Conservation Management Report

For Heritage Impact Assessment Submission

Final Report by **LCMA**

LCM & Associates Ltd. Conservation Architect . Heritage Consultant

For

SCAD-HK

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1.0 INTRODUCTION

The North Kowloon Magistracy (NKM) built in 1960 is located at 292 Tai Po Road, Kowloon. It had been continuously used as a magistracy building for the Kowloon district until its closure on 3 January 2005. Since then, the NKM Building has remained vacant. The NKM Building was one of the government-owned historic buildings selected for the first batch of Revitalising Historic Buildings through Partnership Scheme (the Revitalisation Scheme or RHBTPS) announced by the Development Bureau (DEVB) in 2007. The Revitalisation Scheme was first launched in 2008 in direct response to the Chief Executive's policy address of 2007-08 regarding heritage conservation and revitalization of historic buildings. The second batch of historic buildings under the Revitalisation Scheme has also been announced in August 2009.

The Revitalisation Scheme

In 2008, SCAD Foundation (Hong Kong) Ltd. (SCAD-HK), a non-profit-making organization registered in Hong Kong as a higher education college of art and design, is established primarily for provision of degree programmes of various fields of art and design. SCAD-HK submitted to DEVB a detailed conservation project proposal of adaptive reuse of the NKM as a new branch campus of the Savannah College of Art and Design (SCAD) under the Revitalisation Scheme. In its project proposal, SCAD has submitted a very well planned design scheme with full respect to the preservation of the existing building fabrics and its heritage value of the NKM Building. It also demonstrated a portfolio of previous successful conservation projects involved with adaptive reuse of many historic buildings in USA and other countries.

The Secretary of Development Bureau has eventually accepted the recommendation of the Advisory Committee on Revitalization of Historic Buildings and granted approval-in-principle to SCAD-HK's proposal in early 2009. As stated in the approved Consolidated Project Proposal (CPP), SCAD-HK is committed to deliver the conservation project by its own funding source and no government funding for capital works will be sought for this project. The project is being monitored by the Commissioner for Heritage's Office (CHO) of DEVB.

Heritage Impact Assessment

The NKM Building is currently a proposed Grade 2 Historical Building announced by Antiquities & Monuments Office (AMO) in March 2009 and its status is subject to review by the Antiquities Advisory Board (AAB). Despite the fact that no government funding would be applied for this project, HIA submission is required for approval by AMO under the Revitalisation Scheme.

For Revitalisation Scheme projects, HIA submission would be made in the form of a Conservation Management Plan (CMP) according to the Guidelines for HIA for RHBTPS dated May 2009 issued by AMO based on the information given in the Resource Kit provided by AMO and the latest design scheme and Consolidated Project Proposal submitted by SCAD-HK.

LCM & Association Ltd. – LCMA Conservation Architect & Heritage Consultant, is subsequently commissioned by SCAD-HK as the conservation consultant of this revitalization project for preparing this report for HIA submission.

Acknowledgements

The author of this report would like to acknowledge the following persons, parties, organizations and departments for their assistance and contribution in preparing this report:

- Commissioner for Heritage's Office, Development Bureau
- Antiquities and Monuments Office
- Architectural Services Department
- Public Record Office
- Survey & Mapping Office, Lands Department
- Government Information Services
- Hong Kong Museum of History
- University Museum and Art Gallery, Hong Kong University
- SCAD-HK

Disclaimer

The content of this report is prepared by the author to the best of his knowledge based on the information and data made available during the time of writing this report without prejudice to the accuracies of any secondary information mentioned in this report. Reference of information are mainly drawn from the North Kowloon Magistracy Resource Kit (the Resource Kit) provided by DEVB, AMO's published information on the Proposed Grading for the NKM Building[1], the Consolidated Project Proposal and design scheme drawings prepared by SCAD-HK and other available source of data. Any assessment and recommendation made by the author in this report mainly based on these information available and observation by visual inspection to the existing building. They are supposed to form a set of guiding principles for the authority, the project proponent and its consultant team to consider future decision making on conservation works for this building, which should be subjected to agreement by the authority and constant review of the contents of this report in the future.

[1] Refer to the Historic Building Appraisa l for NKM (Brief Information on Proposed Grade 2 Item No. 382) published by AMO in April 2009

1.1 Project Brief

1.1.1 Project Objectives

The Project Objectives as described in the Consolidated Project Proposal (CPP) submitted by SCAD-HK for approval by DEVB are extracted and outlined as follow[2].

1. *This proposal would result in the repurposing of the North Kowloon Magistracy ("NKM") into a vibrant branch of the Savannah College of Art and Design ("SCAD"), a well-known and highly regarded American art and design university.*

2. *In terms of mechanics, this proposal contemplates that SCAD-HK, a Hong Kong company qualified under Section 88 of the Inland Revenue Ordinance, would undertake the entire project with the committed support of SCAD, including financing; intellectual property such as curriculum, course programming, trademarks, etc. (IP); administrative, instructional and related services and support.*

3. *After a start-up period, the campus would be financially self-sustaining, providing in the long run professional opportunities as professors for hundreds of artists and designers as well as serving thousands of students from around the world.*

4. *SCAD-HK's presence will make Hong Kong in general, and this important historic building in particular, the pre-eminent site for the study of digital media in Asia due to SCAD's reputation in these burgeoning fields.*

5. *Through this proposal, this historic building is conserved using private capital rather than government funding. The NKM will be sensitively renovated through the committed financial support from SCAD, an institution which is a leader in historic preservation in the United States and already the steward of many historic properties.*

6. *The conversion of the North Kowloon Magistracy into a center for higher education continues the tradition of this facility being used for important purposes. The respect that the building has engendered in the community in the past would be amplified through the many cultural activities which would be open to the public and the use by students to earn college degrees essential to their professional success.*

[2] Extract information from item II.A of Consolidated Project Proposal by SCAD-HK

7. *SCAD believes it can significantly advance Hong Kong toward its goal of becoming a center for creative industry, recruiting international talent, and cultural activity. SCAD looks to the 2008-2009 Policy Address of HKSAR Chief Executive Donald Tsang, where he outlined his efforts to establish a Creative Industry Office, to recruit more international talent to Hong Kong, and to make Hong Kong the center of arts and culture in Asia.*

1.1.2 Detailed Project Description

The Detailed Project Descriptions as described in the Consolidated Project Proposal submitted by SCAD-HK for approval by DEVB are outlined as follow[3]:

1. *SCAD has carefully studied the creation of a single campus in Asia from which students would be served for generations. Our study of the various locations has led the University to the conclusion that Hong Kong is the ideal location for this endeavor.*

2. *The NKM is an ideal facility for repurposing to be a site for higher education. And after a careful consideration of the government-owned buildings suitable for adaptive reuse under the Revitalising Scheme, SCAD-HK selected the NKM for its bid in this proposal. At 7,530 square meters, the NKM is the largest of the seven buildings that were announced during this round of the Scheme. SCAD-HK will be viable only if it can provide adequate space for an enrollment of sufficient scale to be financially self-sustaining.*

3. *The Hong Kong Development Bureau has stated, through the leaflet outlining the "Revitalising Historic Buildings Through Partnership Scheme," that the NKM is especially suited to adaptive reuses as an educational institute, training center, or antiques and art gallery. SCAD-HK concurs with the Committee in this assessment, believing the interior spaces of the NKM to be quite readily adaptable for educational purposes, especially given the facility's configurative potential for computer laboratory space, lecture halls, administrative offices, and potential for the installation of advanced technology.*

4. *The NKM is located in a more affordable area of Hong Kong with good public transportation. The Sham Shui Po community offers more affordable living options for SCAD-HK students, compared to other areas of Hong Kong. Also, the NKM is situated on a major urban roadway with easy access to public transportation for students living in other areas of Hong Kong.*

[3] Extract information from item II.B of Consolidated Project Proposal by SCAD-HK

5. *The NKM is quite similar to the main building of the SCAD campus in Atlanta, in layout and appearance. This facility also was constructed in the mid-20th century and illustrates the adaptive reuse of a large facility and how similar interior spaces may be redesigned for educational purposes.*

6. *Subject to any applicable regulations, the facility would be open to the public and will become an important cultural resource for the community. The conduct of tours for the public similar to that at the Atlanta and Savannah campuses has been anticipated for the Hong Kong campus. Such tours would be inclusive of areas not normally accessible by the public such as classrooms and learning centers, and would include the detention cells and the courtrooms.*

7. *SCAD opened a branch campus in Atlanta, Georgia in 2005 which vividly illustrates the expectation for a campus in Hong Kong. This fall, a mere three years after the opening of SCAD-Atlanta's first academic year, over 1600 undergraduate and graduate students will be enrolled and literally hundreds of events, most of which are open to the public, have been held including lectures by prominent artists and designers and gallery exhibitions.*

8. *The NKM constructed in 1960, was a center for the administration of law for the territory of Hong Kong. As Hong Kong emerges into the new millennium creating its own destiny on the world stage, the role of the Magistracy Building must evolve as well. The project enables the continuation of the North Kowloon Magistracy Building's tradition as an important and essential function for modern society by repurposing this landmark institution as a center for higher education, thereby maintaining the building's original intent as a social and civic asset for the citizens of Hong Kong.*

9. *The grant of this building to the applicant permits an endeavor to be realized that otherwise will not happen. The result is the transformation of the facility into an important cultural resource which will ultimately provide new professional opportunities for hundreds of talented individuals. Although open to future discussions with the Government of Hong Kong regarding opportunities for growth and expansion in Hong Kong, SCAD is not contemplating any additional campuses in Asia if it is awarded the NKM. Instead, SCAD will focus its efforts on the development of a destination campus in Hong Kong at which a comprehensive array of degree programs are available that will draw students from all over the world.*

In developing the project objectives, SCAD-HK has given due consideration in how to achieve the objectives of the Revitalisation Scheme as well as satisfying the different requirements, expectation and needs of the following core stakeholders:

- Commissioner for Heritage's Office, Development Bureau (DEVB)
- Antiquities Advisory Board (AAB)
- Antiquities and Monuments Office (AMO)
- Education Bureau
- Local universities, higher education institutes and schools providing art and design courses
- Local art and design groups
- Local communities of Sham Shui Po and Shek Kip Mei areas

In the revitalization of the North Kowloon Magistracy into a new campus of SCAD, NKM will be accomplished in a similar spirit, to preserve the environment and cultural heritage.

The Prime Objectives of the Project are summarized below:

- To provide social enterprise by adapting the historical building for use as a new university of art and design
- To provide higher education of art and design for local and overseas students
- To conserve, adapt and revitalize the disused NKM and enhance its heritage value for long term protection as well as promote public appreciation to the restored building
- To enrich the cultural life of the Sham Shui Po community with free public events such as film screenings, festivals, exhibitions, lectures, performances, and more,[4] and heritage display, guided tours, open days and other cultural events etc.
- To engage with the local community and provide employment opportunity and other social benefits to local residents and others

[4] Extract from item C5 – Annex 1 of Consolidated Project Proposal by SCAD-HK

1.2 Scope of Study

The study focuses on adaptive reuse of North Kowloon Magistracy (NKM) under the Revitalisation Scheme. The main objective of this study is to develop a Conservation Management Plan (CMP) on how to manage the change of future use and conservation for the NKM as a new branch campus of SCAD.

The Conservation Management Plan provides a set of guiding principles with respect to the project proposal and design scheme developed by the SCAD-HK and visions that can be useful for a better understanding of community contribution.

The study will make reference to the proposed new use of NKM as an art and design college already accepted by DEVB within the context of this report. This is the assessment of information of the existing building to estimate opportunity and limitation of the proposal in order to develop a conservation management plan. We are going to assess and address the following main issues in this report:

a) Understanding the development history and cultural significance of NKM (see Section 2)
b) Assessment of the conditions of any significant building fabric / elements required to be preserved (see Section 3)
c) Statutory requirements regarding building safety, fire safety, planning requirements and licensing issues (see Section 3)
d) User's requirement and resources (see Section 4)
e) Proposed use and its compatibility in regard to cultural significance (see Section 4)
f) Establishment of conservation policies for guiding future adaptive reuse (see Section 5)
g) Impact assessment and mitigation measures (see Section 5)
h) Interpretation of the heritage value (see Section 5)
i) Maintenance proposal and implementation (see Section 5)

The following international charters and standards will be made reference to for this adaptive reuse project:

a) Venice Charter (1964): UNESCO - ICOMOS
b) The Burra Charter (1999): Australia ICOMOS

1.3 Methodology

The CMP is based on desk top study of the available reports and documents, various site inspections of the physical buildings and oral history with reference to the Conservation Guidelines drawn by AMO in the Resources Kit of North Kowloon Magistracy (the Resource Kit).

According to the Application Guidelines for the RHBTPS by DEVB, Heritage Impact Assessment (HIA) submission will be required for approval by AMO under the DEVB's Revitalisation Scheme projects. For Revitalisation Scheme projects, AMO has agreed that HIA submission would be made in the form of a Conservation Management Plan (CMP).

The framework of this CMP generally follows the Burra Charter Process by adopting the format of the Conservation Plan by Dr. J. Kerr, Sidney, National Trust of Australia (NSW), 2000, and with reference to the standards and guidelines set out in The Burra Charter – the Australia ICOMOS Charter for the Conservation of Place of Cultural Significance and the Conservation Plan. This CMP introduces the concept of cultural significance and illustrates how to assess the heritage values of the historic place and for different elements or Character Defining Elements (CDEs) of the North Kowloon Magistracy. The assessment of levels of significance is identified according to the standards and guidelines of the Burra Charter. A diagram illustrating the Burra Charter Process is attached in the following page.

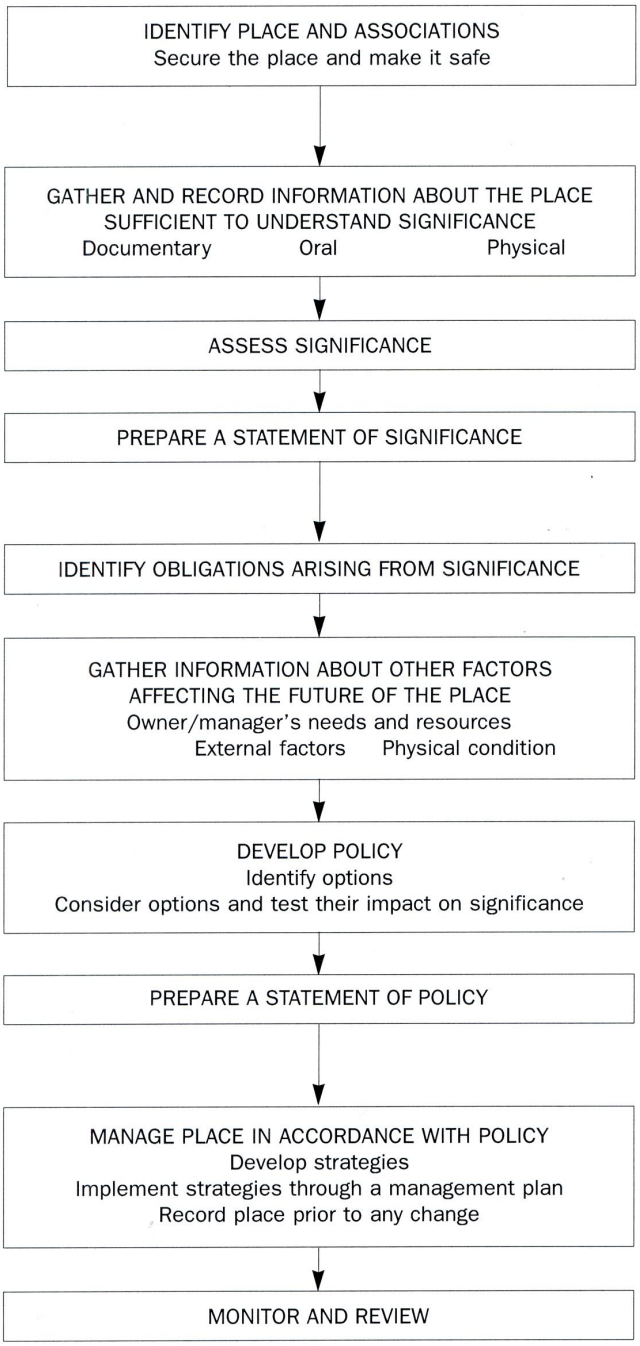
As the proposed new college use specified to NKM for this project, it is anticipated that any necessary alteration, addition, modification or removal of existing building fabrics fulfilling building code requirements and functional needs may result to certain degree of impacts. Assessment of the impacts will be identified in respect of the preliminary design scheme in the Proponent's Design Proposal that has been accepted by DEVB for this project.

Avoiding impacts will take precedent to mitigation measures. If impacts are unavoidable, mitigation measures will be proposed to reduce and alleviate such adverse impacts resulted. The overall effect of implementation of mitigation measures will be assessed in four levels of impact from High, Medium, Low to Neutral in demonstrating the overall effectiveness of the proposed mitigation measures.

This Conservation Management Plan is prepared by the author, LCM & Associates Ltd. – Conservation Architect & Heritage Consultant, on behalf of SCAD-HK and DEVB, for submission to the Antiquities & Monuments Office.

The Burra Charter Process

Sequence of investigations, decisions and actions



The Burra Charter Process, Australia ICOMOS

The Burra Charter 1999

1.4 Definitions

The following definitions shall refer to the meaning within the context of this report as below:

***The Site** or **the Historic Place**:*	means the existing site of the North Kowloon Magistracy Building
***The Historic Building**:*	means the existing North Kowloon Magistracy Building
***Adaptive Reuse**:*	means modifying a historic place, site or buildings to suit its existing use or a proposed new use; also referred as *Adaptation* or *Rehabilitation* in the context of conservation approach

The following definitions are borrowed from the Burra Charter – *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* as below:

Place:	means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
Cultural significance:	means aesthetic, historic, scientific or social value for past, present or future generations.
Fabric:	means all the physical material of the *place*, including components, fixtures, contents, and objects.
Conservation:	means all the processes of looking after a *place* so as to retain its *cultural significance*.
Maintenance:	means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.
Preservation:	means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
Restoration:	means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
Reconstruction:	means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of materials [new or old] into the *fabric*.
Adaptation:	means modifying a *place* to suit the existing *use* or a proposed use.
Use:	means the functions of a *place,* as well as the activities and practices that may occur at the *place*.

Compatible use:	means a *use* which respects the *cultural significance* of the *place*. Such a *use* involves no, or minimal, impact on cultural significance.
Setting:	means the area around a *place*, which may include the visual catchment.
Related place:	means a *place* that contributes to the *cultural significance* of another place.
Related object:	means an object that contributes to the *cultural significance* of a *place* but is not at the place.
Associations:	mean the special connections that exist between people and a *place*.
Meanings:	denote what a *place* signifies, indicates, evokes or expresses.
Interpretation	means all the ways of presenting the *cultural significance* of a *place*

2.0 SIGNIFICANCE

2.1 Site Location

North Kowloon Magistracy is located at No. 292 Tai Po Road in Sham Shui Po, Kowloon. The site is located on Government land. The site includes a seven-storey main building, a two-storey temporary building built in later period and two parking lots on the south-east and north-west sides of the building. The site area is approximately 4,815 sq.m. with a total floor area at about 7,345 sq.m.

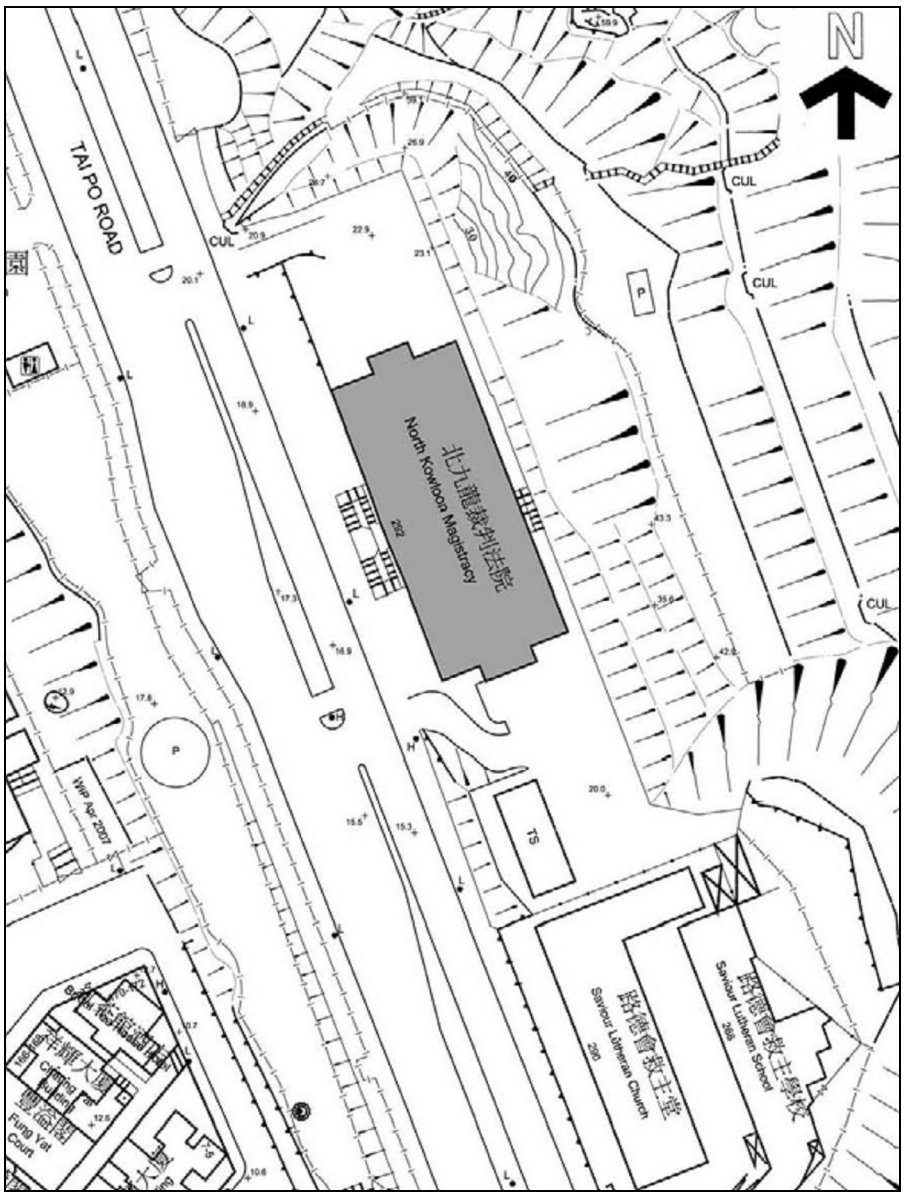


Fig.1 Site Location Plan (Source: NKM Resource Kit, DEVB)

2.2 Heritage Values

2.2.1 Historical Development

North Kowloon Magistracy (北九龍裁判法院) was built in 1960 and was designed by a private architect, Palmer & Turner Architects. After its completion, the building functioned as Magistrates' Courts and providing office spaces on the upper floors for more Government offices[5]. This magistracy could be considered one of the busiest in Hong Kong, particularly after the closure of the South Kowloon Magistracy on Gascoigne Road in 2000. NKM mainly dealt with cases from Mong Kok, Sham Shui Po, Shek Kip Mei, Cheung Sha Wan and Ho Man Tin Police Stations. Besides, court visits by Police Training School recruits, students and newly-arrived mainlanders were regularly conducted. North Kowloon Magistracy ceased operation on 3 January 2005 and has been vacant since then.

The North Kowloon Magistracy (NKM) was built to handle offences within the Kowloon district. Located in Tai Po Road, the seven-storey building was designed by and its construction was completed in 1960. It is a representative example of civic buildings of the period. Before the establishment of North Kowloon Magistracy, there were two magistracies responsible for handling offences in Kowloon before 1942. One of them was located on Shanghai Street at the junction of the Public Square and Market Street. The other one was the South Kowloon Magistracy built in 1936 located at Gascoigne Road. The old magistracy on Shanghai Street was demolished in 1957 and replaced by North Kowloon Magistracy subsequently built in 1960.

In 2000, the South Kowloon Magistracy on Gascoigne Road was also closed and North Kowloon Magistracy became the sole judicial court handling offences in Kowloon. However, North Kowloon Magistracy was also closed on 3 January 2005 due to consolidation of magistracies from nine to six. The cases of North Kowloon Magistracy were then distributed and handled at three additional courts, established in Kwun Tong Magistracy and Kowloon City Magistracy.

Within the judiciary structure, all criminal proceedings commence in the Magistrates' Courts and thus, the magistracy is the lowest court that covers a wide rage of indictable and summary offences. North Kowloon Magistracy consists of four Magistrates' courts, a Juvenile Court and offices for government departments. The Juvenile Court handles cases against children and teenagers under the age of 16. Minor offences, such as hawking, traffic convictions and littering are also heard in the Magistrates' Courts by Special Magistrates. The maximum sentence in the Magistracy is two years' imprisonment and a fine of $100,000. (In certain circumstances, the Magistrates may impose sentences of up to three years' imprisonment and a

[5] Historical Building Appraisal for NKM for Proposed Grade 2 Item published by AMO

fine of $5,000,000.) For relatively more serious cases, they would be referred to courts of higher jurisdiction, such as the District Courts or the Court of First Instance.

North Kowloon Magistracy used to handle cases in the Kowloon District, which covers Mong Kok, Sham Shui Po, Shek Kip Mei, Cheung Sha Wan and Ho Man Tin. According to a senior inspector who had worked in North Kowloon Magistracy when it was still in use, it was not uncommon to have more than forty, or occasionally up to 80, defendants appearing in the court every day.[6]

2.2.2 Architectural Merits

The building comprises seven storeys with its main elevation facing Tai Po Road. Tall narrow windows dominate the front façade which features a double-canopied central projecting bay and a grand entrance staircase. There is a central staircase on lower floors with ornamental ironwork balustrades with a central staircase void lit by glass block roof light above.

NKM Building is a tall building with a symmetrical and imposing façade. Tall narrow windows dominate the front façade which features a double canopied central projecting bay and a grand entrance staircase. The main staircase hall on ground to second floor is illuminated by external strip windows and borrowed light from the staircase void. Internal decorative features include heavily panelled and moulded hardwood doors, moulded door architraves, teak paneling to walls, central staircases, marble wall finish and ornamental ironwork in the form of balustrades, gates and grilles.

The structural form of the North Kowloon Magistracy is in modern reinforced concrete column and beam construction. The façade is characterized by vertical columns, architectural fins and horizontal bands, suggesting a sense of law and order. The North Kowloon Magistracy Building is a good example of contemporary and functional civic building of post war period.[7]

NKM Building is proposed by AMO as a Grade 2 Historic Building in March 2009.

[6] Information mainly based on the NKM Resource Kit and Historical Building Appraisal for NKM for Proposed Grade 2 Items published by AMO
[7] Ditto

2.2.3 Social Significance

With its imposing appearance there is no doubt that this building is a symbolic visual landmark recognised by the local community. As a court building for over 47 years, it has been significant in witnessing the judicial development of Hong Kong, and is associated with law and order to Hong Kong people. Over the years, it has been interaction with numerous citizens who were involved in all kinds of cases. Among then, there were justices, lawyers, witnesses, criminals, the police and numerous people from a wide social spectrum.

2.2.4 Authenticity and Rarity

The building stands on its own on Tai Po Road and is not an integral component of an architectural or historical complex. In close proximity of the NKM, there is another historic building – the Mei Ho House, a Grade 1 Historic Building of the old Shek Kip Mei Housing Estate, built in the aftermath of the great squatter area fire on Christmas Day 1953.

The North Kowloon Magistracy Building is among one of a few court buildings of similar design style left in Hong Kong besides the Fanling Magistracy in Fanling and the Western Magistracy on Pokfulam Road, and therefore, it can be considered as a good example of typical civic buildings built in the 1960s period.

