual Report, 1955-56, p.3

⁵⁹ Plaque Unveiled, 1957, unknown page number)

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“I think that these Central Government Offices are very fine-looking. They are what I believe is called Functional design and they can certainly be considered a very great credit to our architects and also to the contractors who, in one form or another, erected them and I hope you will agree with me that the Central Government Offices are in every way worthy of the Colony of Hongkong.”

The West Wing was the final phase of the construction works. Working drawings were nearly complete by the end of 1956. The ground works for this wing were significantly more difficult than for the other wings as a huge retaining wall had to be built to shore up the slope down to Ice House Street. After this was built in February 1957, a contract for the demolition of the old PWD buildings was signed and carried out in March. The wing was scheduled for completion at the end of 1958 and would provide 212,600sq ft of space and a car park for 125. However, the PWD Annual Reports record delays in May 1958 because of heavy rain meaning that the building was not completed until early 1959.

This wing housed the departments that members of the public were likely to visit and the entrance at the bottom floor at the junction of Ice House Street and Queen's Road Central was to be the public entrance. A series of photographs held in the HK PRO show the reception desk just inside this entrance in 1963. The Public Enquiry Service had been set up in 1961 by the Government Information Services Department, who had offices in Beaconsfield House. The staff on the reception desk were there to help members of the public with enquires about almost any aspect of life in Hong Kong “ranging from business enquiries to domestic disputes”⁶⁰. The photo below shows a curved wooden reception desk with a striped design which sits in front of a large window looking out onto Ice House Street. The plain plastered wall is adorned with public information posters, such as one that encourages people to put litter in the bin. The floor is possibly a rubber or vinyl material with a mosaic pattern on it.

Interestingly the view through the window shows the building opposite the CGO at this time, which had a giant Classical pilaster base at the corner. The building is covered in bamboo scaffolding. It has since been replaced with a modern office block. Other photographs from the 1960s and 70s show that buildings slightly further up Ice House Street had a stepped back elevation facing Ice House Street, just as the west end of the West Wing did.



Fig.72a: The reception area on the ground floor of the West Wing in 1963 (HK PRO, HKRS 365-preliminal-100-4)



Fig.73: View of the West Wing in the 1970s showing the stepped back facade of the building opposite (Moss, 2002, p.165)

⁶⁰ HK PRO, HKRS 365-1-100-4

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A memo of 13th January 1961 reads: “Now with the exception of the installation of the Colony Crest the whole scheme is virtually complete and a more accurate estimate of annual expenditure can be given...”⁶¹. It records the total expenditure for the CGO as \$21,368,148 up until 1959, then an additional \$550,000 in 1960-61. An aerial photograph from 1963, soon after the completion of the CGO, is reproduced in the Map Progression at section 3.2.

Alterations to the CGO 1960-1998

Almost immediately after the CGO were completely finished, changes to the buildings were being made. The car park under the West Wing, which in the 1958-59 report had been recorded as having been enlarged to hold 140 cars, was partly converted into a dental clinic soon after the completion of the building in 1959.

By 1962 it was becoming apparent that there was a problem with the Italian slate facing that was affixed in panels under each window of the west elevation of the Central Wing. The slate was beginning to flake and discolour and tests carried out on samples showed that a chemical reaction was causing calcium sulphate build up and iron stains from the fixings. This reaction could not be remedied. Two solutions were proposed; one to oil the slate and one to replace it. Oiling, however, would have needed to be carried out once every six months, a process which would have included the erection of some sort of scaffolding each time. Therefore, it was decided that the slate panels would be replaced with grey/green glass mosaic tiles at a cost of \$40,000⁶².

Despite the PWD having added extra floors to the original plans for the buildings when they were being drawn up in the early 1950s, by the early 1960s space was already at a premium. It was decided that additional floors would be added to both the East and West Wings. The PWD Annual Report of 1962-63 records that a floor was added to the East Wing in that year. In 1964 the construction of the additional floor on the West Wing was started and took a year to complete. It is also clear when comparing photographs from the 1960s of the Central Wing and the building today that an additional storey was also added to this wing. This does not appear to have been carried out at the same time as the East Wing's extra storey was added as the original plans for this do not show any works to the Central Wing. The Public Works Department Annual Reports were consulted up until the mid-1960's but no mention of the extra floor was found. Therefore the floor must have been added after this date, perhaps even as part of works to extend the Central Wing in 1989/90 (see below).

Other minor extensions included an additional extension to the top storey of the east end of the East Wing in 1976. The top floor extension of the east end, which was carried out as part of the 1962-63 extra floor, did not cover the whole area of the roof and a portion in the north corner was a flat roof with railing around the edge and a telephone antenna. The extension filled in this corner with a small office and male and female toilets.

Other office accommodation for the Hong Kong Government was being constructed during the 1960s. Beaconsfield House (or 'Defend the North House' as the building was known in Cantonese), on Queen's Road Central was constructed in 1963 in a similar 'Functionalist' style. Adjacent to the east end of the CGO, the Murray Building was constructed in 1969. Plans for this were being prepared from 1964/65 and the PWD Annual Report of that year describes it as “the tallest building so far designed for the Hong Kong Government” which will provide 228,000sq ft of office space.

⁶¹ HK PRO, HKRS 156-I-1803, Memo 13/01/61

⁶² HK PRO, HKRS 156-I-1803, Memo 1962

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Fig.74: The CGO New Annexe

Meanwhile, in the CGO there were problems with the air conditioning on the sixth floor of the East Wing. The system was causing terrible vibrations in the offices on this level. In some rooms it was so bad that it caused the furniture to move and the walls to vibrate. Staff were suffering with headaches in these terrible working conditions. It took several letters of complaint by one of the senior staff working in this area before any remedial work was carried out. It was found that there was insufficient damping of the compressor in a nearby plant room which causing was rattling against the structural steelwork which the air-conditioning equipment was positioned above.

In 1975 a small landscaped garden was added to the north of the Council Chamber. This provided a series of circular paved and planted areas linked by paths of circular paving slabs. Benches offered a pleasant place for staff to sit during breaks or lunch hours.

By the end of the 1980s it seems that lack of space and now outdated décor was becoming an issue as a feasibility study was carried out by the Architectural Services Department to suggest new uses for the CGO site⁶³. The report suggested that the Central and East Wing could be demolished and the space turned into a garden. The West Wing could then be refurbished and used for Government and private sector offices. In addition a car park on Garden Road and the site of the 1960s Beaconsfield House could be redeveloped into a low density commercial centre. The proposal was, however, never carried forward because at the time there was not felt to be a need to revise Government office accommodation to such an extent and there were no finances in place for the project.

Instead, at this time it was decided to add an extension to the Central Wing. The new extension, known as the New Annexe, was to be located on the north side of the building and would mean the fan-shaped Legislative Council Chamber would have to be demolished. At this time the Legislative Council moved to the former Supreme Court building next to Statue Square. In 1985 the first ever elections to the Legislative Council had been held, marking the beginning of democracy in Hong Kong⁶⁴.

The extension was designed to match almost exactly the materials and design of the Central Wing, with the same grey/green mosaic tiles under the windows and decorative grills over the first floor windows. There was also a lower block behind the New Annexe. The extension was complete by 1991.

Other changes to the building came after the handover of power from Britain to China in 1997. Tall metal railings were erected around the perimeter of the complex, where once the public could walk through from Battery Path to Lower Albert Road. This had also been a place where protests took place, with protestors being sheltered from the sun by the large Burmese Rosewood tree in the centre of the courtyard.

⁶³ Pang Yat Hong, 1995, p.19

⁶⁴ History of the Legislature, accessed 04/03/09

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Fig.75: Panorama of Hong Kong in 1973 showing the CGO and new tall buildings in the foreground, including the Hilton and City Hall (Moss, 2002, p.164-5)

The entrance hall of the West Wing at the Lower Albert Road level underwent a major transformation. It was extended out towards the east to provide space for a reception desk on the right and a press conference area on the left. The décor was also upgraded with marble lined walls. A metal panelled tower to the north of the entrance was also added to provide extra offices. Finally, a porte-cochère was added outside the entrance to give visiting dignitaries cover from the rain when getting out of their cars.

Over the years there have been various programmes of internal refurbishment and redecoration throughout the three wings. Some of the West Wing offices are understood to have been redecorated between 1991 and 1994⁶⁵. In 2009, a programme of redecoration was underway on the eighth floor of the East Wing. The lavish new decoration consists of marble floors, maple veneer panelling and plush new carpets. The offices will be for top government officials. However, there are many parts of the building which still have their original (or if not original then very early) decoration.

Evolving Hong Kong 1950's-2000's

Since the CGO were first constructed the urban landscape of Hong Kong has changed dramatically. When the buildings were first being proposed the only tall building in the city was the stone clad Hong Kong and Shanghai Bank building, constructed in 1935 on the site of the old City Hall on Queen's Road Central. The Bank of China building next to this followed in 1952 which was just slightly taller. It was during the 1960s though that dramatic development started to take place on the Hong Kong skyline.

In the early 1960s the military handed the Murray Barracks land over to the Government. Though the Government at first felt that the land should be reserved for their use, it was found that the land was not needed and part of it was sold to developers who constructed the Hong Kong Hilton. The hotel was opened in 1961. At 26 storeys it now blocked the CGO East Wing from the view from the harbour.

The Hilton was followed by The Mandarin in 1963 and a new City Hall in 1962, a complex on the waterfront of cultural facilities such as a theatre and library. By the mid-1960s these taller buildings were becoming the predominant features on the skyline in views from the Peak and the CGO were almost totally obscured in views from the harbour.

⁶⁵ Pang Yat Hong, 1995, p.19

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Fig.76: City Hall

Towards the end of the 1960s development began further up the slope to the south of the CGO. This was in the form of residential tower blocks, though a gap between them and the CGO was maintained because of the position of Government House and the Zoological and Botanical Gardens.

The first skyscraper constructed in Hong Kong was Jardine House with its distinctive circular windows. The 52 storey building was completed in 1972 and it was from this date onwards that Hong Kong really began to take the shape we know today. Skyscrapers became the norm for construction in Central and in the wider urban areas of Hong Kong.

In the immediate vicinity of the CGO most of the earlier buildings were replaced with tall buildings, several of which are iconic pieces of architecture. To the north is Norman Foster's HSBC building, completed in 1985. This replaced the former Hong Kong and Shanghai Bank Building constructed in the 1930s. At the time of construction it was the most expensive building in the world to have been built and was the tallest in Hong Kong. Now the building, with its unusual industrial design with tubular steel struts, is dwarfed by many of those around it.

To the north-east of the CGO are a cluster of three towers. First to be built was the Bank of China tower on the location of an old colonial building Murray House. Before the tower could be constructed between 1985 and 1990, Murray House was disassembled and moved piece by piece to Stanley on the south side of the island and rebuilt there, where it still stands.

Secondly, the Citibank Plaza to the north of the Murray Building was constructed in 1992. Thirdly, in 1999 the Cheung Kong Centre was opened. This tower replaced the old Hilton Hotel and Beaconsfield House, which was demolished in 1995 to make way for the new development.

Now the CGO sits in the middle of Central District surrounded by tall buildings on the west, north and east sides and with Government House to the south. It is one of the few buildings in Hong Kong where the horizontal elements of the design are emphasised more than the vertical. On Government Hill the French Mission Building, Cathedral and Government House have been a constant since the War. The Cathedral has continued its religious functions and in 2005 Very Revd Andrew Chan became the first Chinese Dean of the Cathedral⁶⁶.

After the War the French Mission Building had become the temporary headquarters of the reformed Hong Kong Government, as it had briefly been used by the government before the Japanese invasion. In 1953 the government purchased the building permanently from the French Mission. It was used for various purposes: as the Education Department, the Victoria District Court from 1965, the Supreme Court from 1980, the Information Services Department from 1983 and the Court of Final Appeal from 1997. Government House continued in use as the official Governor's residence until the handover of power and was then transferred for use as the residence of the Chief Executive of the HKSAR Government.

In addition to the changing physical landscape of Hong Kong the Hong Kong Government has also evolved. In 1997 the 99 year lease of the New Territories came to an end, which required the British government to hand control of Hong Kong back to the People's Republic of China. The HKSAR was set up and this administration took over the use of the CGO.

⁶⁶Select Historic Buildings and Sites in Central District, 2004, pp. 32-33

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Many of the most important government departments were housed in the CGO. In 2012, the new government office complex was built on a former naval site on the waterfront named after HMS Tamar, a British ship in service from the late 19th century up until the Japanese Occupation. The site includes a new Central Government Complex, a Legislative Council Complex, an open space and two elevated walkways.



Figs.76 & 77: A comparison between the Old Government Offices in the 19th century and the same view today. It is thought that the tree is the same one in each image.

4. STATEMENT OF SIGNIFICANCE

4.1 Summary Statement of Significance

The CGO West Wing's primary significance lies in the land upon which it stands. Government Hill has always been associated with the governance of Hong Kong since soon after the founding of the British Colony during the mid-19th century. The West Wing is the largest of the three buildings that comprise the CGO and it has group value by association with its contemporaries, however, it is the least important architecturally. It has survived well the demands of the ever-changing needs of its occupants and is outwardly much the same as it was in the late 1950's when first built. The interiors are however much-altered.

4.2 Historical and Social Significance

The CGO is located in one of the prime historic sites in Hong Kong; Government Hill, which was the government headquarters from the very early days of the colony in the 1840s. The first signs of the governmental use of the site are

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marked on maps as early as 1845 (see government offices on the two maps in section 3.2), just three years after the Treaty of Nanking was signed.

The Government Office constructed in the late 1840s was the principal government office for over 100 years. Despite this building having been demolished to make way for the CGO the site has remained in the same use and therefore the governance of Hong Kong has only ever been the function of Government Hill. This function has continued for 170 years.

The construction of the first Government Offices has been commemorated in the plaque in the lobby of the CGO Central Wing. This plaque, erected to commemorate the opening of the Central and East Wings of the CGO, incorporates the foundation plaque for the first Government Offices discovered during the demolition. It records that the Governor Sir John Francis Davis laid the foundation stone on the 24th January 1847. The plaque is a reminder of the history of the CGO site.



Fig.78: The commemorative plaque in the Central Wing lobby

As has been previously noted, the CGO are surrounded by some of the most historically significant buildings in Hong Kong. Government House, St. John's Cathedral and the former French Mission Building were some of the first buildings constructed in the colony and are some of the few that have survived the rapid expansion and modernisation of the city. Their historical significance has been recognised in their designation as Declared Monuments, which gives them protection under the Antiquities and Monuments Ordinance.

The area is also associated with World War II. This is through the existence of the series of air-raid tunnels and portals located near the CGO site and because Government House still has the distinctly Japanese feel that it acquired during restorations by the Japanese while they were in Hong Kong.

The CGO are also closely associated with some of the most significant historic buildings in Hong Kong.

Social Events

The CGO are socially significant as a place where members of the public have aired their opinions on government policies and public affairs. As the main government buildings in Hong Kong and being centrally located in the city, Government House and the CGO were traditionally places where citizens of Hong Kong have gathered to protest.

The area has been used in this way for many years. 1967 was a year of particular turmoil in Hong Kong. Young followers of Chairman Mao challenging the British colonial government demonstrated outside Government House started, with crowds chanting quotes from Mao's 'Little Red Book', sticking posters to the wall and presenting petitions to the government. The

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protests escalated, however, leading to widespread violence and bombing. Eventually warnings came from the Chinese government that leftist groups should stop the violence. Police tried to bring order. One contemporary witness described a Sunday near the Cathedral when a crowd of protesters trying to advance up Garden Road to Government House were stopped by police⁶⁷. In more recent times pro-democracy protestors marched from the Legislative Council building at Chater Road to Government House on the 27th January 2009.

The CGO grounds themselves were said to have been a place where protestors would also come, and they would shelter themselves from the sun underneath the large Burmese Rosewood tree in the central courtyard. Since around 2002 this was no longer possible as tall fences erected in late 1997 around the perimeter to provide additional security for the buildings were closed for public access. The CGO are socially significant as a place associated with public protest and the public's right to voice their opinion.

4.3 Architectural Significance

First and foremost the CGO are functional buildings designed to house a number of government departments, requiring a good degree of flexibility and adaptability. This is a task that the buildings have performed admirably in the 50 years since their completion. This 'fitness for purpose' confers a degree of architectural quality to the buildings, which when combined with the fact that they are carefully designed, if a little utilitarian, means that the buildings undoubtedly occupy a place within the architectural heritage of Hong Kong.

This is further reinforced by the buildings being the location of some of the most important decision-making in the history of Hong Kong, being the location of the Council Chamber. In particular the Central Wing has played a prominent role, being the location of the Press Room and with the front elevation serving as a backdrop for important announcements on the future of the city, becoming the 'public face' of the complex.

The buildings are an excellent example of the work of the architectural and engineering departments of the Hong Kong PWD. The buildings are attributed to one of the senior architects in the PWD, John Charter. Charter had been interned in the Stanley Prisoner of War camp with his wife during the Japanese Occupation of Hong Kong. After the war he worked for the PWD before moving on to private practice. Little is known of his other works.

Through the common language of form, massing and detail such as exposed concrete framing, steel framed glazing and granite elements the buildings undoubtedly have group value. However, the group is not as coherent as it may at first seem, with some fundamental differences apparent between the buildings.



Fig.79: The Cartesian grid given particular emphasis on the West Wing

⁶⁷ Hong Kong during the 1960s, accessed 23/03/09

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Figs.80-82: Examples of the common language of form and articulation on the CGO

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The Central Wing is probably the most interesting building of the set. The East Wing could have appeared slightly anachronistic at the time of completion, quite far removed from the 'cutting edge' of architectural design at the time and more reminiscent of the 1930s than the 1950s, with details such as fluted columns and coffered ceilings in the ground floor car park. That being said the detailing of the East Wing is handled with assurance. The rhythm of the bays is carefully modulated by the varying thicknesses of the ribs and the careful setting back of the horizontal units. The West Wing is so pared down in design that it is really too utilitarian to be considered an important piece of architecture, despite some dramatic gestures such as the cantilevered cafeteria and balcony, and the raking section of the western end. It does, however, fulfil the Functionalist doctrine by being a rational and practical solution to the problem of building on an awkwardly sloping site, rising to the challenge with an assured and robust architecture that is uncompromising in its execution.

The Central Wing achieves everything that is asked of it, embodying the spirit of the age in which it was built, experimental in the use of technology and materials and employing a 'stripped-down' Functionalist aesthetic whilst retaining a refinement and attention to detail, avoiding becoming overly utilitarian and basic in execution. The syncopated rhythm of the external frame gives a lift and lightness to the façade.

The importance attached to the building is also apparent in the treatment of the various extensions that have been added. The top storey extension was executed as an exact replica of the lower floors to the extent that it is indistinguishable from the original. Similarly, the main part of the New Annexe (c. 1989; the two may have been carried out simultaneously) is an exact replica of the original. Choosing to match this so closely seems to be more than just architectural good manners and indicates the degree of respect and high regard with which the building was held.

The question of the overall significance of the CGO buildings is compromised by the extent of alteration that has taken place. The complex was designed and intended to be used as flexible buildings, which is exactly what has happened. Working buildings of this nature means that the more successful the buildings are in this regard, the more compromised the architectural significance of the building becomes because original layouts and features are removed and upgraded.

With the exception of some conference rooms in the East Wing, practically none of the original spatial configurations and their uses remains. No important internal areas, such as entrance lobbies, remain intact, original features having been removed. Most of the offices have now been renovated to provide smarter offices with better facilities. In many cases this has happened more than once. Those interiors that have not been renovated are worn out and no longer provide adequate working conditions; many of the offices are cramped and a small number do not even have windows.

There have also been more dramatic alterations that have had an impact on the external appearance of the buildings, such as the demolition of the interesting fan-shaped Council Chamber, and the unsympathetic addition of the entrance to the eastern end of the West Wing. It is also likely that the buildings appear quite different now than at completion, the original exposed concrete having been painted, with black window frames instead of the original white. Indeed, a photograph of the main entrance of the West Wing of 1964 shows that the panels on the western elevation appear to have some form of patterning to them, indicative of mosaic tiles, rather than the render present today.

The exterior of the entrance area has also changed considerably from the original. The concrete canopy has been retained but the light fittings have been changed. The steps have also been completely remodelled to add a ramp to the left of the door for wheelchair access. This is likely to have been carried out with the refurbishment of the interior of the reception area in the late 1980s as the purple/green marble cladding inside the building is also used either side and above the entrance door on the exterior. The steps therefore have little significance but the canopy is an interesting original feature. Time has not been particularly kind to the buildings, particularly the interiors, and that the amount of alteration throughout inevitably compromises the overall architectural significance of the complex.

The CGO are architecturally important as a good example of 1950s 'Functional' architecture in Hong Kong. They have, however, been significantly altered internally and to a lesser extent externally so that their appearance now is not as coherent as when they were originally constructed. The architectural quality of the three blocks is not of equal value. The Central Wing and East Wing are of a higher quality than the more utilitarian West Wing. There is some significance attached to the group value of these buildings showing the design development over a short period of time – however, the relationship of the West Wing to the Central Block lies only with the east end of the building which has been compromised by the later extension.

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Fig.83: A photograph showing the West Wing entrance in 1964 (GIS, 3121-1)

Comparative Buildings

The context of the buildings in Hong Kong is integral to the question of the significance of the buildings. The CGO buildings are some of the best preserved examples of 1950s architecture in the region, most others being residential blocks less well designed and finished and in generally poor condition. Other office blocks from the period have largely been demolished and replaced by newer taller examples.

The other surviving major piece of modern architecture constructed at the time is City Hall, constructed from the late 1950s and opened on 2nd March 1962. The building was constructed on a section of reclaimed land on the waterfront as a facility for a theatre, library, art gallery and cultural services⁶⁸. It was designed by British architects Ron Philips and Alan Fitch in a modern design described as being influenced by the Bauhaus⁶⁹. A twelve storey tower housed the library and gallery while a lower building to the east housed the concert hall with a large curtain window looking out to the Harbour.



Fig.84: City Hall soon after its construction

These buildings were connected by an enclosed courtyard containing a war memorial. The building was very popular when it first opened to the public and was said to have “*enhanced the stature of the architectural profession in Hong Kong*”⁷⁰. City

⁶⁸ The function is not equivalent to the British use of city halls as the local government offices as Hong Kong does not have a specific body equivalent to a City Council.

⁶⁹ Hong Kong City Hall, accessed 20/03/09

⁷⁰ Ibid.

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Hall is a good example of 1950s architecture in Hong Kong with a more interesting design than the CGO. In terms of completeness, both the CGO and City Hall have been adapted and altered internally, the latter in an extensive renovation in 1993, but City Hall perhaps remains more intact. It retains its original purple coloured tiles and some original woodwork in the concert hall common areas, the original handrails in the full height stairwell in the library block and original window frames which have not been marred by the insertion of air-conditioning units. Together with the CGO, City Hall was one of the first 'modern' buildings in Hong Kong.

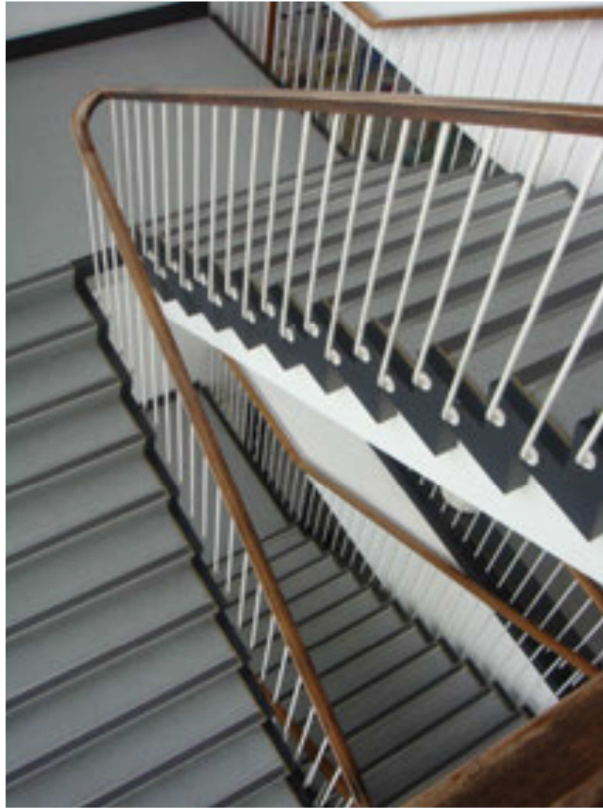


Fig.85: The original staircase in City Hall

Beaconsfield House was built in 1963 on the site of the old Beaconsfield Arcade below the French Mission Building. The construction of a building on this site for government use had been discussed for as many years as there had been discussion about the CGO. Eventually the six storey concrete building was constructed to house the Government Information Services Department and the Royal Hong Kong Regiment (Volunteers), who had mess rooms in the building, and a post office. However, this building did not age well and was described as “*ugly and utilitarian*”⁷¹. It was pulled down in 1995 to make way for the Cheung Kong Centre. The CGO are the only surviving government offices constructed in that era.

Another example of 1950's architecture in central Hong Kong is located at the top of Arbuthnot Road and is adjacent to the Roman Catholic Cathedral. It is now home to the Caritas Francis Hsu College. It is an example of a building that shares many characteristics with the CGO. Firstly, it is a low rise building of eight to nine storeys. The most similar features are the windows which are set in a comparable grid system with projecting horizontal and vertical elements and rendered spandrel panels, very similar to those on the West Wing. These are broken up with full height rendered sections with horizontal groups of windows like on the east end of elevation 3 of the East Wing, though the tall panels of lattice block work are not represented on the CGO. It is also interesting to note how this building was also constructed adjacent to a major religious building, though here the building is much more intrusive structure as it blocks the Catholic Cathedral from view. The public have to make their way around the back of the building in order to view the Cathedral, whereas the CGO do not really obscure St. John's Cathedral in any significant way. It is possible that the design of the CGO introduced this Functional style of architecture to Hong Kong and therefore could have influenced the design of other buildings, such as this one, though no documentary evidence has been found to prove this.

⁷¹Defending the North House, unknown date, accessed 20/03/09

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Fig.86: The Caritas College, constructed in a similar style to the CGO

In England at the same time that the CGO were designed and constructed, buildings using similar design elements were also being designed. However, these were generally office buildings or shopping centres without a particularly high status and no particularly significant examples of high quality architecture of this style can be found from the same period.

Examples of buildings which do use similar architectural elements include the 1958 Queen's Square development of Crawley, one of six 'New Towns' set established after WWII to rebuild communities. This is a fairly bland shopping centre that uses the same clean lines and repetitive windows as the CGO but on a much smaller scale. Another is the Norwich Union offices in Norwich constructed from 1959-62. These use very similar design elements to the CGO, such as projecting vertical concrete columns which divide the windows and latticework decoration above the main doorway. The brick panels underneath the windows are also similar to the rendered panels below the windows of the CGO. These offices have survived relatively intact and, due to the lack of need for air conditioning units, show the façade of the building as originally intended. These examples of typical projects in England at the same date as the CGO were for lower status buildings and most have not aged well or are considered unfashionable.



Fig.87: Queen's Square, Crawley, UK

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Fig.88: Norwich Union Building, UK

By the 1950's other styles of modern architecture were emerging and architecture in Hong Kong and the design of the CGO were lagging behind the rest of the architectural world somewhat. The 'Functionalist' architecture of the CGO had its roots in the pre-war architecture of architects such as Walter Gropius, Mies van der Rohe, Frank Lloyd Wright and Le Corbusier. After the War, architects began to turn to techniques like glass curtain walls, for example at Lever House in New York (1951-52 by Gordon Bunshaft, see p.118), reducing the need for exposed concrete frames. Alternatively architects, such as Le Corbusier, were turning to harsher materials like unpainted concrete.

At the same time that the CGO was being designed and constructed Le Corbusier was constructing a new Secretariat building for Chandigarh, India (1951-58), as part of a town planning scheme for a new 'model city'. This building shows the advances in architectural design that had not yet reached the architects in the PWD who were working on the design of the CGO.

Though still in the Functionalist idiom with repetitive horizontals and verticals, Le Corbusier added differing elements to break up the overall form of the Secretariat; one concrete stair tower has small windows rising in diagonal lines to follow the staircases and a central section has varying sizes and shapes of sunscreens corresponding to larger chambers inside the building. In comparison, while the CGO has the same function as the Chandigarh Secretariat, the design is a lot less sophisticated.

The CGO are significant in that they are some of the best preserved examples of 1950s Functional architecture in Hong Kong and may have influenced the design of other buildings. However, City Hall is perhaps a better example of architecture from this period and in international terms the design of the CGO was neither radical nor innovative.

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Fig.89: Lever House, New York
(David Shankbone, Wikimedia Commons)



Fig.90: Le Corbusier's Secretariat at Chandigarh, India
(Roth, 2007, p.80)

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Construction and Technology

When the CGO was first envisioned one of the aims for the buildings was to improve staff welfare and working conditions. At the time, staff were working in rented offices that were cramped and were not air-conditioned. Government correspondence from the time goes into lengthy debates about the need for air-conditioning in the new buildings weighing up the cost issues for having air-conditioning in the whole building or just in the office areas and the cost of hiring in an overseas expert for the design of the system. Ultimately it was decided that it would be wise for the long term to install air-conditioning into the whole building. The CGO was therefore the first government building in Hong Kong to be totally air-conditioned.

The building design incorporated facilities, such as a canteen and common room spaces. Shortly after the completion of the West Wing a dental clinic was added to the building for the staff's use. Staff had previously not had access to these kinds of facilities.

In terms of construction, the design of the CGO buildings was a good solution to the problem of accommodating large structures on a site with such varied levels. The site has a flat central area but on the east, north and west ends it slopes away, especially at the west end where the slope is very steep. The West Wing therefore is seven storeys at the centre of the site and gradually lower floors are added to the west end as the ground slopes away so that there are ultimately thirteen storeys. This means that the site can be used fully and that there is a public entrance to the buildings at the Ice House Street level.



Fig.91: A sample of the concrete from the West Wing

Sample analysis of concrete from the West Wing (although the same material appears to be consistent through all of the buildings) has revealed that underneath the modern paint there is a layer 5 – 8 mm thick consisting of a white matrix with granite aggregate 1 to 3 mm in diameter, which would have been the original finish of the buildings (not painted). The substrate beneath this is of a dark grey concrete. Studies of the original drawings indicate that the top layer is “Shanghai Plaster”, an external rendering consisting of cement, sand and granite chips, usually in a 1:3:4 mix and applied to minimise maintenance⁷². Some sources cite this as a ‘traditional’ material. It is likely that this was applied to an insitu concrete frame.

There is an assortment of demountable partitions throughout the buildings. Whilst it is doubtful that these are contemporaneous with the original construction of the buildings (the original plans show internal partitions as 9”(225mm) hollow block or 9”(225mm) clay block) these are certainly of an early date; demountable partitions were in use by the early 1960s, a relatively early example of their use. Those to the East Wing in particular are carefully detailed, with permanent vents above the doors to promote through-ventilation. The vent grilles are of teak, with teak acoustic back-boxes lined with sound-absorbent material to minimise the passage of sound between spaces.

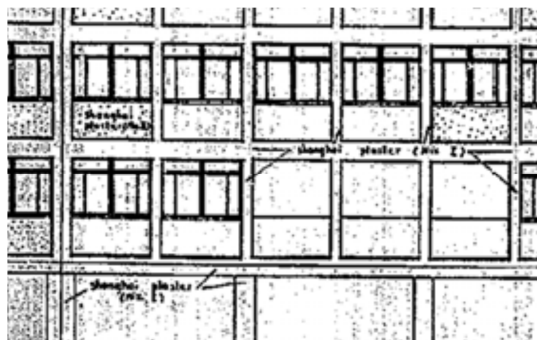


Fig.92: A detail of a plan showing the use of Shanghai Plaster on the buildings (ASD, 24213)

⁷² Lim, 1988, pp.68-69

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An interesting feature of the CGO are that they were the first government offices in the Colony to be fully air conditioned and provide a better working environment for the government staff. The design of buildings is also a good solution to a site with unusual levels. Use of Shanghai Plaster and the use of demountable partitions are also interesting, indicating that the buildings were at the 'cutting edge' of office design and therefore technologically advanced.

Political

The CGO are closely associated with Hong Kong's government, both before and after the handover of power to China. The CGO were constructed in the 1950s when the British colonial government was still in office. During the planning and most of the construction of CGO Sir Alexander Grantham was the Governor. His term as Governor lasted ten years. He also oversaw the opening ceremony of the Central Wing of the CGO in 1957 where he remarked in his speech that the new building was "very fine looking".

This ceremony is commemorated in the plaque in the lobby of the Central Wing. The HKSAR Government operated from the CGO. The emblem of the government is displayed above each main entrance door and the flag was flown in the main courtyard. The buildings are known by the local people as being the central offices for the government and the area is known for its history as the centre for the government, which is embodied in the area's name Government Hill. The adaption for use by the Department of Justice will continue the long association with Hong Kong's governance.



Fig.93: The emblems of the HKSAR and the People's Republic of China above the Central Wing main entrance

The CGO saw the handover of government from Britain to the People's Republic of China and the formation of the HKSAR Government. The transfer of power officially took place at midnight on the 1st July 1997. The last governor of Hong Kong, Chris Patten, departed Hong Kong that night. Government House then became the official residence of the Chief Executive. The first Chief Executive, Mr Tung Chee-hwa, chose not to live in Government House so Mr Donald Tsang, the second Chief Executive, was the first to live there. Changes were made at the CGO, including the replacement of all the Royal crests with the new emblem of the HKSAR and the erection of a fence around the compound (in late 1997 after the handover). The transfer of power is one of the most important events in Hong Kong's history which marks a new era for the country and it is significant that the CGO were closely associated with these changes.

The CGO were the main government offices in the country which housed the offices of the most important political figures. When they were constructed the aim was to centralise the government offices in Hong Kong as they had become more and more dispersed around the city in rented accommodation. The CGO were intended to be large enough to house most of the government departments for many years but this proved to be very optimistic and space soon ran out. Now there are many government office blocks not only in Central but also across the harbour in Kowloon. Examples of government offices are; Queensway Government Offices in the Admiralty District of Hong Kong, on the east side of the Hong Kong Park; The North Point Government Offices housing the Planning Department is located out to the east of the CGO past Causeway Bay; The Cheung Sha Wan Government Offices are in Kowloon as are the offices of the AMO, among others.

This means that governmental functions have become more dispersed as the extent and size of government has grown. However, the CGO have remained the main government building. The location of Government House and other historic government buildings, such as the Supreme Court Building on Jackson Road, close to the CGO, emphasise the importance

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of the site and the expansion of the Hong Kong Government into other offices does not reduce the significance of the political setting of the CGO.

Having been until recently the main government building of the HKSAR, the CGO is a site where many important government decisions were made. The Executive Council had its offices in the Central Wing. This council is a body which assists the Chief Executive on policy (the equivalent of the Prime Minister's cabinet in the UK). The council met once a week on Tuesdays in the Central Wing of the CGO. These meetings are presided over by the Chief Executive. This body has been in existence since the 1840s and has gradually expanded from only a handful of members to around 30 members today who are appointed by the Chief Executive.



Fig.94: The Supreme Court Building

The CGO also used to be home to the Legislative Council, an assembly with the power to make and amend laws. This Council met in the fan-shaped council chamber originally on the north end of the Central Wing. This was demolished in 1989 to make way for the New Annexe after the Legislative Council moved out of the CGO to the Old Supreme Court Building on Jackson Road in 1985.

Many other important decisions and meetings would have been held in the CGO over the years, such as the Financial Secretary's budget and the Governor's policy address.

The CGO is also home to many of the most significant government departments and the principal officers of the Bureaux. The CGO are therefore buildings where many of the most important government decisions are made and where many important figures work.

There have, however, been doubts in the past about whether the CGO are suitable to house the government of one of the world's largest economies. The feasibility study carried out in the late 1980s recommended that the CGO site should be redeveloped *"given that a parcel of ramshackle and unglamorous low rises should not be the centre of government for a high-rise territory with one of the world's largest economies"*⁷³.

The CGO has a significant association to the Hong Kong Government. It is significant politically as the home to the many important government departments and political figures. Its political significance also comes from it having been home to both the British government in Hong Kong and the HKSAR government after the handover of power to China.

⁷³ Fellman, 1995, unpaginated

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4.4 Contextual Significance

Landscape and Setting

Physical Setting

One of the main reasons why the CGO are significant is their setting within an open green space adjacent to several important historic buildings. The area known as Government Hill, consisting of Government House, the Government Offices and the Cathedral, was formed in the early days of the Colony. Since the end of the Second World War, when Hong Kong was fast becoming a commercial centre, the rest of the city rapidly expanded upwards while Government Hill remained an area of low rise building and green, open space. Tall buildings are now predominant in the Central District of Hong Kong and several of the most iconic buildings surround the CGO on the north and east sides; Norman Foster's HSBC building, the Cheung Kong Centre and the Bank of China tower. The last of these is one of the tallest in Hong Kong at 1,209ft and 70 storeys⁷⁴, which dwarfs the CGO's seven storeys. The CGO are therefore an unusual low rise survival in Central.



Fig.95: Norman Foster's HSBC building as seen from the CGO compound

The buildings are set within one of the few 'green oases' in Hong Kong; an area which extends from Ice House Street, up to the Zoological and Botanical Gardens and over to the east to Hong Kong Park. The Gardens and Park comprise over 13 hectares of green space in addition to the green areas around Government House and the CGO. This constitutes a significant part of the centre of this urban area. There are five parks on Hong Kong Island and Hong Kong Park is the third largest. (Victoria Park in Causeway Bay is 19ha and Quarry Bay Park is 9.79ha, while Hong Kong Park is 8ha). Other smaller green spaces within the Central District itself are Statue Square and Charter Garden by the Legislative Council Building and the City Hall Courtyard. None of these, however, have the same amount of mature trees and large plants that the CGO Complex and surrounding parks have.

The CGO are located in a prominent part of the Central District of Hong Kong. The public are free to use parts of the area around the CGO. Battery Path is a popular public thoroughfare up through the Cathedral compound to Garden Road and many also use it to access the overhead walkway across Queen's Road Central. The Cathedral compound can be used as a quiet place to sit and rest. The CGO itself must be a pleasant area in which to work as it provides a quiet oasis in the middle of the city with gardens shaded by trees to the north of the Central Wing. Five of these trees are protected on the Register of Old and Valuable Trees because of their large size or outstanding form. The Burmese Rosewood in the central courtyard is also on the Register because of its historical significance.

⁷⁴ Bank of China Tower, accessed 09/03/09

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Fig.96: The Burmese Rosewood in the CGO courtyard

The CGO's physical setting is significant as it is located near to several of Hong Kong's most important historic buildings and also some of its most iconic modern buildings. Also very significant is the location of the CGO within one of the largest 'green oasis' in the city. The complex and surrounding area is partly open to the public and is a relatively peaceful place amid the busy urban environment.

Views

The CGO's low height is significant as it does not adversely affect the setting of the surrounding area. During the development of the proposals for the CGO in the 1950s there was much discussion about the height of the buildings and their appearance from Government House⁷⁵. Photographs were created showing the extent of the view of the harbour behind the new buildings, which at that time was still substantial. During the 1930s concerns had also raised about the intensity of the proposed developments and how they would affect the site. The issue of how the CGO buildings would affect the views was obviously a prime concern when they were first proposed.

The view of the harbour, of course, has long since disappeared. Very soon after the CGO were constructed other taller modern buildings were springing up along the shoreline. The low height of the CGO does, however, mean that views to Government House from the north are more easily possible, though the slope of the land down to the shore here and the tree cover make the view more limited from ground level. Government House will be visible from the tall buildings to the north of the CGO.

The CGO are partly screened from the historic buildings below (ie Cathedral and French Mission Buildings) by the planting and trees on and around the CGO site. This protects the historic buildings and softens the potential impact that the CGO buildings could have on them. It was not possible to gain access to the north lawn of Government House to assess the view of the CGO from there. The CGO will certainly make up a substantial part of the view towards the harbour but, of course, the skyscrapers behind the CGO block this view now. The focus of the view is changed from the original view when the CGO were first constructed.

⁷⁵ See Post War and Initial Plans for the CGO 1945 – 1952, section 3.3

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Fig.97: The CGO are partly screened by the trees. Old Hall is on the left.

The low height of the CGO here would mean that Government House and its gardens are not in the shadow of tall buildings and therefore have plenty of light. From behind Government House, on Upper Albert Road, the CGO are not visible as the house blocks the view. From the Zoological Gardens behind Government House the views of the CGO are also mainly obscured by trees.

One of the features of the Hong Kong Park is a thirty metre Vantage Point tower which offers panoramic views of the city, including the area over towards the CGO. From the tower the south side of the East Wing and the east side of the Central Wing are visible behind the Murray Building. What is perhaps more significant is the amount of open space in this area. Government House is blocked from view by a tall building (St John's Building) on Garden Road but the trees along Lower Albert Road, the Zoological Gardens to the south and the Park surrounding the tower all constitute the 'green oasis' discussed above. It is significant that it is possible to get a view like this of the CGO and surrounding area at all in this densely built up city.

Victoria Peak rises above Hong Kong to a height of 1,810ft⁷⁶ and public viewing platforms on the mountain afford a spectacular view of the harbour and across to Kowloon. The CGO are visible from the Peak but are certainly not a significant feature of the view. The main features of the view are the tallest and most spectacular skyscrapers while the CGO are small and relatively insignificant next to them. The point can, however, be made that it is significant that the CGO can be seen at all because of the open area around them. Government House and the tower of St. John's Cathedral can also be seen from the Peak.

The CGO's low height is significant because it was consciously designed to protect the view from Government House. It is also significant that the open space around the CGO allows the buildings to be viewed from vantage points at the Hong Kong Park and the Peak. The low height of the buildings and the surrounding vegetation links to CGO with the adjacent sites to form one large low-rise and green area.

Historical Setting

The CGO Complex is located on one of Hong Kong's most historically significant sites. Government Hill is historically the core of the Hong Kong Government and located around it are several historically significant buildings, including Government House and the former French Mission Building. St. John's Cathedral adds to this history leading some to describe Government Hill as "perhaps Hong Kong's last remaining real heritage precinct"⁷⁷. Since the beginning of the British colony the area that is now Central District has been the heart of the settlement. Other historic buildings from the colonial era survive but the desire for more commercial and business premises in the centre of the city has led to the demolition of many important buildings, such as the old City Hall which was replaced by the first HSBC building in 1933. The survival of these buildings is therefore important to Hong Kong's heritage and this has been recognised by their designation as Declared Monuments.

⁷⁶ Victoria Peak, accessed 10/03/09

⁷⁷ Wordie, unknown date, p.21

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Near to the CGO and Government Hill are some of the other remaining historic sites in Hong Kong. The Hong Kong Park to the east of Government House was opened in 1991 after it was converted from a garrison called Victoria Barracks. The park still contains several colonial era buildings which have been converted for use as park administration (Rawlinson House), a museum (the Flagstaff House Museum of Teaware), an education centre (Wavell House) and the Hong Kong Visual Arts Centre (Cassell's Block). This is another example of a collection of historic buildings in Central. The surrounding area has, however, been altered and adapted for use as the park and there is little sense of historical context.



Fig.98: The Flagstaff Museum of Teaware



Fig.99: The Magistracy building on the Central Police Station Compound

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To the west of the CGO are two of the other main historical sites in Central; the Sheng Kung Hui Compound and the Central Police Station Compound. The Sheng Kung Hui site has two graded buildings; Bishop's House (Grade 1) and the Old S.K.H. Kei Yan Primary School (Grade 2). The site was formerly the location for St. Paul's College, which moved off the site in 1951. Most of the rest of the buildings on the site are a jumble of 20th century buildings in varying states of repair. Across the road from this site is also the Old Dairy Farm Depot, a Grade I building with a distinctive brick and stone striped façade.

This collection of buildings is linked closely to Government Hill; physically through the stretch of land and trees which runs from Government House to the Sheng Kung Hui Compound and also through the theme of religion, i.e. the Cathedral, St. Paul's Church and the archbishop's residence in Bishop's House.

Further west is the Central Police Station Compound, the centre of law and order for Hong Kong for many years until it was decommissioned in 2006. The site includes the Victoria Prison, Central Magistracy and Police Headquarters, which occupy a considerable portion of land in Central. This too remains a 'low-rise' city block.

The CGO is therefore part of the area that demonstrates many of the main historical functions of Hong Kong society in colonial times: governmental and political on Government Hill; religious at the Cathedral and Sheng Kung Hui Compound; military at the old Victoria Barracks in the park and in references to the old Murray Barracks at Government Hill; and law and order at the Central Police Station.

The CGO's location on Government Hill and amongst several important historic buildings is significant. The link between the historic government functions of this site and other historic religious, military and law and order sites nearby is also interesting and significant.

Historical Landscape Features

There are several important historic landscape features on or near the CGO Complex. These include Battery Path and steps to Queen's Road, the air raid tunnels, the replica cannon, the gate posts on Lower Albert Road and the Duddell Street Steps (a Declared Monument). These compliment the remaining historic buildings and enhance their setting.

Battery Path is one of the oldest features of the site, having been in existence from around the time that the Murray Battery was established in the 1850s. It is marked on the map of 1887 in the Map Progression. The late 19th century steps near the top of the path are also an interesting feature. There are significant historic features which are of a slightly later date than the Duddell Street steps. There is good quality stonework, though some repairs need to be carried out and some previous repairs, such as the cement rendered panels between each pier, are of poor quality. It is interesting to note the similarities between these steps and the stonework of the Duddell Street Steps on Ice House Street and the gate posts of Lower Albert Road.

The air raid tunnels and the remaining portals that are visible tell a storey of another era in Hong Kong's history, that of the Second World War. The portal in the Duddell Street Steps is well made and complements the design of the steps but is not immediately obvious to an unknowing member of the public as it is in a discreet location to the side of the steps.

The neighbouring shops also use the space outside the portal as a storage area for rubbish which is demeaning. The tunnel portals on Lower Albert Road are of a very basic construction and the construction of the western one damaged the existing gate post and wall. These openings are some of the last reminders to the public that the tunnels exist.

The replica cannon is an interesting feature that demonstrates an earlier period of Hong Kong's history, the original having been made in the 17th century when the Qing Dynasty overcame the Ming Dynasty as the imperial ruling power of China. The inscription describes that the "cannon was cast...when the Emperor was in retreat before the Manchus who had in 1644AD already inaugurated the Qing Dynasty in north China". The cannon also makes a reference to the nearby former location of the Murray Battery.