2.2.5 Chronological Events

Year / Period	Events
1898	The New Territories and New Kowloon (area north of the original boundary and south of the Kowloon hills) were leased to the Colony Government under a 99 year lease signed between the Qing Imperial Court and the British Government.
1900s	Tai Po Road was constructed to connect Kowloon to the newly acquired lands in the New Territories. Reclamation for new land for urban development in Sham Shui Po
1920s	Urban development began to extend from Mongkok to Sham Shui Po with construction of a number of new main roads e.g., Castle Peak Road, Cheung Sha Wan Road and Lai Chi Kok Road Barracks built in Sham Shui Po remained until 1980s
1935	South Kowloon Magistracy (SKM) was built on Gascoigne Road in Tsim Sha Tsui; another old magistracy located on Shanghai Street in Yau Ma Tei operated until 1942
1941-1945	Japanese Invasion and Occupation of Hong Kong in December 1941 Japanese troops attacked Kowloon from the New Territories along Tai Po Road
1953	Outbreak of the Great Fire on Christmas Day resulted to devastation of the squatter areas in the foothill of Shek Kip Mei The Shek Kip Mei Resettlement Estate were built right after the fire as the first public housing project in Hong Kong
1957	The old magistracy on Shanghai Street was demolished in this year
1960	Construction of the North Kowloon Magistracy on Tai Po Road completed NKM and SKM were responsible for all court cases in Kowloon district Fanling Magistracy was built serving the North New Territories
1965	Western District Magistracy was built on Pokfulam Road, Sai Ying Pun
2000	Closure of South Kowloon Magistracy NKM became the only magistracy serving the whole Kowloon District and remained as the busiest magistracy in town
2005	North Kowloon Magistracy was closed on 3 Jan 2005; court cases were taken up by three other courts established in the Kwun Tong Magistracy and Kowloon City Magistracy
2007	NKM was included in the first batch of the Revitalisation Scheme
2009	NKM is proposed as a Grade 2 Historic Building by the AMO

Fig. 2 Aerial view of the Sham Shui Po Barracks c.1920s – Tai Po Road in the background

(Source: A Century of Kowloon Roads and Streets)

Fig. 3 Sham Shui Po Barracks c.1935 – Tai Po Road in the background

(Source: University Museum and Art Gallery)

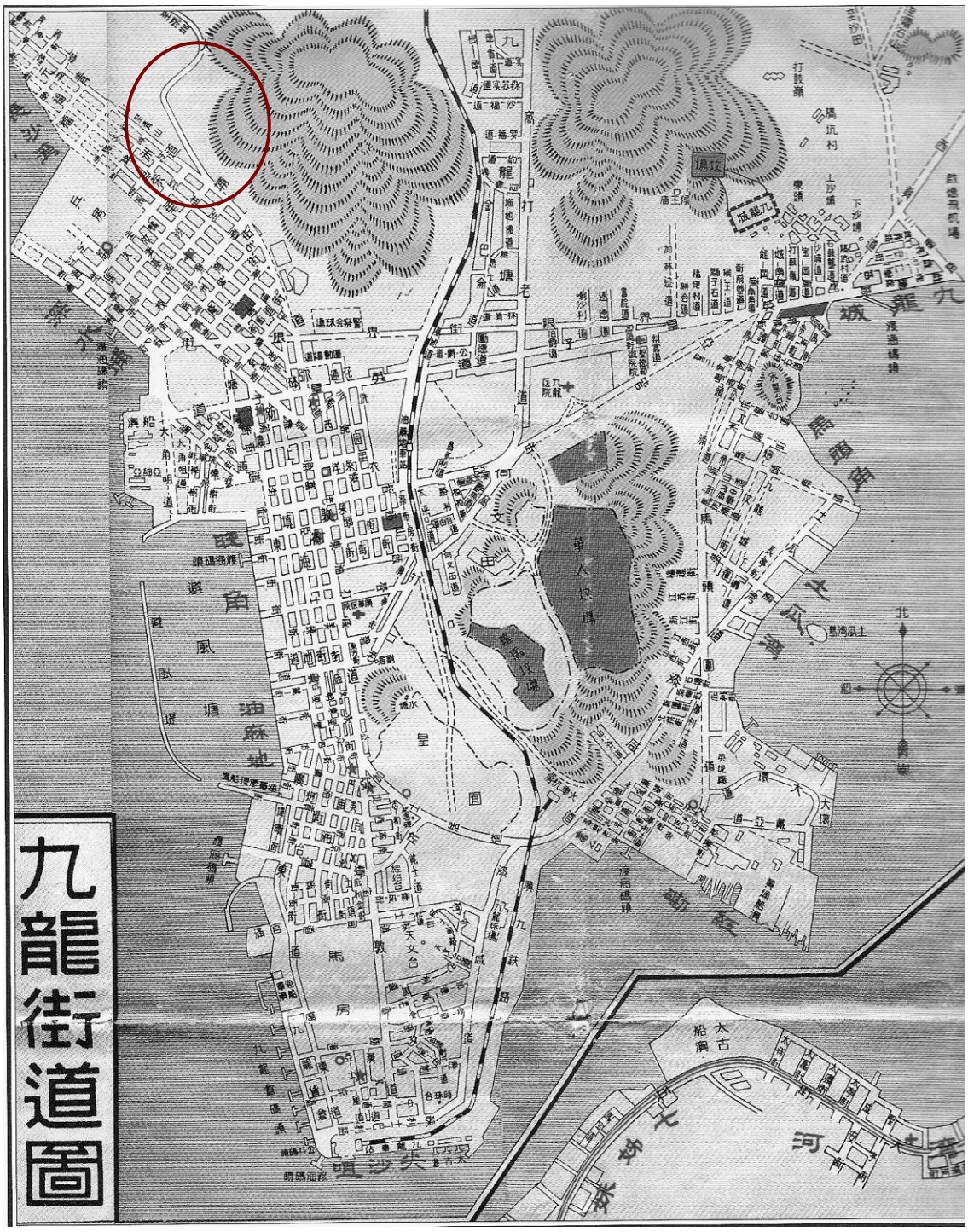


Fig. 4 Map of Kowloon c.1940s – North Kowloon Magistracy not yet built

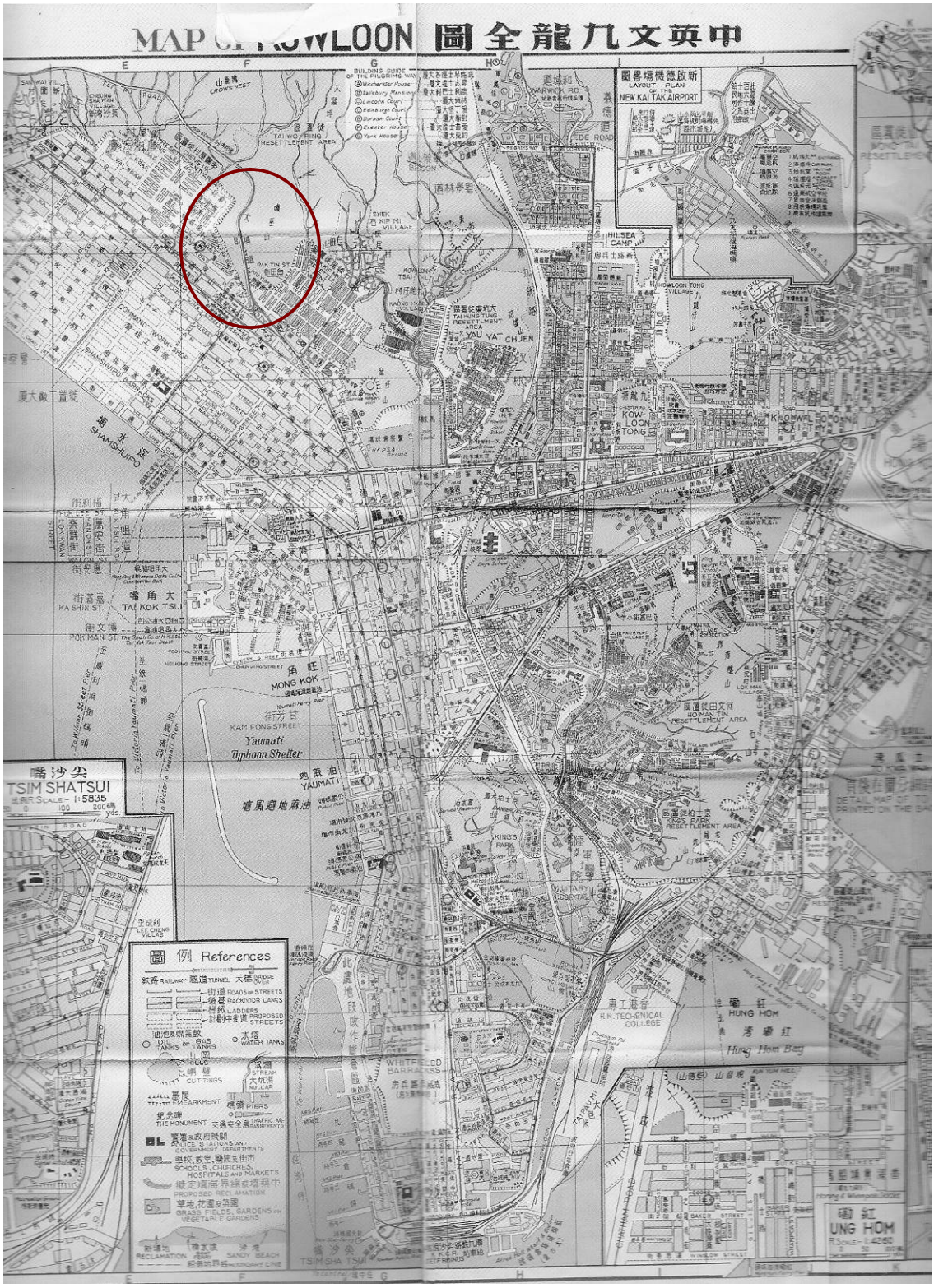


Fig. 5 Map of Kowloon c.1960 – construction of North Kowloon Magistracy not yet completed.

Fig. 6 Aerial photo of Sham Shui Po 1964 – North Kowloon Magistracy on top right

(Source: Survey and Mapping Office, Lands Department)

Fig. 7 North Kowloon Magistracy – Main Façade facing Tai Po Road

Fig. 8 Side view of NKM – looking south

Fig. 9 Side view of NKM – looking north

Fig. 10 The former South Kowloon Magistracy (present Land Tribunal) built in 1935

Fig. 11 Fanling Magistracy built in 1960 located in Fanling, New Territories

(Source: DEVB's website of Batch II Revitalisation Scheme)

2.3 Statement of Cultural Significance

The following Statement of Cultural Significance has summarized the overall heritage values of the historic NKM Building as below:

Historical Value

North Kowloon Magistracy built in 1960 is one of the few remaining historic magistracy buildings built before 1960s. It witnesses the historical development of Sham Shui Po area since the post war period and had continued to serve as a Magistracy Building for the Kowloon district for almost half a century.

Architectural Value

North Kowloon Magistracy is a fine exemplar of civic building of the post-war period representing a pseudo-classical or stripped classicalism architectural style with an imposing façade characterized by its vertical strip windows, balconies and grand staircases.

Social Value

North Kowloon Magistracy is a testimonial of the administration of law and order by the Hong Kong Government in Kowloon district. It witnesses the continuous social and economic changes taking place in the neighbourhood of Sham Shui Po, as well as representing the judicial development in Hong Kong. It stands as a distinctive landmark in the urban development of Sham Shui Po and Shek Kip Mei areas for over half a century.

Authenticity and Rarity

The original building of North Kowloon Magistracy had remained the same use as a magistracy building since 1960. The original building fabrics and its distinct architectural look are mostly intact with a high degree of authenticity and integrity still retained in the building. Being one of the few court buildings of similar design built in the 1960s, it is considered as s a rare example of typical civil buildings of that period.

Character Defining Elements

The following elements have been identified as the key Character Defining Elements (CDEs)[8] that are considered as important features contributing to the unique character and architectural merits of the NKM Building.

[8] Referring to those features of High or Exceptional level of significance as identified in the assessment of the level of significance of the Character Defining Elements in Section 3.2 of this report.

External Features:

- The main façade in symmetrical design with strong expression of vertical and horizontal elements on the elevation
- The central projecting bay composing of five vertical panels of tall narrow windows and tiled apron panels separated by vertical columns
- The unifying horizontal elements of the string course at G/F, the canopies above G/F entrance and above the balconies on 3/F, the spandrel between 3/F and 4/F level, the projecting eave on roof, and the plinth as a solid base of the whole building
- The original main entrance doors in bronze studded panel cladding with original bronze door architraves and ironmongeries
- The external grand staircases with natural granite steps, ornamental ironwork balustrades, spandrels and string course decoration, and the building sign stone tablet below the central landing of the grand staircases
- The building signage in metal Chinese and English characters mounted on the external wall at 4/F level
- The simple three-bay-wide design of the two side elevations
- The original side entrance timber panel doors with granite door architraves and metal ironmongeries
- The external metal framed windows with granite window cills

Internal Features:

- The main hall staircase from G/F to 2/F with original ironwork balustrades, stone floor tile finishes and the glass block ceiling light above staircase landing
- The original natural stone floor tile finishes at the main hall area at G/F and 1/F
- The original marble wall finishes, timber panel doors and ornamental handrails and guard rails to windows at the main hall area from G/F to 2/F
- The detention cells on G/F with its original layout, iron grills and concrete benches
- The court rooms on 2/F with its original layout, timber floor finish, wood benches, Clerk's bench, Magistrate's bench, raised dais, Prisoner's (Suspects') Dock, security bars, iron gate, lobby, doors, frames, wall panels, moulded ceiling panels, and the staircase leading to that court room from the cells
- All internal original solid timber panel doors with original metal ironmongeries
- The central light well with ventilation housings

3.0 ASSESSMENT

This section is to focus on appraisal of the physical conditions of the existing building, the degree of importance of existing building fabrics retained in the building and evaluating the deficiencies and statutory requirements of the existing structure in respect of the adaptive reuse proposal.

3.1 Physical Conditions

The existing North Kowloon Magistracy (NKM) Building, a seven-storey reinforced concrete (RC) structure built in 1960, was purposely designed and constructed in RC columns, beams and slabs as a law court building. The building has seven storeys from the lower ground floor, ground floor, first floor to fifth floor, with a similar foot print from ground level to fifth floor. Lifts and staircases are located at both sides of the building with a number of internal staircases for separate access to different floors provided at various locations within the building. There is a central hall staircase connecting the ground floor to second floor provided in the middle part of the building.

A number of site visits and visual inspection to the building were being carried out by the author between 2007 and 2009. The overall physical and structural conditions of the existing structure including the slabs, beams and columns are considered in fair condition except a few cracks exposed on certain wall and beam surfaces found at various locations on some floors being revealed during the site inspections. The existing structural elements are covered by wall, ceiling and floor finishes with no apparent major structural defects to the building elements being observed. There were also signs of previous repair patches of spalled concrete exposed on the ceilings on some floors. It is understood that routine maintenance and repair of the structural elements of this building were being carried out by the Architectural Services Department in the past.

A set of record drawings of the existing NKM Building contained in the Resource Kit are attached to this report in **Appendix A**.

3.2 Building Fabric

This section covers a systematic analysis of the level of significance of the building fabrics, individual space and elements of the North Kowloon Magistracy building. Six levels of significance are being adopted in defining or assessing the relative degree of architectural or historical value of each individual component of the conserved historic building. This analytical

assessment is provided to facilitate decision making on future conservation of the historic building concerning the establishment of conservation policies and guidelines, recommended treatments for building fabrics, as well as for site interpretation of the historic building.

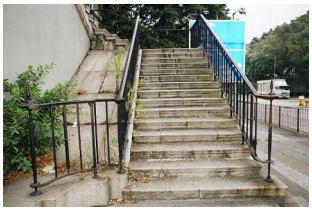
The categories of assessment are based on The Conservation Plan[9].

Levels of Significance	Meaning
Exceptional	Where an Individual space or element is assessed as displaying a strong contribution to the overall significance of the place. Spaces, elements or fabric exhibit a high degree of intactness and quality, though minor alterations or degradation may be evident.
High	Where an individual space or element is assessed as making a substantial contribution to the overall significance of the place. Spaces, elements of fabric originally of substantial quality, yet may have undergone considerable alteration or adaptation resulting in presentation which is either incomplete or ambiguous. The category also includes spaces, elements or fabric of average quality in terms of design and materials, but which exhibit a high degree of intactness.
Moderate	Where an individual space or element is assessed as making a moderate contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone alteration or degradation. In addition, elements of relatively new construction, where the assessment of significance is difficult, may be included. This category also includes original spaces, elements or fabric of any quality which have undergone extensive alteration or adaptation.
Low	Where an individual space or element is assessed as making a minor contribution to the overall significance of the place, especially when compared to other features. Spaces, elements or fabric originally of little intrinsic quality, any may have undergone alteration or degradation. This category also includes original spaces, elements or fabric of any quality which have undergone extensive alteration or adaptation to the extent that only isolated remnants survive (resulting in a low degree of intactness and quality of presentation).
Neutral	Where an individual space or element is assessed as having an unimportant relationship with the overall significance of the place. Spaces elements or fabric are assessed as having little or no significance.
Intrusive	Where an individual space or element detracts from the appreciation of cultural significance, by adversely affecting or obscuring other significant areas, elements or items.

[9] Kerr, J. 2000

With reference to the feature elements included in the Resource Kit, the components of the existing building fabric including the key Character Defining Elements and the assessment of their level of significance of the North Kowloon Magistracy Building are identified as below:-

1. EXTERNAL (Front Elevation Facing Tai Po Road)

Item No	Elements/Materials[10]	Photo and Ref	Level of Significance
1.1	Double half-turn unenclosed symmetrical grand staircase from street level to main entrance at UG/F level comprising flights of stone steps (including the three stone steps at street level) , landings, strings, spandrels, and ornamental ironwork balustrades.	 (Ref: No 1.1a)  (Ref: No 1.1b)  (Ref: No 1.1c)	Exceptional
1.2	Projecting ashlar-faced buttress between the staircase spandrels with grooved or recessed joints to the stonework, and a moulded name tablet set in a recessed panel.	 (Ref: No 1.2)	High

[10] Descriptions of Elements extracted from the List of Architectural Features in the NKM Resource Kit

Item No	Elements/Materials	Photo and Ref	Level of Significance
1.3	Plain ashlar-faced retaining wall forming a podium or **plinth** to the façade punctuated by windows and doors;	 (Ref: No 1.3)	High
1.4	**Main façade** with symmetrical front elevation, which consists of five panels around the central projecting bay, each panel comprising equal divisions of tall narrow windows and tiled apron panels separated by vertical columns, unified horizontally by a string course at UG/F level, transoms at 3/F level, the edge of the floor slab at 4/F level, the projecting edge of the roof slab at eaves level, continuous **balcony and ornamental ironwork balustrades** to the magistrates' chambers at 3/F level, natural coloured granite wall finish with granite window sills beneath windows, and canopied entrance with metallic flag pole above.	 (Ref: No 1.4a)  (Ref: No 1.4b)	Exceptional
1.5	**Main entrance doors** comprising a pair of heavy paneled and studded bronze doors in a moulded bronze door case framed with moulded architraves complete with handles, bolts, locks and hinges	 (Ref: No 1.5)	Exceptional
1.6	The **Chinese and English characters** mounted on the moulded name tablet in a recessed panel of the projecting ashlar-faced buttress and the wall of central projecting bay at 4/F level	 (Ref: No 1.6)	High

2. EXTERNAL (South Elevation)

Item No	Elements/Materials	Photo and Ref	Level of Significance
2.1	Three bay wide **façade** with projecting staircase enclosure finished with ashlar or grooved stucco featuring a projecting band course at UG/F level and wide projecting eaves at roof	 (Ref: No 2.1)	Moderate
2.2	Wooden panel **side entrance door** and fanlight in a wooden frame with a moulded architrave, set in a carved stone door case	 (Ref: No 2.2)	High
2.3	Regularly spaced transom **metal windows** with cills or window surrounds	 (Ref: No 2.3)	Moderate

3. EXTERNAL (East Elevation)

Item No	Elements/Materials	Photo and Ref	Level of Significance
3.1	Symmetrical **façade** comprising tall narrow windows and apron panels, vertical columns and horizontal features as described for the front elevation, finished in grooved stucco or ashlar	 (Ref: No 3.1a)  (Ref: No 3.1b)	Moderate Intrusive (for existing services & fittings attached to external wall)

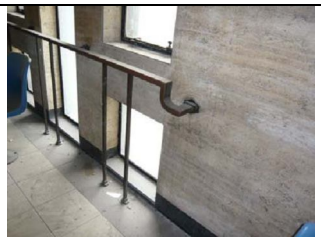
4. EXTERNAL (North Elevation)

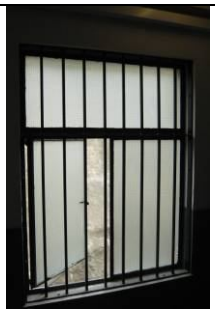
Item No	Elements/Materials	Photo and Ref	Level of Significance
4.1	Three bay wide **façade** with garages at UG/F level on either side of a projecting staircase enclosure finished with ashlar or grooved stucco, including ornamental grilles	 (Ref: No 4.1a)  (Ref: No 4.1b)	Moderate Neutral (the garage interior with paint finish)
4.2	Wooden panel **side entrance door** and fanlight in a wooden frame with a moulded architrave, set in a carved stone door case with steps	 (Ref: No 4.2)	High
4.3	Regularly spaced transom **metal windows** with cills or window surrounds	 (Ref: No 4.3)	Moderate

5. INTERNAL (All Floors)

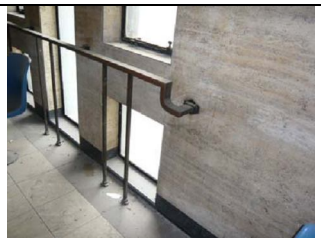
Item No	Elements/Materials	Photo and Ref	Level of Significance
5.1	(Item Not Applicable)		
5.2	All existing internal flush **doors and frames**	 (Ref: No.6.5)	Low
5.3	All original solid **wooden panel doors and frames** at various locations and floors  (Ref: No. 7.4a)  (Ref: No. 7.4b)  (Ref: No. 7.4c)  (Ref. No. 7.5b)  (Ref. No. 7.5a)  (Ref. No. 8.6)	 (Ref: No 6.6)  (Ref: No 6.7)  (Ref: No 6.9a)	High

6. INTERNAL (G/F)

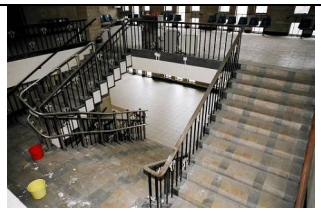
Item No	Elements/Materials	Photo and Ref	Level of Significance
6.1	Random pattern **stone flooring** to main Entrance Hall	 (Ref: No 6.1)	High
6.2	**Central Hall Staircase** including stone finishes to treads and risers and ornamental **ironwork balustrades**	 (Ref: No.6.2a)  (Ref: No.6.2b)	High
6.3	Ornamental **handrails and guard bars** to windows in main Entrance Hall	 (Ref: No.6.3)	High
6.4	**Marble cladding to walls** of main Entrance Hall	 (Ref: No.6.4)	High
6.5	(Item Not Applicable)		
6.6	(Item Not Applicable)		
6.7	(Item Not Applicable)		

6.8	**Detention cells with concrete benches** and **iron grilles**	 (Ref. No 6.8a)  (Ref. No. 6.8b)	High
6.9	(Item Not Applicable)		
6.10	The **Chubbs safe** No. GSD 1297	 (Ref. No. 6.10)	Moderate
6.11	Iron window grilles / security bars to rooms (G/F to 2/F)	 (Ref: No. 6.11)	Moderate

7. INTERNAL (1/F)

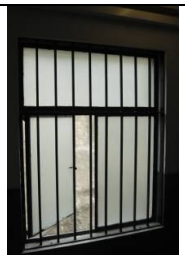
Item No	Elements/Materials	Photo and Ref	Level of Significance
7.1	**Central Hall Staircase** including **stone finishes** to treads and risers and ornamental **ironwork balustrades**	 (Ref: No. 7.1a)  (Ref: No. 7.1b)	High
7.2	Ornamental **handrails and guard bars** to windows of Hall	 (Ref: No. 7.2)	High
7.3	Marble cladding to walls and columns of Hall	 (Ref: No. 7.3)	High
7.4	(Item Not Applicable)		
7.5	(Item Not Applicable)		

8. INTERNAL (2/F)

Item No	Elements/Materials	Photo and Ref	Level of Significance
8.1	**Central Hall Staircase**, ornamental **ironwork balustrades**, and (glass block) **ceiling light** over landing	 (Ref: No. 8.1a)  (Ref: No. 8.1b)	High
8.2	**Marble cladding to walls and columns** of Hall	 (Ref: No. 8.2a)	High
8.3	Ornamental **handrails and guard bars** to windows of Hall	 (Ref: No. 8.3)	High
8.4	Original solid **wooden panel doors and frames** to Courtrooms Nos. 1- 4	 (Ref: No. 8.4)	High
8.5	All the original settings including wooden flooring and steps, wooden benches, Clerk's bench, Magistrate's bench, raised dais, Prisoner's Dock, security bars, iron gate, lobby, doors, frames, wall paneling and moulded	 (Ref. No. 8.5a)	High

	ceiling panels to **the Courts** at 2/F including the **staircase** leading to that Court.	 (Ref. No. 8.5b)	
8.6	(Item Not Applicable)		

9. INTERNAL (3/F, 4/F & 5/F)

Item No	Elements/Materials	Photo and Ref	Level of Significance
9.1	**Central light well**, roof light, exhaust fan housings, and windows to internal corridor including ornamental guard bars	 (Ref: No 2.5a)  (Ref: No 2.5b)	Moderate
9.2	Iron window grilles / security bars to rooms (3/F to 5/F)	 (Ref: No. 9.2)	Moderate
9.3	(Item Not Applicable)		

9.4	Original timber ductworks & cabinets in existing A/C Duct Rooms	 (Ref: No. 9.4)	Moderate

10. External Area

Item No	Elements/Materials	Photo and Ref	Level of Significance
10.1	*Existing **temporary structure** located at open carpark facing the south elevation*	 (Ref: No 10.1)	Intrusive

3.3 Deficiencies and Statutory Requirements

3.3.1 Non-compliance with Current Building Regulations

The existing NKM Building originally built in 1960 and constructed in reinforced concrete, is found not complying with the current building regulations and safety codes. If it was to be changed to the intended new adaptive use as a modern art and design college, it is foreseen that a fair amount of necessary upgrading works will have to be carried out to improve the existing structure including but not limited to the following key aspects subject to further structural investigation and detailed assessment on the structural conditions of the existing building by the consultant team.

The following major aspects of statutory safety requirements are to be examined in this section with a general appraisal of the deficiencies found in the existing building:

- Land Use Zoning
- Emergency Vehicular Access (EVA)
- Structural Loading Requirements
- Fire Resisting Construction (FRC)
- Means of Escape (MOE) in case of Fire and Means of Access (MOA) for Fire Fighting and Rescue
- Fire Services Installation
- Barrier Free Access
- Building Services Installation
- Licensing Requirements

3.3.2 Land Use Zoning

The proposed new use of the NKM Building as a higher education art and design college conforms the current land use zoning as “G/IC” (Government / Institional & Community) prescribed in the Outline Zoning Plan (OZP). The proposed educational use should be recognized as ”Institutional Use (Not Elsewhere Specified)” according to the Notes of the “G/IC” zone and such uses listed under Column 1 of the Notes to the OZP are always permitted.

3.3.3 Emergency Vehicular Access (EVA)

The front elevation of NKM Building is facing Tai Po Road, a major 4 lane trunk road where fire engines are accessible to the façade and main entrance of the building. There are two vehicular entrances from Tai Po Road to the open car parking grounds located on south-east and north-west where emergency vehicles and fire engines could reach the side elevations and entrances of the building. The existing provisions of EVA are in general considered adequate. It is anticipated that sufficient car parking spaces would be provided in the open car parks according to the current Planning Standard Guidelines (HKPSG) subject to approval by Transport Department.

3.3.4 Structural Loading Requirements

The existing floor load capacity of the building estimated at 2.7kPa stated in the Resource Kit is marginally under the current minimum requirement of floor load of 3.0kPa for school use as prescribed in the Building (Construction) Regulations. It was later revealed in the building records and structural data provided by Architectural Services Department that the overall floor loading capacity of the structure would be marginally capable of meeting the new design floor load. However, the original floor load capacity of individual floor or slab varies at different locations according to the specific use of each individual room / area. It is anticipated that localized structural strengthening to individual slabs and beams at limited areas would be required subject to detailed assessment by the structural engineer. It is also anticipated that for certain locations, a substantial reduction of existing dead floor load to the slabs by removal existing floor screeds or finishes would also be required in order to meet the stringent loading requirements. Any extensive structural strengthening to existing foundation and columns would be unlikely based on the preliminary results of structural appraisal. It is recommended that detailed structural investigation should be carried out on site to obtain additional structural data. The scope and extent of any open up test that would likely affect the building fabric would have obtain AMO's prior comment and agreement before carrying out work on site.

Strengthening proposal so as to assess the actual impacts to the Character Defining Elements of the buildings and the corresponding mitigation measures will be submitted upon completion of structural appraisal.