These historic features increase the understanding of how the site has developed and show how it has always been at the centre of the development of Hong Kong. All these features have significance and can be used for the interpretation of the history of the site.

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Fig.100: Battery Path steps stonework



Fig.101: Stonework of the Duddell Street Steps



Fig.102: Gate post on Lower Albert Road

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Archaeological

There is some potential for archaeological remains under the CGO. It is known that air-raid tunnels exist underneath Government Hill, which extends underneath Government House and the Sheng Kung Hui compound. These are an interesting reminder of the Second World War and the struggles Hong Kong went through during that time. Above ground evidence still exists in the form of the tunnel portals and ventilation shaft. However, though the CEDD hold plans of the location of the tunnels, many of them were backfilled after the War to prevent collapses and it is not known how much of the tunnel system is still accessible.

The CGO were built on a site which previously had several buildings on it. These included colonial buildings (the old Government Offices and their stables, the HKDF Headquarters, and possibly the Ice House) and newer ones (the temporary PWD buildings). Before the PWD temporary buildings were constructed the Murray Battery was on the site of the West Wing of the CGO.

There is some chance that remains of these buildings still survive. However, the CGO buildings both have underground car parks and extensive site works were carried out to level out the site when they were constructed. This means that much of the potential archaeology is likely to have been removed in the process of building the new CGO. The only place where the potential for archaeology is slightly higher is where the stables were formerly located on the south side of Lower Albert Road. The building no longer exists but no structure has replaced them. The space is now a lay-by beside the road and so not part of the CGO site.

The potential for archaeology of former buildings on the CGO site is low and that which might be found is unlikely to be of particular significance.



Fig.103: The stables on Lower Albert Road still in existence in this aerial image of 1963
(Lands Department, 7468 02Feb1963 2700)

5 OPPORTUNITIES AND THREATS

This section considers the scope for beneficial change and the threats to the cultural significance that may arise from any new uses or adaption to meet modern statutory requirements or expectations.

5.1 Historic Landscape Features

Surrounding the CGO site are several historic landscape features that form an integral part of the historic setting of the CGO on Government Hill. Some of these features, however, are not presented in their best light. Battery Path, which has

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been in existence since the late 19th century is surfaced with patchy sections of concrete that are untidy and unappealing. The wall along the south side of the path has some sections of re-pointing that are unattractive and messy. This otherwise pleasant tree lined path could be improved with some general maintenance and minor design changes.

The tunnel portals located on Lower Albert Road are an interesting historic reminder of the 2nd World War. However, they are of a utilitarian nature with plain concrete lintels and sealed with metal doors that have layers of peeling paint on them. The western portal was constructed in a rather dirty historic wall terminated by 19th century gate posts. This has marred the setting of these stone pillars. Additionally, one of the gate posts has been lost entirely and one has been almost completely covered over in cement which has been used to shore up the steep bank behind.

Another of the nearby tunnel portals, underneath the Duddell Street Steps, is of a more attractive construction but is not easily found as it is tucked around the side of the steps. No mention of it is made in the interpretation board adjacent to the steps. The area around the portal is also dirty and unappealing as it is used for storage by nearby shops.

5.2 The Site as a Whole

Currently the CGO buildings are surrounded by a tall fence erected in late 1997 after the HKSAR Government moved into the CGO. Since around 2002 when the fences were closed for the public access, it prevents the public from using a convenient thoroughfare from Battery Path up to Lower Albert Road and restricts access to such historic features as the Burmese Rosewood tree outside the Central Wing and the cannon replica.

The restricted area also breaks up the coherence of the Government House/ Cathedral/ French Mission Building relationship. This would be enhanced if the fences were removed. The landscaped area to the north of the CGO, around the Cathedral, could also be improved. Currently there are some large cracks in some of the stone retaining walls to the tree planters which have been re-pointed in dark grey cement but which have reopened.

The main access to the site for vehicles is through the two gates off the Lower Albert Road. However, there is also a vehicle access on the north side of the site leading from the Cathedral driveway and also from Battery Path. It would not appear that this drive and gateway are much used, nor are the parking spaces in this area. There would seem to be an opportunity, if the fences are to be removed, to integrate the landscaping of the area north of the site with the garden and planting on the CGO site. There can be a removal of a good deal of the hard surface and a general integration of the landscape.

5.3 The French Mission Building

This is an interesting building with a significant history. The French Mission did a substantial re-facing and remodelling job on the 1842-43 Heard & Co building. However, it seems likely that much of the original building fabric remains intact internally. Any new use will hopefully complement the new uses for the Government Offices and will sit comfortably alongside the Cathedral. The current expectation is that this building will be taken over by Department of Justice (DoJ) for provision of space to law-related organisations, thus making it part of a family of buildings all under one jurisdiction. This is probably the best arrangement in terms of property management and it is a fitting use for a distinguished building in the heart of central

5.4 The CGO West Wing

Reference is made here to the West Wing only, as the Central and East Wings have already been the subject of a Conservation Management Plan and Heritage Impact Assessment.

As previously identified, the buildings on the Government Hill site have been altered many times since their completion, with much original fabric lost. As a result of this, the significance of the surviving buildings is compromised. The West Wing is no exception to this.

Externally, the ad hoc addition of services installations, particularly on the roof and the south elevation, have disrupted the architectural value of the building. However, the comprehensive nature of the current proposal provides an opportunity to make good these impacts by judicious use of modern technology and creative thinking.

Internally, there are few surviving areas of any note that retain substantial levels of original fabric, being mostly confined to utilitarian areas such as the staircases. The main stair, though reminiscent of the period, is clearly an adaption to meet emerging standards of safety, and it is in need of further alteration to capture more effectively the spirit of the original. The stair at the east end was altered as part of works to provide lift access direct to the Chief Secretary's office in recent times, and whilst typical of the period, it is a poor attempt at modernity and it should be reconfigured accordingly.

With such little surviving original fabric, it is clear that whatever remains becomes of key importance. The potential loss of this as a result of alterations for re-use is high. Principal among these items is the original or early Beech joinery,

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which if not original, is very typical of the period and worthy of retention, which need not be in its existing location.

The policies set out below are designed to preserve the heritage value where feasible.

5.5 Historic Use

Government Hill has been described as “perhaps Hong Kong’s last remaining heritage precinct”. It is a rare collection of historic buildings in central Hong Kong that has always been in governmental use. Now that the government has moved to Tamar, there is a risk that all reminders of the former use of the CGO will disappear.

The new use of the offices of the DoJ is an appropriate new uses, however, it is important that the 167 years of history as the seat of Government is acknowledged. This could take the form of remote interpretation, but if some part of the building is retained it would be good to see public access to the building and some permanent interpretative display that acknowledges the significance of the site.

5.6 Future Uses

There is little doubt that it is feasible to reuse the existing building, which is generally in good condition and conversion for the use by the DoJ is a feasible and practical proposition that can be achieved relatively easily.

However, the nature of the building places some restrictions on what uses could be contained within them. The plan form is shallow, with relatively small cellular internal spaces, although some flexibility is available because of the framed constructional form of the buildings, with columns and demountable partitions. However, the opportunity to create large internal spaces is limited, and floor to ceiling heights are relatively low.

The uses on the site are restricted by the Town Planning Board; under Outline Zoning Plans the site is designated for Government, Institution or Community use. Uses that are “always permitted” under this designation that are suitable for the site include use by the DoJ.

The CGO site forms a part of a much wider open area which runs from Hong Kong Park in the east to the Sheng Kung Hui site in the west and from the Battery Path in the north through the CGO site, the Government House Gardens and the Botanical Gardens to the south. This now forms a very green space with very little high rise building. It would be undesirable to see a high rise building over the majority of the CGO site as it would encroach into this ‘low rise green area’ and would also be undesirably close to Government House.

5.7 Creation of a precinct

The assembly of the former CGO buildings and French Mission Building, and their juxtaposition alongside the Cathedral, forms an interesting group that would benefit from being treated as a single entity. Whilst not part of the current project, once the restoration of the West Wing is complete, considered use of a consistent landscape treatment throughout the site, incorporating the remnants of the earlier developments on the wider site, would achieve this objective.

6 CONSERVATION POLICIES AND GUIDELINES

It should be noted that the intended use of this building, together with the Central and East Wings, by the Department of Justice is consistent with the overall significance of the site. This permits an enhanced degree of licence when considering proposals for change to the interiors because these do not in themselves change the primary significance.

6.1 User’s Requirements

In December 2012, the Government decided to adopt a reuse plan for the West Wing of the former CGO, under which the main body of West Wing will be preserved and renewed for use by the DoJ to accommodate its offices that cannot be relocated to the Main and East Wings, as well as for use by law-related organisations. In practice, this will require a complete refit of the interiors to upgrade all Electrical & Mechanical installations, compliance with current statutory requirements (see below), and renewal of finishes and partitions.

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6.2 Statutory Requirements

The building will be subject to a wide range of statutory requirements which arise from the development of building regulations during the period since the building was constructed and last refurbished, and the change in the levels of expectation as to comfort, both physical and environmental. These factors will inevitably create impacts on the building, some of which will be significant yet vital if the building is to be revitalised and a sustainable future secured.

6.3 Conservation Policies and Guidelines

(Note: All policies in this chapter should be read in conjunction with each other)

These policies have been prepared having regard to the provisions of the Burra Charter 2013, which are intended to preserve or enhance the heritage significance of this building. The policies have been prepared giving guidance on how to manage the changes that arise from the proposals, but in general the following key principles apply:

- Wherever it is feasible to do so, the loss of historic building fabric should be kept to a minimum. This applies during the detailed design development and the design and execution of temporary works, as well as the permanent works.
- All interventions in the building should be designed and constructed so that they are reversible where it is feasible to do so.
- The alteration and additions to the building should have regard to the authenticity and integrity of the building. This means ensuring that where repairs are necessary, that matching materials and components are used.
- The heritage significance of the building should be observed at all times, particularly during construction operations, which means ensuring that adequate protection of retained elements is installed and maintained throughout the duration of the works.
- New additions should be “of their time”, which means they should be distinguishable from the existing building so that the narrative of the building can be understood.

The Policy statements are written in blue text; where it is necessary to amplify or explain the policy this is shown in black text immediately below.

6.4 Management and Maintenance

Policy M1

A Maintenance Plan should be drawn up to ensure that the building is kept in good condition. This should include a detailed plan for the regular upkeep of the built fabric.

- **M.1.1** The Maintenance Plan should give detailed descriptions of maintenance tasks to be undertaken, together with an indication of those responsible, timeframes and tracking methods. The Plan should also give guidance on appropriate techniques and materials to be used in the maintenance of specific features of the West Wing of the former CGO.
- **M.1.2** Ideally, the Maintenance Plan will be integrated into wider building management plans, which will incorporate such tasks as insurance renewal and the maintenance of fire prevention and control systems, as well as mechanical, electrical and plumbing systems.

Policy M2

A Management Plan should be prepared for the building to ensure the responsibilities of looking after this Grade I historic building are properly used and appreciated.

6.5 Preservation of setting and the wider context

Policy C1

Consideration should be given to developing a policy to protect the area that comprises Government Hill and the more significant buildings identified below. This would assist the development of planning controls that respect the well wooded spaces and low rise buildings in the Hong Kong Park, Botanic Gardens, Government House Gardens, the former CGO site, the garden between the Cathedral and French Mission Building, the Battery Path area and the Sheng Kung Hui site.

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Policy C2

The modern security railings around the site should be lowered or removed and where necessary replicas of the original lower railings should be reinstated. Consideration should be given to restore public access across the site and around the buildings.

- **C.2.1** Before 2002, the site was open to the public. This provided an access route from Battery Path to Lower Albert Road and would have meant that the space at the top of Battery Path, currently used for car parking and as a vehicular access route into the CGO complex, would have been better used. It would be desirable to get the site reopened to the public as a way through from Battery Path to the Lower Albert Road.
- **C.2.2** Current legislation requires a minimum height of guarding of 1.1m at edges, which would apply to the top of the escarpment along the southern boundary of the project site. In this circumstance, the existing modern railing could be altered by reducing its overall height to comply with legislation and to mitigate the existing impact.

Policy C3

The abundance of trees on and around the site in a heavily built-up part of Hong Kong is a significant characteristic which should be preserved. There should therefore be a presumption against the removal of any trees, especially those that are on the LCSD's Register of Old and Valuable Trees.

Policy C4

Consideration should be given to establishing a link in the interpretation of the culturally significant sites in the area, the former CGO site (in conjunction with the Government House), the Sheng Kung Hui site and the Central Police Headquarters and Victoria Gaol.

- **C.4.1** These three sites represent Government, the Church and Law and Order. Their proximity and the survival of buildings of considerable historic interest give more weight to the significance of all of these sites. It would be appropriate to make the public more aware of the cultural links between these sites through good quality co-ordinated interpretation.

Policy C5

The former CGO and adjacent historical buildings form an interesting cultural group, which would be enhanced by blending the landscape design around them.

Policy C6

The open spaces on Government Hill generally and around the former CGO should be maintained by the Government to preserve the character of the area.

Policy C7

The potential for archaeological remains should be considered in the context of any works below ground, such as laying new services. Any remains or artefacts which are found should be recorded.

6.6 Preservation of Built fabric - Exteriors

Policy B1

There are many elements of original or early building fabric on the exteriors that should be salvaged. These include the granite cladding and original windows. These items have been identified in the cartographic and photographic surveys carried out in conjunction with this HIA. The Shanghai Plaster finishes have generally been over-painted in modern times, which is likely to have been done as part of making good the exterior surfaces. The re-establishment of the original Shanghai Plaster is probably not feasible.

Policy B2

The original or early exterior finishes should be altered or restored to the original finish where it is feasible to do so. These include the removal of overpainting from the window spandrel panels and the mosaic tiled sections of the west end of the West Wing that have been rendered.

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Policy B3

The external appearance of the building in terms of massing, horizontal and vertical lines, spacing and rhythm of openings and pattern of glazing should be maintained. These are the principal characteristics of the exteriors, displaying a high degree of repetition that it is important to maintain. Any disruption of this would have a detrimental impact on the elevations and compromise their significance.

Policy B4

Unsympathetic services additions, such as the air conditioning units added to many of the windows on the West Wing, should be removed and replaced with more sympathetic, internal systems. The removal of such items should be accompanied with careful and sensitive making good of the substrates and finishes from which they are removed.

Policy B5

The steel-framed *Universal* type glazing system is a principal element of the building design and it should be retained throughout the buildings, or should be replaced with a sympathetic modern alternative which can replicate the pattern and thickness of the glazing bars. It is likely that emerging needs to conserve energy will promote the renewal of the glazing system, incorporating double-glazing and air seals to reduce infiltration. This will necessitate new glazing profiles, but care should be taken to replicate the balance of the original design.

Policy B6

The external signage on the building is very particular in its execution, with individual letters applied to the granite walls, and should be retained if possible, or altered, perhaps through the addition of some pre-qualification, i.e. "Former Central Government Offices..." etc.

Policy B7

A scheme of paint analysis should be carried in order to ascertain the build-up of paint finishes and their respective colours for future reference when considering any new colour scheme.

6.7 Preservation of the Built Fabric – Interiors

Policy B8

Substantial changes have occurred internally at various times during the building's history, and therefore further internal alterations would be acceptable provided that they do not impact on the external elevations.

Policy B9

The mechanical and electrical services in the buildings will need to be renewed. When stripping out the existing services attention should be paid to any of the services which may date from the 1960s and which are significant or otherwise of interest.

Policy B10

The stainless steel security barriers at the entrance lobbies detract from the original character and appearance of the space, which would have been more open and inclusive and should be removed.

Policy B11

Where changes are required for operational, statutory or security reasons, any intervention in the Character Defining Elements should be avoided where feasible. Replacement components and materials and new designs should be appropriate and proportionate to the original design.

Policy B12

As a general rule, all conservation works should be carried out according to the principle of repair rather than replacement. Where replacement is necessary, it should be carried out, where feasible, on a like-for-like basis, in terms of both design and material.

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- **B.12.1** There are no intrinsically significant materials within the building, and the design is based on the use of a restrained architectural vocabulary and mass-produced materials, and their use in the mid-20th century is not seminal. However, best conservation practice recommends the principle of repair rather than replacement, and to retain the original building fabric wherever feasible. If replacement is indicated, work should incorporate details and materials as close as possible to the original, and employ the skills and technologies of the period.

Policy B13

The former use of the CGO West Wing should be acknowledged by retaining certain features of high significance and providing interpretation. Where such features need repairs, due regard should be given to Policies B11 and B12 above.

Policy B14

There are a few elements of original or early building fabric in the interiors that are characteristics of the period. These include the beech hardwood doors and frames. A selection of these items should be salvaged and reused, as far as practicable, on a single floor to give an indication of the early character of the interior of the building. These items have been identified in the cartographic and photographic surveys carried out in conjunction with this HIA.

6.8 Additions and Alterations

Policy A1

Prior to any programme of works to the building, a photographic and cartographic survey should be completed. Photographs should be related to a layout plan and should be deposited in an appropriate archive.

- **A.1.1** A cartographic and photographic record of the elevations, layouts and the Character Defining Elements should be carried out before any construction work is done. This will ensure not only an historical record, but will serve also as a reference archive for all future work. The photographic record should be deposited with the Antiquities and Monuments Office and held on site at the management office serving as a reference on maintenance works.

Policy A2

Any internal sub-division of the building should attempt to be reversible where it is feasible to do so.

- **A.2.1** The principle of reversibility has long been part of established conservation practice. The use historically of non-loadbearing partitions to form separate rooms is helpful in this respect and it is expected that this approach will be applied in the design of internal alterations.

Policy A3

Unsympathetic modern additions should be removed, and replaced if necessary with styles, materials and finishes appropriate to the building.

- **A.3.1** The modern entrance and lift tower at the east end should be removed in order to re-establish the original form and to re-open views north-south between the West Wing and Central Wing.

Policy A4

Structural strengthening may be necessary to achieve compliance with current floor loading or other statutory requirements associated with the new use and/or to accommodate new services plant at floor and roof levels. Any strengthening proposals should seek to minimise the loss of historical building fabric and have regard to the existing spaces, so that the new elements align with the geometry of the existing.

6.9 Interpretation

Policy I.1

Interpretation should be provided to explain and promote to the general public the cultural significance of the site. Some areas inside the historic building should be designated for display of features with heritage value (such as photos and salvaged items), guided tours or other forms of interpretation. The publicly-accessible corridor that will connect the new lift to the Public Open Space at 7/F (to be pursued separately) would be suitable for this purpose.

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Policy I.2

The building should be recognised as an artefact and its fabric acknowledged as such. This means that all historical building should be retained where it is feasible to do so.

- **I.2.1** The detailed design development and construction operations, including temporary works, should have regard to the provisions of this Heritage Impact Assessment
- **I.2.2** The operation of the new use should appreciate the heritage significance of the building.
- **I.2.3** The level of public accessibility should be considered and planned together with the interpretation strategies.

Policy I.3

Character-defining elements that are retained should be presented in order to demonstrate their former use. Appropriate signage and illustrative and textual information provided to explain how the retained elements were used.

6.10 Documentation

Policy D.1

The documentation produced for the purpose of obtaining statutory approvals, procurement and construction (including method statements, contractor-designed elements and manufacturers' data sheets), should be held indefinitely together with this Heritage Impact Assessment and photographic and cartographic surveys, as a record of the changes to the building and the policy considerations related to these changes.

- **D.1.1** The HKSAR should establish an archive, located in a secure place for future reference. It should be accompanied by an inventory of all materials contained within it.

Policy D.2

Those rooms that were in use during the inspection of the building and not accessible shall be inspected once the building is vacated. Any CDEs that may be found shall be recorded in the table of significance and the impacts, if any, recorded in the impact assessment table.

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8 PART TWO - IMPACT ASSESSMENT

This section begins with a short summary of the proposed works, followed by an itemised impact assessment.

8.1 The Project Aim

The rehabilitation works seek to adapt the existing West Wing of the CGO complex to offices for use by DoJ and Law-Related Organizations (LROs).

The proposed re-use of the existing building for government and related use is consistent with the use of the CGO site for the past 160 years. In this respect the adaptive re-use of the facility by the DoJ is considered to be an appropriate re-use that respects the cultural significance of the site.

8.2 Project Objectives

The project objectives are as follows:-

- re-use the existing building as offices for DoJ and LROs;
- preserve the existing Character Defining Elements (CDEs) of the building;
- restore significant CDEs and heritage aspects of the existing building fabric that have been lost or altered due to past renovation works;
- upgrade the building facilities, layout and fitting out works to fulfil operational needs, security requirements and to comply with current statutory requirements;
- achieve a high level of safety and sustainability in designed solutions;
- upgrade access to the building for the disabled to meet universal accessibility standards; and
- enhance the external landscape and slope areas and increase green areas within the project site boundary.

8.3 Proposed Works

a) Project Scope

The scope of works is as follows:-

- comprehensive conversion works for general office accommodation and ancillary facilities including general offices for various DoJ Divisions, lifts and lobby areas, supporting function and conference rooms, a library and a mini-library, a mock court, training rooms, multi-purpose function rooms, building management offices, storage facilities, car park and other office supporting facilities;
- basic conversion and refurbishment for the areas to be occupied by LROs and related common facilities as well as areas for circulation;
- removal, replacement and provision of all building services installations including the replacement of all lifts for improved performance and energy efficiency;
- enhancement works to improve fire safety and provide a barrier free environment in compliance with prevailing building codes;
- demolition of obsolete facilities that are considered inconsistent with the proposed use and/or project objectives; and;
- provision for vehicular passage through the site to cater for the access to the former French Mission Building and St. John's Cathedral.

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b) Proposed Conservation Works

Preserve Character Defining Elements

The scope of conservation works will comprise the preservation and general refurbishment of the following CDEs:-

- the original design of all elevations, including the exposed white concrete frame design, the finely dressed granite cladding surfaces, granite rubble plinth, the universal design of steel frame windows, and entrance connecting to the 1st floor Banking Hall (former shroff office of the Treasury) at the end of the short block;
- the projecting windows in the original canteen on the 7th floor;
- the projecting balconies and stairs between the 5th and 7th floors;
- the external signage at the main entrance at Queen's Road Central;
- the overall flat roof design with curved corner projecting main lift core and tapered upper elevation at Ice House Street that responded to early shadow area development constraints imposed by the Building Regulations of the day;
- the original main open staircase conjoined with lift lobby at each floor level at the west end of the building;
- the original fire escape staircase with old fittings and setting, terrazzo dado finishes and timber railing at the end of the short block; and
- the beech hardwood doors and frames in some offices which are characteristics of the period.