3.3.5 Fire Resisting Construction (FRC)

The construction elements including slabs, columns, beams, walls and stairs etc., of the existing building would be required to have a minimum one hour of Fire Resistance Period for the proposed new use as a school as prescribed in the Code of Practice for Fire Resisting Construction. The required minimum thickness of concrete cover over steel reinforcement would be 20mm for RC slab, 25mm for RC columns, 30mm for simply supported RC beams and 15mm for RC walls. According to existing available building records, there are existing slabs with brick tiles attached to the undersides of the slab as formwork when constructing the slabs. Subject to the structural assessment of the existing structures conducted by the structural engineer and the results of structural investigation tests, any deficiencies in the existing concrete covers over steel reinforcement for slabs and beams of the conserved buildings if not acceptable by Buildings Department would have to be upgraded to meet the minimum FRP requirement subject to approval by Buildings Department. It is anticipated that localized upgrading to individual slabs and beams up to sufficient concrete cover would be required.

3.3.6 Means of Escape (MOE) and Means of Access for Fire Fighting and Rescue (MOA)

The existing provisions of staircases in the historic building do not meet the minimum MOE requirements prescribed in the 'Code of Practice for the Provision of Means of Escape in case of Fire 1996' nor the 'Code of Practice for Means of Access for Fire Fighting and Rescue 1995'. Despite there are total eleven staircases provided in the existing building, many of them were constructed for separate access for different users which stop at different levels and not designed for connecting every floor. It is proposed that the existing staircases ST-3, ST-4 (2/F to 3/F), ST-9 (the central stairs G/F to 2/F) & ST-10 (the external grand staircases) would be retained. Existing staircase ST-1 at the south end will be reconstructed as a fire escape staircase. Two new fire staircases will be constructed at grid 1-B and 9-E to serve the building as required. The existing internal staircases ST-2, ST-4 (G/F to 2/F), ST-5 to ST-8 & ST-11 (4/F to 5/F) would become redundant for the new building use and needed to be removed as to suit the new floor layout.

The new provisions of fire staircase should comply with the minimum requirements for Means of Escape (MOE) and Access for Fire Fighting and Rescue (MOA) in respect of the minimum and total width of exit route, fire stairs, corridor and door width and travel distance between stairs etc., subject to BD approval.

3.3.7 Barrier Free Access Facilities

The existing historical buildings do not comply with the disabled access requirements prescribed in the 'Design Manual – Barrier Free Access 2008'.

According to the latest agreed design layout, it is proposed that a new lift will be housed in the existing lift shaft of LT-1 (located at the south end of the building, to serve as both a disable lift as well as a fireman's lift. New lift lobby will have to be created and attached to the new fireman's lift. Since the new lift has to be extended to fifth floor as well, a new roof for lift overrun would have to be installed on the main roof above the new lift. Options of alternative lift location have been studied but all considered to be not favourable listed below:

Option 1 – At existing lift shaft inside the south elevation stair core (LT-1)
Option 2 – At an internal location with new lift shaft & lift pit
Option 3 – At an external location attached to the rear elevation outside the building
Option 4 – At an external location separated from the main building

A Summary of Justification for Lift Location is attached to this report in **Appendix D**.

In view of the justifications for the above options of lift location, Option 1 – the proposal of installing a new lift in the existing lift shaft is considered as the most favourable and balanced solution with the least overall adverse impact to the existing building elements. Appropriate mitigation measures for treating the additional roof top for lift overrun above the main roof would be considered to further alleviate its potential visual impact on building exterior when viewing from a distance on street level.

The existing main entrance facing Tai Po Road is only accessible by two flights of steps. It is proposed that the side entrance on LG/F at the south-east elevation would be used as a proper pedestrian entrance for students, staff and visitors, where direct access to the disable lift, gentle access ramps and designated car parks for disable access would also be provided. It is proposed that the existing stone door threshold at the side entrance should not be encroached or covered up by the new ramp. The overall changes and potential impact to the existing LG/F entrance is considered insignificant.

3.3.8 Fire Services Installation

A list of existing provisions of fire services provided in the existing building is extracted from the Resource Kit as follows:

	Existing Provisions
Fire Services Installation	▪ No sprinkler system is provided for the building. ▪ Fire hydrant and hose reel system have been installed. The F.S. water is delivered to the roof F.S. tank directly from government main. One set of fixed F.S. pump located at 5/F staircase landing is installed to serve the FH/HR system. ▪ Exit Signs, Manual Fire Alarm and Visual Fire Alarm are installed. ▪ F.S. control main panel is installed at G/F. ▪ No automatic fire alarm system is found. A separate hose reel system is installed for the temporary building. The System is served by a 2m3 F.S. tank and a fixed F.S. pump. However, the existing F.S. pipework and F.S. pump are found deteriorated and cannot be re-used.

The existing fire services provisions listed in the table do not fully comply with the minimum requirements prescribed in the 'Code of Practice for Minimum Fire Service Installations and Equipment 1998', which requires for additional Fire Service installations for new school use, including but not limited to upgrading work to the following:

a) FH / HR System – new fire hydrant & hose reel systems with a new 36,000 litre F.S. water tank and pump room
b) Sprinkler System – new automatic sprinkler system complying with LPC rules BS EN 12845 (2003) with a new 47,000 litre sprinkler water tank and pump room
c) Other F.S. Systems – Fire alarm and detection system, fireman's lift, emergency lighting, portable fire extinguishers, exit sign system, emergency back-up power supply for all Fire Service systems, emergency generator etc.

The existing floor loading conditions and physical constraints of the historical building restrict the location of additional water tanks and plant rooms within the existing structure. It is proposed that a new structure housing the F.S. & Sprinkler water tanks, pump rooms and water cooling towers would have to be constructed in a less obstructive location in the open car park in the southeast corner and opposite the existing temporary structure. It is suggested that the new structure would be in subdue and low profile design to reduce any potential impact on the existing building.

3.3.9 Building Services Installation

A list of existing provisions of building services and utilities provided in the existing building is extracted from the Resource Kit as follows:

Building Services System	Existing Provisions
Mechanical Ventilation and Air-conditioning (MVAC) Installation	▪ 2 nos. 'Carrier 30HR190', (cooling capacity : 580KW) water cooled chiller are installed at LG/F plant room. ▪ Sea water is to be used for chilled water system. ▪ 2 nos. sea water pump and 3 nos. chilled water pumps are installed at LG/F plant room. ▪ Air handling units are installed inside AHU rooms at each floor with central supply air duct distributing fresh air to each room. ▪ No A/C supply is provided for main lobby of the building from G/F to 2/F. Only ceiling / wall fans are provided. ▪ Window A/C units and split type A/C units are installed for part of rooms at G/F.
Electricity Supply	▪ A transformer room is provided. ▪ A LV switch panel is installed at LG/F plant room next to transformer room. The rating of the main switch of the building 1,200A TPN. ▪ A 30KVA genset is installed at LG/F to provide essential supply for the building.
Lift Installation	▪ 2 nos. passenger lift are installed:- Lift LT-1 Served – LG/F, G/F, 1/F & 4/F. Capacity – 1,125kg (15 person) Lift LT-2 Served – G/F to 3/F Capacity – 545kg (7 person) ▪ 1 no. stair lift for disabled is installed at the Main lobby staircase from G/F to 2/F.
Plumbing & Drainage Installation	▪ A 50mm dia. potable water connection with meter is installed. The potable water supply for the building will be direct feed. ▪ Flush water supply will be fed by roof tank by gravity. ▪ Storm water within the building is collected by the down pipes and connected to the underground pipework / manholes and discharged to government drain thru' terminal manhole. ▪ Sewage water within the building is collected by the down pipes and connected to the underground pipeworks / manholes and discharged to Government drain through terminal manhole.
Gas Installation	▪ A 80mm dia. gas pipe next to the existing kitchen is available for connection.

Since the conserved building will be adapted to new school use, the existing building services system will not be adequate and have to be upgraded to comply with the contemporary statutory requirements prescribed mainly as follows:

a) Electricity Supply – the 'Code of Practice for the Electricity (Wiring) Regulations'
b) Plumbing System – the 'Guide to the Preparation of Plumbing Proposals' for submission to the Water Authority for approval
c) Sanitary Provision – Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations

Upgrading and addition of other building services systems are also required to cater for the adaptation of future use within the existing buildings including but not limited to the following systems:

a) Electrical Power Supply System – new switch rooms, meter rooms, MCB boards & switches, cable pipe ducts, trunking & conduits, and power & lighting points etc.
b) Air Conditioning & Mechanical Ventilation System – addition or modification of A/C plants, depending on the type of A/C systems adopted, additional ventilation ducts & louver areas for exhaust & fresh air etc.
c) Plumbing & Drainage Provisions – addition of toilets, pump rooms, water meter cabinets, water pipe ducts, and improvement of underground drainage system etc.

In order to minimize any adverse impact on the existing building elements, it is proposed that air conditioning system with large air ducts would not be appropriate. For any installation of new services, conduits and piping etc, they should be positioned in less obstructive locations. The number of new wall openings should be minimized with similar services grouped together for distribution layout. Exposed services and piping on main and side elevation would not be favaourable.

The existing floor loading conditions and physical constraints of the historical building restrict the location of water cooling towers, water tanks and plant rooms within the existing structure. It is proposed that a new structure housing the F.S. & Sprinkler water tanks, pump rooms and water cooling towers would have to be constructed in a less obstructive location in the open car park in the southeast corner and opposite the existing temporary structure. It is suggested that the new structure would be in subdue and low profile design to reduce any potential impact on the existing building.

3.3.10 Licensing Requirements

The proposed new use of the NKM Building as a higher education institute should fully comply with the relevant licensing requirement as prescribed under the Non-local Higher and Professional Education (Regulation) Ordinance (Cap.493). Adequate provisions for relevant school licensing requirements should be incorporated in the Building Plan submissions for obtaining comment from the Education Department and approval by the Building Authority.

Regarding the proposed provision of an exhibition area for displaying students' work within the building, it is anticipated that it would not require such PPE permit subject to the building plan approval by the Building Authority and comment by FEHD. As there would be no provision for canteen allowed in the new SCAD-HK school, application for canteen or restaurant license from the FEHD would not be required for this project.

A permit of Place for Public Entertainment (PPE) would not be required for the new building use. For holding any large scale outdoor events involved with mass of public participation, the college may be required to apply for a Temporary Place for Public Entertainment (TPPE) under PPE Ordinance Cap 172. The license area would cover mainly the outdoor area and relevant licensing requirements, mainly relating to adequate provisions of emergency exits and fire access etc., would be complied with for obtaining such a permit from the FEHD. It is foreseen that applying for a TPPE permit for outdoor area would cause insignificant potential impact to the building.

4.0 THE PROPOSED USE

4.1 Conservation Objectives

Based on the Statement of Cultural Significance established in the previous Section 2.3 and the assessment of the existing conditions of the historic building in Section 3, the following are the basic Conservation Objectives adopted for the conservation works and adaptive reuse of the North Kowloon Magistracy (NKM) Building:

a) Preserve and restore the existing building fabrics of the NKM Building as practical as possible and in the long term, to protect the buildings from further deterioration by effective management and maintenance plan.

b) Conserve and adapt the NKM Building for a new compatible use as a higher education college of art and design as well as revitalizing it as a living heritage.

c) Recover and further enhance the cultural heritage of the NKM Building by interpretation of its heritage value for appreciation by the users and general public.

d) Promote public awareness and education in heritage conservation and encourage community engagement in local cultural events, as well as bringing various social benefits to the local communities in the neighbourhood areas.

e) As a model conservation project, demonstrate how a non-profit organization is capable of operating a successful social enterprise as to achieve the long-term goals of a self-sustainable heritage conservation project.

User's Requirements and Resources

SCAD-HK will be viable only if it can provide adequate space for an enrollment of sufficient scale to be financially self-sustaining. The new art and design college demands for a large space only NKM Building would be suitable for selection amongst all the historic buildings included in the Batch I Revitalisation Scheme. User's requirement calls for space for classrooms, lecture hall, computer laboratory, studio, exhibition area, offices and other ancillary and service rooms etc. Through this proposal, this historic building is conserved using private capital rather than government funding. The NKM will be sensitively renovated through the committed financial support from SCAD, an institution which is a leader in historic preservation in the United States and already the steward of many historic properties.

Proposed use and its compatibility in regard to cultural significance

The proposed use of NKM Building as a higher education art and design college is considered as a highly compatible use in regard to the cultural significance or overall heritage value of the site. The Hong Kong Development Bureau has stated, through the leaflet outlining the "Revitalising Historic Buildings Through Partnership Scheme," that the NKM is especially suited to adaptive reuses as an educational institute, training center, or antiques and art gallery. It is believed that the interior spaces of the NKM to be quite readily adaptable for educational purposes, especially given the facility's configurative potential for computer laboratory space, lecture halls, administrative offices, and potential for the installation of advanced technology. The new art and design school will be able to adapt the building as well as carry on its unique character of a civil building. The same institution use of changing from a magistracy building to a school institute does not require for any substantial increase in floor loading provision, thus minimize structural alteration or upgrading work to the existing structure building elements.

4.2 Conservation Principles for Adaptive Reuse

This section sets the broad standard of conservation process of making possible a compatible use for the historic buildings through repair, alterations, and additions, for retention of the heritage values of the NKM Building.

The establishment of this Conservation Management Plan (CMP) is taken general reference to the conservation principles and standards set in the following international charters:

- Venice Charter (1964) – ICOMOS International Charter for the Conservation and Restoration of Monuments and Sites UNESCO
- Burra Charter (1999) – The Australia ICOMOS Charter for Places of Cultural Significances

Since the main Conservation Objective of this project is to cater for adaptive reuse of the conserved historic building, when conserving the existing building fabrics, sufficient flexibility for new additions & alteration works for meeting new requirements should be balanced off. Any new additions and/or alterations to the existing structures, if required to meet current safety standards or user's functional needs should be well considered and allowed provided that such alterations will not impair the heritage value, essential form and integrity of the historic buildings and can be reversed in future.

The following are the key guiding principles of determining appropriate treatments and level of intervention for future conservation works that would be generally followed when planning and designing for the adaptive reuse of the NKM Building, with general reference to international

charters and other relevant conservation standards as considered appropriate.

4.2.1 Conserve Heritage Value

Conserve the heritage value of a historic place, and respect its changes over time which represents a particular period of time. Do not remove, replace, or substantially alter its intact or repairable character-defining elements which contributing to its heritage value.

4.2.2 Retain Authenticity & Integrity

Respect the original character or architectural style of the building fabric and retain its traditional building materials or construction system as much as possible.

Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or by combining features of the same property that never co-existed.

4.2.3 Minimum Intervention

Keep any treatment or intervention to building fabric to the minimum and respect the heritage value when undertaking an intervention. Use the gentlest means possible for any intervention. Make any intervention physically and visually compatible and identifiable, and document any intervention for future reference.

Repair rather than replace character-defining elements. Only when such elements are too severely deteriorated to repair, and with sufficient physical evidence, replace them with new elements that match the forms, materials and detailing of the same elements. Where there is no sufficient evidence, make the form, material and detailing of the new elements compatible with and distinguishable from the character of the historic buildings.

4.2.4 Reversible Additions

Make any intervention, including alteration and new addition, to the building fabric reversible without causing any damage to the existing structure when such intervention is to be removed in future.

Create any new additions or related new construction so that the essential form and integrity of a historic place or its building fabrics will not be impaired if the new work is removed in future.

4.2.4 Integrating Old and New

Conserve the heritage value and character of the building fabric when creating any new additions to a historic place or any new construction of compatible design.

Make the new work physically and visually compatible with and distinguishable from the original fabric of the historic place.

4.3 Adaptive Reuse Proposal

The transformation of the historic North Kowloon Magistracy (NKM) Building into an art and design university will undoubtedly create an exciting platform to stimulate economic and cultural activities in the Sham Shui Po and Shek Kip Mei areas.

4.3.1 SCAD-HK's Proposal

According to the Consolidated Project Proposal accepted by DEVB, there are a number of goals established and committed by SCAD-HK to celebrate the historical value of the NKM as follow[11]:

SCAD-HK will ensure that the magistracy building is recognized as one of the city's most sophisticated, historic, and technologically advanced universities facilities, and carry on the enduring traditions of the former magistracy, including the promotion of wisdom and the celebration of the highest achievements of civilization.

SCAD-HK will draw significant attention to the NKM from an international community of heritage conservationists, and bring international students, educators, and professional artists and designers to the NKM.

In addition to the creation of an educational/historical display in the main lobby of the NKM, SCAD-HK also will document the entire conservation process through the placement of photographic and video images on the Web.

SCAD-HK's proposal contemplates the retention of the exterior appearance of the building as well as the important distinguishing interior elements described in materials of the building.

Through SCAD's vast global network, both virtual and physical, will attract foreign students to Hong Kong. SCAD-HK will also attract the world's best and most well-known digital media companies to Hong Kong to recruit SCAD-HK students, and utilize advanced, industry-standard technology in those academic disciplines taught at SCAD.

SCAD-HK will be the only university in Hong Kong to focus exclusively on art and design offering the most professionally oriented art and design programs in Hong Kong – as well as by providing access to the comprehensive academic opportunities at all of SCAD's campuses.

[11] Refer to CPP by SCAD-HK

SCAD-HK's academic programs will achieve distinction by requiring, as at other SCAD campuses, all students to take rigorous foundational coursework in the classical fine arts tradition, including a sequence of coursework in art history.

SCAD-HK will offer highly specialized programs of study for its students, as opposed to the more general programs of study in art and design that are currently offered at other Hong Kong universities.

The following table has summarised the proposed accommodation of the SCAD-HK's new art and design college which is subject to the finalised floor layouts and approval of General Building Plan:

4.3.2 Tentative Schedule of Accommodation

Floor	**Proposed Accommodation** (subject to changes in the finalised plans)
LG/F	Mechanical Plant Rooms
G/F	Entrance Hall / Heritage Display Corner / Library / Art Gallery (Students' Work Exhibition Area) / the Conserved Cells (5 Nos.) / School Administration Offices
1/F	Lobby / Student Resting Area / Classrooms / Offices
2/F	Lobby / Student Resting Area / Lecture Hall (the Conserved Courtroom No.1) / Classrooms / Digital Studio
3/F – 5/F	Classrooms / Computer Lab / Dark Room

A set of latest floor layouts developed from SCAD-HK's Design Proposal as of the date of this report are attached to this report in the **Appendix B**.

4.3.3 Key Conservation Approach

This section is to have outlined the key elements of conservation approach and the proposed additions and alterations works required for and considered as necessary changes for the proposed adaptive reuse scheme including but not limited to the following:

Retain and preserve the main façade and side elevations, the central circulation area (the central staircase and hall / lobby) from G/F to 2/F to the highest level of details.

Retain and conserve the configuration of five detention cells located on G/F for adaptive reuse as school administration offices (only preservation of the interior of one cell is required according

to the Conservation Guidelines by AMO); the other two cells would have to be altered to provide new fireman's lift lobby and to house new services.

Retain and conserve the original setting of the courtroom No.1 for new use as a Lecture Hall while preserving all original timber furniture, fittings and fittings.

Retain and conserve the original configuration of the other three courtrooms on 2/F for new use as classrooms or studio facilities.

Retain and conserve the external grand staircases (ST-10), the central staircases (ST-9, G/F to 2/F) and the separate staircase leading to the conserved courtroom (ST-3 to courtroom no. 1). The other existing internal staircases could be removed to suit new building layout according to Conservation Guidelines by AMO.

5.0 Conservation Policy

This section will cover the specific standards and guidelines for implementation of the recommended conservation processes in term of intervention in the building fabric, structure, materials, building services etc., and specify the implementation requirements and procedures throughout the conservation works stages.

5.1 Conservation Policies and Guidelines

The following Conservation Policies and Guidelines are formulated to provide a set of guiding principles for planning and designing future conservation works for the adaptive reuse of the existing NKM Building into a school of art and design of SCAD-HK.

Management of Change of Use

The following Policies and Guidelines are for guiding the future use of the existing site:

Policy 5.1.1

The original use of the NKM Building was a Magistracy Building with courtrooms, ancillary offices and service facilities including canteen, kitchen, changing rooms and quarters. It is recommended that the proposed new use as an art and design college is considered highly compatible to the original accommodation use of the NKM Building and should be always allowed for adaptive reuse. The proposed new ancillary facilities and associated services are also considered appropriate for such institution use.

Policy 5.1.2

It is recommended that a designated area should be provided in the new college preferably in the main entrance hall on G/F, for display and interpreting the cultural significance of the site of the Old North Kowloon Magistracy to public visitors.

Policy 5.1.3

It is recommended that at least one of the existing detention cells located on G/F should be retained and allowed for visit by the public whenever is possible, whereas changing the existing cells on this level for new functional uses such as offices or other ancillary services would be allowed according to the Conservation Guidelines by AMO. It is also recommended that the setting and configuration of the cells is to be preserved as far as possible.

Policy 5.1.4

It is recommended that at least one of the four main courts located on 2/F should be retained and preserved in-situ and allowed for visit by the public whenever is possible, whereas changing other courts to new classrooms or other teaching use as appropriate, can be considered.

Guidelines:

a) New institution use of classrooms, library, other teaching / function rooms, offices, studios, workshops, students' work exhibition area with auxiliary accommodations such as library, lobby and seating area, pantry, store, mechanical rooms and other new services rooms etc., related to school facilities, should be permitted to be accommodated in the historic building.

b) The designated area located on G/F should be designed and used as a heritage interpretation corner with display of historical data, objects and artefacts etc., for interpreting the cultural heritage of the NKM Building.

c) At least one of the conserved detention cells located on G/F is required to be retained and preserved in-situ. The existing iron grilles and concrete benches in the conserved cell should be also retained in-situ. It is recommended that the existing iron grilles for all cells would be preserved but should be subject to BD approval for those locations of substandard exit width.

d) The proposed new functional use of the cells as offices may be considered provided that any alteration or new addition should be kept as minimum as possible and can be reversed in future without damaging the cell structure.

e) New installation of full height glass panels should be permitted for enclosing the conserved cells to suit new office use. Any addition of new services and fittings not affecting the existing structure of the cells can be provided to suit new functional uses.

f) At least one of the conserved courtrooms on 2/F is required to be retained and preserved in-situ. The proposed new functional use of the conserved courtroom No.1 as new lecture hall should be permitted provided that its original layout and timber fittings and fixtures should be kept intact. The separate staircase linking the conserved courtroom and cells (i.e., ST-3) should also be preserved.

g) The proposed new use of other courtrooms on 2/F as new classrooms should also be permitted. Any new addition of services and fittings should be kept as minimum as possible and can be reversed in future without damaging the original structure. The

proposed subdivision of courtrooms No. 3 & 4 by lightweight partitions can be considered acceptable provided that its construction is reversible. It is recommended that the courtroom space (of double height volume) should be generally kept to be seen as far as possible.

h) It is recommended that regular group visits for the public to view the building interior should be provided and organized by SCAD-HK whenever possible without interrupting normal school operation. The space allowed for group visits should include the interpretation corner, library and the conserved cells on G/F, the conserved Courtroom No.1 on 2/F (including the staircase leading to that Courtroom), classrooms, digital studio, as well as open space,

Building Fabrics

The following Policies and Guidelines are for guiding future conservation treatments for existing building fabrics and retention of the identified Character Defining Elements:

Policy 5.1.5

The main façade of the NKM Building being one of the major the key feature of the historic building should be kept intact preserving the original look of the building.

Policy 5.1.6

Minimum intervention to the key architectural features that contributing to its character and heritage value of the NKM Building is recommended. They should be retained as far as possible as to retain the architectural merits of the historic building.

Policy 5.1.7

It is recommended that more flexibility should be allowed to facilitate future changes to internal layouts and partitions in order to meet the school and end users' functional needs for adaptive reuse purpose.

Guidelines:

a) The key Character Defining Elements (CDEs) and features identified in Sections 2.3 and 3.2 in this report should be retained and repaired.

b) The identified features or elements should be retained in-situ for repair and restoration as practical as possible, except those of low / neutral / intrusive level of significance which can be either altered, salvaged for reuse or removed from the site, as to recover the heritage value of the historic buildings.

c) The original main entrance doors, side entrance timber doors, internal timber panel doors, metal windows and French doors, and original external wall stucco finish etc., should be repaired as existing or if deteriorated beyond repair, replaced by new materials matching the existing.

d) The existing stone tile floor finish at the central staircase (G/F to 2/F), marble finish to walls and columns (G/F to 2/F) as well as the stone tile floor finish (G/F & 1/F) at the central hall / lobby area, are to be preserved in-situ. It is recommended that the stone floor tiles and marble wall finishes are to be properly cleaned and protected from damages.

e) It is recommended that any new interior decoration or additional services and fittings designed and installed for the new school use should be reversible as practical as possible, and not causing any unnecessary damage to the existing structure when removed in future.

f) New door openings to be created on internal partition walls and blocking off of some existing door openings as to improve internal circulation and/or meeting end user's design layout requirement could be considered. In case any existing original timber panel doors being affected, they should be taken down and salvaged for storage or more preferably, for reuse on site to replace some of the existing wooden flush doors, if possible.

g) It is recommended that creation of any new door opening to the walls around the central hall on 1/F and 2/F for improving fire exit route / door width or rationalizing internal circulation, should be allowed. The original doors should be kept in-situ as far as possible and unnecessary damages to adjacent marble wall finish should be kept as minimal as possible.

h) It is considered that the existing window metal bars could be taken down and kept for storage for all new classrooms and the library. The salvaged metal bars should be properly stored and maintained for any possible future reinstatement.

i) All the existing wooden air ducts and cabinets for air conditioning and ventilation system are to be preserved.

New Additions and Alterations

The following Policies and Guidelines are for guiding future design of any new additions and alteration works to the existing structure:

Policy 5.1.8

New structures for meeting current building safety codes, universal access for disabled or for accommodating new services and auxiliary rooms are allowed to be at less obstructive locations and not affecting the main façade and side elevations of the Building.

Policy 5.1.9

The new additional works / structures should be of compatible design with and distinguishable from the existing building fabrics, and such additions should be reversible without causing unnecessary damage to the existing building fabrics when removed in future.

Guidelines:

a) New additional fire escape staircases and lift for disabled access, and new service rooms etc., for compliance with building codes can be allowed to be added in less obstructive location within the building.

b) The new internal staircases should be provided in a separate stair enclosure from the existing buildings as practical as possible. The new structures can be of light weight steel construction with appropriate fire proof coating subject to detailed structural design.

c) The excessive internal staircases ST-1 (from G/F to LG/F) ST-2, ST-4 (G/F to 2/F), ST-5 & ST-8 can be allowed to be removed to free up the space to improve both internal circulation and new layouts. Staircases ST-6 & 7 could be removed and replaced by a new fire staircase of adequate stair width; whereas staircase ST-1 & 11 can be reconstructed to connect all floors as new fire escape staircases.

d) The proposed new library occupying the space of the existing office and garage on G/F new wall opening is considered acceptable. For new enclosure, it should be distinguishable from the existing surrounding as far as possible.

Policy 5.1.10

Adequate provision for universal access for the disabled to the building should be provided and such provision should have the minimum impact to the existing building.

Policy 5.1.11

Addition of a new lift shaft to the building interior or attached to the building exterior being too extensive or destructive is not recommended. It is considered that the existing lift shaft of lift LT-1 located at the side entrance (LG/F, G/F to 4/F) would be the

most favourable location for installing a new lift to serve all floors having the least physical impact to the existing building.

Guidelines

a) It is recommended that installation of a new lift in the existing lift shaft of LT-1 located at the side entrance, extending the lift to 5/F landing to serve each floor as a disable / fireman's lift is considered acceptable (see Section 3.3.7 and Appendix D); the internal layout adjacent to the lift shaft of LT-1 may be modified and changed to provide a lift lobby as required. Disturbance to one of the adjacent courtroom near the new lift lobby should be kept as minimum as possible.

b) Construction of a standard lift machine room with excessive height on the main roof is not recommended as it would cause adverse visual impact to the building roof and exterior; installation of a machine room-less type lift at this location would be more acceptable; the proposed new overrun of lift on the main roof should be kept as low as possible and preferably not exceeding the height of the adjacent roof railings; the construction of the new roof top should be in subdue and low profile design with material compatible with but distinguishable from the surrounding (e.g., glass enclosure) as a mitigation measure for minimizing any visual impact to the building appearance

c) The existing side entrance on LG/F at the south-east car park would be used as the main pedestrian entrance. The existing latter-added non-standard ramp for the disabled at the side entrance should be altered and re-provided a new ramp with a proper landing. The new ramp should be distinguishable from the existing surrounding.

Provisions of Services

The following Policies and Guidelines are for guiding future additions, upgrading and improvement of building services and utilities to suit the adaptive re-use requirements:

Policy 5.1.12

Provisions for new plant rooms and water tanks should be accommodated either in the LG/F or in a new structure detached from the existing building as practical as possible.

Policy 5.1.13

Conceal new services as much as possible and, where exposure of such services is unavoidable, make them distinguishable from the original building elements in neat and careful arrangement. Main services or pipelines exposed at the ceilings, in particular the central hall / lobby area, should be avoided as far as possible.

Policy 5.1.14

New services such as electrical and fire services installation which are unavoidable can be housed in the historical building but should be carefully arranged and installed to minimize unnecessary damage to the existing building fabrics.

Guidelines:

New services and plant installation taking up large floor space or involving extensive alterations or excessive floor load, including new plant and pump rooms, air conditioning plants, fire services and sprinkler water tanks etc., except those necessary installation such as electrical meter room or PAU room, should be housed on the LG/F or in a separate structure detached from the existing building. Construction of any new service room should not cause unnecessary destruction to existing CDEs, and they should be of subdue and low profile design compatible with but distinguishable from the surrounding in order to minimize any potential visual impact to the building.

Any new enclosure for housing new services such as meter cabinets or telephone pipe ducts etc., should be carefully designed in such an architectural style compatible with and distinguishable from the existing building fabric.

Integration between Old and New

The following Policies and Guidelines are for guiding future design of new additions and their integration with the existing old building fabric:

Policy 5.1.15

Conserve the heritage value of the preserved historic buildings while making new additions or related new construction of compatible design. The new construction is to be designed to integrate with yet distinguishable from the old buildings in order to enhance rather than diminish their architectural value.

Policy 5.1.16

The new construction should be set away or detached from the existing structure as practical as possible and at where new materials interface with the old fabric; they should be distinguished from each other.

Guidelines:

a) The design and construction of the new structure housing the FS & Sprinkler water tanks, pump rooms and water cooling towers etc should be kept as simple as possible yet compatible with and subordinate to the existing building. The new structure located at a

distance away from the existing building in the south-east corner of the open car park would be acceptable.

External Area

The following Policies and Guidelines are for guiding future intervention to the existing external environment:

Policy 5.1.17

The existing banyan trees and other mature trees at the vehicular entrance to the south-east car park and around the site or the car parks should be preserved as far as possible; for any future construction or improvement works to be installed at the open car parks, it should pay full respect to the existing natural landscape around the site.

Guidelines:

b) It is recommended that the existing trees and plants at the open carparks should be maintained and regular pruning should be allowed. The existing stone low wall at the north car park should also be preserved. For any new external lighting or fittings to be installed at the car parks, its design and construction should be compatible with and subordinate to the style of the existing building.

c) It is understood the existing man-made retaining walls / slopes adjoining the two open car parks not being included in this site would be maintained by the Government. The exposed retaining walls / slope surfaces could be used as a backdrop of any future outdoor school activities or exhibitions.

d) According to the Conservation Guidelines by AMO stated in the Resource Kit, “the existing 2-storey temporary structure and its adjoining fire services room (located near the main vehicular entrance at the southeast car park) shall be demolished, unless permission for continuing to use this structure is applied." Due to its temporary nature and intrusiveness to the historic building, the existing temporary structure should not be used for long term purpose. They are supposed to be demolished in future but using them as temporary offices during construction period should be allowed. For any proposed continuing use of the temporary structures after project completion, it should be subject to separate agreement between DEVB and SCAD-HK.

5.2 Potential Impacts and Mitigation Measures

With reference to the assessment of physical conditions and degree of significance of the existing building fabric, this section is to evaluate the proposed treatments and any potential impact for the character defining elements (CDEs) being affected as well as to suggest any mitigation measures to reduce any adverse impact if necessary.

A separate table summarizing the Heritage Impact Assessment and Mitigation Measures regarding the proposed adaptive reuse of the NKM Building is attached to this report in **Appendix C**.

The definitions and explanations of terms within the context of this evaluation section are listed as follow:

Affected Elements	-	Affected elements are identified for each impact
Level of significance	-	As defined in Character Defining Elements
Mitigation Measures	-	Practical advice is given to mitigate adverse impact effects.
Impact Level[12]	-	Overall level of impact on elements, after application of mitigation measures, is assessed as follows:-
High	-	an impact that significantly alters or reduces significant characteristics of the heritage resource;
Medium	-	an impact that alters the character or surroundings of the heritage resource, but is consistent with existing and emerging trends;
Low	-	an impact capable of measurement but with no alteration of significant characteristics; and
Neutral	-	a change that does not affect the value of the heritage resource and/or its surroundings

[12] Explanation of "Impact Levels" adopted from the framework by H. Kalman

5.3 Interpretation

One of the prime objectives of this adaptive reuse project is to promote public appreciation of the conserved North Kowloon Magistracy Building through effective site interpretation of the cultural heritage of this historic place. The proposed site interpretation programme will include but not limited to the following according to the details in the Consolidated Project Proposal:

Display Corner:
It is recommended that a Display Corner to be designated in the G/F main hall lobby as a Heritage Interpretation Corner, to exhibit all kinds of historical data, old photographs, interpretive panels, historical objects / artefacts etc., as to interpret the history and story of its cultural heritage of the NKM Building to the visitors.

Guided Tours:
It is recommended that guided group tour for public visitors to the Heritage Interpretation Corner, library and the conserved cells on G/F, the conserved Courtroom No.1 on 2/F (including the staircase leading to that Courtroom from the cells), classrooms, digital studio, as well as open space, could be arranged by prior appointment at once every day on weekdays at a specific time not disturbing the normal school hours. The official opening hours of the Heritage Interpretation Corner and guided tour should be agreed separately between DEVB and SCAD-HK.

Cultural events:
Various cultural events and education activities such as film screenings, festivals, exhibitions, lectures, performances etc., will also be arranged by the college from time to time to encourage public participation and appreciation of the place, where appropriate. The cultural life of Sham Shui Po community would be enriched by these free cultural events, guided tours and public visit to heritage display.

Open Day:
It is recommended that an open day will be held before or after the formal opening of the new college. Such opening day should also be carried out twice a year for promoting public visit to the NKM Building.

Documentation of Conservation Process:
It is also proposed that documentation of the whole conservation process of restoration and adaptation of the NKM Building, including reports and photographic and video images, would be carried out by SCAD-HK and consultant team for future interpretation and exhibition use.

Information of the story of the NKM Building as well as the development history of Sham Shui Po and Shek Kip Mei areas can be provided in various forms such as pamphlets, electronic media, photograph prints or other small souvenir gifts for visitors. The reception staff assigned by the college should be well informed and able to introduce the brief history of the historic building to visitors when needed.

In addition to the creation of an educational/historical display in the main lobby of the NKM, SCAD-HK also will document the entire conservation process through the placement of photographic and video images on the Web.

5.4 Management Plan

It is recommended that a Management Plan together with an implementation programme indicating the critical stages and time frame of future implementation of management and maintenance as well as the interpretation programmes for the NKM Building, will be prepared by SCAD-HK or the author of this report. The Management Plan together with the Implementation Programme will be submitted for advance comment and agreement by DEVB & AMO prior to the completion of project or before the official commencement of operation for this project.

The main content of the Management Plan shall include requirements and procedures for long term protection, building management and maintenance for NKM Building in post-construction periods as well as the organization of building management team and building maintenance team. The standard and requirements of regular maintenance, management and monitoring procedures for protection and upkeeping NKM Building will be addressed in the Management Plan. The Management Plan shall be reviewed regularly and updated by SCAD-HK or the author of this report for incorporating any relevant requirements if appropriate.

A building management team consisting of building management professionals, technical supervisors and skilled workers, all with good understanding of conservation and maintenance for historic buildings, will be set up or out-sourced for looking after the regular up-keeping, day-to-day maintenance and repairs works for the NKM Building. The building management team as well as the building maintenance team should be well informed by an operation and maintenance manual respectively. The frequency of Management Plan review and the structure of the building management team to implement and uphold the Management Plan will be addressed in the Management Plan. Details of future interpretation and maintenance programme will also be addressed in the Management Plan

5.4.1 Recording and Documentation

All conservation reports, conservation plans, site inspection record during the construction work stage, record drawings of this project, and record of any future alteration works, should be documented and filed at the site office and made available to future users or professional personnel who are responsible for up-keeping the existing buildings and reviewing the development history of this historical place. Details of any major repair, alteration or additions should be documented before and after the carrying out of such works for record and inspection by building management personnel. Documentation of the conservation process during the implementation stage will be required. Cartographic survey before and after alteration, photographic record before, during and after the alteration works should be carried out.

5.4.2 Salvage Historic Objects before Site Works

It is recommended that a site walk with AMO's representatives and the Conservation Architect / Heritage Consultant to be carried out before commencement of any site works to identify if any historic objects or items such as fixture, safe, signage etc.,need to be salvaged for future reuse or storage. The dismantling and protection of all the salvaged historic items should be carried out by specialist contractor or trained workers in strict accordance with the specifications and method statement and under supervision by the Conservation Architect / Heritage Consultant.

5.4.3 Protect Historic Buildings during Construction

Adequate protective and monitoring measures including hoardings, fencing and catch fans, scaffolding and prohibited access…etc., should be provided to protect the existing historic buildings during construction works and such protective measures should be well maintained throughout the whole construction period.

5.4.4 Specifications & Drawings

Specifications and documentation of the conservation works and proposed design treatment for the Character Defining Elements based on the approved Conservation Management Plan should be included in the tender document. The carrying out of conservation works in strict compliance with the endorsed Conservation Management Plan shall form part of the tender requirements. Advance consultation with representatives of the Development Bureau and Antiquities and Monuments Offices on the conservation works in respect of any change to the adopted design scheme or affecting any Character Defining Elements will be sought at early design development stage.

5.4.5 Site Supervision & Monitoring

It is recommended that site supervision and monitoring by Conservation Architect / Heritage Consultant and site supervisors experienced in historic building projects will be required for this project during and throughout the construction work stages to ensure the conservation works is properly conducted on site and the quality of workmanship is up to the specifications and standards prescribed in the tender document and complying with this Conservation Management Plan.

The frequency and level of such site supervision by Conservation Architect / Heritage Consultant and site supervisors would be carried out at bi-weekly intervals.

5.4.6 Routine Maintenance

Routine maintenance, minor repairs and small scale interior decoration work would be carried out following the guidelines and recommendations set in this Conservation Management Plan. The recommended conservation guidelines should be made known to the frontline building management & site operational staff, technicians and workmen who are responsible for carrying out or supervising the routine maintenance or regular repair works. The required information should be summarized and documented in a simple form of manuals or handbooks and included in the standard Operation and Maintenance Manual. Briefing session or training workshop should be arranged for all frontline staff to ensure their full understanding of the essential details and requirements when they carry out their duties in looking after the historic buildings. Frontline building management and site operational staff, technicians and workmen should be guided by maintenance and operation manuals.

5.4.7 Future Large Scale Renovation or Alterations & Additions

It is very unlikely that extensive alterations and additions would be required at this site in the near future. For any large scale renovation works or other works involving substantiate alterations and additions if required in future that would likely affecting the retained features or CDEs, prior consultation and agreement with the Development Bureau and Antiquities & Monuments Office would be necessary. The recommendations of this conservation plan should be followed. Such works shall be designed and supervised by a qualified Conservation Architect or supervised by a qualified Conservation Consultant when it is designed by others.

6.0 Recommendation

The planning, design and implementation of the adaptive reuse of the North Kowloon Magistracy Building shall follow the recommendations made in this Conservation Management Plan prepared by the author of this report. Thjs CMP shall be updated by the author of this report before operation if required by AMO.

This Conservation Management Plan shall be regularly reviewed and updated with recommendation by a Conservation Architect / Heritage Consultant. The frequency of review of the CMP will be addressed in the Management Plan.

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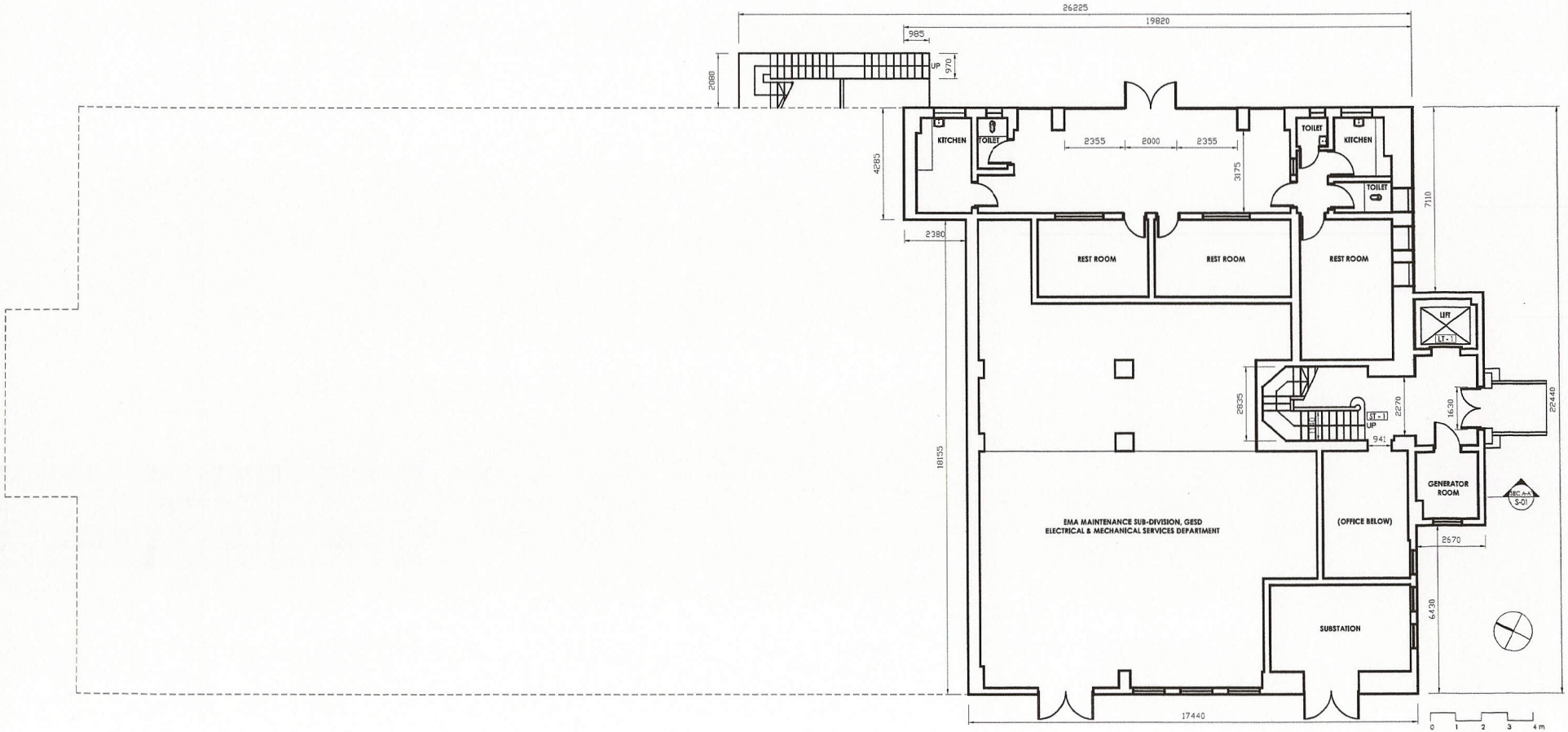
Appendix A

Record Drawings of Existing Building

(Drawings enclosed in NKM Resource Kit)



KOWLOON
E-01

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ARCHITECTURAL SERVICES DEPARTMENT

project: CARTOGRAPHIC SURVEY OF NORTH KOWLOON MAGISTRACY SHAM SHUI PO

drawing title: LOWER GROUND FLOOR PLAN

scale: 1 : 150 (A3)

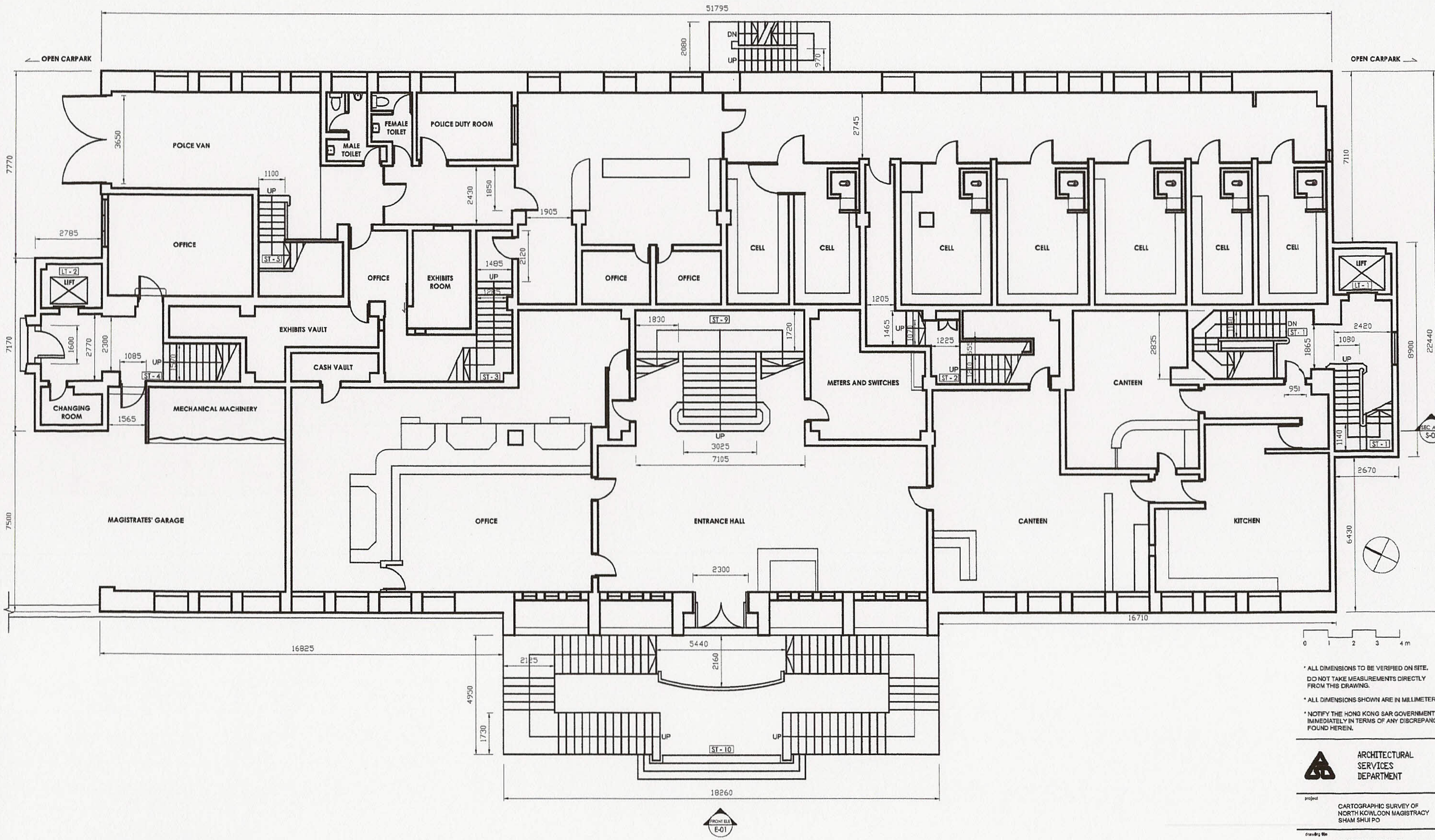
drawing no: NKM-P-01

date: 28 JAN 2008

submitted by:

建築大 歷史建築研究組 Chinese Architectural Heritage Unit ARCHITECTURE, CUHK

LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

0 1 2 3 4 m

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submitted by	

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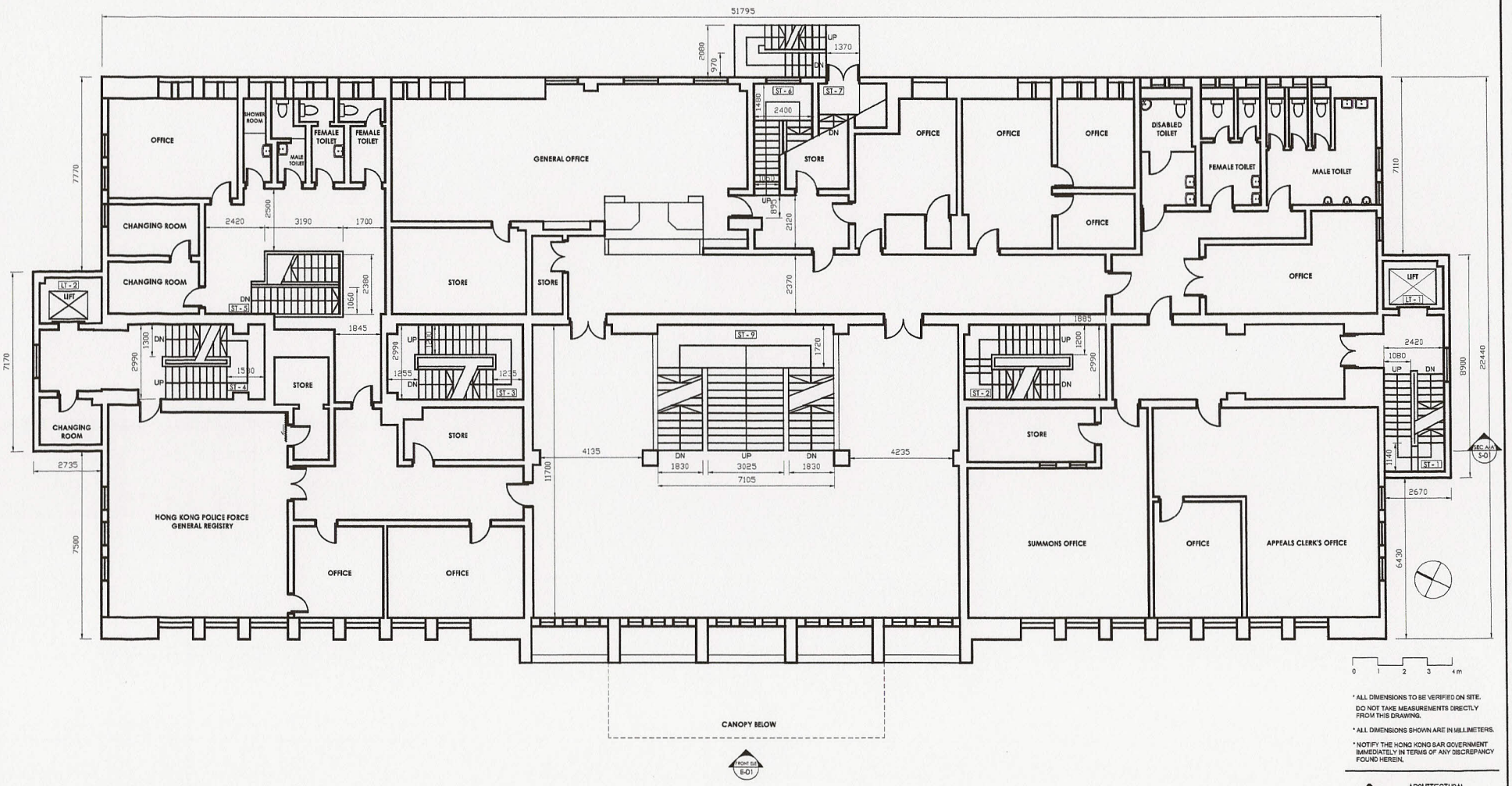

FIRST FLOOR PLAN

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drawing title	FIRST FLOOR PLAN
scale	1 : 150 (A3)
drawing no	NKM-F-03
date	28 JAN 2008
submitted by	

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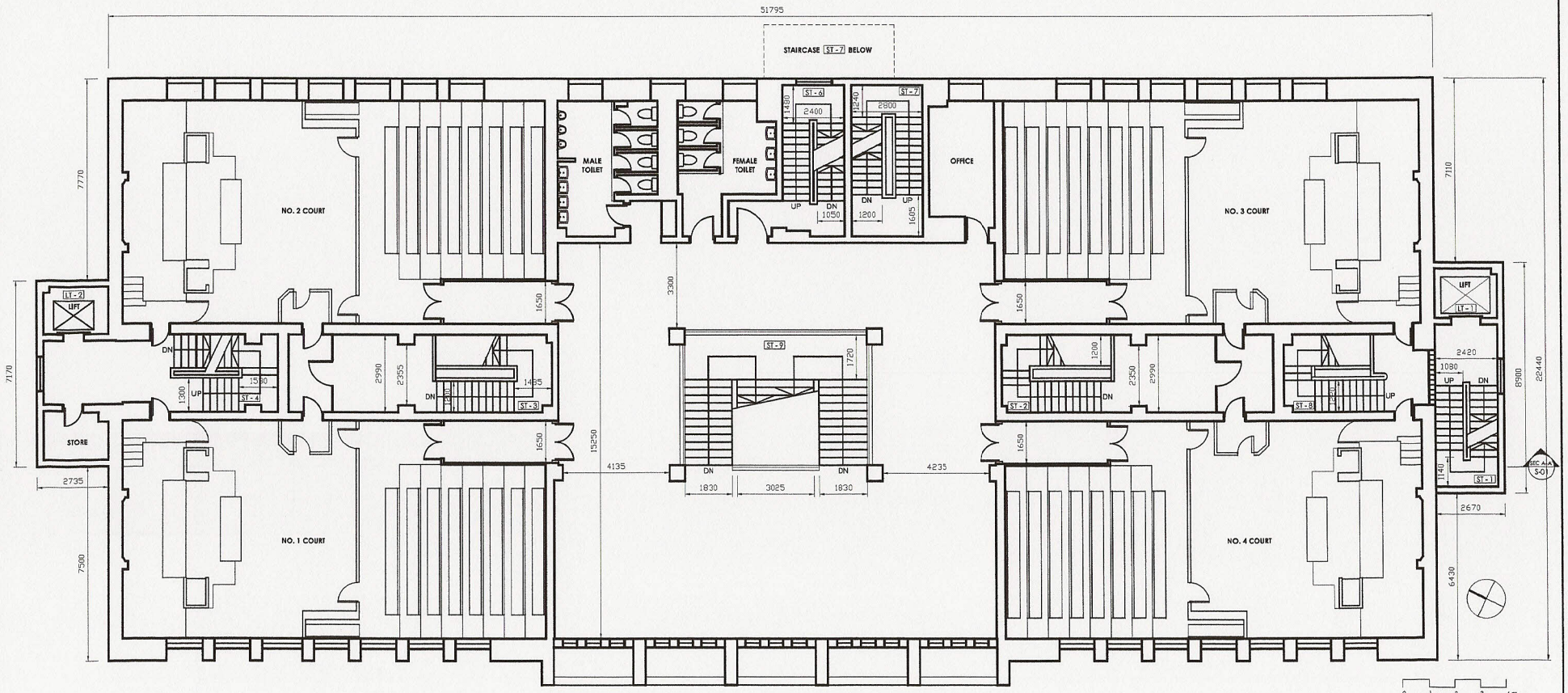

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drawing title: SECOND FLOOR PLAN