Major conservation works include the following:-

- external elevations and original finishes will be preserved and restored as appropriate;
- the original entrance connecting to the 1st Floor Banking Hall at the end of the short block (including the existing granite threshold and internal finishes) will be preserved, restored and repaired as appropriate. The current stainless steel doors will be replaced to match the original design intent;
- the existing projecting balconies and stairs between the 5th and 7th floors (including finishes and character of the open metal railings) will be preserved, refurbished and repaired as appropriate;
- part of the original canteen on the 7th floor is proposed to be renovated to provide a publicly-accessible corridor to connect the new public lift to the 7th floor, and subject to further study, the corridor is proposed to provide space as a public gallery for display of items with heritage value;
- the external signage on the exterior wall will be preserved, repaired and cleaned as necessary, and any new signage will avoid covering the old building name and will be of a compatible design;
- the existing main staircase will be preserved, involving the repairs and refinishing of timber railings and reconstruction of the existing painted metal balustrades that are a later alteration to the original building;
- the existing fire escape staircase at the end of the short block and to the Lift Machine Room and Roof adjacent to the main Lift Core will be refurbished, including repairs to terrazzo dado panels, timber railings and painted steel balustrades;
- the beech hardwood doors and frames will be salvaged and reused as far as practicable; and
- the existing metal caging at the original strong rooms on Gnd Floor will be retained.

General Repair Works

General repair to external finishes including cracked or debonding plasterworks, spalled concrete, repointing loose grouting and/or cracks to granite cladding and granite rubble walls, stripping and repainting works and replacement of waterproof membranes etc. shall be carried out with the adoption of current standard materials and products best matching the existing fabric. The colour selection for the replacement and refurbished materials will follow the existing design intent and endeavour to compliment the colour scheme of the whole of the former CGO complex.

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Rehabilitation of Steel Windows

Rehabilitation works will be carried out for the steel windows, including refurbishment, alteration and/or replacement as appropriate, to match the original profile and geometry, enhance energy efficiency, acoustic and weatherproof performance. The overall condition of the existing steel windows is varied. The general appearance and operation of many windows initially indicate they are serviceable, though in many locations alterations have been made to the original geometry to fit air conditioners or for other past operational needs. Also, in many other locations the original hinges have been replaced causing some casements to be ill fitted into frames possibly indicating the windows overall are at the end the design lives.

Moreover, the glass thickness and lack of weatherproofing seals of all existing windows significantly compromise performance and energy efficiency, which is notably below the acceptable standards for modern day office use. As a mitigating measure, a second layer of aluminium windows have been added to many of the offices in the past presumably as a means to reduce noise transmission with some effect. A significant amount of moisture, however, is noted to have been collecting between the windows causing staining to internal walls and a detectable acceleration to the deterioration of finishes and steel frame components.

It is therefore proposed to remove all aluminium windows that have been added as previous alteration works and upgrade the performance of the steel windows by replacing existing glass panels with newer laminated and energy efficient glazing and the addition of surface mounted weather seals. This would involve alterations to the metal frames including replacement of existing metal beads to suit the revised thickness of glass and possible replacement of hinges to cater for additional weight.

Existing serviceable steel windows in washrooms and stairs etc. where operational performance is considered less a factor shall be more strictly conserved for their heritage value by limiting rehabilitation works to a general refurbishment of paint finishes and caulking materials etc.

In the locations where the existing steel windows are significantly deteriorated and considered irreparable or where the existing frame cannot cope with the additional weight of the replacement glazing, it is proposed to remove the complete assembly and replace it with a new window matching the original profile and geometry, but with weatherproof gaskets and glass panels fitting the upgraded operational need.

c) Proposed Restoration Works

Removal of Intrusive Elements

The scope of the proposed restoration works involves the removal and/or demolition of intrusive elements that are not part of the original 1959 building construction having been intermittently added to the building over time, which are not consistent with the original building design intent. These mostly relate to building services elements that have been added to the external face of the building including:-

- the exposed chimney, A/C plant piping and ducting along with painted steel supports added to south elevation with a view to reinstate the original building outlook;
- all window type and split type air-conditioning units, screens and louvres and replace respective steel windows with new windows to match existing profile and outlook;
- all roof top air-conditioning plant, piping, metal platforms and supporting structure at the roof of the 13th Floor;
- exposed type surface mounted conduit, lightning tapes and miscellaneous building services (as far as practicable); and
- removal and relocation of stainless steel security barrier at Main Entrance with the installation of replacement barriers that are less intrusive.

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Restoration of Original Design Intent

Two major alterations to the building in the past that have adversely changed the character of the original design intent include:- a) the Dental Clinic enclosures and some plant rooms at the original covered plaza on the 7th Floor level, part of which was added soon after the building was completed, and b) the addition of a new Lift Tower, Lobby and Covered Carport at the east end of the building that was constructed in 1998, which has restricted the north-south views between the Main Wing and West Wing.

In order to restore the original 1959 design intent of the building, it is proposed to demolish these structures that are rendered obsolete by the proposed re-use of the building. The original external finishes will be repaired as necessary to restore the original design intent in 1959.

The demolition of the Dental Clinic enclosures and some plant rooms (as far as practicable) with the addition of some greenery features are also intended to make improvements to the natural cross ventilation and environment at the 7th Floor platform level, which will increase comfort to users occupying the areas around the building.

Other alterations that are deemed to have significantly changed the original design intent are proposed to be removed or reinstated as appropriate, including:-

- the clerestory windows at the Gnd Floor Main Lobby that have been covered over by marble cladding;
- the marble cladding on the elevation of the main entrance on the ground floor facing Queen's Road Central will be removed and replaced with appropriate mosaic tile materials matching the original design intent;
- the enclosure to main internal circulation stair that was a later addition separating the stair from the lift lobbies, which were originally conjoined; and
- the existing alterations to the east stair in 1998, including a stainless steel railing and glass balustrade, will be removed and replaced with a new railing that is design compatible to the original design intent (as far as practicable) and finishes shall be reinstated to match the original where feasible.

d) Proposed Conversion Works

The scope of conversion works includes primarily alterations to the existing building fabric and external works for compliance with current statutory requirements, operational need, upgrading to the current standards of comfort, security and sustainability and in support of efforts to preserve and restore the original 1959 building design intent.

Compliance with Statutory Requirements

Changes in the Building Regulations since 1959 have impacted on the maximum travel distance allowed to staircases for means of escape and to fireman's lifts from each floor level and the extent of separation between such and the occupied parts of the building. To comply with the latest requirements as per the current Code of Practice for Fire Safety in Buildings 2011 the addition of the following provisions are proposed:-

- a new fire escape stair at the centre of the long block of the existing building to comply with maximum travel distances and the allowable separation between stairs;
- a new fire escape stair and Fireman's Lift adjacent to the main Lift Core as the existing staircase does not comply with prevailing requirements;
- alterations to the internal and external access ramps at the Ground Floor Main Entrance to comply with current provisions in the Design Manual : Barrier Free Access (BFA) 2008; and

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- alterations to all existing railings at stairs and balconies with intent to minimize any changes to the basic geometry and design characteristics of the original material.

Proposed Additions and Improvements to Lift Service

To cater for the security requirements of DoJ and to improve vertical circulation to a current day standard, additional lifts are proposed to be provided as follows:-

- a new Fireman's Lift at the east side lift core adjacent to the single existing lift to reduce the waiting time anticipated to be experienced by users based on the existing arrangements;
- two new lifts to serve the floors of the LROs (existing toilets locations shall be rearranged accordingly);
- one new passenger lift to allow a separate and independent means of access by the public including disabled persons to the proposed open space at the 7th Floor level from the ground floor facing Queen's Road Central; and
- alterations to all existing lifts comprising the demolition and removal of machine rooms and equipment with replacement by machine-room-less type installations that are extended to serve the 13th Floor short block level for BFA compliance and operational convenience.

Proposed Improvements to Site Planning

The proposed restoration works at the 7th Floor level as per the foregoing seek to optimize the heritage value of the space and comfort level of users.

Alteration works also include:-

- replacement of the existing tarmacadam surfacing of the open space and some covered plaza on the 7th Floor of the West Wing with granite type pavers that are more friendly to pedestrian use; and
- provision of a new two-way vehicle ramp to the 6th floor car park and access to the former French Mission Building and St. John's Cathedral to facilitate improved safety and an efficient two-way traffic route through the site, and to demolish the existing one-way ramp at the south side of the site and reinstate it as pavement for a wider vehicular access on the 7th floor.

Proposed Improvements to Building Facilities and Fittings

Conversion works to improve user comfort and facilities performance to current day standards include the complete replacement of all building services systems and in particular the following:-

- existing exposed building services on the roof will be removed, all replacement plants and pipes will be tidied up or covered to reduce visual impact and a green roof will be installed on the cleared roof surface subject to technical feasibility;
- the addition of metal louvres required to facilitate the new mechanical installations, which will replace existing glazing in windows at required locations, but retain the original steel window frame geometry;
- addition of non-reflective photovoltaic panels on the roof;
- replacement and re-provisioning of all sanitary fittings to comply with statutory requirement and users operational need;
- removal of existing internal disabled access ramp at Gnd Floor and provision of a new wheel chair lifting platform subject to technical feasibility; and

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

- addition of a glass canopy over the existing Deck at the short block of the 13th Floor with glazed enclosures to provide rain and solar protection to users, and replacement of external windows to new steel frame glass doors with matching profile and geometry to improve access to the existing outdoor deck space.

Proposed Alteration to Existing Structure

Alterations to the existing structure of the building are required to comply with current standards and the changes of use within the building. Accordingly the addition of structural strengthening works including internal concrete shear walls to improve stability of central long block structures and steel reinforcement to floor slabs at areas that are to be allocated for storage of heavy materials such as additional plant rooms, file storage rooms, library and some green roof areas where planting will be necessary.

The new designs proposed for the roof greening and building services installations will typically preserve the flat roof setting and will not impose excessive load to the roof structure.

Proposed Improvements to Facilitate Restoration Works

Conversion works required to facilitate the aforementioned proposed restorations include:-

- relocation of the Genset from the 6th Floor to the 13th Floor level including addition of a roof top chimney and dog house for ventilation to facilitate removal of the existing external mounted chimney that was a later alteration; and
- relocation of some plant rooms from the 7th Floor to the 6th Floor.


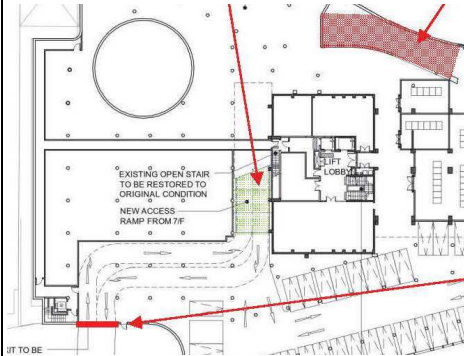
e) Mitigation Measures for Conservation Works

For areas where possible impact of the conversion works could not be avoided, the following mitigation measures will be implemented:-



- a condition survey will be conducted to record the existing condition of the buildings for future reference. The result will be submitted to AMO for record;
- regular site monitoring and precautionary measures will be implemented to protect the CDEs against damage;
- the proposed steel platforms supporting new building facilities and the green roofs will not impose excessive loading to the roof surface;
- the construction method will be reversible without causing any irreversible damage to the existing building envelope, so the building envelope can return to its original setting in future when the need arises;
- new building services installations will be carefully designed in order not to affect the CDEs and the exterior outlook. They will be placed in less prominent locations. Existing openings for the building services will be utilised as far as possible. Any internal service ductworks and machinery will be placed at inconspicuous locations;
- the proposed new lifts and staircases will be of a compatible design with the original building structure; and
- any newly added window or altered window will match the existing design intent and cause no negative visual impact to the building exterior.

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8.4 Impact Assessment

No	Description of works proposed	Character-defining Elements Affected	Photo Ref.	CDE no.	Significance	Impact	Justification	Mitigation	Overall impact
A	Site Features								
A1	Replacement of hard paving with granite	Tarmacadam ground surfacing		I.4	Neutral	Beneficial	n/a	Any new detail design, e.g. floor materials and parapets, should be integrated with character of the building or the surrounding environment as appropriate.	B
A2	New access ramp to below-ground car park	Ground surface		n/a	Moderate	Low	Improvement of vehicle movement	Maintenance of horizontal ground surface	L



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No	Description of works proposed	Character-defining Elements Affected	Photo Ref.	CDE no.	Significance	Impact	Justification	Mitigation	Overall impact
A3	Widening of existing entrance to car park	Entrance to car park		1.8	Low	Beneficial	Improved safety for 2-way traffic	n/a	B
A4	Existing dental clinic enclosure to be reinstated to the original layout	Dental clinic		n/a	Intrusive	Beneficial	n/a	Any retained structure should be integrated with the character of the building or the surrounding environment where it is practicable to do so.	B



REVITALISATION OF FORMER CGO WEST WING
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No	Description of works proposed	Character-defining Elements Affected	Photo Ref.	CDE no.	Significance	Impact	Justification	Mitigation	Overall impact
B	<i>Exterior</i>								
B1	Replacement of existing windows where necessary	Steel windows		2.5	High	Moderate	Improved environmental performance and removal of secondary glazing, which is intrusive	Use of replica frame profiles. Replacement should be limited to those frames that cannot be repaired or cannot meet operational need.	Am
B2	New colour scheme	Colour scheme		2.9	Moderate	Neutral	n/a	Any new colour scheme need not replicate the original however it should be compatible with the overall colouring of the building and be consistent across the entire building and with that of the Main and East Wings.	Am


REVITALISATION OF FORMER CGO WEST WING
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No	Description of works proposed	Character-defining Elements Affected	Photo Ref.	CDE no.	Significance	Impact	Justification	Mitigation	Overall impact
B3	Replacement of selected windows with ventilation louvres	Steel windows		2.5	High	Low	Provision of modern comfort level in line with current statutory requirements.	Face of louvres to align with existing window frames and confined to the minimum necessary. Elevational layout to conform with geometry of facades	Am
B4	Demolition of east lift tower and entrance	East lift tower and entrance		2.10	Intrusive	Beneficial	n/a	n/a	B

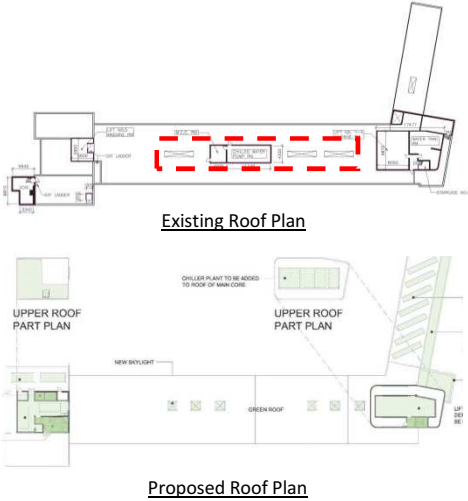
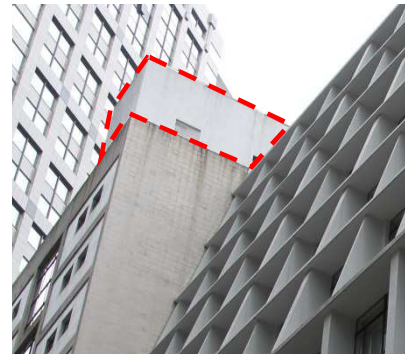
REVITALISATION OF FORMER CGO WEST WING
CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

No	Description of works proposed	Character-defining Elements Affected	Photo Ref.	CDE no.	Significance	Impact	Justification	Mitigation	Overall impact
B5	Removal of plant from roof	Roofscape		2.6	Moderate	Beneficial	n/a	Any new E&M services to be sited internally or at least inconspicuously.	B
B6	Removal of E&M plant from walls	E&M services		2.8	Intrusive	Beneficial	n/a	Any new E&M services to be sited internally or at least inconspicuously.	B



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No	Description of works proposed	Character-defining Elements Affected	Photo Ref.	CDE no.	Significance	Impact	Justification	Mitigation	Overall impact
B7	Removal of pipelines and chimney from south elevation	Services pipelines and chimney		2.11	Intrusive	Beneficial	n/a	Any new E&M services to be sited internally or at least inconspicuously.	B

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

No	Description of works proposed	Character-defining Elements Affected	Photo Ref.	CDE no.	Significance	Impact	Justification	Mitigation	Overall impact
B8	Rooftop plant rooms to be reconfigured	Roofscape	 <p>Existing Roof Plan</p> <p>Proposed Roof Plan</p>	2.6	Moderate	Low	Necessary for operational requirements	Keep new structures as small as practical and set out new chiller plant in conformity with geometry of the building	Am
B9	Demolish existing toilet at Roof level	West elevation		n/a	Intrusive	Beneficial	n/a	n/a but ensure careful integration with remaining masonry	B



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No	Description of works proposed	Character-defining Elements Affected	Photo Ref.	CDE no.	Significance	Impact	Justification	Mitigation	Overall impact
C	<i>Interiors</i>								
CI	Revised room layout; removal of existing partitions	Internal partitions		3.6	Neutral	Neutral	Improved acoustic performance and efficient use of space	n/a	A
C2	Removal of secondary glazing	Secondary glazing		3.7	Intrusive	Beneficial	n/a	n/a	B



REVITALISATION OF FORMER CGO WEST WING
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No	Description of works proposed	Character-defining Elements Affected	Photo Ref.	CDE no.	Significance	Impact	Justification	Mitigation	Overall impact
C3	Refurbishment of GF Lobby	G/F security barriers		3.8	Intrusive	Beneficial	n/a	n/a	B
C4	Removal of marble wall linings in lift lobbies	Lift lobbies		3.4	Low	Beneficial	n/a	n/a	B

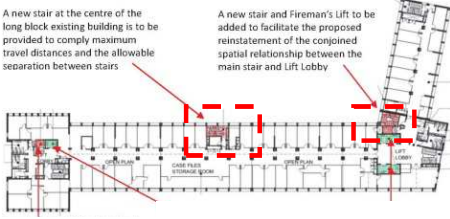
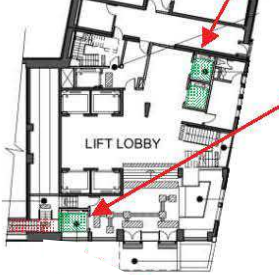
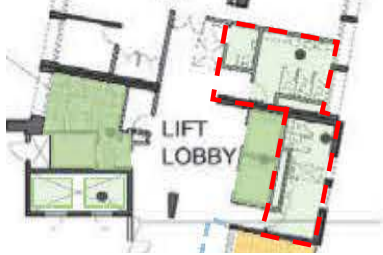
REVITALISATION OF FORMER CGO WEST WING
CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

No	Description of works proposed	Character-defining Elements Affected	Photo Ref.	CDE no.	Significance	Impact	Justification	Mitigation	Overall impact
C5	Alterations to stair balustrades	Staircases and balustrades		3.2	Moderate	Low	Compliance with Building Code	Design that is sympathetic with the original intention	A
C6	Removal of enclosing wall of Main stair above GF	Staircases and balustrades (main stair)		3.2	Moderate	Beneficial	The enclosing wall was a later addition which truncated the original stair / lift lobby.	n/a	B



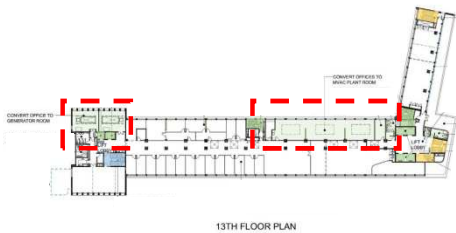
REVITALISATION OF FORMER CGO WEST WING
CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

No	Description of works proposed	Character-defining Elements Affected	Photo Ref.	CDE no.	Significance	Impact	Justification	Mitigation	Overall impact
C7	Restoring of East stair	Staircase at east end block		3.3	Intrusive	Beneficial	n/a	n/a	B
C8	New fire escape stair	General interior of GF Lobby		n/a	Low	Low	Necessary to meet statutory requirements for means of escape.	Avoid undue impact on original structure and fenestration. The geometry of the facades shall not be affected.	Am

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No	Description of works proposed	Character-defining Elements Affected	Photo Ref.	CDE no.	Significance	Impact	Justification	Mitigation	Overall impact
C9	New Fire Escape stairs adjacent south elevation	Steel windows	<p>A new stair at the centre of the long block existing building is to be provided to comply maximum travel distances and the allowable separation between stairs.</p> <p>A new stair and Fireman's Lift to be added to facilitate the proposed reinstatement of the conjoined spatial relationship between the main stair and Lift Lobby.</p> 	2.5	High	Low	Necessary to meet current means of escape requirements	Avoid alteration to fenestration	Am
C10	New lifts	Existing stair/toilet/lift lobbies		3.4	Low	Low	Necessary to meet operational requirements	Avoid undue impact on existing structure, particularly the fenestration of the elevations.	Am
C11	Reconfiguration of toilets	Existing toilets		3.5	Low	Low	Necessary to meet operational requirements. Existing facilities are below standard and in need of upgrading.	Avoid undue impact on existing structure.	Am

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No	Description of works proposed	Character-defining Elements Affected	Photo Ref.	CDE no.	Significance	Impact	Justification	Mitigation	Overall impact
C12	Public corridor at 7/F adjacent canteen	Projecting windows of the original canteen on 7/F	 	2.2	High	Low	Provides space suitable for publicly accessible gallery that can be used to display features of the buildings' history as far as practicable.	Avoid alteration to fenestration	Am
C13	New plant rooms on 13/F	Steel windows		2.5	High	Low	Necessary to meet operational requirements	Avoid alteration to existing fenestration, as far as practicable	Am

REVITALISATION OF FORMER CGO WEST WING CONSERVATION MANAGEMENT PLAN AND HERITAGE IMPACT ASSESSMENT

9 MITIGATION MEASURES

The policies contained in the Conservation Management Plan and the assessment of impacts arising from the proposed development have been prepared having regard to the provisions of the Burra Charter 2013, which are intended to preserve or enhance the heritage significance of this building. The policies have been prepared giving specific guidance on how to manage the changes that arise from the proposals, but in general the following key principles apply:

- Wherever it is feasible to do so, the loss of historic building fabric should be kept to a minimum. This applies during the detailed design development and the design and execution of temporary works, as well as the permanent works.
- All interventions in the building should be designed and constructed so that they are reversible where it is feasible to do so.
- The alteration and additions to the building should have regard to the authenticity and integrity of the building. This means ensuring that where repairs are necessary, that matching materials and components are used.
- The heritage significance of the building should be observed at all times, particularly during construction operations, which means ensuring that adequate protection of retained elements is installed and maintained throughout the duration of the works.
- New additions should be “of their time”, which means they should be distinguishable from the existing building so that the narrative of the building can be understood.

Detailed mitigation measures have been identified on an itemised basis within the Impact Assessment.

10 IMPLEMENTATION

The policies and mitigation measures set out in this Heritage Impact Assessment confer responsibilities on a number of organisations, each of them Government Departments, which are summarized below.