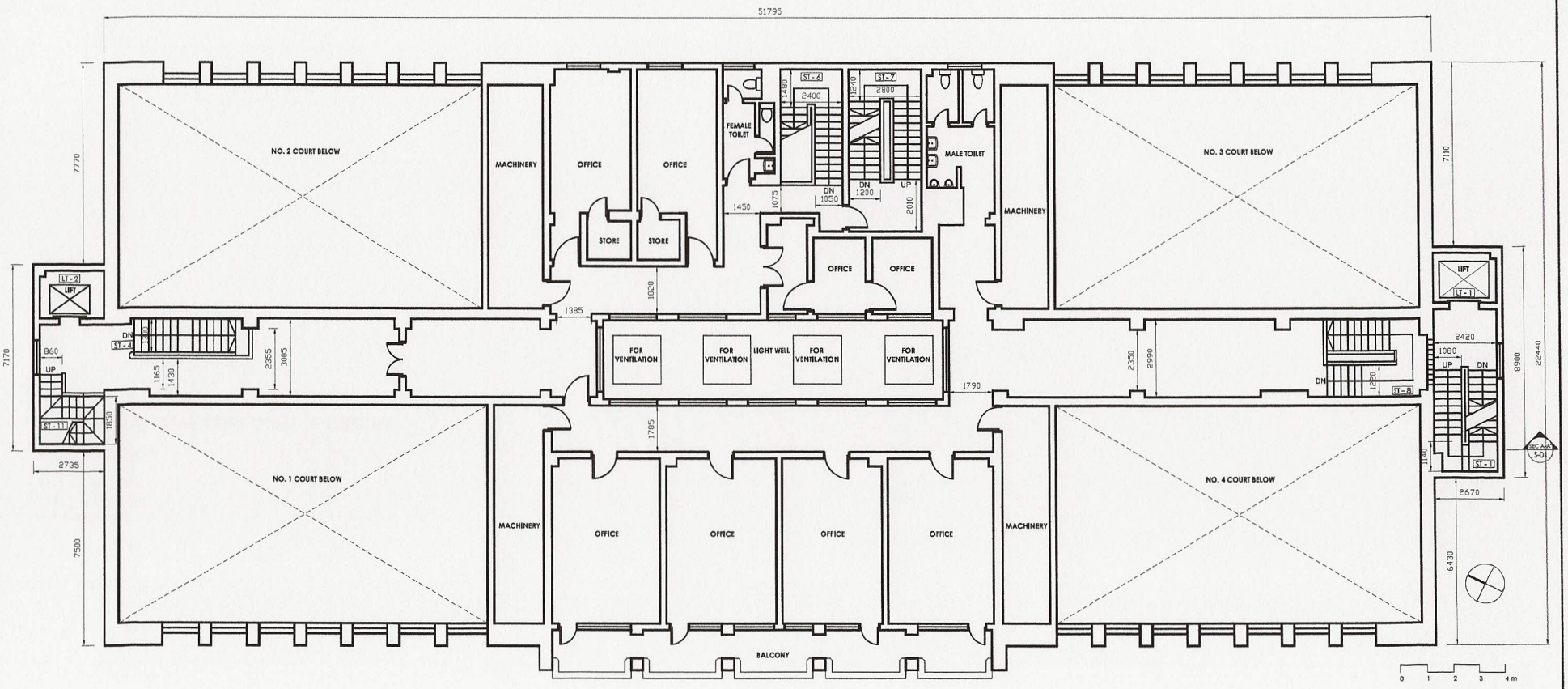
scale: 1 : 150 (A3)

drawing no: NKM-P-04

date: 28 JAN 2008

submitted by: 歷史建築研究組 Chinese Architectural Heritage Unit ARCHITECTURE, CUHK

SECOND FLOOR PLAN



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ARCHITECTURAL SERVICES DEPARTMENT

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drawing title	THIRD FLOOR PLAN
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drawing no	NKM-P-05
date	26 JAN 2008
submitted by	

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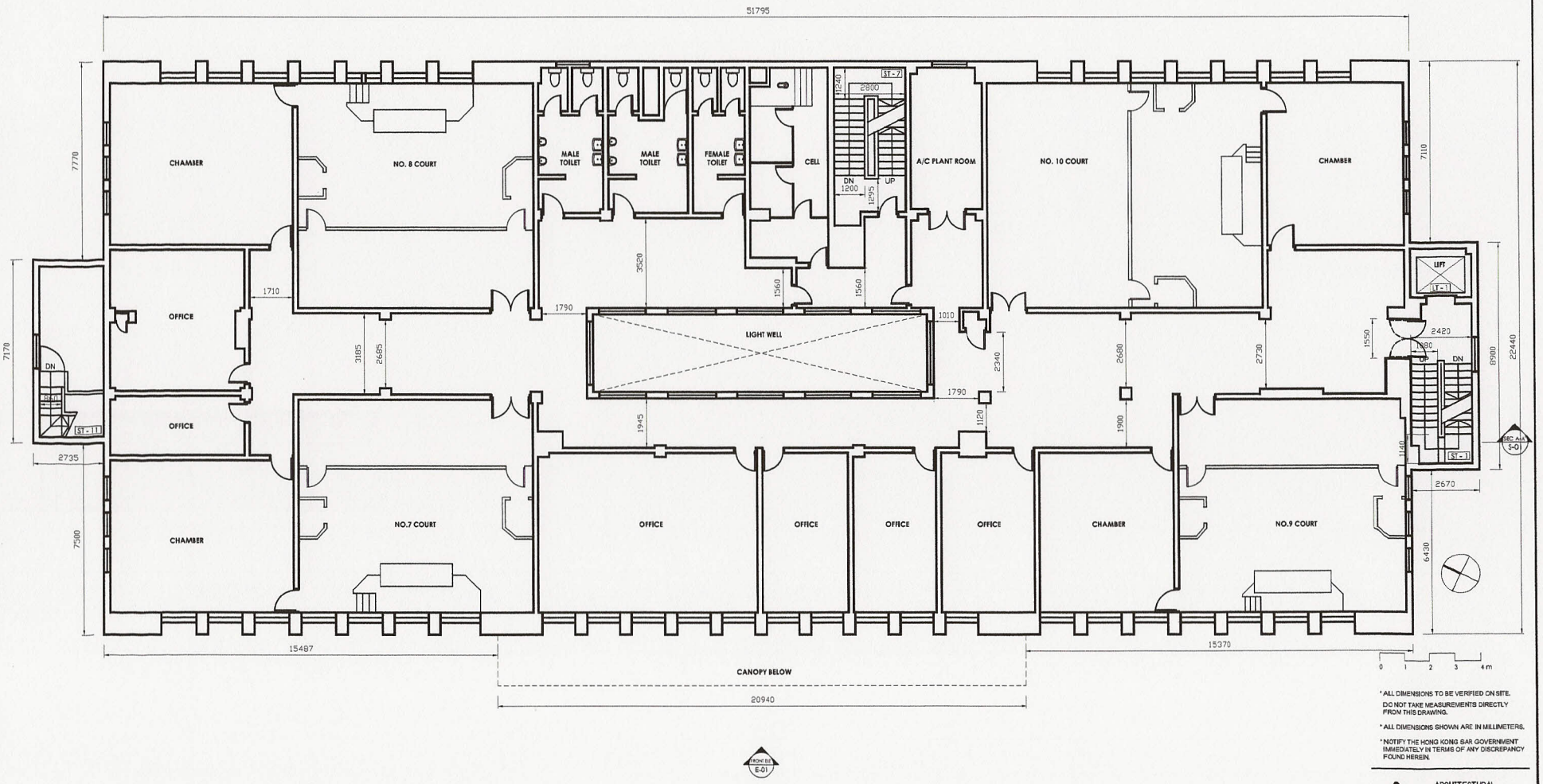
THIRD FLOOR PLAN



FOURTH FLOOR PLAN

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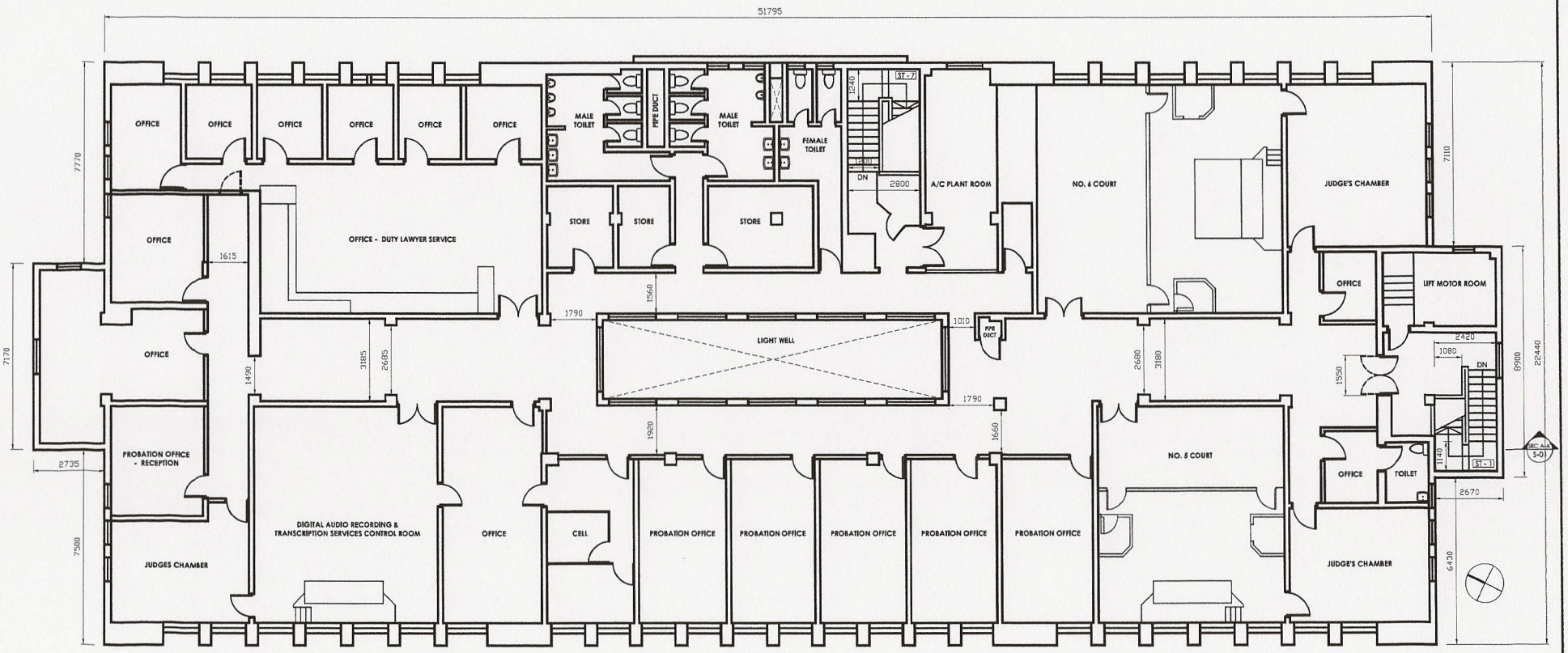

FIFTH FLOOR PLAN

FRONT ELEVATION
E-01

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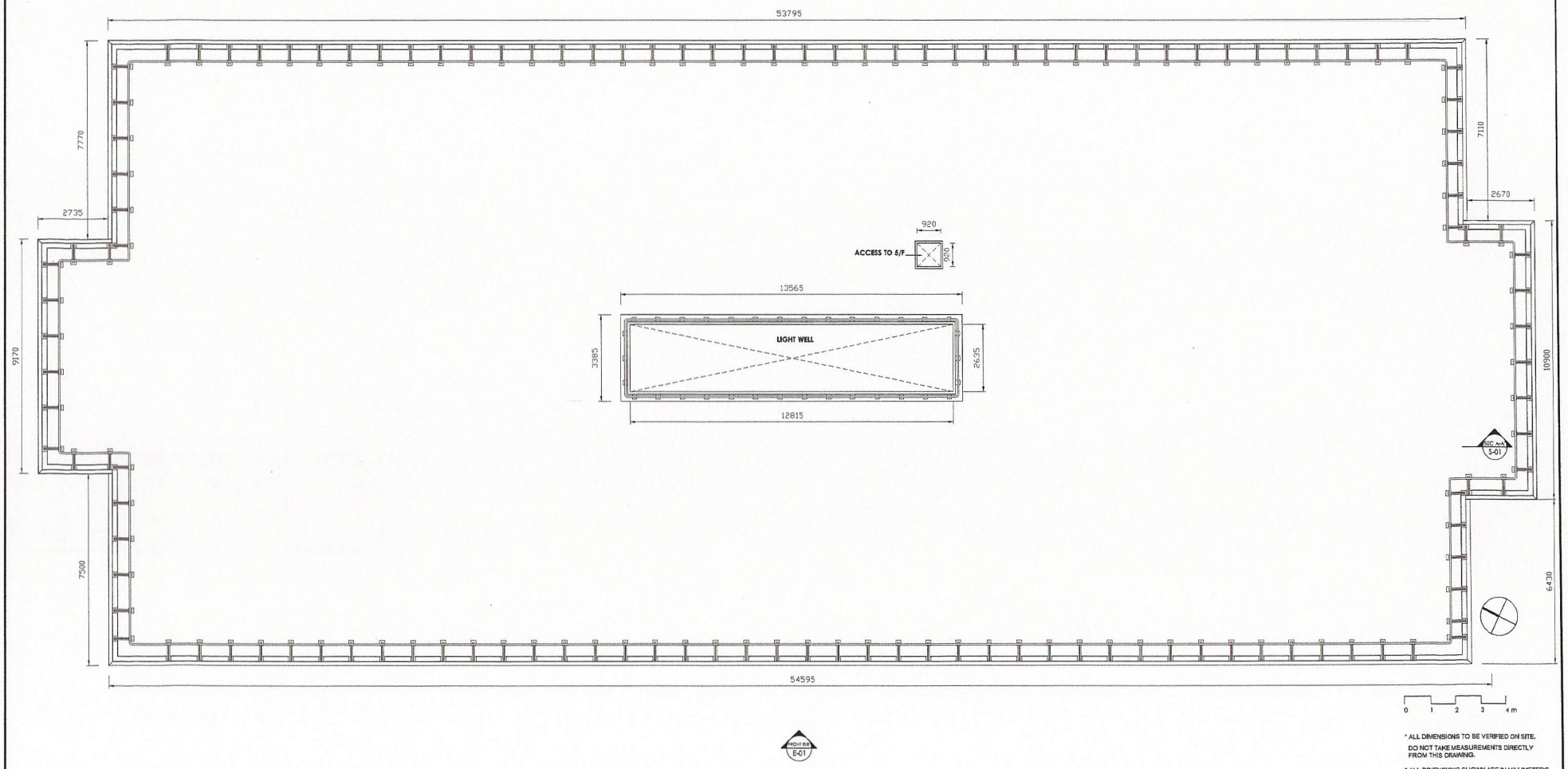

ROOF PLAN

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drawing no	NKM-P-08
date	28 JAN 2008
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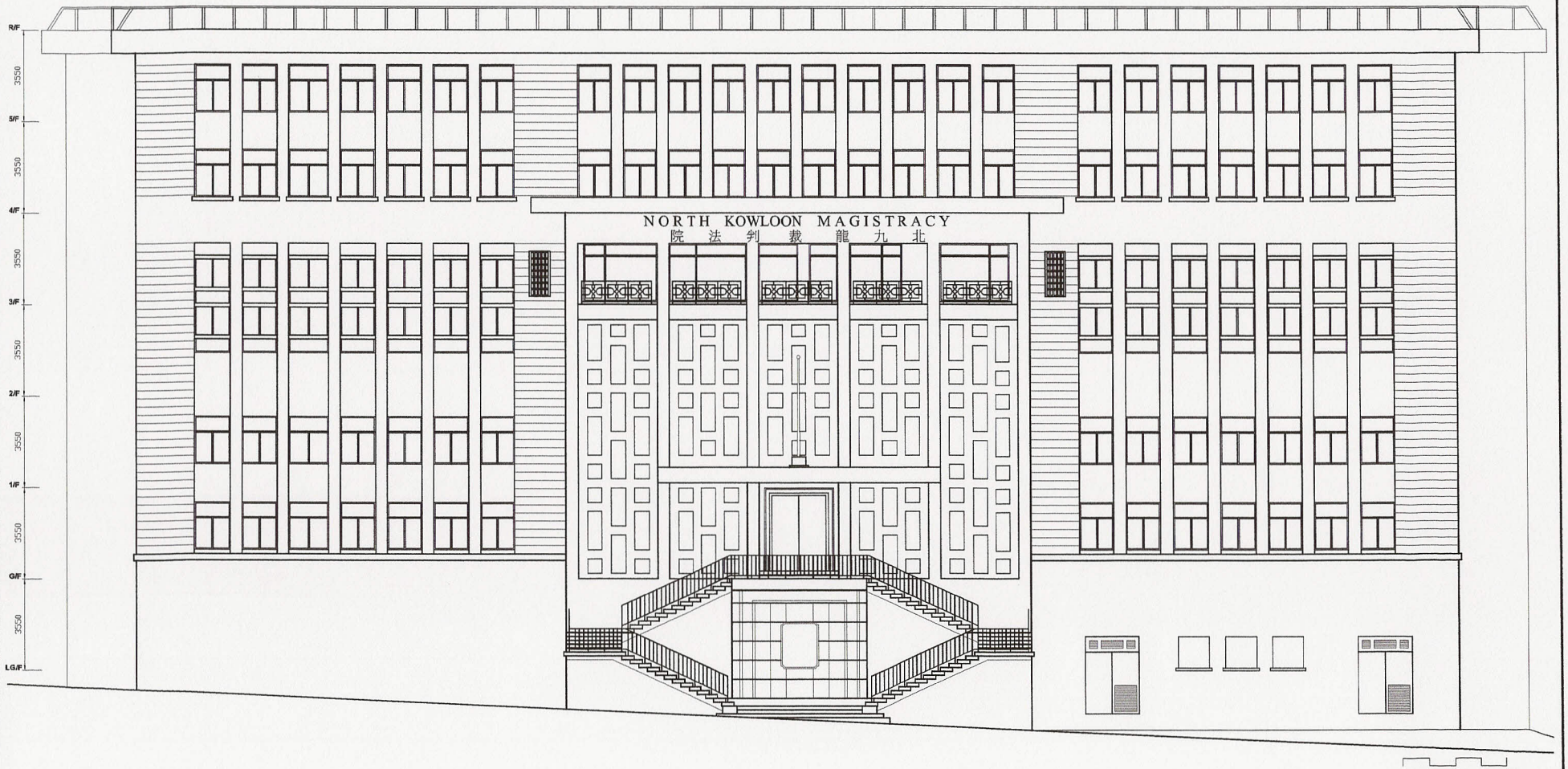

FRONT ELEVATION

0 1 2 3 4 m

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drawing title: FRONT ELEVATION

scale: 1 : 150 (A3)

drawing no: NKM-E-01

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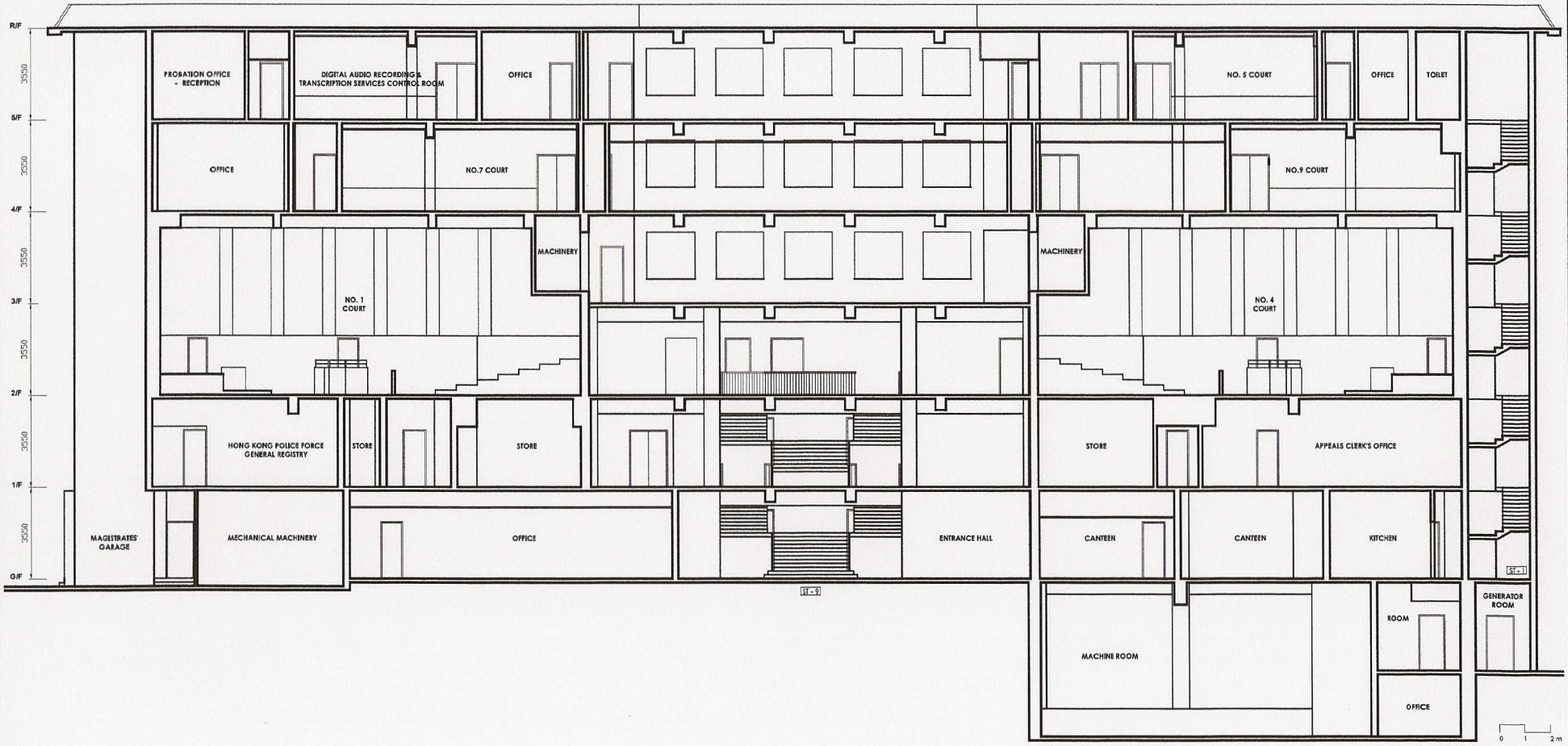

SECTION A-A'

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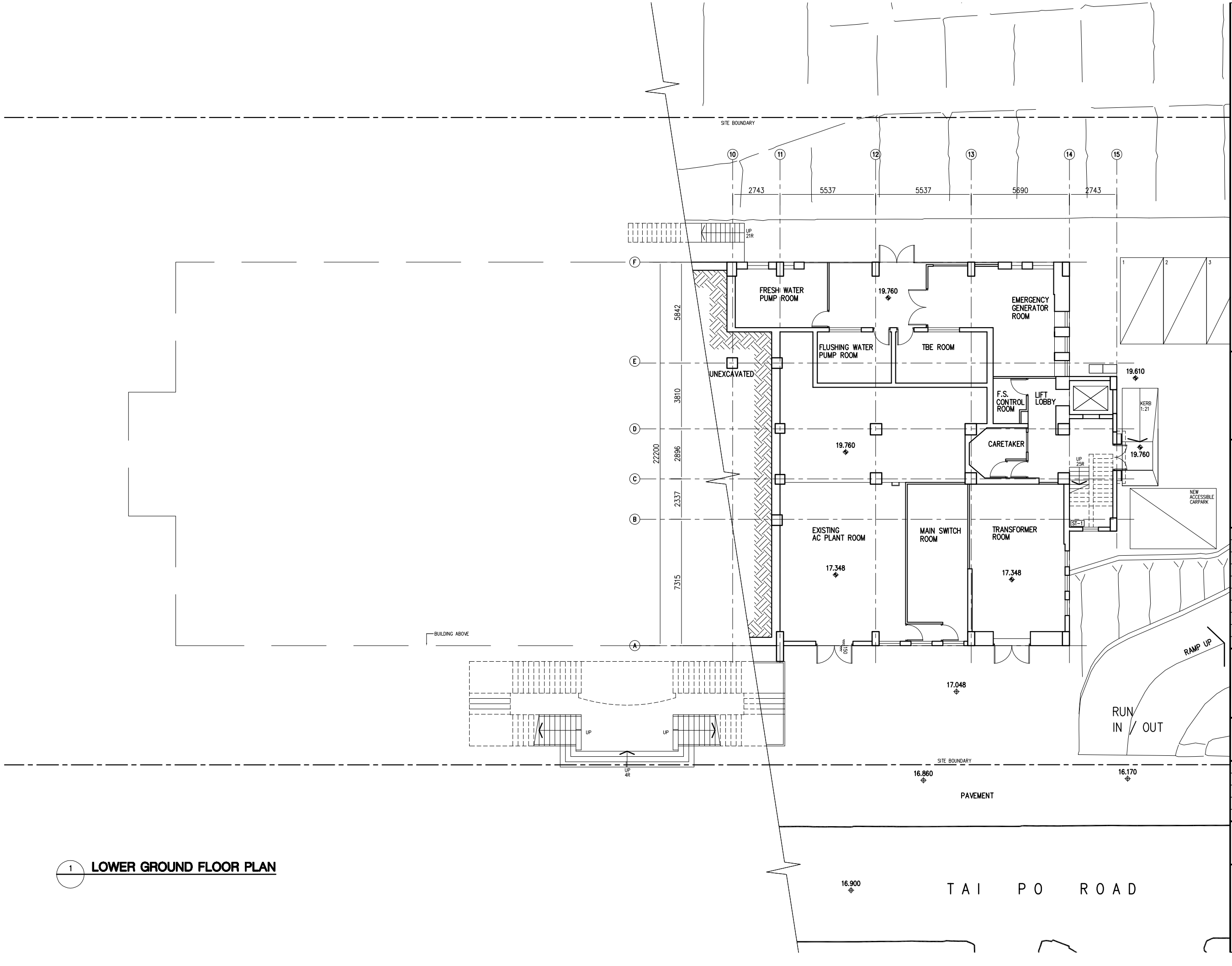
Appendix B

Design Proposal



1 **LOWER GROUND FLOOR PLAN**

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PROJECT
NORTH KOWLOON MAGISTRACY
NEW SCAD CAMPUS
292 TAI PO ROAD, KLN

DRAWING TITLE
LOWER GROUND FLOOR PLAN

DRAWN	KAN
CHECKED	E.Y.
APPROVED	W.T.
DATE	8.2009
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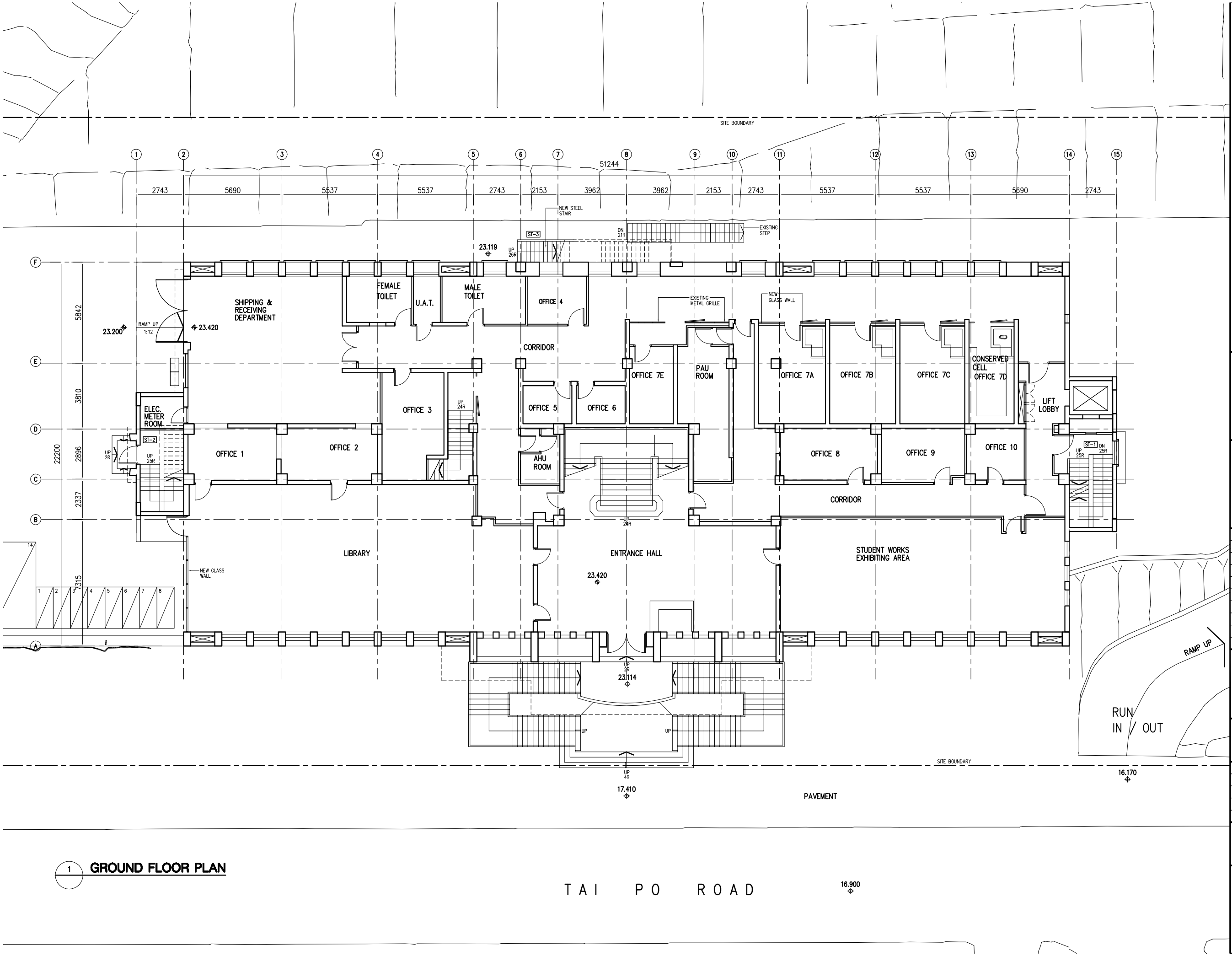
HONG KONG CAMPUS