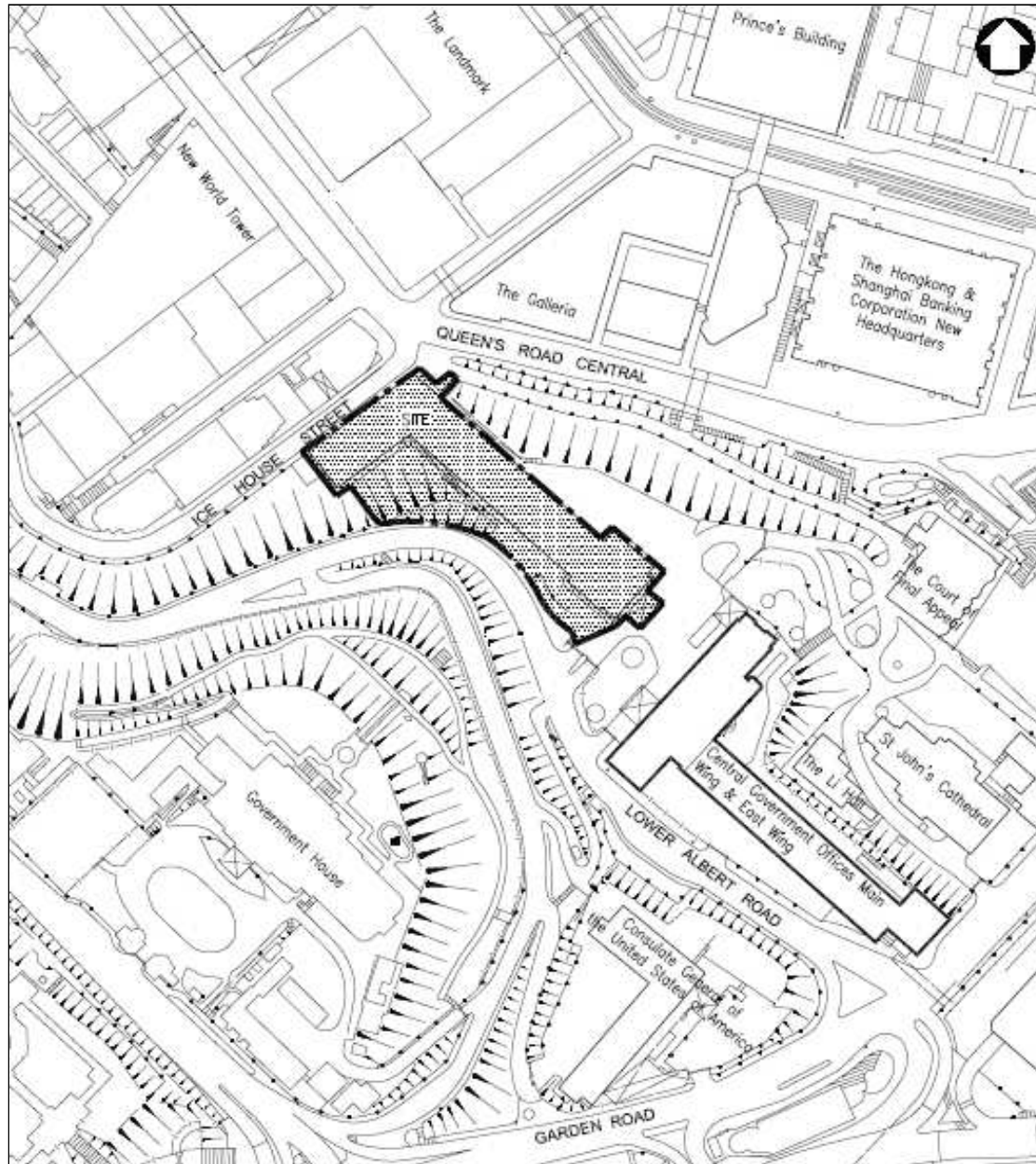
Principal among these responsibilities is the need to take ownership of the approved document, which rests with the Department of Justice (DoJ) so far as those areas that lie within the West Wing project boundaries are concerned. All other responsibilities beyond the project site boundary will be the responsibility of the HKSAR Government. This means taking direct responsibility for operational tasks, such as management, maintenance and interpretation. These responsibilities lie with the management of the Department, who in turn will need to appoint individuals with heritage conservation expertise where appropriate to implement the tasks and duties that have been identified. The DoJ and the Architectural Service Department as the works agent shall be responsible for checking that the mitigation measures carried out for heritage conservation comply with the requirements stipulated in this HIA as endorsed by the Antiquities and Monument Office. Clearly, a coordinated approach will be necessary to ensure a seamless delivery of appropriate standards of care. Consideration of how these responsibilities are to be enacted should form part of the Maintenance Plan noted in Policy M1.

Prior to handover of the completed project, the consultant team and appointed contractors will need to ensure that those policies related to design development (for example the preference to repair rather than replace) and construction operations (such as protection of historic fabric, (a joint responsibility)). ASD will have a role at this stage where for example design decisions may have an impact on construction costs. Provision for these responsibilities is expected to be included in contract documents, not least in order that contractors understand what is expected of them. Clear and unambiguous accountability, and the monies to pay for the measures required, is essential in all respects. It is assumed the Authorised Person will also act as the Contract Administrator, which places him in the best position to ensure that this task is implemented fully. However, all consultants involved in the design, procurement and management of the project have a role to play.

To ensure that the roles and responsibilities are understood, it is recommended that each member of the Project Team should read and familiarise themselves with the approved Conservation Policies and HIA.

Any proposed works in future not mentioned in this HIA, that would affect the identified CDEs shall be reported with mitigation for further comments from AMO.