NORTH KOWLOON MAGISTRACY BUILDING



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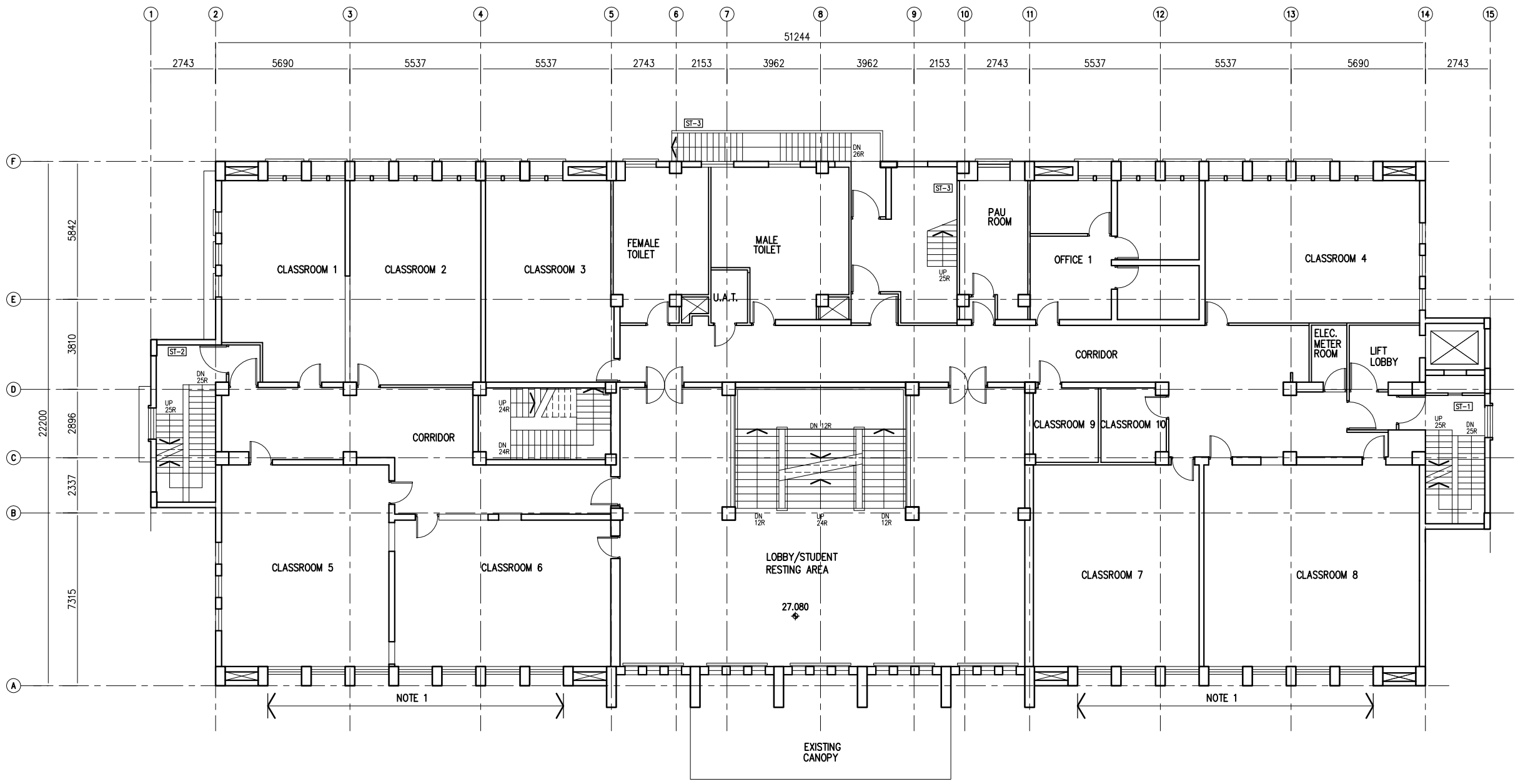

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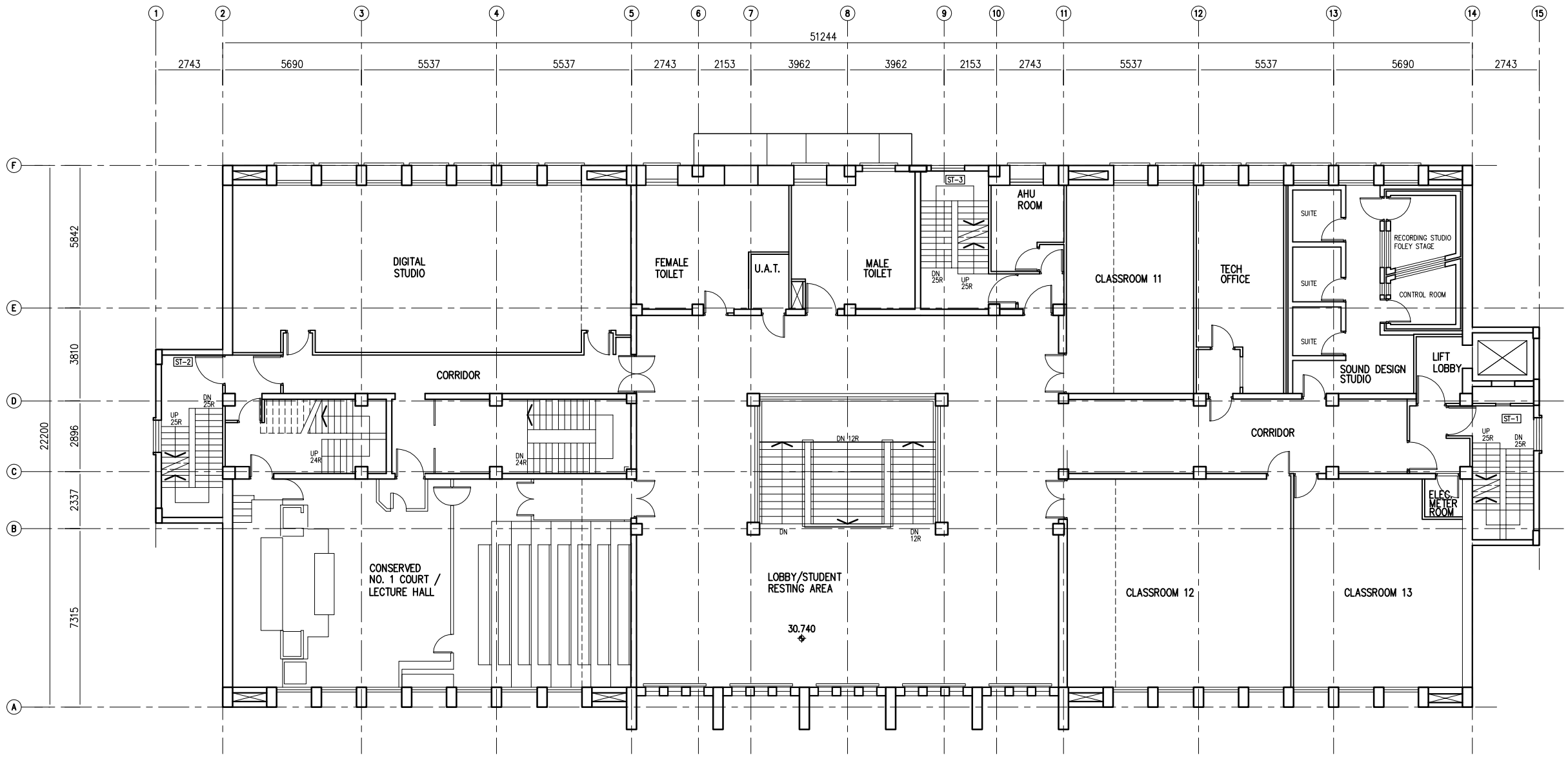

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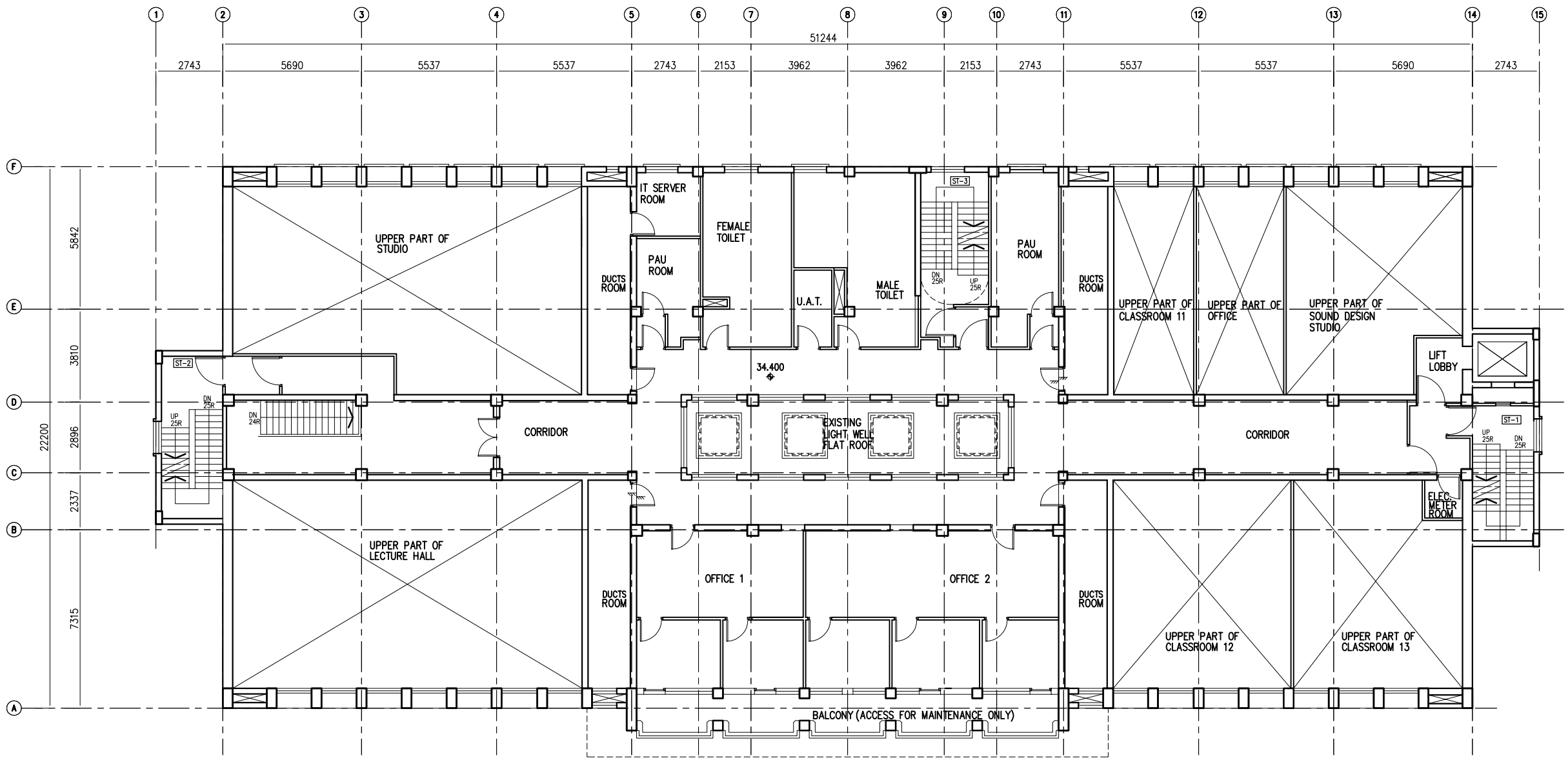

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292 TAI PO ROAD, KLN

DRAWING TITLE
THIRD FLOOR PLAN

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APPROVED	W.T.
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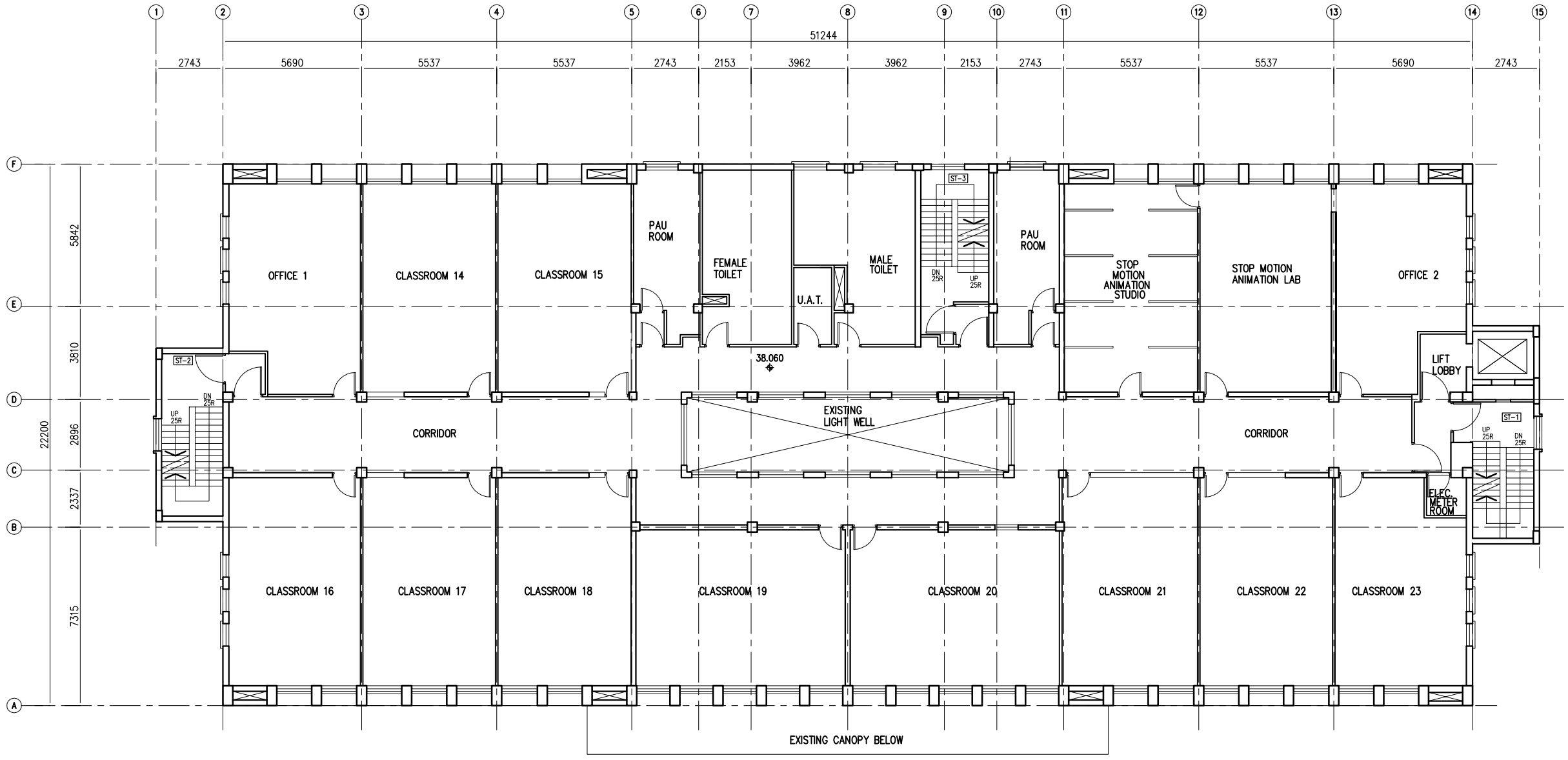
NORTH KOWLOON MAGISTRACY BUILDING



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NEW SCAD CAMPUS
292 TAI PO ROAD, KLN

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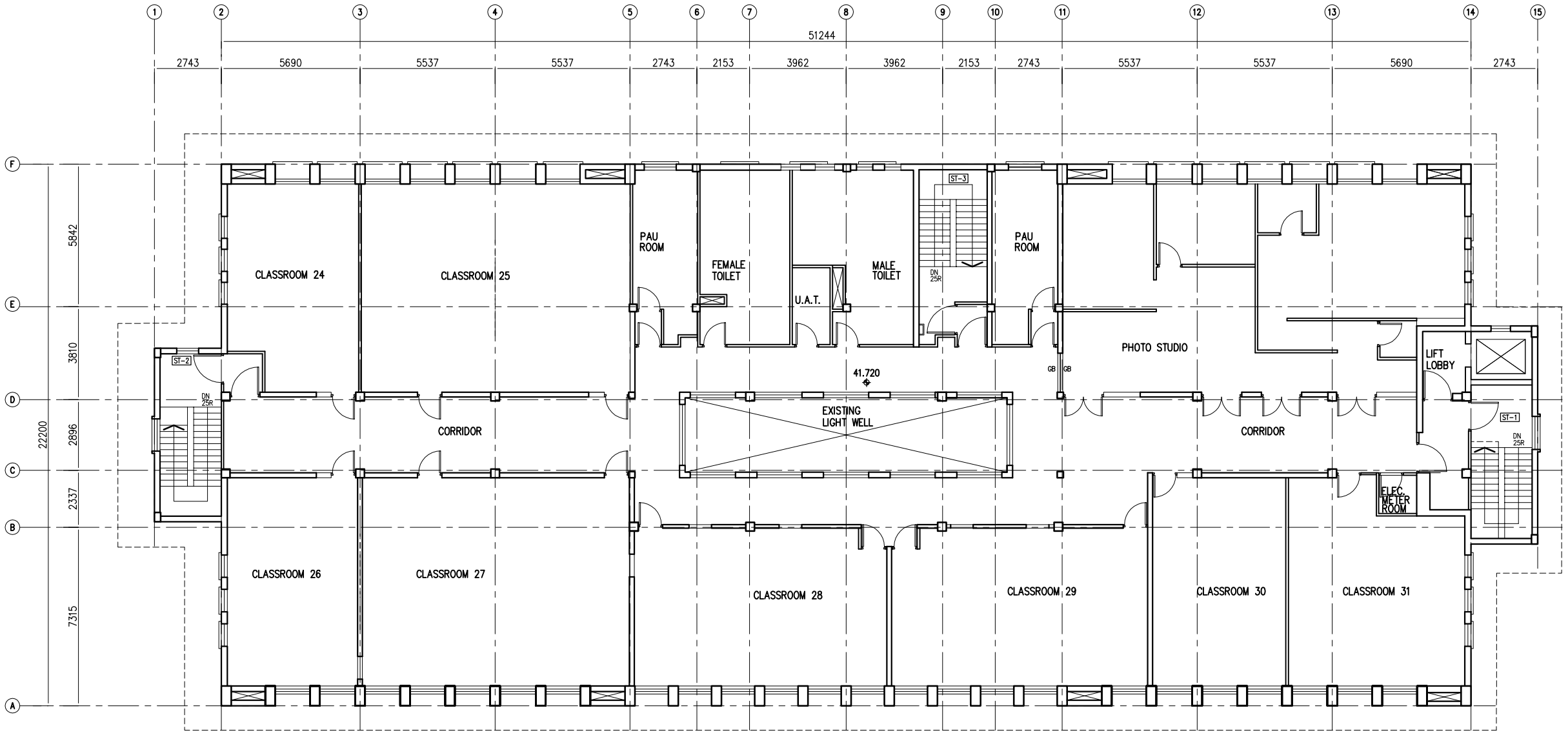
NORTH KOWLOON MAGISTRACY BUILDING



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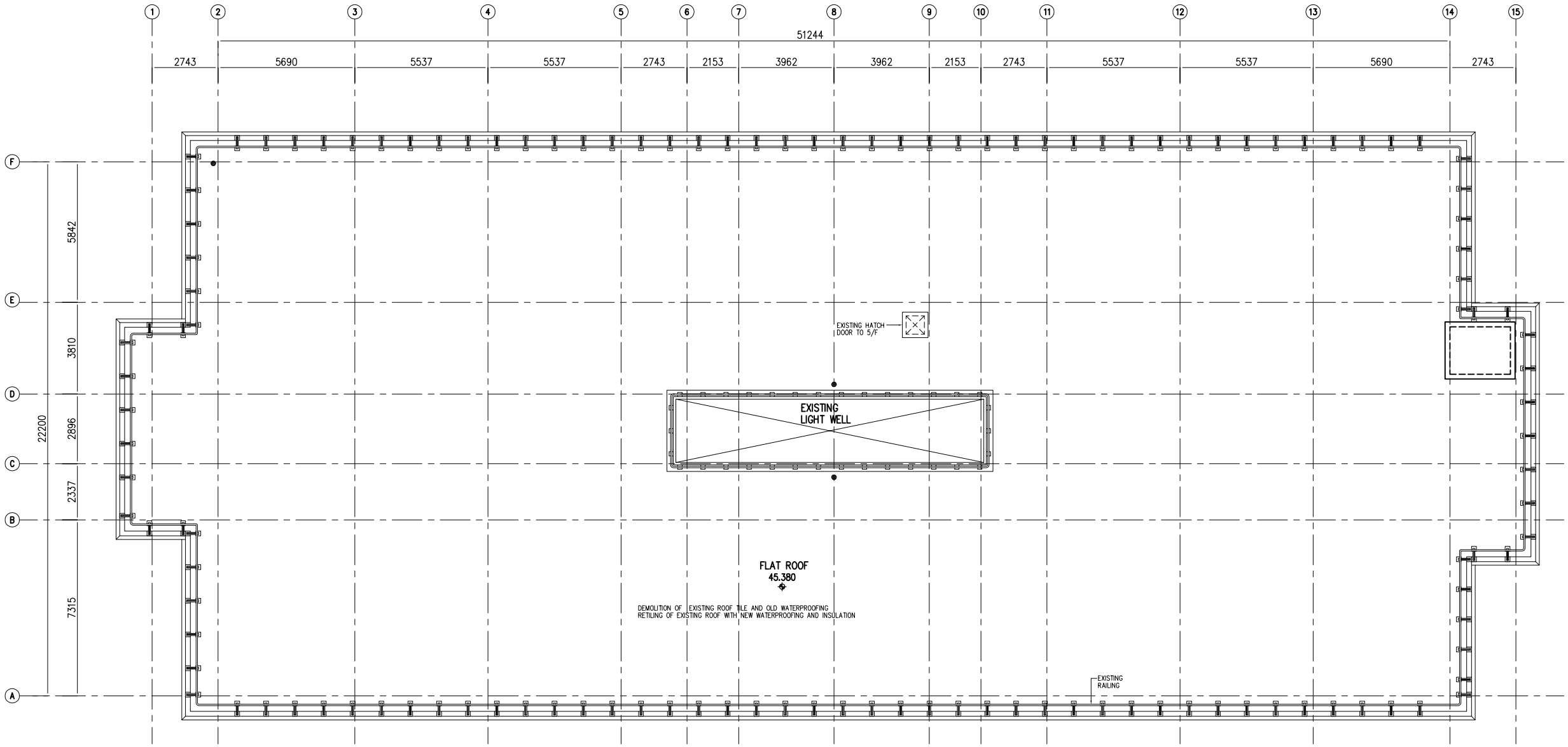
NORTH KOWLOON MAGISTRACY BUILDING



1 **ROOF PLAN**

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PROJECT
NORTH KOWLOON MAGISTRACY
NEW SCAD CAMPUS
292 TAI PO ROAD, KLN

DRAWING TITLE
ROOF PLAN

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09002	GP009	A

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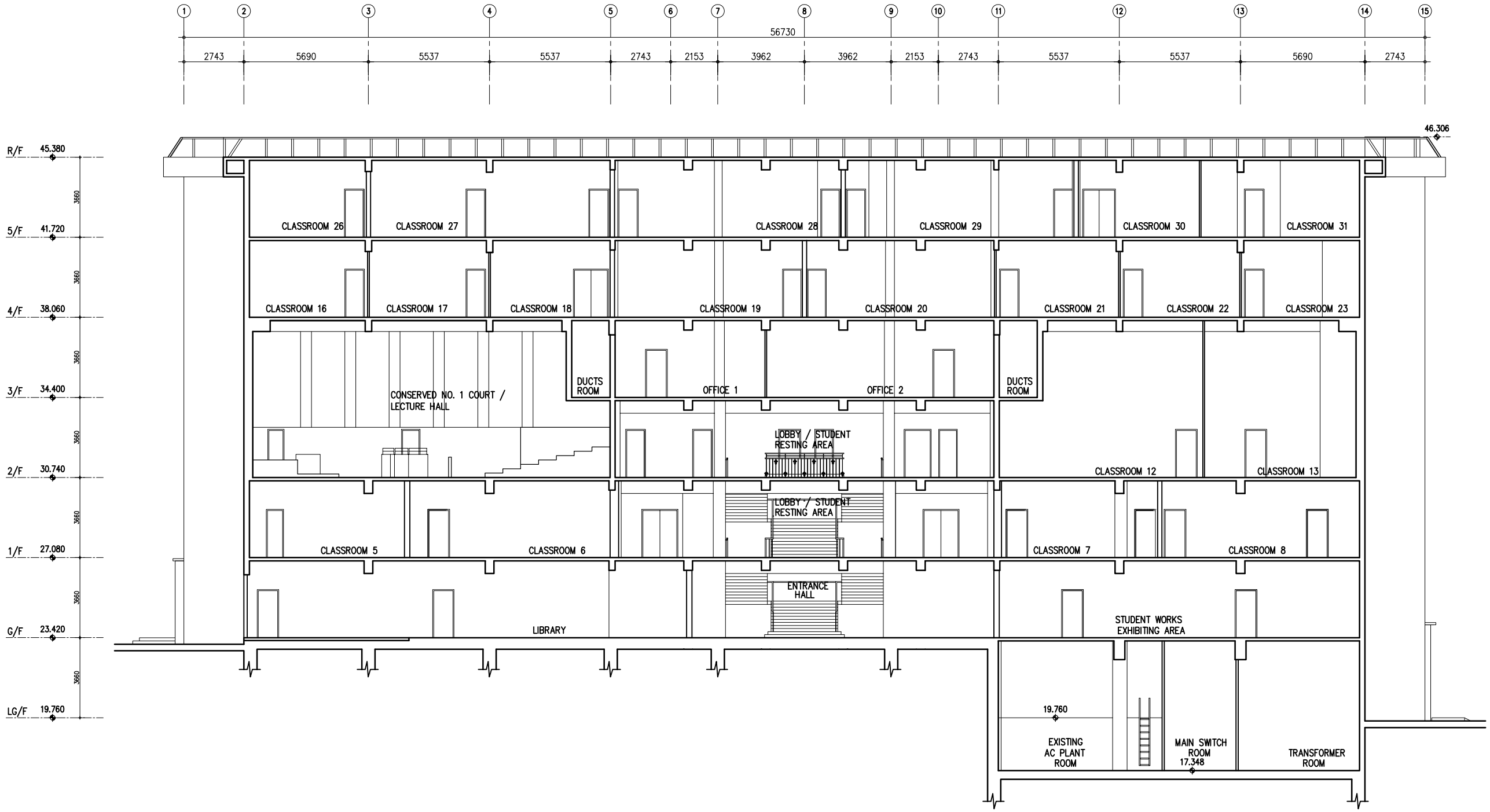
HONG KONG CAMPUS

NORTH KOWLOON MAGISTRACY BUILDING



1 **SECTION A-A**

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TEL 2567 4321 FAX 2885 3507

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PROJECT
NORTH KOWLOON MAGISTRACY
NEW SCAD CAMPUS
292 TAI PO ROAD, KLN

DRAWING TITLE
SECTION A-A

DRAWN	KAN
CHECKED	E.Y.
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DATE	8.2009
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JOB NO.	DRAWING NO.	REV.
09002	GP010	A