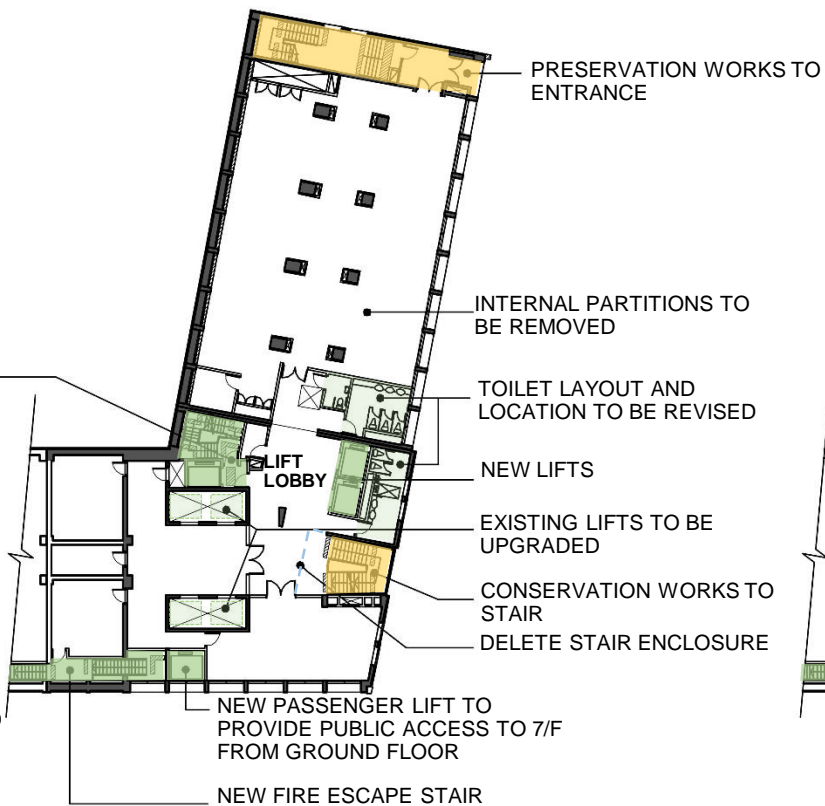
APPENDIX A: GBP DRAWINGS



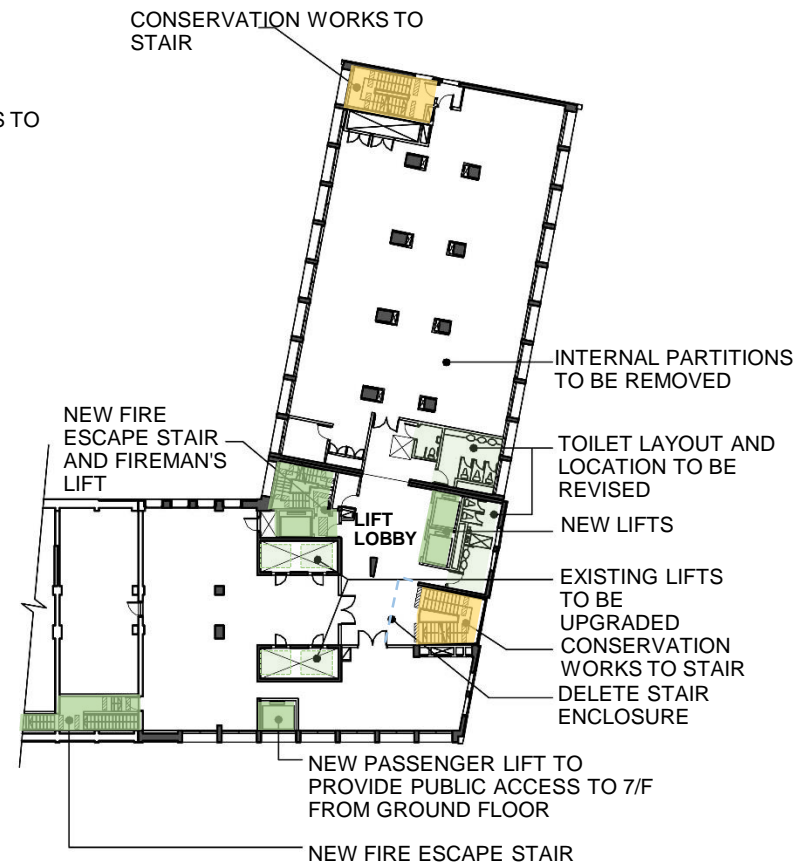
SITE PLAN OF CGO WEST WING PROJECT



GROUND FLOOR PLAN



1ST FLOOR PLAN

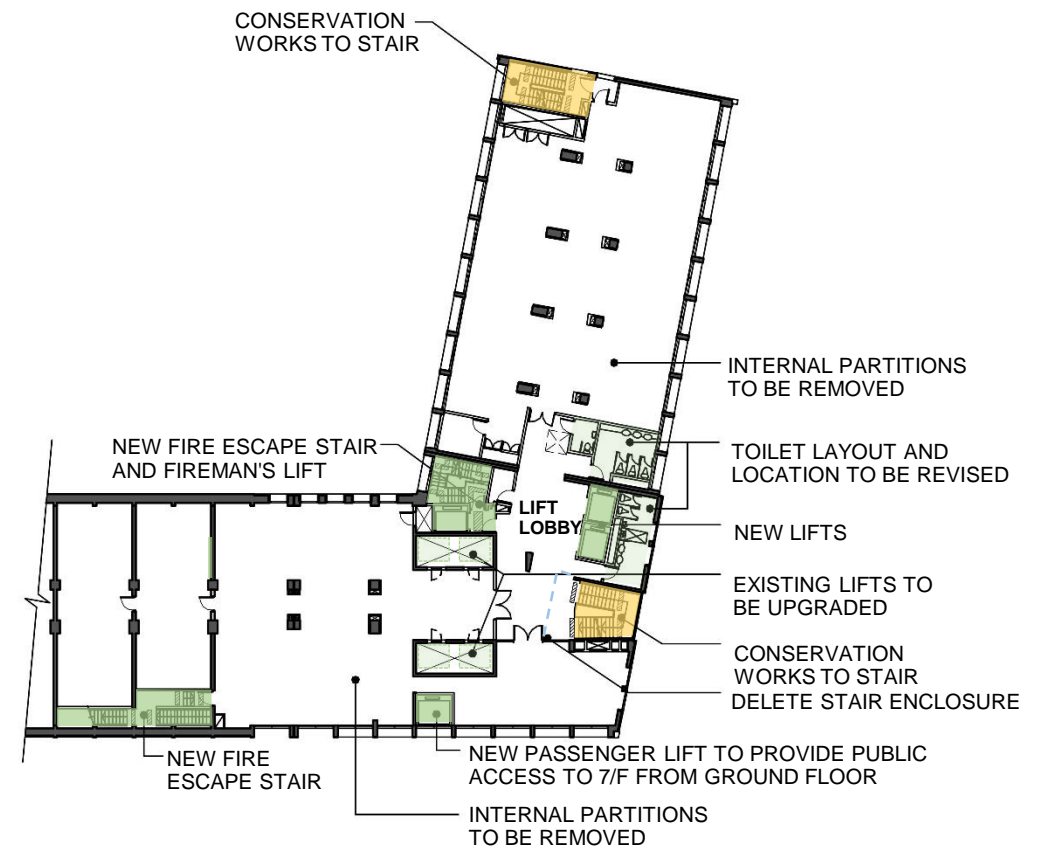


2ND FLOOR PLAN





3RD FLOOR PLAN



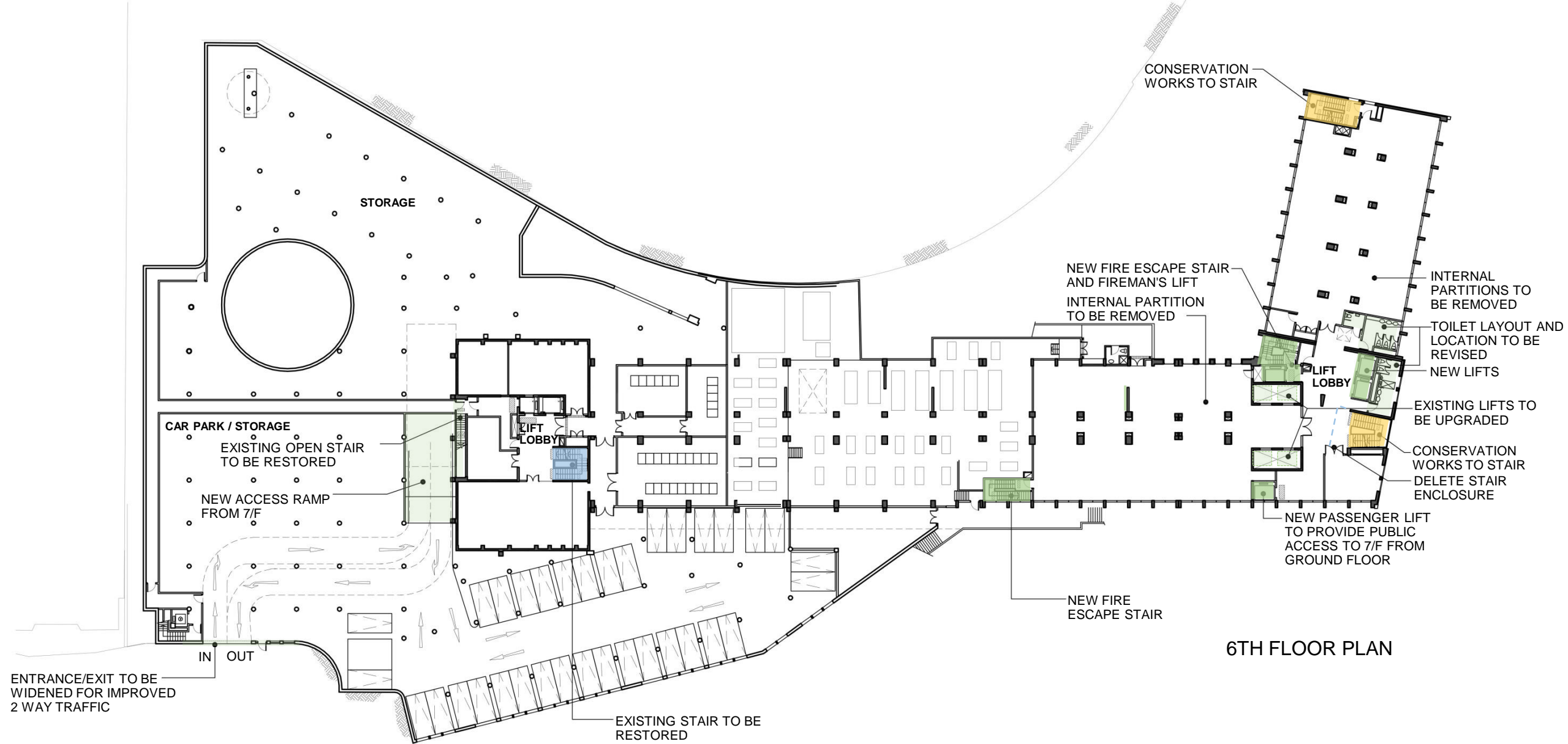
4TH FLOOR PLAN

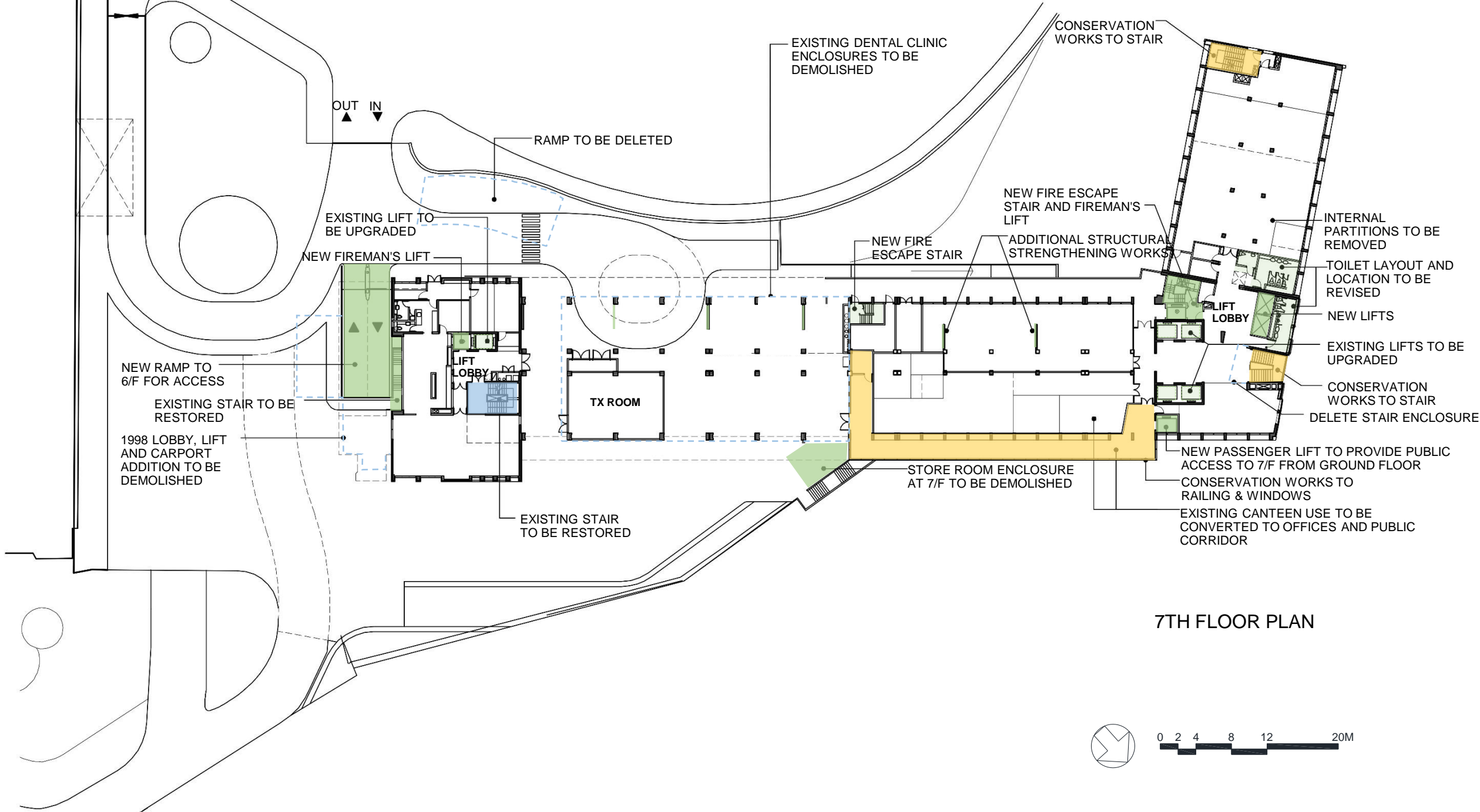


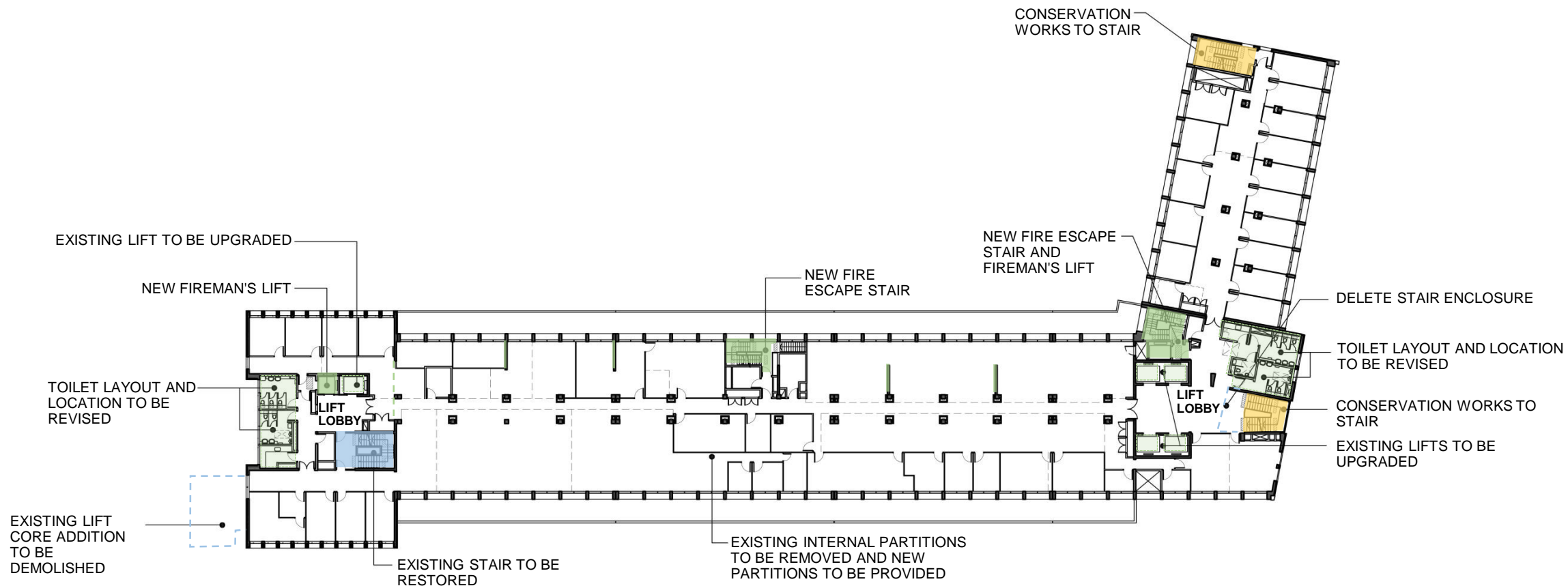


5TH FLOOR PLAN



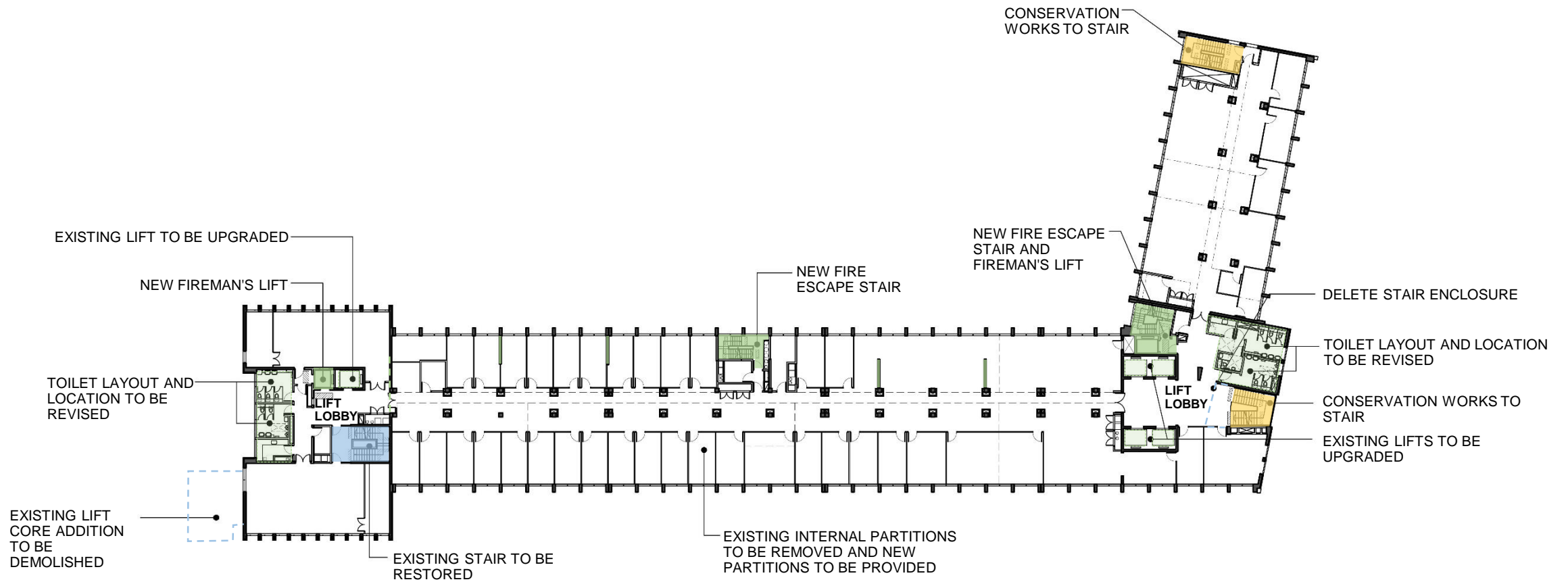






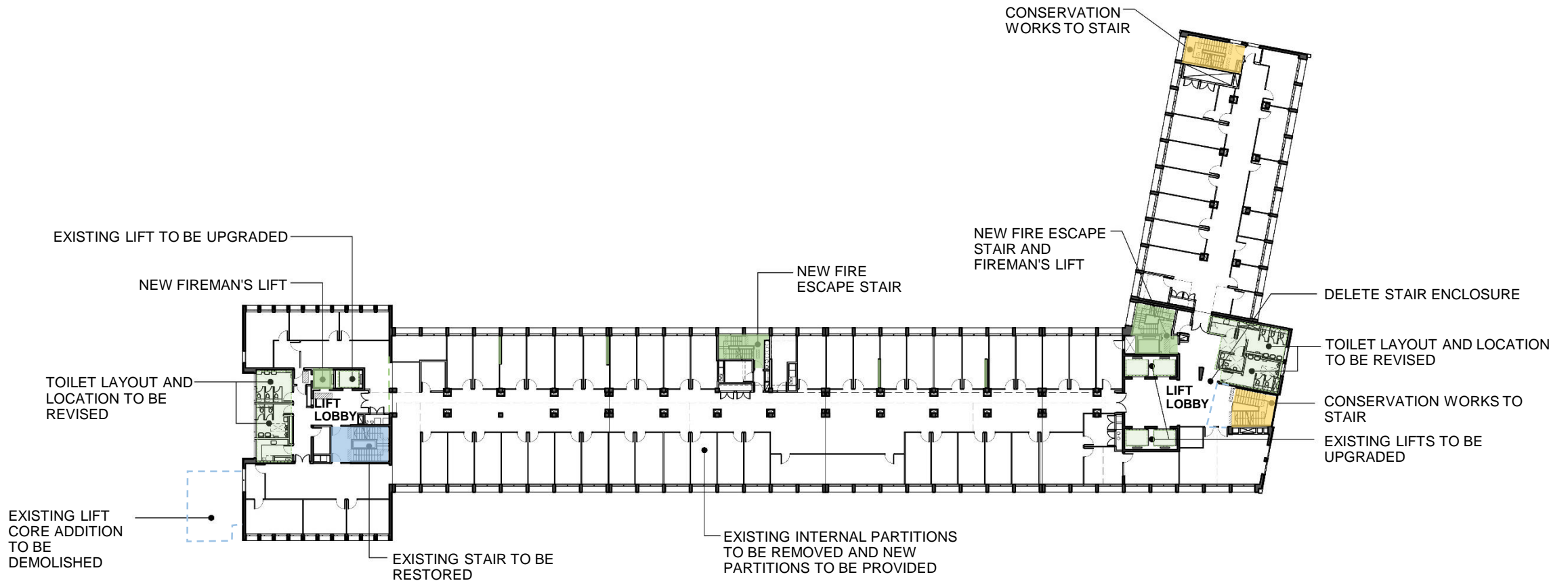
8TH FLOOR PLAN





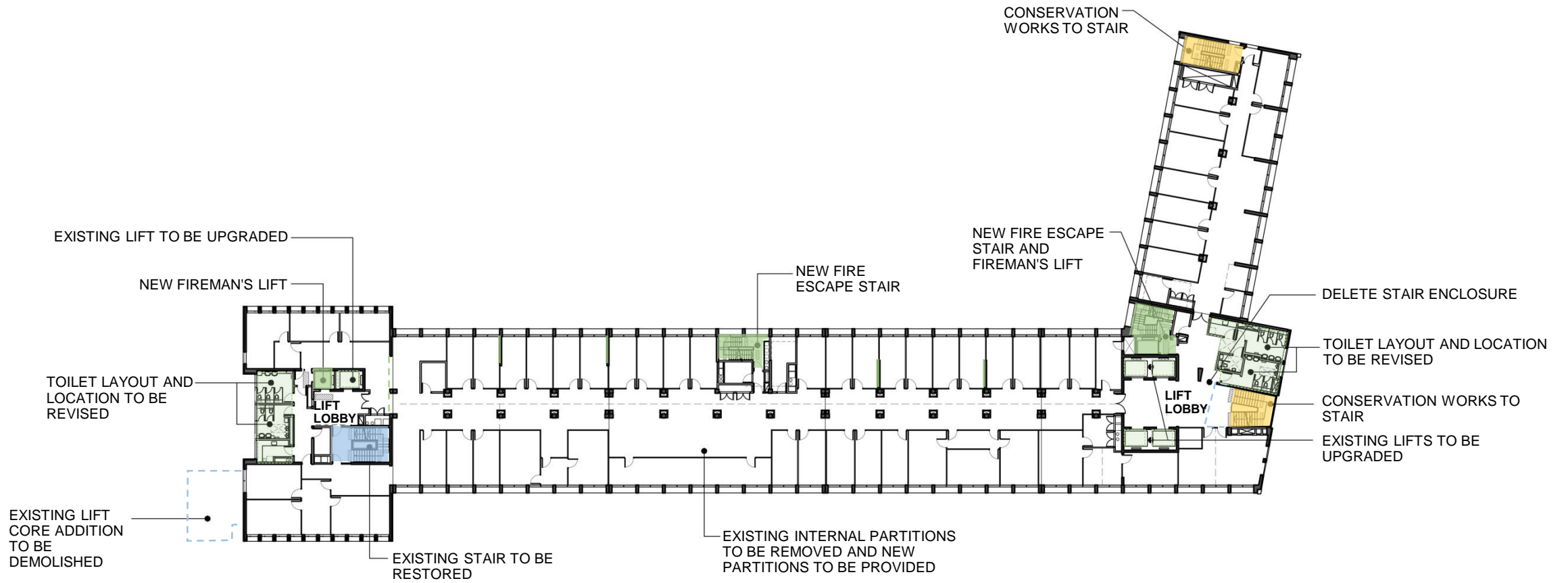
9TH FLOOR PLAN





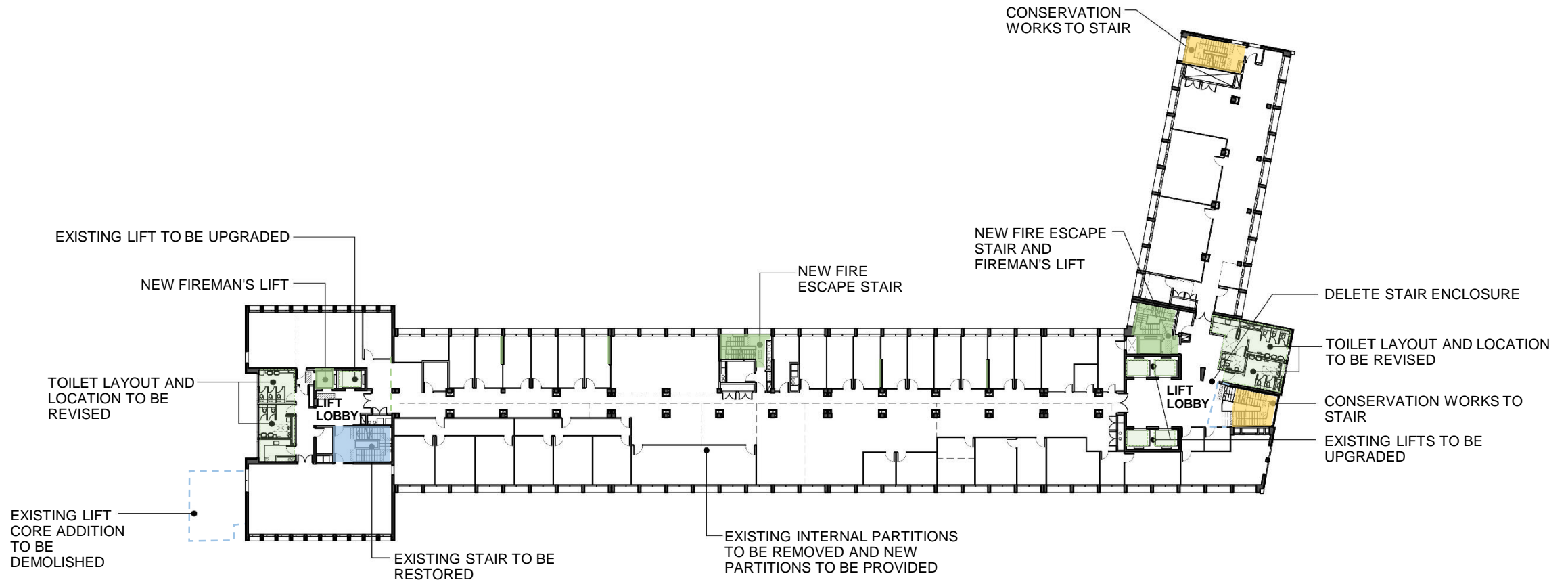
10TH FLOOR PLAN





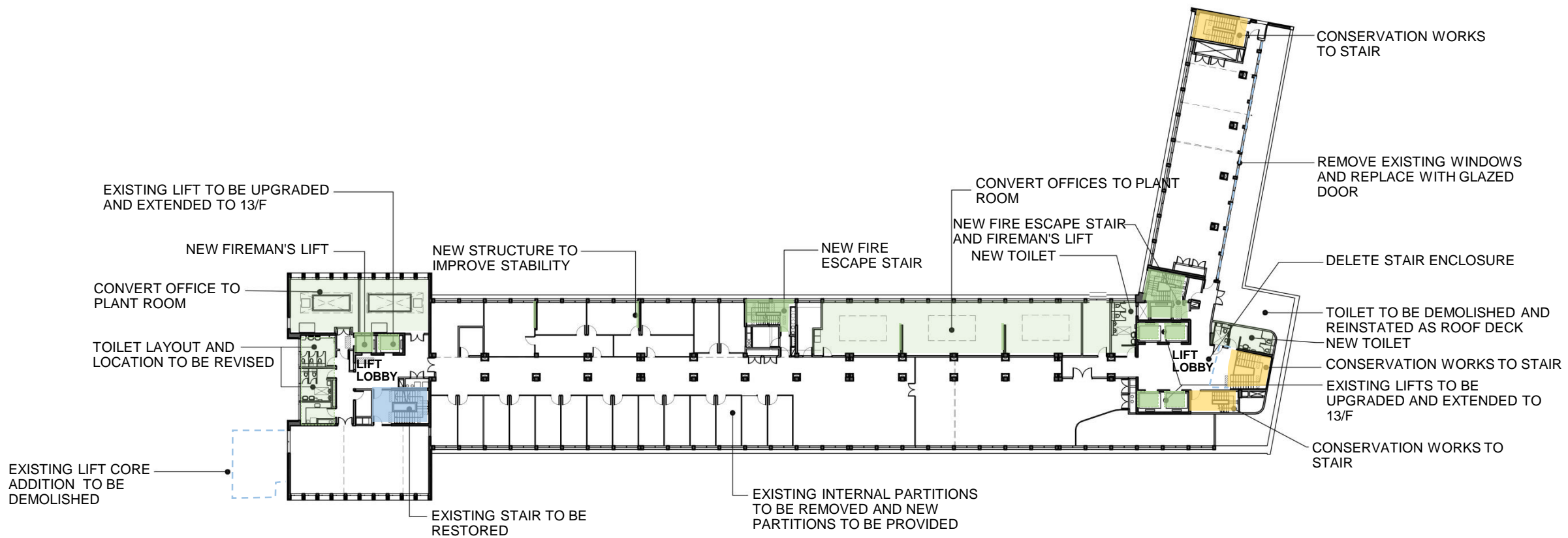
11TH FLOOR PLAN





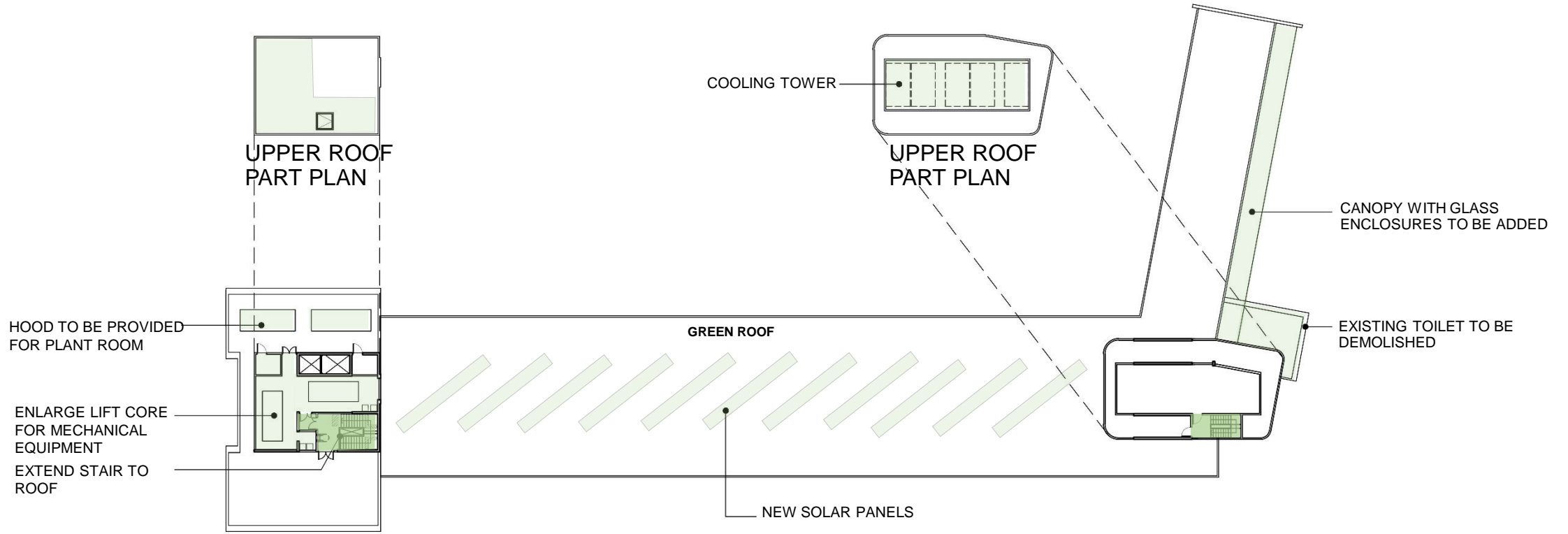
12TH FLOOR PLAN





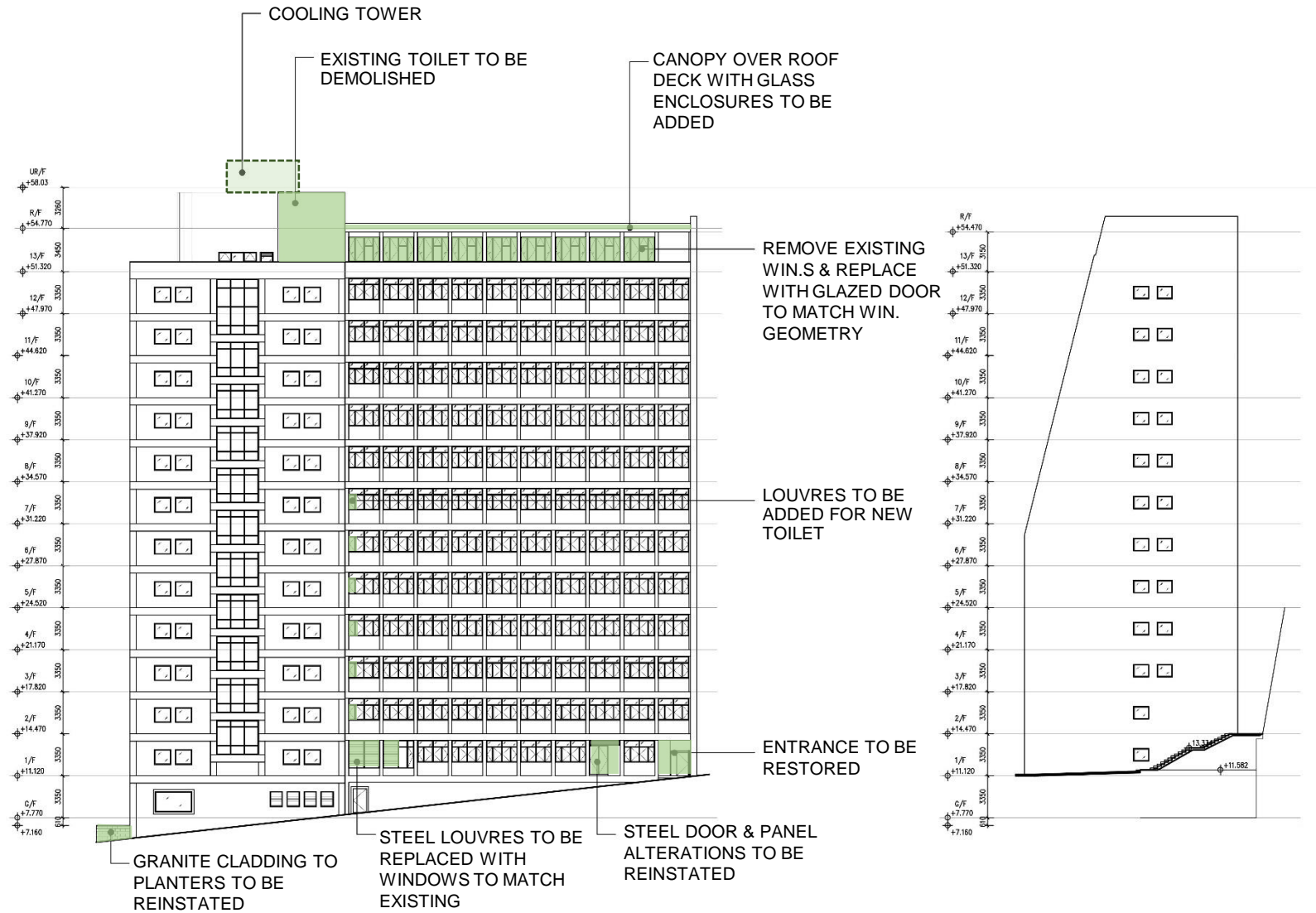
13TH FLOOR PLAN





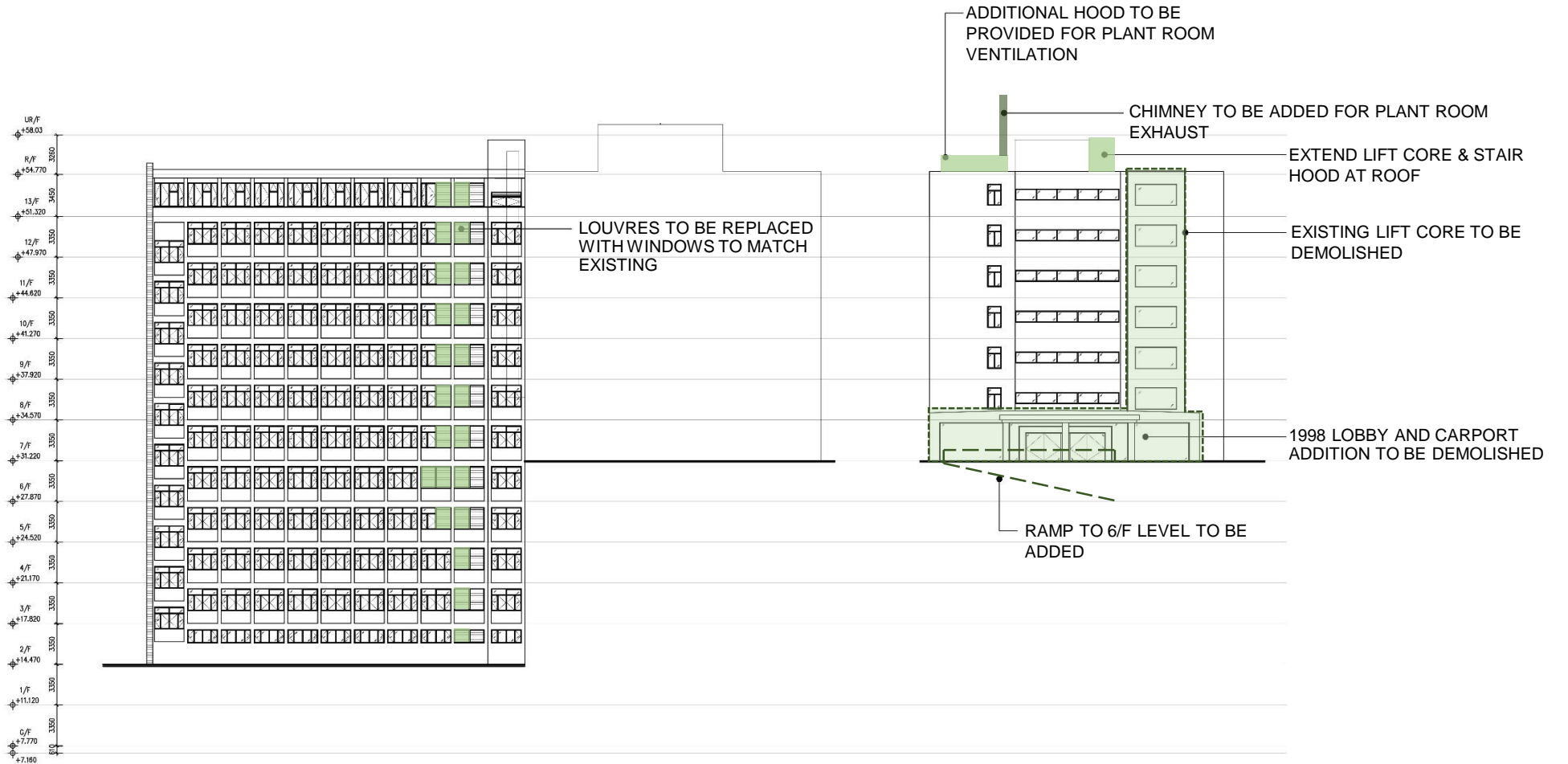
ROOF PLAN





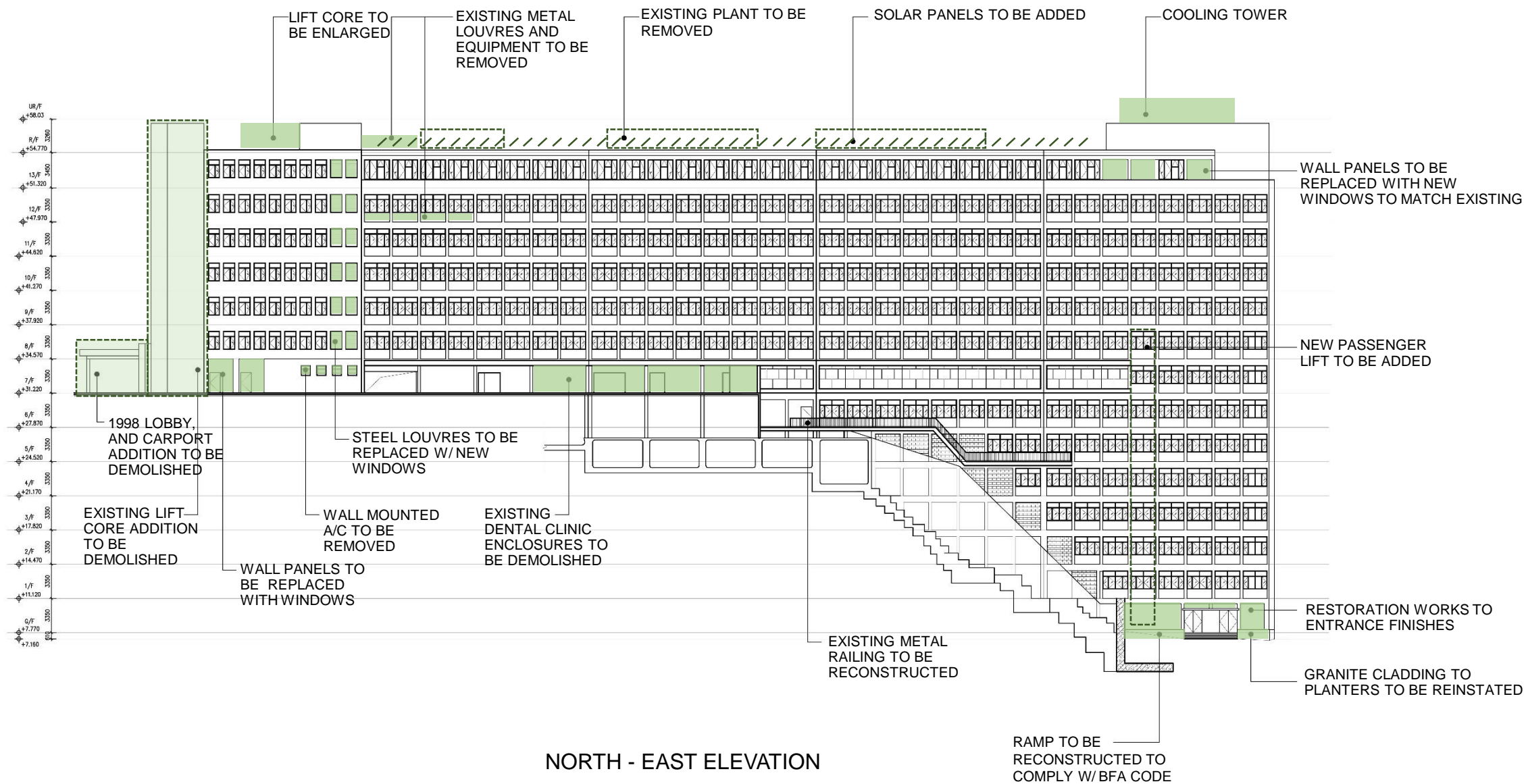
NORTH - WEST ELEVATION
TO ICE HOUSE STREET

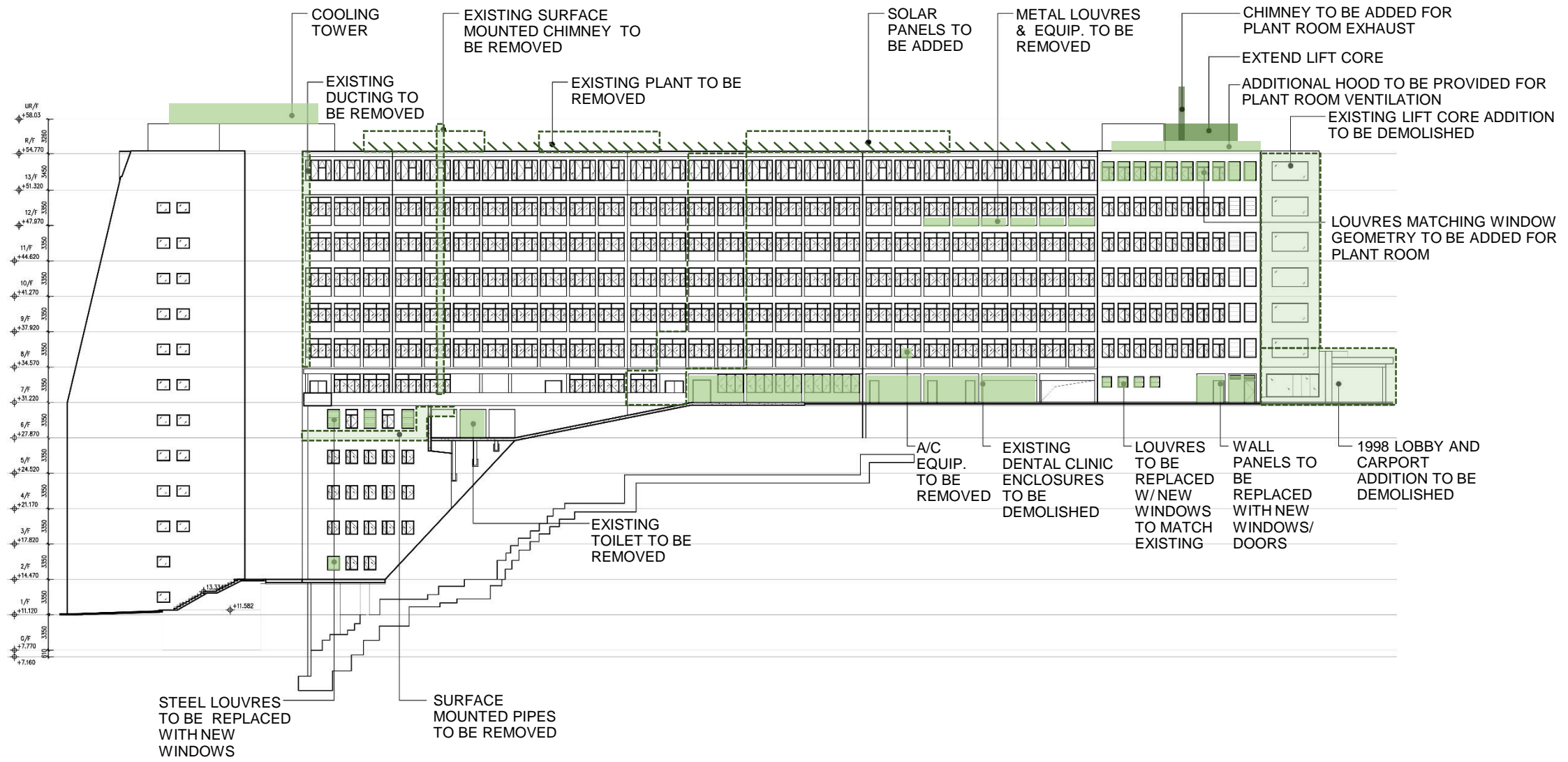
SOUTH - WEST ELEVATION



SOUTH - EAST ELEVATION
SHORT WING

SOUTH - EAST ELEVATION
END BLOCK









SOUTH - WEST ELEVATION

APPENDIX B: SUMMARY OF PROPOSED RENOVATION WORKS SCOPE

Summary of Proposed Renovation Works Scope

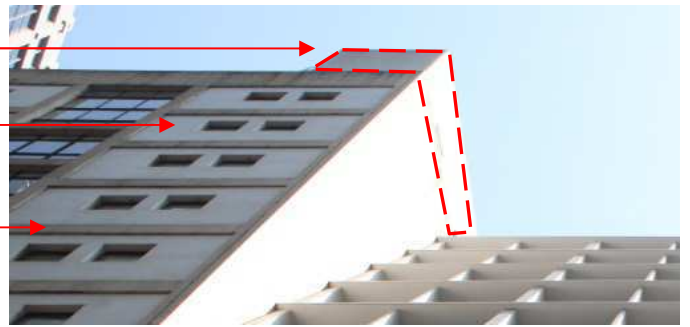
<p>1.</p>	<p>Reinstatement of Main Entrance Elevation</p> <p>Original clerestory windows to be reinstated to original condition</p> <p>Marble cladding that was a later alteration is to be replaced with mosaic tiles to match the original design intent</p>  <p>Existing ramp gradient is excessive and is to be altered to comply with the current Barrier Free Access (BFA)</p> <p>Existing artificial granite tile are to be replaced with granite cladding to match the original design intent</p>  <p>ORIGINAL ENTRANCE DESIGN (C.1964)</p>  <p>Existing slotted doors to be refurbished (as far as practicable)</p>
<p>2.</p>	<p>Preservation of External Signage</p> <p>Original signage shall be preserved, repaired and cleaned as necessary. Any new building signage will avoid covering the old building name and will be of a compatible design</p> 

3. Preservation and Restoration of External Elevations and Original Finishes Typically

Toilet block addition at 13th Floor to be reinstated to original open roof deck

Painted plaster external wall finishes to be repaired generally and re-painted to match existing

Granite block cladding to be cleaned and joints repointed as necessary



General repairs to painted plaster on exposed concrete frame and spandrel panels to be carried out with repainting works typically

Painted plaster architrave and reveals to be stripped and repainted typically

Granite rubble cladding to be cleaned and joints repointed as necessary

Typically no significant alterations to existing elevations will be carried out to original building fabric

4. Restoration of Original Entrance Connecting to the 1st Floor Banking Hall at the End of the Short Block

Metal panels and door alterations to existing elevation to be removed and reinstated to original condition including construction of spandrel panel and new window to match



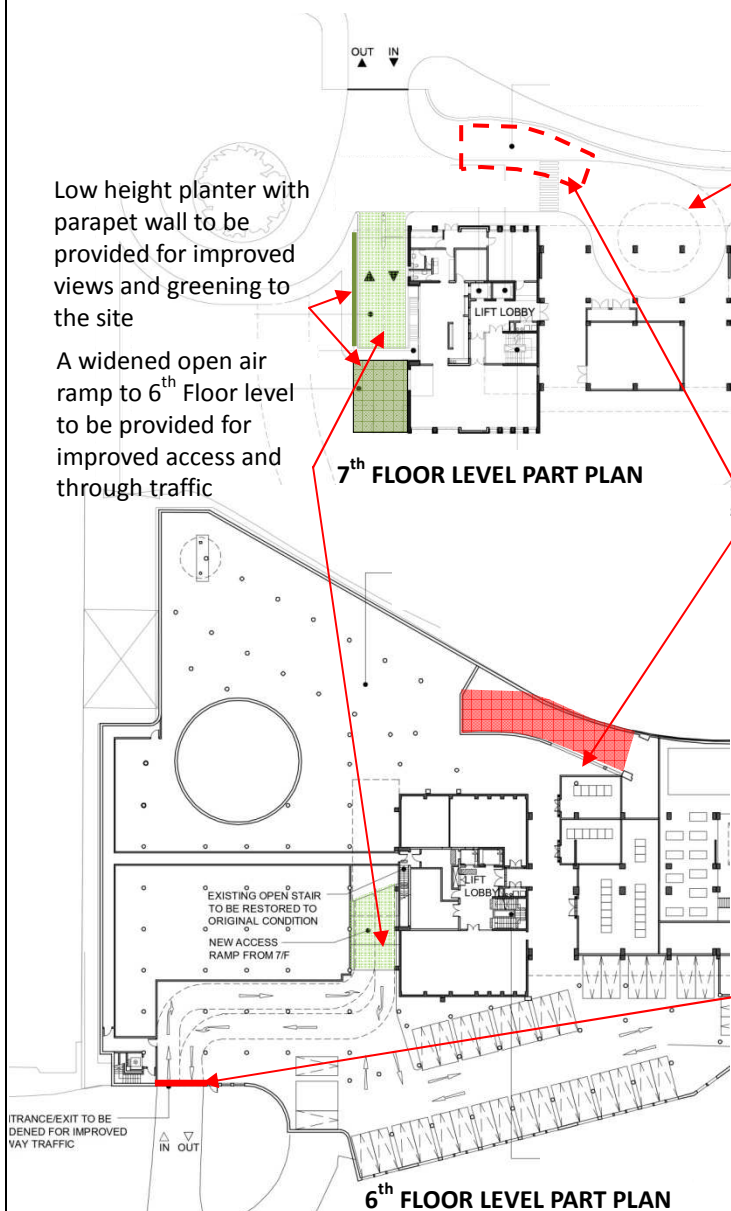
Stainless steel doors and marble cladding to be replaced with materials compatible to original design intent

Existing finishes, timber railing and metal balustrades etc. to be refurbished to original condition

Granite block threshold to be preserved

Exposed piping to be removed and relocated to a less conspicuous location

5. Provision of a New Two-way Vehicle Ramp to 6th Floor and Vehicular Traffic Thoroughfare



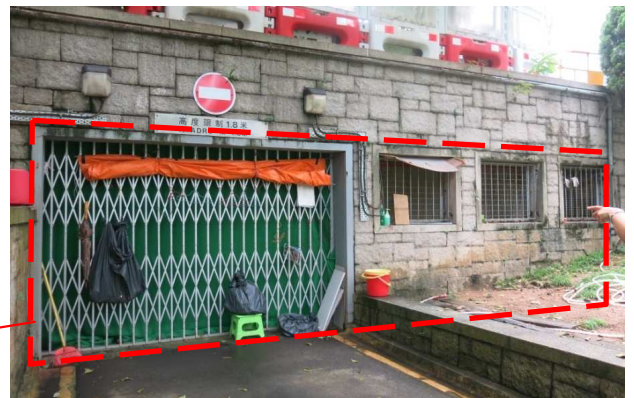