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HONG KONG CAMPUS

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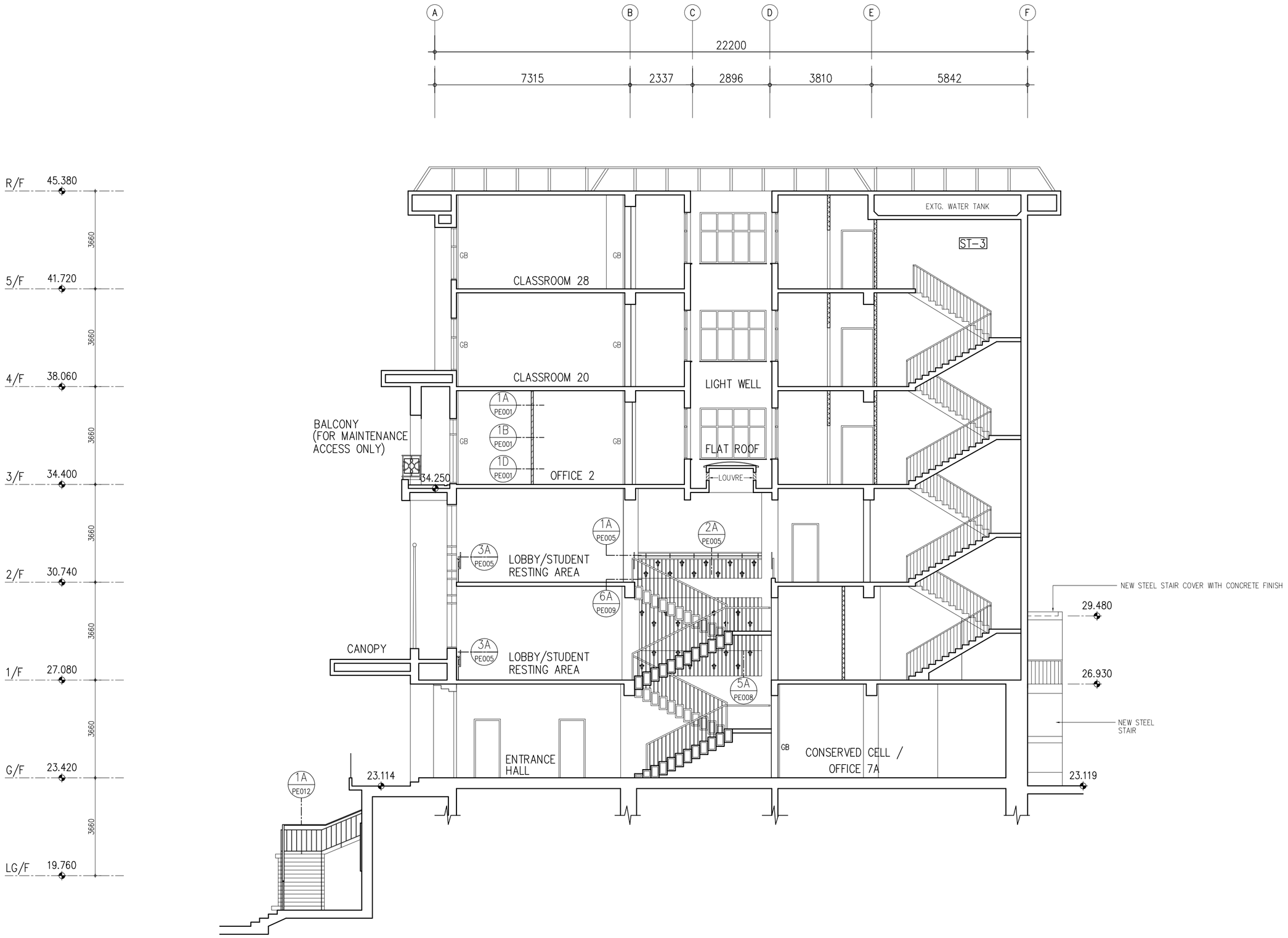

1 **SECTION B-B**

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LEGEND:

EXISTING WALL & DOOR TO REMAIN

LIGHT WEIGHT CONC. BLOCK WALL – 1HR F.R.P. UNLESS NOTED OTHERWISE

GYPSUM BOARD PARTITION

GB SINGLE FACE GYPSUM BOARD COVER

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PROJECT
NORTH KOWLOON MAGISTRACY
NEW SCAD CAMPUS
292 TAI PO ROAD, KLN

DRAWING TITLE
SECTION B-B

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JOB NO.	DRAWING NO.	REV.
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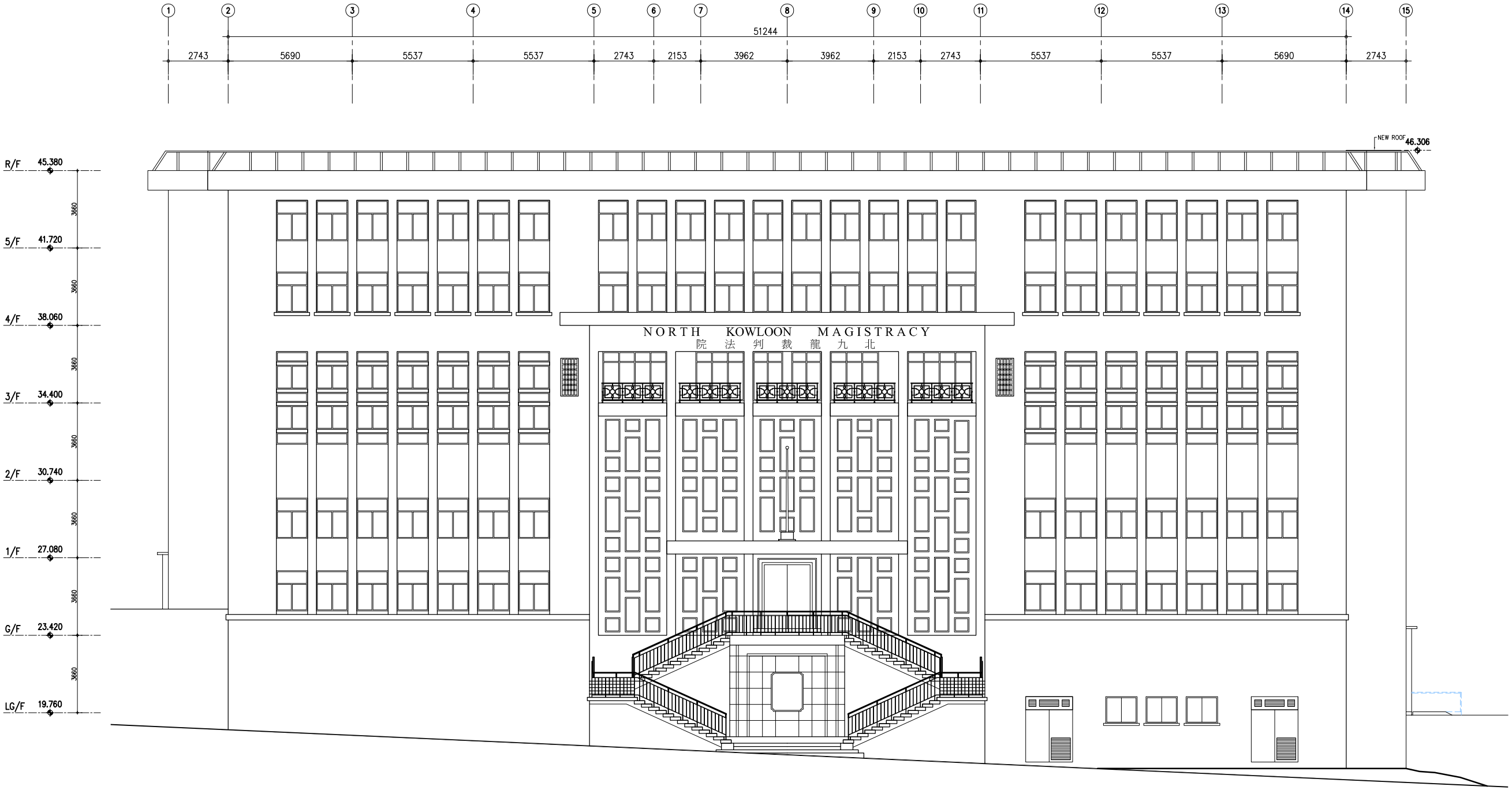
NORTH KOWLOON MAGISTRACY BUILDING



1 **WEST ELEVATION**

(FRONT ELEVATION)

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PROJECT
NORTH KOWLOON MAGISTRACY
NEW SCAD CAMPUS
292 TAI PO ROAD, KLN

DRAWING TITLE
WEST ELEVATION

DRAWN	KAN
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JOB NO.	DRAWING NO.	REV.
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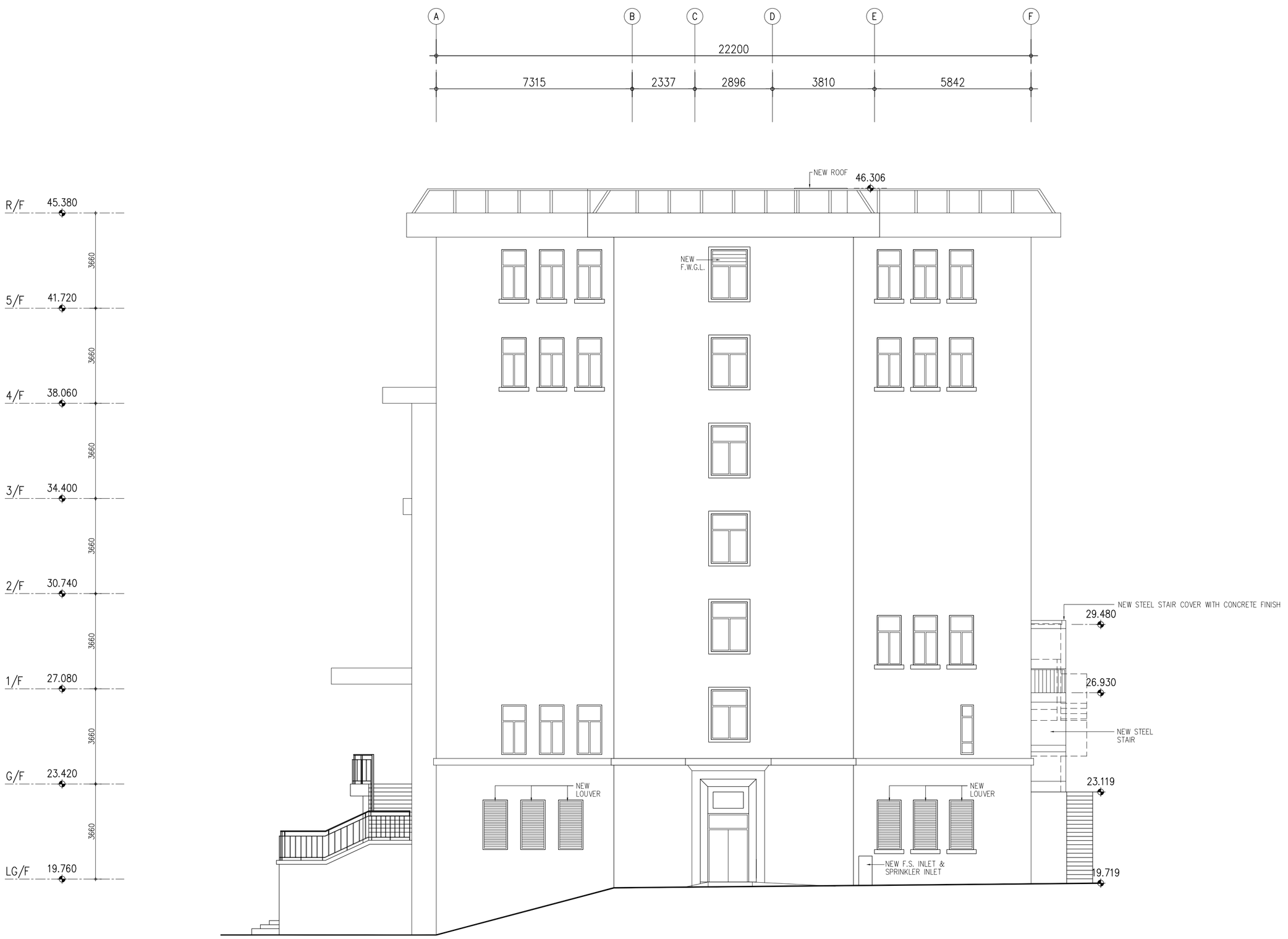
HONG KONG CAMPUS

NORTH KOWLOON MAGISTRACY BUILDING



1 **SOUTH ELEVATION**

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PROJECT
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NEW SCAD CAMPUS
292 TAI PO ROAD, KLN

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SOUTH ELEVATION

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09002	GP013	A

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HONG KONG CAMPUS

NORTH KOWLOON MAGISTRACY BUILDING

1 EAST ELEVATION
(REAR ELEVATION)

PLEASE REFER TO CONSERVATION SPECIFICATIONS & RESOURCE KIT FOR HANDLING OF CONSERVATION ITEMS

B.D. REF.
B.D.

F.S.D. REF.
FPB

W.W.O. REF.

NOTES :

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PROJECT
NORTH KOWLOON MAGISTRACY
NEW SCAD CAMPUS
292 TAI PO ROAD, KLN

DRAWING TITLE
EAST ELEVATION

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09002	G-15	

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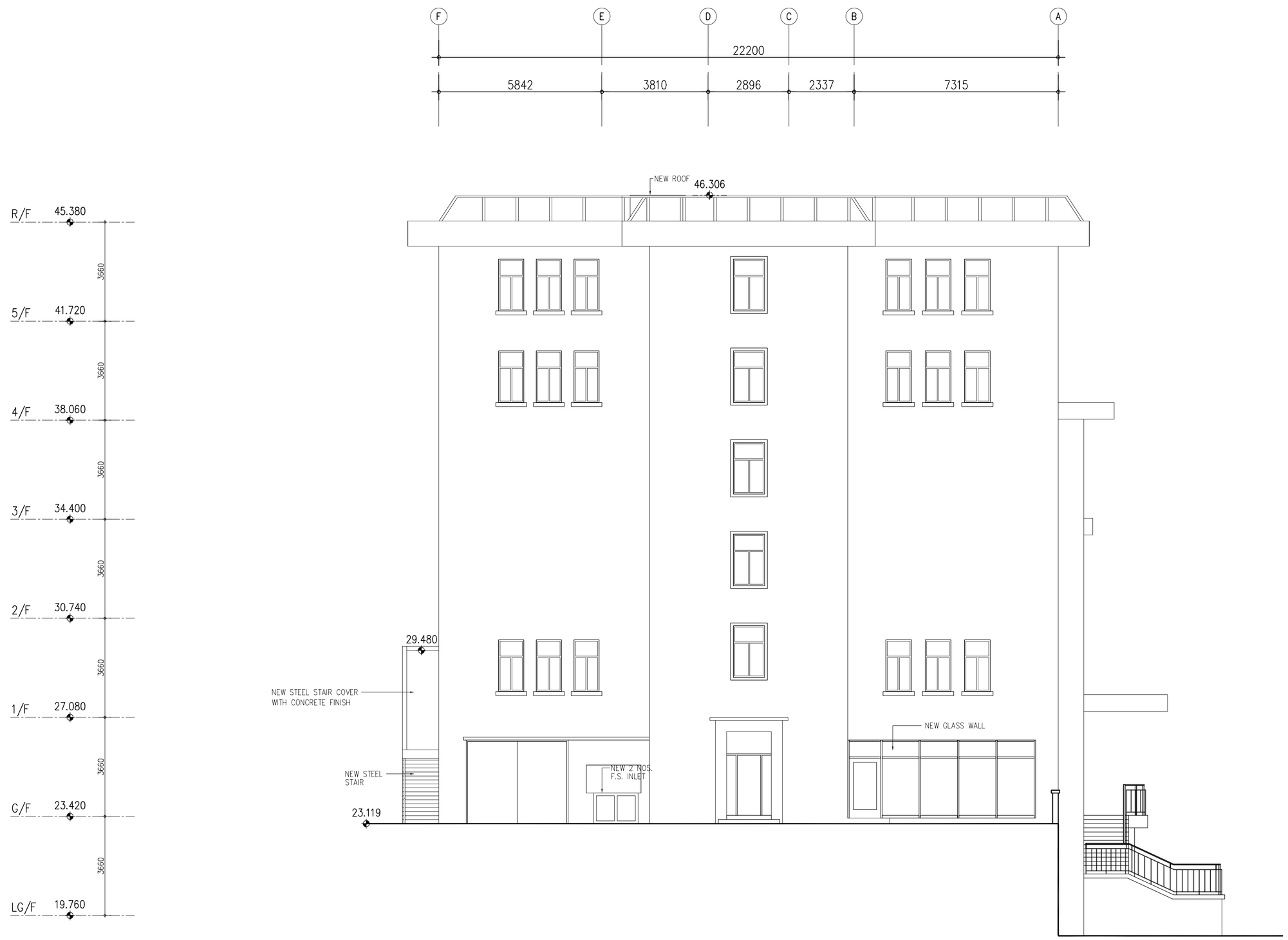

1 **NORTH ELEVATION**

PLEASE REFER TO CONSERVATION SPECIFICATIONS & RESOURCE KIT FOR HANDLING OF CONSERVATION ITEMS

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NORTH KOWLOON MAGISTRACY
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DRAWING TITLE
NORTH ELEVATION

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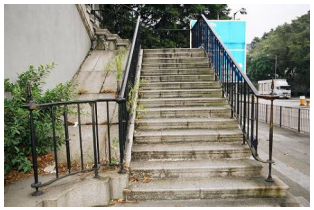
Appendix C

List of Impact Assessment and Mitigation Measures

With reference to Section 5.2, the following tables have identified the overall assessment of the potential impact and mitigation measures for the components of the existing building fabric including the key Character Defining Elements in respect of their level of significance of the North Kowloon Magistracy Building.

1. EXTERNAL (Front Elevation Facing Tai Po Road)

Item No	Affected Elements / Materials	Photo and Ref	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
1.1	Double half-turn unenclosed symmetrical **grand staircase** from street level to main entrance at UG/F level comprising flights of stone steps (including the three **stone steps** at street level) , landings, strings, spandrels, and ornamental **ironwork balustrades** / railings.	 (Ref: No. 1.1a)  (Ref: No. 1.1b)  (Ref: No. 1.1c)	Exceptional	▪ Preserve in-situ ▪ Repair and clean, brush-off & remove stains / rust from surface of stone steps & walls and ironworks balustrades ▪ Any upgrading / modification to the existing stairs & iron balustrades / railings not recommended subject to BD approval	Low

1.2	Projecting ashlar-faced buttress between the staircase spandrels with grooved or recessed joints to the stonework, and a moulded **name tablet** set in a recessed panel.	 (Ref: No. 1.2)  (Ref. No. 1.2a)	High  (Ref: No.1.2b)	▪ Preserve in-situ ▪ Generally clean, brush-off & remove stains from stone surface ▪ Repair and replace the lost Chinese characters by similar material matching the existing ▪ Cover-up existing name tablet by new signage with demountable and reversible fixing without causing unnecessary damage to existing feature / stone surface is allowed; new cover to be compatible with but distinguishable from the existing building fabric ▪ Temporary cover-up existing name tablet by plywood against vandalism is recommended	Low
1.3	Plain ashlar-faced retaining wall forming a podium or **plinth** to the façade punctuated by windows; Doors to the LG/F A/C plant room	 (Ref: No 1.3)  (Ref. No. 1.3a)	High Neutral	▪ Preserve in-situ ▪ Generally clean, brush-off & remove stains from stone surface ▪ Preserve in-situ if upgrading not required ▪ Repair and/or replace by similar new steel doors up to current standards if necessary Mitigation Measure:	Low Neutral

				▪ New door design to be compatible with but distinguishable from existing building fabric	
1.4	**Main façade** with symmetrical front elevation, which consists of five panels around the central projecting bay, each panel comprising equal divisions of tall narrow windows and tiled apron panels separated by vertical columns, unified horizontally by a string course at UG/F level, transoms at 3/F level, the edge of the floor slab at 4/F level, the projecting edge of the roof slab at eaves level, continuous **balcony and ornamental ironwork balustrades** to the magistrates' chambers at 3/F level, natural coloured granite wall finish with granite window sills beneath windows, and canopied entrance with metallic flag pole above.	 (Ref: No 1.4a)  (Ref: No. 1.4b)  (Ref: No. 1.4c)	Exceptional	▪ Preserve in-situ ▪ No alteration to all feature elements on the main façade is allowed ▪ No permanent signage substantially covering up the façade allowed ▪ Temporary signage or banner may be considered if causing no damage to the façade & should not cause extensive visual impact to hinder public appreciation to the architectural features on the main façade. ▪ No alteration to balconies and ironwork balustrades is recommended ▪ Generally clean and make good to damaged parts as necessary to those accessible areas	Low

1.5	**Main entrance doors** comprising a pair of heavy paneled and studded bronze doors in a moulded bronze door case framed with moulded architraves complete with handles, bolts, locks and hinges	 (Ref: No. 1.5)  (Ref: No. 1.5a)	Exceptional	▪ Preserve in-situ ▪ Generally clean and make good to existing door sets if necessary ▪ No cover-up of the main doors is allowed	Low
1.6	The **Chinese and English characters** mounted on the moulded name tablet in a recessed panel of the projecting ashlar-faced buttress and the wall of central projecting bay at 4/F level	 (Ref: No 1.6)	High	▪ Preserve in-situ ▪ Cover-up existing name tablet by new signage with demountable and reversible fixing without causing unnecessary damage to existing feature / stone surface is allowed ▪ New cover design to be compatible with but distinguishable from existing building fabric	Low

2. EXTERNAL (South Elevation)

Item No	Affected Elements/Materials	Photo and Ref	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
2.1	Three bay wide **façade** with projecting staircase enclosure finished with ashlar or grooved stucco featuring a projecting band course at UG/F level and wide projecting eaves at roof	 (Ref: No 2.1)	Moderate	▪ Preserve in-situ ▪ Generally clean, brush-off & remove stains from wall surface to accessible areas	Low
2.2	Wooden panel **side entrance door** and fanlight in a wooden frame with a moulded architrave, set in a carved stone door case	 (Ref: No. 2.2)  (Ref: No. 2.2a)	High	▪ Preserve in-situ ▪ Generally clean, brush-off & remove stains from stone surface ▪ Any new surface channel if required to be constructed at this location should avoid damage to existing granite door threshold Change to entrance timber door ▪ Retain existing timber doors and install auto-open devices to the doors that keeps to keep the doors open in case of emergency subject to BD approval; ▪ If auto-open device not acceptable to BD, replace existing doors by new replica doors of similar design, material & construction to match existing or alter the existing door frames to open	Low Medium

				direction as required. Justification: ▪ To complying with MOE requirement under Building Ordinance Mitigation Measures: ▪ If auto-open device is not acceptable by BD, original doors to be salvaged and replaced by replica, or original door frame to be altered to allow change of open direction, subject to site condition and detail design	
2.3	Regularly spaced transom **metal windows** with cills or window surrounds	 (Ref: No. 2.3)  (Ref. No. 2.3a)	Moderate	▪ Preserve in-situ ▪ Repair and/or replace by similar new materials to match existing if deteriorated beyond repair ▪ Generally clean, brush-off & remove stains from wall surface to accessible areas ▪ Take down all A/C window units or abandoned services fixed to window frames and make good to glass windows / any damaged area as necessary ▪ Same treatment to be applied for all metal windows on other elevations Mitigation Measures: ▪ Any new metal louvre, fire damper or similar installation to existing windows	Low

				to suit new use of the rooms should avoid causing extensive damage to existing window frames and minimize any adverse visual impact to existing façade ▪ New metal lourve should be installed to match existing window openings as far as possible, or located at less obscure location; should be of subdue and low profile design compatible with but distinguishable from the surrounding building fabric; with similar material of existing metal window frame.	
2.4	Substandard disable ramp at side entrance facing the south-east car park (This side entrance would become the main pedestrian entrance provided with new disable access)	 (Ref: No. 2.4)	Intrusive	▪ Remove existing ramp and handrails and re-provide a new landing with ramp parallel to building edge with gradient min. 1:20 (no handrails will be required) Justification: ▪ The existing ramp is substandard without a proper landing; existing handrails may obstruct pedestrian entry at peak hours Mitigation Measures: ▪ Construction of the new ramp should	Low

				not cause damage to the existing granite door threshold; new material to be compatible with but distinguishable from the existing granite.	
2.5	Open carpark and retained slope at open carparks (the slope to be maintained by Government)	 (Ref: No. 2.5)	Neutral	▪ Regular maintenance to existing slope by the Government ▪ Installation of external lighting as appropriate	Neutral

3. EXTERNAL (East Elevation)

Item No	Affected Elements/Materials	Photo and Ref	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
3.1	Symmetrical **façade** comprising tall narrow windows and apron panels, vertical columns and horizontal features as described for the front elevation, finished in grooved stucco or ashlar	 (Ref: No. 3.1a)  (Ref: No. 3.1b)	Moderate Intrusive (for existing services & fittings attached to external wall)	▪ Preserve in-situ ▪ Generally clean, brush-off & remove stains from wall surface to accessible areas ▪ Take down and remove any abandoned / unwanted services and fittings; repair and make good to any damaged area Mitigation Measures: ▪ Any new window or door opening should minimize disturbance to existing façade as far as possible. New fire exit door opening & exit staircase on 1/F: ▪ Create new exit door opening and install new exit staircase ST-3 to the rear elevation Justification: ▪ To meet MOE requirement Mitigation Measures: ▪ Modify an existing door opening to	Low Neutral

				form the new fire exit door opening as to minimize disturbance to façade ▪ New fire exit staircase to be constructed in steel of subdue and low profile design compatible with but distinguishable from the surrounding building fabric	

4. EXTERNAL (North Elevation)

Item No	Affected Elements/Materials	Photo and Ref	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
4.1	Three bay wide **façade** with garages at UG/F level on either side of a projecting staircase enclosure finished with ashlar or grooved stucco, including ornamental grilles	 (Ref: No. 4.1a)  (Ref: No. 4.1b)  (Ref. No. 4.1c)	High Neutral (the garage interior with paint finish)	▪ Preserve in-situ ▪ Generally clean, brush-off & remove stains from wall surface to accessible areas ▪ Enclose the garage by additional external partition to form part of the new Library on G/F Justification: ▪ Inadequate space available on G/F for accommodating a large library to meet end user's requirement ▪ New enclosure wall to be compatible with but distinguishable from old fabric and reversible if changing back to garage in future Mitigation Measures: ▪ New full height solid partition or glass wall panels with ornamental grilles	Low Neutral

				match existing to be erected across the opening minimizing damage to existing external wall stucco finish	
4.2	Wooden panel **side entrance door** and fanlight in a wooden frame with a moulded architrave, set in a carved stone door case with steps	 (Ref: No 4.2)	High	▪ Preserve in-situ ▪ Generally clean, brush-off & remove stains from wall surface to accessible areas ▪ Repair and make good to the timber door ▪ Construct new entrance landing and steps in front of door without damage to existing granite door threshold Change to entrance timber door ▪ Retain existing timber doors and install auto-open devices to the doors that keeps to keep the doors open in case of emergency subject to BD approval; ▪ If auto-open device not acceptable to BD, replace existing doors by new replica doors of similar design, material & construction to match existing or alter the existing door frames to open direction as required Justification: ▪ To complying with MOE requirement under Building Ordinance Mitigation Measures: ▪ If auto-open device is not acceptable	Low

				by BD, original doors to be salvaged and replaced by replica, or original door frame to be altered to allow change of open direction, subject to site condition and detail design	
4.3	Regularly spaced transom **metal windows** with cills or window surrounds	 (Ref: No 4.3)	High	▪ Preserve in-situ ▪ Repair and/or replace by similar new materials to match existing if deteriorated beyond repair ▪ Generally clean, brush-off & remove stains from wall surface to accessible areas ▪ Take down all A/C window units or abandoned services fixed to window frames and make good to glass windows / any damaged araea as necessary ▪ Same treatment to be applied for all metal windows on other elevations Mitigation Measures: ▪ Any new metal louvre, wired glass, fire damper or similar installation to existing windows to suit new use of the rooms should avoid causing extensive damage to existing window frames and minimize any adverse visual impact to existing façade ▪ New metal lourve should be installed to match existing window openings as far as possible, or located at less obscure	Low

				location; should be of subdue and low profile design compatible with but distinguishable from the surrounding building fabric; with similar material of existing metal window frame. ▪ No new window opening on this elevation	
4.4	Open carpark and retaining slope at open carparks (slope to be maintained by Government)	 (Ref: No. 4.4)	Neutral	▪ Regular maintenance to existing slope by the Government ▪ Installation of external lighting as appropriate	Neutral
4.5	Stone facing low walls at the northwest carpark	 (Ref: No. 4.5)	Moderate	▪ Preserve in-situ ▪ Consolidate, repair and make good to existing stone facing low walls at the northwest carpark	Low

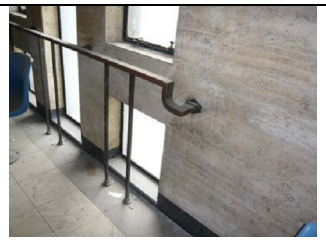
5. INTERNAL (LG/F)