Low height planter with parapet wall to be provided for improved views and greening to the site

A widened open air ramp to 6th Floor level to be provided for improved access and through traffic

Existing tarmacadam surface to be removed and replaced with new granite pavers throughout open and covered areas to make public areas more user friendly



Existing Ramp to 6th Floor is considered too narrow for two way traffic and is to be demolished and reinstated as pavement for a wider vehicular access at the 7th Floor level



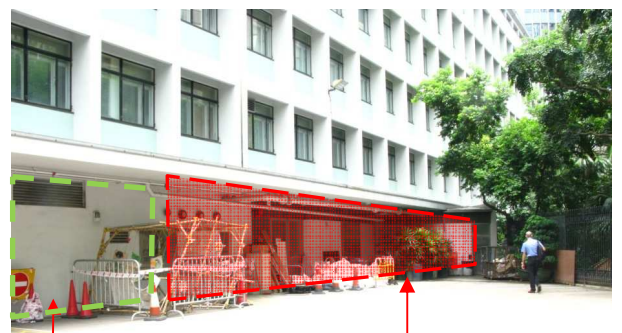
Existing vehicular exit/entrance on 6th Floor to be widened for improved safety to two-way vehicular access through site

6. Reinstatement of Original Covered Plaza Design on 7th Floor



EXISTING ALTERATIONS

PROPOSED REINSTATEMENT



Reinstatement at the 7th Floor level to the original open sided covered plaza design (as far as practicable).

Vertical green wall to be provided to improve existing transformer room wall outlook

7.	Reinstatement of Original Window Design to Irreparable and Significantly Altered Windows/Doors
	<div data-bbox="161 309 652 721" data-label="Image"> </div> <div data-bbox="657 309 1241 721" data-label="Image"> </div> <div data-bbox="1246 309 1533 721" data-label="Image"> </div> <div data-bbox="161 734 533 1386" data-label="Image"> </div> <div data-bbox="563 734 1241 1003" data-label="Text"> <p>Original window replaced with metal louvres and duct etc. to be reinstated (as far as practicable).</p> <p>Existing window with replaced hinges and metal security grille welded to frame to be replaced with new matching window matching original design</p> <p>Existing glazed door with additional door closers, sheet metal panels and security grill welded to frame to be replaced with new installation matching original design.</p> </div> <div data-bbox="1246 734 1533 1117" data-label="Image"> </div> <div data-bbox="347 1507 544 1568" data-label="Caption"> <p>ORIGINAL 1959 WINDOW DESIGN</p> </div> <div data-bbox="555 1117 879 1597" data-label="Image"> </div> <div data-bbox="834 1400 1023 1556" data-label="Caption"> <p>Existing Crittall Universal steel window section without weather seal.</p> </div> <div data-bbox="954 1117 1209 1597" data-label="Image"> </div> <div data-bbox="1173 1350 1533 1476" data-label="Caption"> <p>New Crittall steel window section matching the original profile but with weather seal and IGU glazing</p> </div> <div data-bbox="1173 1507 1374 1568" data-label="Caption"> <p>REPLACEMENT WINDOW DESIGN</p> </div> <div data-bbox="381 1691 1078 1724" data-label="Text"> <p>(For illustrative purpose only and subject to technical feasibility)</p> </div>

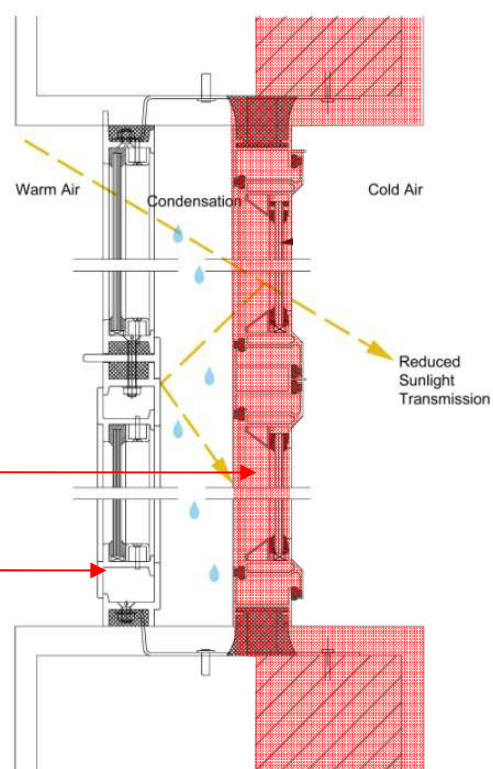
8. Removal of Later-added Internal Windows



Additional aluminium 'internal' window to be removed

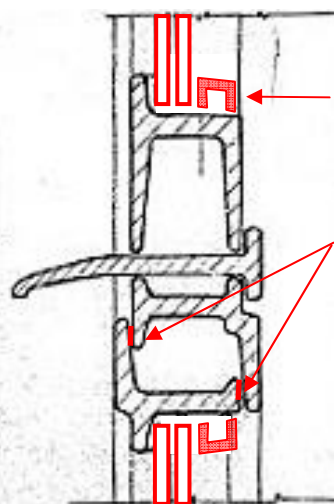
Original steel windows to be refurbished with new glazing and weather seals or to be replaced with new steel windows matching original design where necessary

Water staining and deterioration to window cill and window due to condensation is recorded resulting from double window installation



(For illustrative purpose only and subject to technical feasibility)

9. Refurbishment of Original Windows Typically



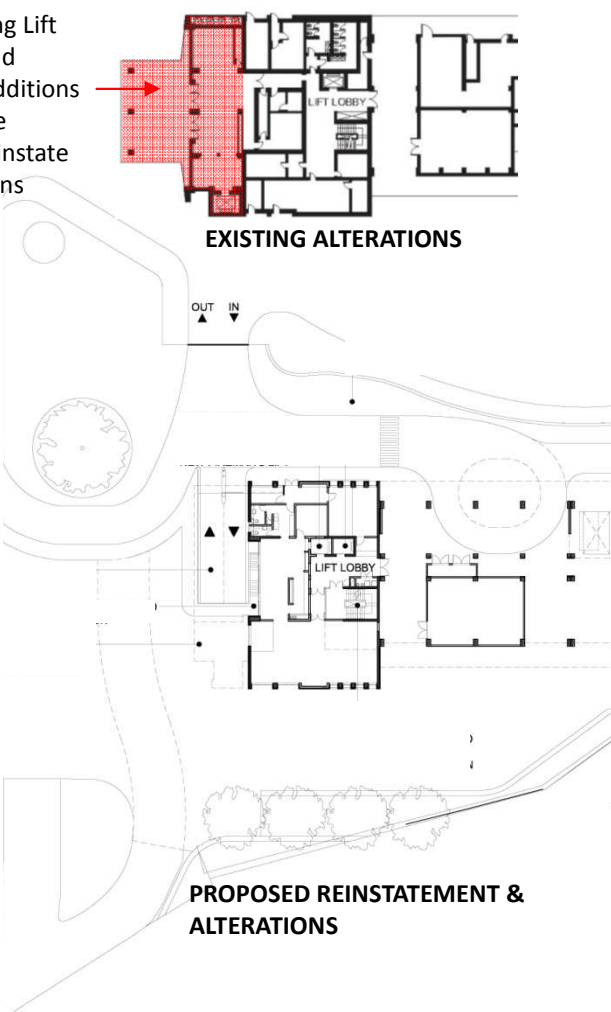



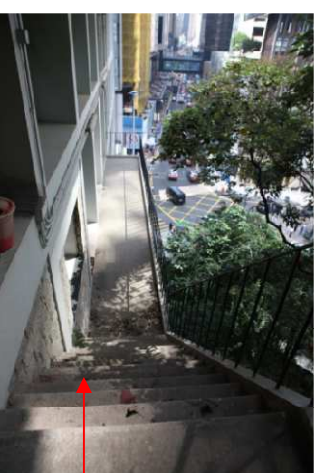
Existing glazing and metal beads to be replaced to fit IGU or laminated glass panels for improved performance

Surface mounted weather seal to be added for improved performance where feasible



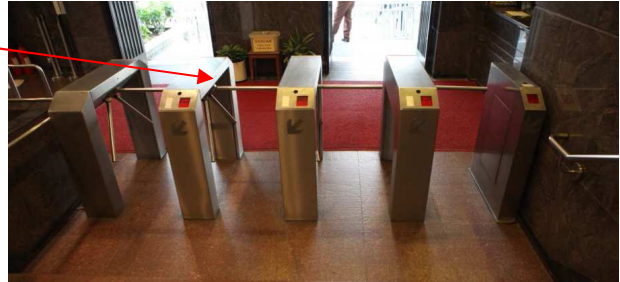


(For illustrative purpose only and subject to technical feasibility)



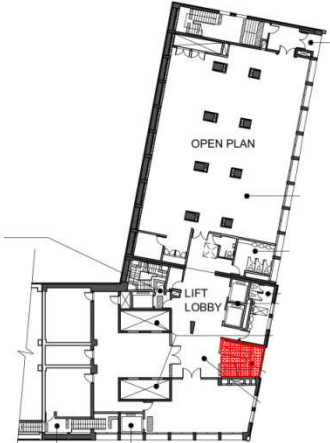
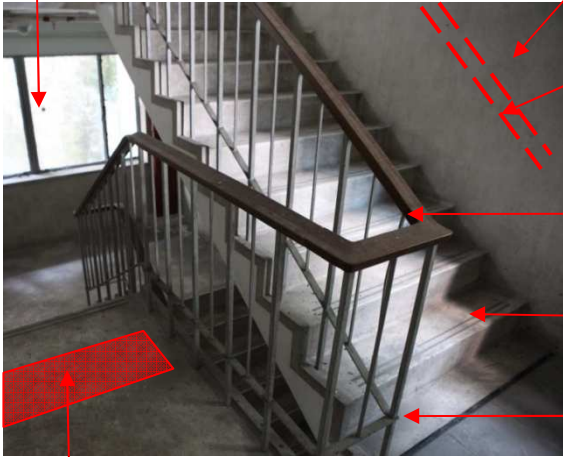
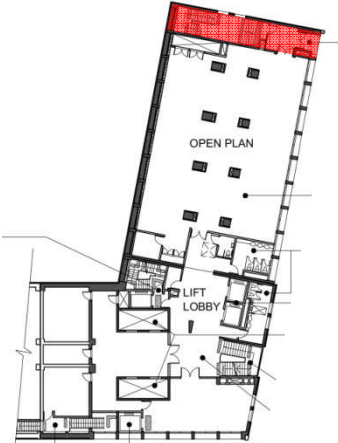


Existing pivoting window in Public Gallery Corridor to be refurbished and preserved including original ironmongery and pivot hinge mechanism

<p>10.</p>	<p>Demolition of Lift Tower, Lobby and Carport at East End of 7/F</p> <p>Demolish existing Lift Tower, Lobby and Carport (later additions in 1998) that are intrusive and reinstate original elevations</p>   <p>Existing Lobby and Lift restricting the north-south views between Main Wing and West Wing</p> 
<p>11.</p>	<p>Preservation of Projecting Balconies and Stairs between 5/F and 7/F</p>  <p>Existing 6th Floor balcony metal railings at south side of building to be preserved and refurbished</p>  <p>Existing metal railings at north side of building to be reconstructed to comply with current Regulation in the character of the original design</p>  <p>Existing washgrano finishes to be refurbished to match existing finishes</p>

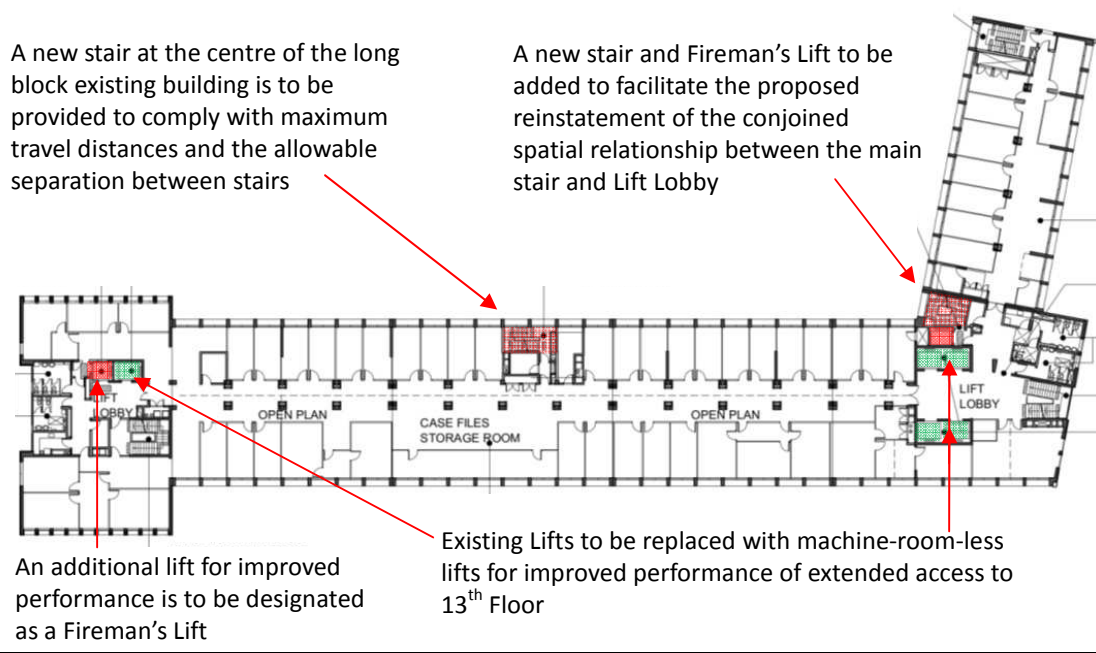
12.	<p>Preservation and Conversion of Projecting Windows on 7/F</p> <div data-bbox="167 253 831 696"> <p>Internal partition to enclose 'Corridor' with display cabinet for interpretive function</p> </div> <div data-bbox="850 253 1485 696"> </div> <div data-bbox="161 707 507 801">Existing metal railings at south side of building to be preserved and refurbished</div> <div data-bbox="531 707 956 831">Existing finishes to be upgraded and space to be enclosed to create a Public Gallery Corridor for interpretative function (as far as practicable)</div> <div data-bbox="968 707 1530 831">Existing Windows to be refurbished and projecting windows to be preserved and converted to a Public Gallery for interpretive function (as far as practicable)</div>
13.	<p>Removal of Roof-top Installations</p> <p>All existing roof-top air conditioning plant, supporting structures, piping and electrical cabling to be removed and relocated in a less conspicuous location</p> <p>All painted metal railings to be replaced with new stainless steel railing set back from building edge to be less conspicuous</p> <p>Existing bituminous felt roof material to be removed and replaced with new waterproof membrane and green roof system and proprietary expansion joint installations</p> <div data-bbox="908 909 1517 1240"> </div>
14.	<p>Removal of Building Services Installations Typically</p> <div data-bbox="170 1323 595 1803"> </div> <div data-bbox="619 1391 1129 1731"> <p>Surface mounted ducting to be removed</p> <p>Genset chimney to be removed</p> <p>Surface mounted Mechanical Ventilation and Air-conditioning (MVAC) Plant Pipes to be removed</p> <p>Painted steel brackets added to support MVAC Plant Pipes to be removed</p> </div> <div data-bbox="1153 1323 1485 1794"> </div>

15.	Treatment of Existing Slope
	<p>Investigation of the slope treatment will be carried out to determine if there is original granite cladding below the current chunham finish. Subject to comments and approval from relevant authorities, the intent shall be to refurbish the original granite cladding if it remains extant and is structurally feasible or provide surface greening works to improve its overall appearance (as far as practicable).</p> 
16.	General Replacement of All Existing Internal Partitions and Finishes to Office Areas Typically
	 <p>All existing demountable and fixed non-structural partitions and finishes that are typically not original are to be stripped out and replaced with new materials. Vintage items that are identified in good condition will be preserved for heritage interpretation as far as practicable.</p>
17.	Relocation of Stainless Steel Security Barrier at Main Lobby
	<p>Existing security barrier to be removed from Main Entrance Lobby and relocated and to be revised to a less obtrusive type in a less conspicuous location as part of the overall refurbishment of the Main Lobby</p> 
18.	Replacement of All Existing Finishes and Fitting Out to Lobbies Typically
	<p>All existing finishes and doors etc. to common Lobby areas will be stripped and replaced with new finishes to match period and original design intent</p>  

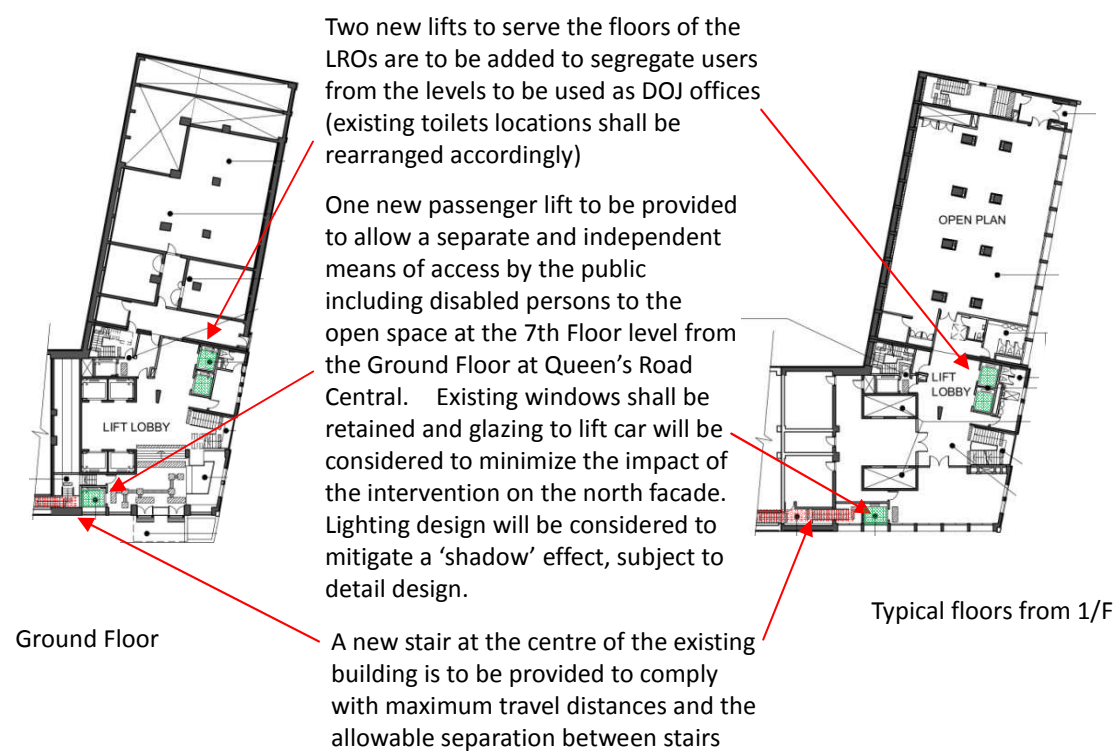
19.	<p data-bbox="167 197 1053 235">Preservation and Restoration of Main Staircase (West Stair) Typically</p> <div data-bbox="164 264 783 674">  </div> <div data-bbox="164 768 563 981">  </div> <div data-bbox="826 297 1141 392"> <p>Pivoting steel windows to be refurbished and preserved in original condition</p> </div> <div data-bbox="826 432 1125 526"> <p>Timber railing and metal balustrades to stripped and refinished to match</p> </div> <div data-bbox="826 544 1093 701"> <p>Timber railing to be preserved with metal balustrade to be reconstructed to comply with Regulations</p> </div> <div data-bbox="164 678 598 734"> <p>Stainless steel tactile studs to be added to comply with BFA requirements</p> </div> <div data-bbox="738 757 1308 813"> <p>Existing studded rubber floor finishes to be replaced with material compatible to original intent</p> </div> <div data-bbox="738 880 1316 969"> <p>Existing stair enclosure to be demolished to reinstate conjoined stair and lobby as per original design intent or with glass partition</p> </div> <div data-bbox="1145 275 1476 716">  </div>
20.	<p data-bbox="167 1014 1388 1052">Preservation of the Fire Escape Staircase at the South-west Corner of the Short Block Typically</p> <div data-bbox="180 1160 746 1615">  </div> <div data-bbox="180 1619 734 1686"> <p>Stainless steel tactile studs to be added to comply with BFA requirements</p> </div> <div data-bbox="180 1081 582 1149"> <p>Steel windows to be refurbished and preserved in original condition</p> </div> <div data-bbox="778 1081 1149 1205"> <p>Terrazzo dado, plastered wall and ceiling finishes to be repaired and refurbished to match original condition</p> </div> <div data-bbox="778 1227 1141 1350"> <p>Additional timber railing compatible with existing shall be provided to comply with current Regulations</p> </div> <div data-bbox="778 1373 1093 1462"> <p>Timber railing to refurbished and refinished to match original condition</p> </div> <div data-bbox="778 1462 1093 1563"> <p>Existing rendered floor finish and nosing strips to be preserved and refurbished</p> </div> <div data-bbox="778 1574 1029 1641"> <p>Metal balustrades to stripped and refinished</p> </div> <div data-bbox="1137 1171 1476 1612">  </div>

21.	Restoration of Staircase at East End Block to Original Design Intent Typically
	<div data-bbox="263 268 742 627" data-label="Image"> </div> <div data-bbox="183 694 598 761" data-label="Text"> <p>Dado to be reinstated with materials matching original design intent</p> </div> <div data-bbox="183 772 742 1265" data-label="Image"> </div> <div data-bbox="798 246 1388 324" data-label="Text"> <p>Additional timber railing compatible with existing will be provided to comply with current Regulations</p> </div> <div data-bbox="798 324 1524 862" data-label="Image"> </div> <div data-bbox="798 862 1244 940" data-label="Text"> <p>Stainless steel tactile studs to be added to comply with BFA requirements</p> </div> <div data-bbox="798 974 1380 1120" data-label="Text"> <p>Existing stainless steel railing and glass balustrade installed in 1998 to be removed and replaced with a new railing that is design compatible to the original design intent (as far as practicable)</p> </div> <div data-bbox="798 1153 1500 1265" data-label="Text"> <p>Existing wall and floor finishes are to be removed and replaced with materials that are consistent with the overall restoration works matching the original design intent</p> </div>
22.	Refurbishment of Stairs to the Lift Machine Room and Roof
	<div data-bbox="183 1344 758 1736" data-label="Image"> </div> <div data-bbox="798 1344 1380 1456" data-label="Text"> <p>Terrazzo dado, plastered wall and ceiling finishes to be repaired and refurbished to match original condition</p> </div> <div data-bbox="798 1478 1292 1556" data-label="Text"> <p>Timber railing to be refurbished and refinished to match original condition</p> </div> <div data-bbox="798 1568 1332 1646" data-label="Text"> <p>Metal balustrades to be stripped and refinished to original condition</p> </div> <div data-bbox="798 1646 1308 1724" data-label="Text"> <p>Existing rendered floor finish to be preserved and refurbished</p> </div>

23. Addition of Stairs and Fireman's Lifts and Alterations to Existing Lifts



24. Improvements to Lift Service



25.	<p>Replacement of All Sanitary Fittings and Toilet Layouts</p> <p>All existing sanitary fittings to be replaced and re-provisioned to comply with statutory requirement and users' operational needs</p> <div data-bbox="169 387 748 745" data-label="Image"> </div> <div data-bbox="783 271 1500 745" data-label="Image"> </div>
26.	<p>Preservation of Original Metal Grilles, Caging and Railing Details Typically</p> <div data-bbox="169 826 716 1126" data-label="Image"> </div> <div data-bbox="204 1149 716 1240" data-label="Caption"> <p>Existing metal caging at the Original G/F Bank Secure Store Room to be preserved in-situ and refurbished (as far as practicable)</p> </div> <div data-bbox="748 826 1024 1126" data-label="Image"> </div> <div data-bbox="780 1149 1107 1272" data-label="Caption"> <p>Existing metal railing detail at projecting window in Canteen to be preserved (as far as practicable)</p> </div>

APPENDIX C: STUDY BRIEF

Renovation Works for the West Wing of the Former Central Government Offices for
Office Use by the Department of Justice and Law-related Organisations

Consultancy Agreement No. 9ABI14

Study Brief for Heritage Impact Assessment

Background

The Architectural Services Department (ASD) has commissioned a Consultant Team to renovate the West Wing of the former Central Government Offices. The consultancy is subject to the provisions of a Brief (undated) published by the Architectural Services Department during 2014. Clauses 24.1 – 24.13 set out the requirements for a Heritage Impact Assessment. The requirement for a Study Brief is described in clause 24.2. It requires the Study Brief to be submitted to and agreed with the Antiquities and Monuments Office (AMO). Purcell has been appointed as the heritage consultant, whose work includes the production of the HIA.

Requirements of the Brief

Guidelines for the conduct and production of HIA's are set out in the following documents noted below. These are referred to as requirements in clause 24.3 of the Brief:

DevB Technical Circular (Works) No. 6/2009

Guidelines for Built Heritage Impact Assessment published by AMO dated May 2008

In summary, the HIA is required to comprise the following principal sections:

Baseline Study

Methodology

Impact Assessment

Mitigation Measures

Conservation Proposal

Conservation Management Plan

Cross-references to the HIA prepared for the Central and East Wings dated 7 June 2012 published by ASD shall be included where appropriate.

Standards and Guidelines

The HIA shall be researched and reported according to the principles set out in the Australia International Council on Monuments and Sites (ICOMOS) *Charter for the Conservation of Places of Cultural Significance* ("the Burra Charter") as revised to 1999. It will also take account of the *Approaches for the Conservation of Twentieth-Century Architectural Heritage, Madrid Document 2011* ("the Madrid Document"), which deals specifically with C20 buildings.

Study Area

According to the Technical Circular 6/2009 noted above, reference is made to heritage sites within 50m of the boundary of the subject site. However, since the boundary of the subject site is drawn very narrowly (within approximately 3m of the building footprint), this criterion has been ignored for the purpose of establishing the extent of the Study Area.

In broad terms, the Study Area is regarded as the area within which any historical building may be affected visually, physically, temporally or culturally by the proposed development. This would include consideration of: the Former Central Government Offices site, St John's Cathedral; the Former French Mission Building; Battery Path and Duddell Street Steps; Government House; HSBC Headquarters; the Bishop's House at 1 Lower Albert Road; Hong Kong Park; Queen's Road Central and all accessible viewpoints between these buildings and places.

Site Boundary of the Former Central Government Offices site

The site boundary as defined by AMO is illustrated in the plan attached at Appendix A.

Current Position

The current position is that a consultant team has been appointed, and to date a number of site visits have been carried. Purcell's representative visited the site on 5 and 14 August 2014.

The Consultant Team have carried out a preliminary assessment of the opportunities and response to the Brief.

Emerging Issues

The emerging issues that would be pertinent to the HIA are as follows:

- Use of the existing roof area for public access and the consequential need to reconfigure the existing rooftop plant to increase the space available for this purpose.

- Additional stairs to enable compliance with MoE requirements.

- Upgrading or replacement of existing windows to improve weather resistance and reduce noise and energy leakage.

- Upgrading or replacement of railing balustrade guarding 5 and 6/F cantilever balconies on North elevation.

- Upgrading or replacement of balustrade of main stairs to improve fitness for purpose and to obtain approval according to Building Code requirements.

- Retention of original Beech internal joinery – doors and door frames

- Removal of later partition walls between main stairs and lift lobbies to improve spatial quality.

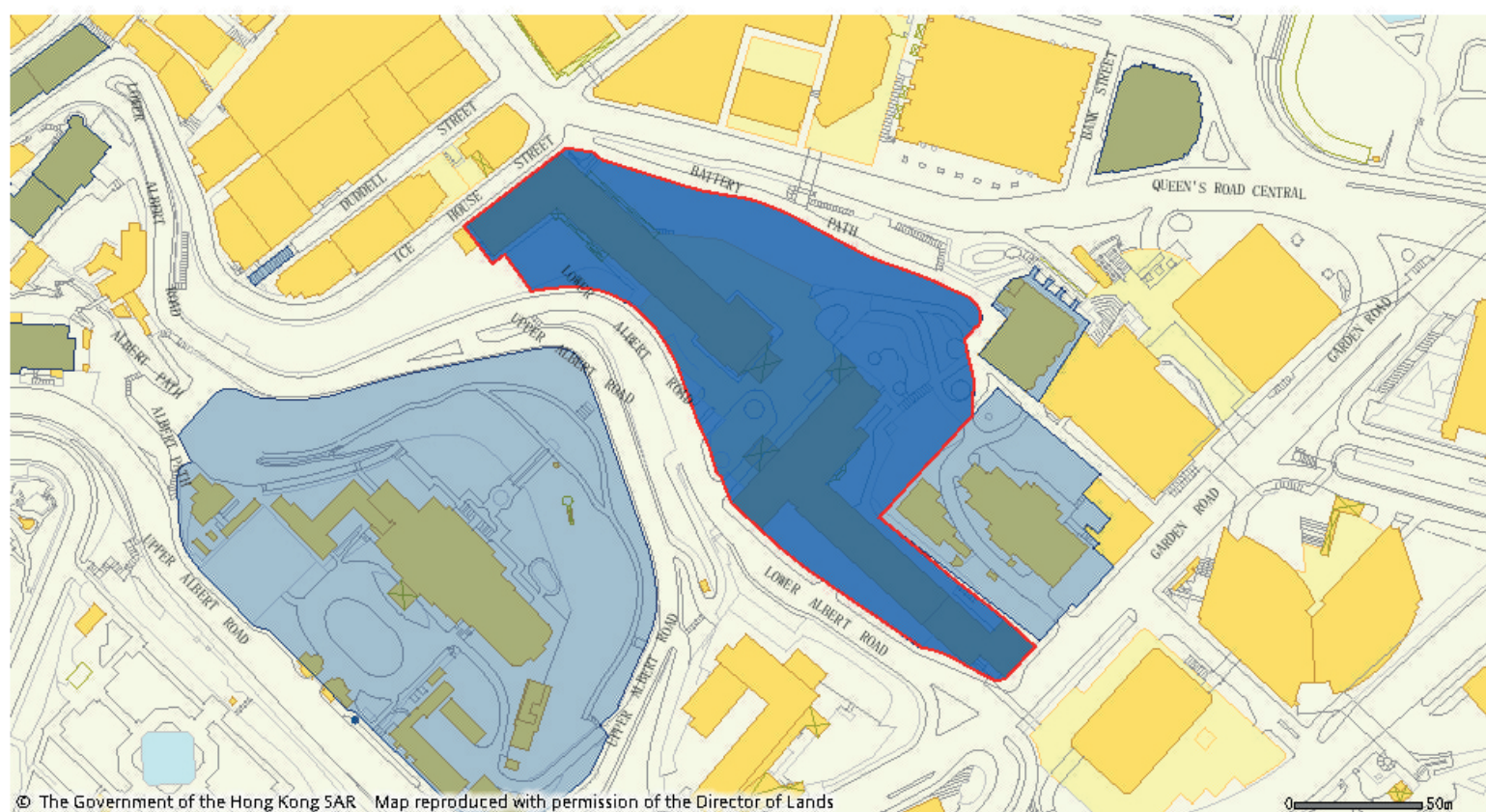
- Removal or raising of existing (non-original) ceilings throughout the offices generally to improve spatial quality.

- Need for paint analysis of existing windows and spandrel panels to ascertain original colour scheme.

- Removal of existing external and exposed internal services and avoidance of any new services in these locations.

- Removal of existing security fencing and reinstatement of new fencing at escarpments to match the original.

- Consideration of the future of the lift tower that provided access to the Chief Secretary's Department.



只作識別用

FOR IDENTIFICATION PURPOSES ONLY



康樂及文化事務署 古物古蹟辦事處
Antiquities and Monuments Office
Leisure and Cultural Services Department

Post 1950 Former Central Government
Offices Site

15-9-2014