Item No	Affected Elements/Materials	Photo and Ref	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
5.1	(Item not applicable)			▪	
5.2	All existing internal flush **doors and frames**	 (Ref: No.6.5)	Low	▪ Take down existing flush doors and frames ▪ Replace flush doors by salvaged timber panel doors if feasible Mitigation Measures: ▪ Original door opening and frames to be preserved if not affected by change of layout or exit door width requirements (similar condition applied to other similar internal flush doors)	Low
5.3	All original solid **wooden panel doors and frames** at various locations and floors  (Ref: No. 7.4a)  (Ref: No. 7.4b)	 (Ref: No 6.6)	High	▪ Preserve in-situ and retain as new office doors Mitigation Measures: (for doors to be relocated / reused) ▪ Repair and/or replace by similar new materials to match existing if deteriorated beyond repair ▪ Generally clean, remove paint / stain, make good and re-vanish wood surface as appropriate ▪ Replace any lost or defective	Low

	 (Ref: No. 7.4c)  (Ref: No. 7.5b)   (Ref. No. 7.5a) (Ref. No. 8.6)	 (Ref: No 6.7)  (Ref: No 6.9a)		ironmongeries match existing ▪ Original door opening and frames to be preserved if not affected by change of layout or exit door width requirements (similar condition applied to other similar internal solid timber panel doors) ▪ For those locations being affected by new layout, take down and salvage the doors for storage or reuse on site at other location if feasible ▪ Similar door treatment applied to all other similar internal timber panel doors on all floors	
5.4	Additions of new transformer room, main switch room, water pump rooms, TBE rooms & F.S. control rooms etc		Low	▪ Converting the existing space for mechanical rooms and rest rooms / kitchens etc into new plant rooms is considered appropriate.	Low

6. INTERNAL (G/F)

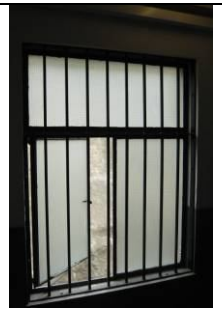
Item No	Affected Elements/Materials	Photo and Ref	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
6.1	Random pattern **stone (tile) flooring** to main Entrance Hall	 (Ref: No 6.1)	High	▪ Preserve in-situ ▪ Generally clean, repair and make good, brush-off and remove stain to the surface of flooring tiles	Low
6.2	**Central Hall Staircase** including stone finishes to treads and risers and ornamental **ironwork balustrades**	 (Ref: No.6.2a)  (Ref: No.6.2b)	High	▪ Preserve in-situ ▪ Generally clean, repair and make good, brush-off and remove stain to the surface of flooring tiles ▪ Preserve existing balustrades; modification to the height and width of gaps of handrails may be required subject to BD approval / exemption. Justification: ▪ handrails not facing stair void may not required to be increased to 1.1m high subject to BD approval Mitigation Measure: ▪ To apply for exemption from BD	Low

	Stair Lift for the disabled		Intrusive	Removal the existing stair lift (G/F to 2/F): ▪ Remove existing stair lift and tracks and make good to existing balustrades Mitigation Measures: ▪ Cut off existing s.s. rails and support posts; repair and make good to damaged areas to match existing finish Justification: ▪ It is a later addition not original to the building ▪ New disable lift and access would be provided to the whole building thus no longer required for this stair lift.	Neutral
6.3	Ornamental **handrails and guard bars** to windows in main Entrance Hall	 (Ref: No.6.3)	High	▪ Preserve in-situ ▪ Generally clean, polish and make good to any defective parts as required ▪ Same treatment apply for all ornamental handrails and guard bars from G/F to 2/F	Low

6.4	**Marble cladding to walls** of main Entrance Hall	 (Ref: No.6.4)	High	▪ Preserve in-situ ▪ Generally clean, repair and make good, brush-off and remove stain to the surface of wall finish ▪ Remove any unwanted signs or fixtures attached on wall surface and make good to any defective surface	Low
6.5	(Item Not Applicable)				
6.6	(Item Not Applicable)				
6.7	(Item Not Applicable)				Low
6.8	**Detention cells with concrete benches** and **iron (metal) grilles** to one of the **detention cells** (Remarks: Only one of the cells' interior configuration, including concrete benches & toilet cubicle, required to be preserved in-situ according to the Conservation Guidelines by AMO)	 (Ref. No 6.8a)  (Ref. No. 6.8b)	High	▪ Preserve in-situ for one detention cell (No. 7D) with original configuration & setting, concrete benches, metal grilles and toilet cubicle ▪ New full height glass panels and door to be added behind metal grilles for school office use is considered acceptable Justification: ▪ Public visitors are able to view the whole cell interior through glass panels Mitigation Measures: ▪ Any new additions and services put	Low

				into the cell should be reversible without damage to the existing structures and features	
			High	For other cells 7A, 7B, 7C & 7E: ▪ Similar treatment as Cell 7D except removal of concrete benches and toilet cubicles	Moderate
			High	For other two cells on G/F: ▪ One altered to new fireman's lift lobby; the other one to be changed to new PAU room (with removal of concrete benches and toilet cubicles) Justification: ▪ To suit new functional use and meet current standard of fire escape and safety requirement ▪ The configuration of most of the cells (total 5 cells) are being retained Mitigation Measures: ▪ At least one cell interior to be	Moderate

				preserved ▪ Retain all existing metal grilles of the cells on this floor as far as possible (as to further enhance the context of the cells) ▪ Original cell metal grilles next to the proposed lift lobby and the security grilles across exit route at gridline F-8 across exit route to be preserved in-situ as far as possible subject to BD approval ▪ For the security metal grille near gridline E-4 & E-5 that are in conflict with new layout, take down and salvage metal grilles and gates for re-use in future	
6.9	(Item Not Applicable)				
6.10	The **Chubbs safe** No. GSD 1297 and the keys	 (Ref. No. 6.10)	Moderate	▪ Preserved in-situ as display item ▪ General cleaning, brush off rust / stain and touch-up as necessary	Neutral

6.11	Iron window grilles / security bars to rooms (G/F to 2/F)	 (Ref: No. 6.11)	Moderate	▪ Preserve in-situ ▪ General cleaning, remove rust & stain and make good to damaged areas as necessary ▪ For window grilles at G/F Library and new classrooms (on various floors), the iron window grilles may be taken down and salvaged for future re-use Justification: ▪ Allow space for installing acoustic windows to classroom and library windows to meet functional requirement Mitigation Measures: ▪ Take down window grilles in one piece and salvage for storage / reuse in future ▪ New acoustic windows to be of compatible design of existing ones	Low

7. INTERNAL (1/F)

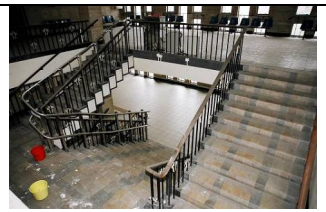
Item No	Affected Elements/Materials	Photo and Ref	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
7.1	**Central Hall Staircase** including **stone finishes** to treads and risers and ornamental **ironwork balustrades**	 (Ref: No. 7.1a)  (Ref: No. 7.1b)	High	▪ Preserve in-situ ▪ Generally clean, repair and make good, brush-off and remove stain to the surface of flooring tiles For metal grilles and balustrades: ▪ Preserve existing balustrades; modification to height and width of gap of handrails along steps may be required subject to BD approval / exemption ▪ Existing metal grilles on both sides of the central staircase with gap wider than 100mm may be required to be upgraded subject to BD approval / exemption. Justification: ▪ To meet BD requirement	Low Moderate

	Stair Lift for the disabled		Intrusive	Mitigation Measures: ▪ To apply exemption from BD for existing balustrades & metal grilles ▪ If BD exemption not granted, additional upgrading work should be by simple demountable fixing to minimize damage to existing metal members; and in subdue and low profile design compatible with but distinguishable from existing fabric Removal of the stair lift: ▪ Remove existing stair lift and tracks and make good to existing balustrades Justification: ▪ It is a later addition not original to the building; new disable lift and access would be provided to the whole building thus no longer required for this stair lift. Mitigation Measures: ▪ Cut off existing s.s. rails and support posts; repair and make good to damaged areas to match existing finish	Neutral

7.2	Ornamental **handrails and guard bars** to windows of Hall	 (Ref: No. 7.2)	High	▪ Preserve in-situ ▪ Generally clean, polish and make good to any defective parts as required ▪ Same treatment apply for all ornamental handrails and guard bars from G/F to 2/F	Low
7.3	**Marble cladding** to walls and columns of Hall	 (Ref: No. 7.3)	High	▪ Preserve in-situ ▪ Generally clean, repair and make good, brush-off and remove stain to the surface of wall finish ▪ Remove any unwanted signs or fixtures attached on wall surface and make good to any defective surface ▪ New door opening is proposed on existing marble wall, e.g., at grid C-5 (on 1/F) subject to agreement by AMO on its exact location & size Justification: ▪ To suit new layout, end user's requirement and improve internal circulation ▪ An adjacent door opening with timber door and frames, and surrounding wall	Low

				finish can be retained undisturbed Mitigation Measures: ▪ Minimize damage to existing wall finish by careful cutting wall finish before forming new door opening; make good to wall opening with similar material match existing.	
7.4	(Item Not Applicable)				
7.5	(Item Not Applicable)				

8. INTERNAL (2/F)

Item No	Affected Elements/Materials	Photo and Ref	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
8.1	**Central Hall Staircase**, ornamental **ironwork balustrades**, and (glass block) **ceiling (roof) light** over landing	 (Ref: No. 8.1a)	High	▪ Preserve in-situ ▪ Generally clean, repair and make good, brush-off and remove stain to the surface of flooring tiles For metal balustrades: ▪ Preserve existing balustrades; modification to height and width of gap of handrails along steps may be required subject to BD approval / exemption. ▪ Existing balustrades at stair landings and/or facing stair void to be upgraded to min. 1100mmH to meet BD requirement. Justification: ▪ To meet BD requirement Mitigation Measures: ▪ To apply exemption from BD for balustrades	Low Moderate Moderate

	Stair Lift for the disabled	 (Ref: No. 8.1b)	High Intrusive	▪ Install demountable top rails to existing balustrades around the stair void by reversible fixing method to minimize damage to existing balustrades Glass block roof light: ▪ Repair and make good to the glass block roof light; rectify if any water leakage defect Removal of the stair lift: ▪ Remove existing stair lift and tracks and make good to existing balustrades Justification: ▪ It is a later addition not original to the building; new disable lift and access would be provided to the whole building thus no longer required for this stair lift. Mitigation Measures: ▪ Cut off existing s.s. rails and support posts; repair and make good to damaged areas to match existing finish	Low Neutral

8.2	**Marble cladding** to walls and columns of Hall	 (Ref: No. 8.2a)	High	▪ Preserve in-situ ▪ Generally clean, repair and make good, brush-off and remove stain to the surface of wall finish ▪ Remove any unwanted signs or fixtures attached on wall surface and make good to any defective surface ▪ New door opening to be formed on existing marble wall, e.g., at gridline C-11 (on 2/F) subject to agreement by AMO on its exact location & size Justification: ▪ To comply with MOE requirement under Building Ordinance Mitigation Measures: ▪ Minimize damage to existing wall finish by careful cutting wall finish before forming new door opening; make good to wall opening with similar material match existing.	Low

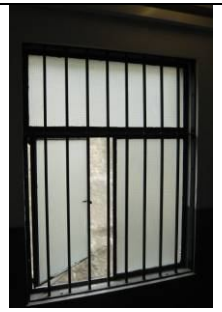
8.3	Ornamental **handrails and guard bars** to windows of Hall	 (Ref: No. 8.3)	High	▪ Preserve in-situ ▪ Generally clean, polish and make good to any defective parts as required ▪ Same treatment apply for all ornamental handrails and guard bars from G/F to 2/F	Low
8.4	Original **wooden panel doors and frames** to Court Nos. 1- 4	 (Ref: No. 8.4)	High	▪ Preserve in-situ ▪ Repair and/or replace by similar new materials to match existing if deteriorated beyond repair ▪ Generally clean, remove stain, make good and re-vanish wood surface ▪ Replace any lost or defective ironmongeries match existing ▪ Original door opening and frames to be preserved as far as possible but alteration open direction of the door may be required Justification: ▪ To meet MOE requirement under BO Mitigation Measures: ▪ Keep original direction as far as possible subject to BD exemption ▪ Alteration of door frames & leaf to be kept as minimum as possible	Low

8.5	All the original settings including wooden flooring and steps, wooden benches, Clerk's bench, Magistrate's bench, raised dais, Prisoner's Dock, security bars, iron gate, lobby, doors, frames, wall paneling and moulded ceiling panels to **Courtroom no.1** at 2/F including the **staircase** leading to that Court should be preserved. (Remarks: Only one original courtroom is required to be preserved according to the Conservation Guidelines by AMO)	 (Ref. No. 8.5a)	High High	For Courtroom No. 1: ▪ Preserve in-situ the whole setting of the original courtroom, wood furniture, fittings and fixtures and layout ▪ Exemption for disabled platform will be applied from BD; the proposed disabled platform required for access to existing judge platform can be avoided subject to BD approval ▪ Alternative use as a lecture hall is acceptable For Courtrooms No. 2, 3 & 4: ▪ Allow change of use of existing courtrooms for new uses such as classrooms or studio etc. ▪ Light weight partitions subdividing the rooms can be considered to suit users' requirement Justification: ▪ One courtroom with interior setting has been preserved for interpretation. ▪ The double storey height of the courtrooms to be maintained and part	Low Moderate

		 (Ref. No. 8.5b)	Moderate	of the ceiling can be seen inside the subdivided courtrooms. Mitigation Measures: ▪ Any new addition partitions should be constructed in light weight material and reversible in future; should minimize unnecessary damage to any existing feature elements ▪ Salvage existing wooden furniture and fittings in the courtrooms for storage or reuse on site if possible ▪ For courtroom no. 3, the proposed studio & suites would be constructed in acoustic dry wall system which can be dismantled and removed in future without causing damage to the existing building fabric Staircase to Courtroom No.1: ▪ Preserve in-situ existing internal stairs leading to Courtroom No.1 including the metal grilles	Low
8.6	(Item Not Applicable)				

9. INTERNAL (3/F, 4/F & 5/F)

Item No	Affected Elements/Materials	Photo and Ref	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
9.1	**Central light well**, roof light, exhaust fan housings, and windows to internal corridor and glass blocks	 (Ref: No 2.5a)  (Ref: No 2.5b)	Moderate	▪ Preserve in-situ ▪ Repair and/or replace by similar new materials (of glass blocks) to match existing if deteriorated beyond repair ▪ Repair and make good to glass block roof light; check and repair any water leakage if required (subject to site investigation)	Low
	Iron window grilles / security bars to windows around the light well	 (Ref: No.2.5c)	Moderate	▪ Retain all iron window grilles / security bars to windows around the light well ▪ Generally clean, brush-off rust and make good to any defective parts as required	Low

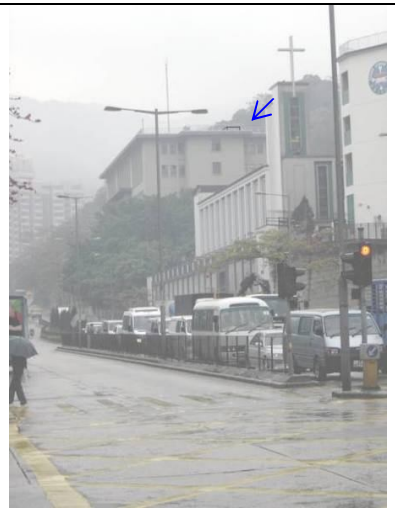
9.2	Iron window grilles / security bars to rooms (3/F to 5/F)	 (Ref: No. 9.2)	Moderate	▪ Preserve in-situ ▪ General cleaning, remove rust & stain and make good to damaged areas as necessary ▪ For window grilles at new classrooms (on various floors), the iron window grilles may be taken down and salvaged for future re-use Justification: ▪ Allow space for installing acoustic windows to classroom and library windows to meet functional requirement Mitigation Measures: ▪ Take down window grilles in one piece and salvage for storage / reuse in future ▪ New acoustic windows to be of compatible design of existing ones	Low

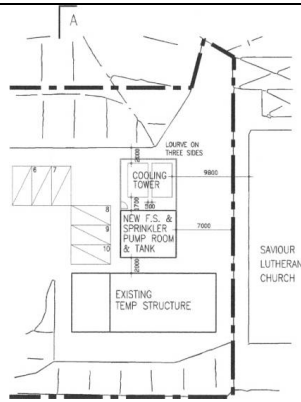
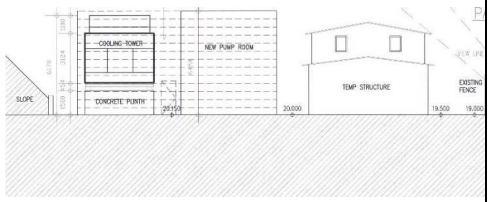
9.3	Existing Lift ST-1	 (Ref: No. 9.3)	Neutral	▪ Modification to existing lift with block-off existing lift door opening, forming new lift door opening & new fireman's lift lobby on the other side Justification: ▪ Necessary upgrading work to separate lift door opening from fire staircase landing up to current building code requirement. Mitigation Measures: ▪ Block-off wall surface to be of similar finish match adjacent wall tile finish yet distinguishable from the original finish	Moderate
9.4	Original A/C Duct Rooms with timber ductworks & cabinets	 (Ref: No. 9.4)	Moderate	▪ Preserve one A/C duct room near the courtroom in-situ ▪ Retain all existing timber ductworks and cabinets in this duct room	Low

10. External Area

Item No	Affected Elements/Materials	Photo and Ref	Level of Significance	Recommended Treatment / Justification / Mitigation Measures	Impact Level
10.1	Existing **temporary structure** located at open carpark facing the south elevation (According to Conservation Guidelines by AMO, the "existing 2-storey temporary structure and its adjoining fire services room shall be demolished, unless permission for continuing to use this structure is applied.")	 (Ref: No. 10.1)	Intrusive	▪ Keep the temporary structure as site office during construction period; further short term temporary use after construction may be acceptable Justification: ▪ To meet user's requirement for temporary school offices and storage Mitigation Measures: ▪ The temporary structure will only be used for short term purpose ▪ Exact date to cease the use and demolishing the temporary structure shall be determined and agreed between DEVB & SCAD-HK separately	Neutral
10.2	(Item not applicable)				

10.3	Main Roof and built form  New roof top hardly visible from Tai Po Road from a close distance	 (Ref: No. 10.3a)  (Ref: No. 10.4b)  (Ref: No. 10.4c)	High	▪ Addition of new roof for lift overrun for installing the new disable / firemen's lift at existing lift shaft located below Justification: ▪ New lift overrun required to comply with BD & EMSD requirements ▪ Alternative lift locations have been studied and this location is considered as the most balanced option with overall the least adverse impact on existing building fabric (detailed assessment referring to Section 3.3.7 & Appendix D) Mitigation Measures: ▪ Machine-room-less installation to be installed to eliminate excessive machine room structure on roof ▪ New roof top for lift overrun should be kept at minimum height and set back from roof edge to minimize any visual impact on building form ▪ The new roof top should be of simple,	Low

	 New roof top only slightly visible when viewing from distance			subdue and low profile design compatible with but distinguishable from the existing surrounding building fabric, e.g., glass enclosure, to minimize potential visual impact when being viewed from distance.	
10.4	New structures for additions of F.S. & sprinkler tanks / pump rooms & water cooling towers Location: open carpark opposite to the existing temporary structure			▪ New structure for housing the new water tanks, pump rooms & A/C outdoor condensers to be constructed outside the existing building should be allowed. Justification: ▪ Insufficient space available in the existing building and constraint of limited floor load for existing floor slabs and roof.	Moderate

	 Proposed location of new structures  Sketch elevation of proposed new structures to be screened off by metal lourve (dotted line)	 New structure not visible from Tai Po Road  New structure will be visible from Tai Po Road  Facing end wall of adjacent Church		▪ WSD to discontinue existing supply of salt water for A/C cooling, thus additional water cooling towers would be required to be installed. ▪ New structures cannot be seen from Tai Po Road due to existing level difference (approx. 6m); view being blocked by the temporary structure and existing trees. Mitigation Measures: ▪ The new structures should be of simple and subdue design compatible with but distinguishable from the existing surrounding element. ▪ Additional metal lourve to be installed to all sides of the new structures (except the side facing the temporary structure that is not visible) to minimize visual impact and help reducing noise to the surrounding; ▪ Tall pot plants can be provided as additional visual barrier where as necessary.	

10.5	Additions of A/C Installation & E/M piping Location: All floors			▪ New VRV A/C system is proposed to be added to the existing building using the existing A/C equipment in the A/C Plant Room ▪ New E/M service conduits / pipings to be added to the building ▪ New A/C water cooling towers to be installed (refer to above item 10.4) Justification: ▪ To suit new building use Mitigation Measures: ▪ Indoor fancoil units to be installed in individual rooms to suit new use of the rooms to be carefully located to minimize any new piping ▪ For any new conduits / piping, they should be located in less obstructive location, being grouped or layout so as to minimize impact / destruction to the existing building fabric. ▪ Any new wall openings for new service routing should be minimized as much	Moderate

				as possible ▪ Fixing details for new services should be carefully design to minimize fixing points as far as possible.	
10.6	Potential structural and FRC upgrade works Location: All floors			▪ Localised upgrade to existing slabs and beams to meet required floor loading and concrete cover requirement for catering the new use Justification: ▪ According to RSE's preliminary assessment, extensive / substantial strengthening to existing structure such as columns and foundation, would not be necessary subject to detailed assessment. Mitigation Measures: ▪ Any upgrading work should minimize damage to existing building fabric, architectural features or any floor / wall finishes of high significance.	Low

Appendix D

Summary of Justification for Lift Location

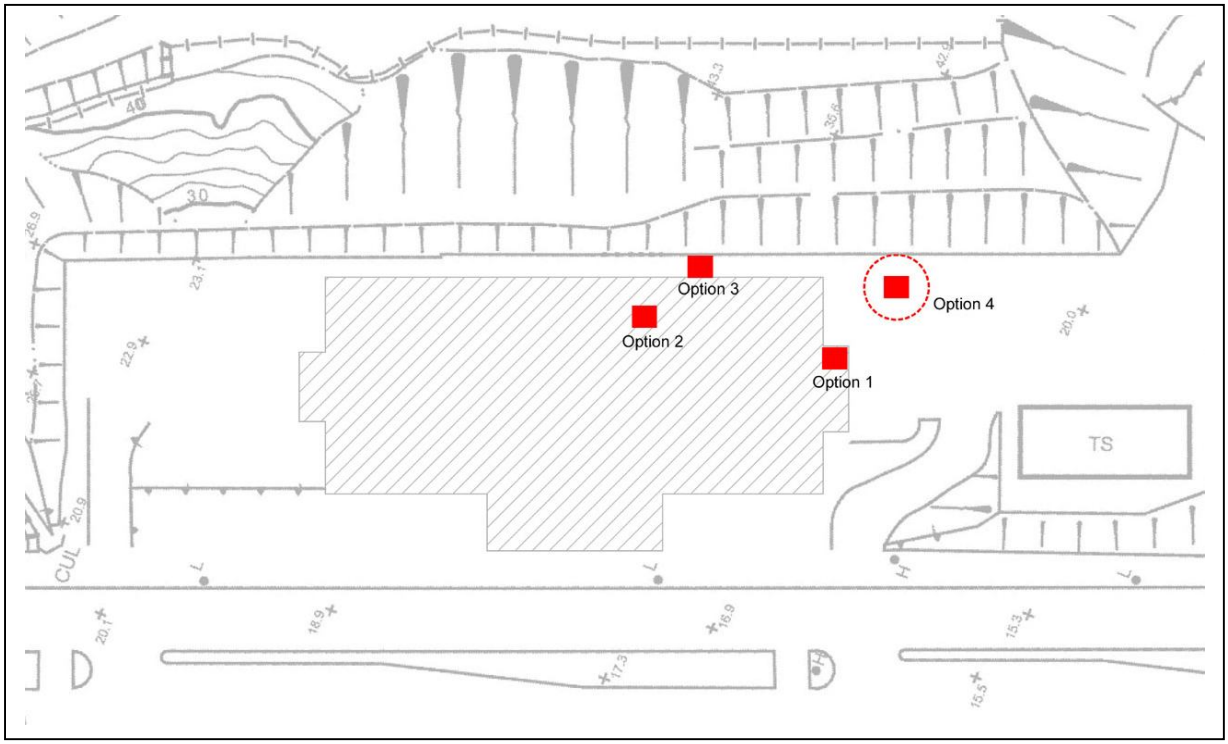
Summary of Justification for Lift Location for NKM Building

Introduction

As described in Section 3.3.7 of the HIA report, the proposed adaptive reuse of the existing NKM Building as the new campus of SCAD-HK requires the existing building to be changed or upgraded where necessary in order to satisfy the building codes and regulations of Hong Kong. One of such fundamental requirements is the provision of an additional lift serving as a fireman's lift as well as for access for the disabled and up to current standard.

4 options of lift location have been studied by the project consultant team. The following is to evaluate the justification with pros and cons of each option in consideration of conservation aspects. The 4 options are:-

Option 1 – At existing lift shaft inside the south elevation stair core (LT-1)
Option 2 – At an internal location with new lift shaft & lift pit
Option 3 – At an external location attached to the rear elevation outside the building
Option 4 – At an external location separated from the main building



Option 1 – New Lift to be Installed at Existing Lift Shaft (LT-1)

The existing lift shaft & lift pit will be retained with installation of a new lift system serving all floors

Pros:
- No need for excavation for a new lift pit
- No need for creating new openings to floor slab on every floor
- No need for constructing a new lift shaft at internal location, thus minimum disturbance to existing structure, layout and internal circulation
- By reusing the existing lift shaft, thus minimal amount of structural modification work required to be carried out,
- Causing the least potential impact on existing structure and building elements such as floor slabs and ground slab

Cons:
- The new roof top for lift overrun at the main roof which can only be visible when viewing from a far distance may have cause a minimum visual impact on the building exterior.

Mitigation Measures to be considered as appropriate:
- Machine-room-less lift system to be adopted to eliminate construction of a new machine room on roof
- The height of the new roof top should be kept as minimum as possible at approx. 1200mm above roof level
- Construction of new roof top to be of subdue and low profile design compatible with but distinguishable from the surrounding building fabric, e.g., using glass enclosure, can be considered to alleviate potential visual impact.

This option has the lowest level of disturbance to the existing structure, the least damages to existing building elements and the least potential impact on existing structural integrity, and minimum potential visual impact on building exterior, which effect can be alleviated by appropriate mitigation measures. This option is considered as the most favourable option, from conservation point of view, which has the least overall impact on the existing building.

Option 2 – New Lift to be Installed at Internal Location

New lift, new shaft & lift pit will be built inside the building connecting each floor

Pros:
- Minimum visual impact on building exterior except the top roof for lift overrun same as option 1

Cons:
- Require for constructing new lift shaft and excavation for a new lift pit at internal location, maximum disturbance to existing structure, layout and internal circulation
- Require for demolishing existing slabs to create new openings on every floor
- Require for constructing a new roof top for lift overrun at the main roof
- Maximum amount of structural modification required to be carried out
- Maximum potential impact on existing structural stability and building elements such as slab opening on all floors and breaking up of the ground slab; structural strengthening to existing structure would be necessary as recommended by the project RSE

This option is not recommended by the project RSE in consideration of unnecessary disturbance to the structural stability of the existing structure and unavoidable structural strengthening work needed to be carried out. It is also not considered as the most favorable option in view of its overall impact and possible damages to the existing building fabric.

Option 3 – New Lift to be Installed at External Attached to the Rear Elevation

New lift installation, lift shaft and lift pit will be constructed outside the building and attached to the rear elevation

Pros:
- Minimum visual impact on building exterior when viewing from the front
- Do not require for demolishing existing slabs to create new openings on every floor

Cons:
- Require for constructing new lift shaft and excavation for a new lift pit
- Require for forming new wall openings on the rear elevation on every floor
- Require for constructing a new lift shaft near the adjacent slope; potential impact on and possible disturbance to existing slope creating unnecessary engineering difficulties in possible slope retaining work
- Medium amount of structural modification work required to be carried out, thus
- Medium potential impact on existing structure and existing building elements such as external walls on every floor
- New lift shaft can still be seen from open carpark; medium visual impact on building exterior of side elevation

This option is not recommended by the project RSE in consideration of unnecessary disturbance to adjacent slope and possible slope retaining work which can be avoided.

Option 4 – New Lift to be Installed at External Location Separate from Main Building

New lift installation, lift shaft and lift pit will be constructed outside the building and detached from the main building

Pros:
- Do not require for demolishing existing slabs to create new openings on every floor
- Do not require for excavation near adjacent slope; thus avoid any unnecessary slope retaining work

Cons:
- Require for constructing new lift shaft and excavation for a new lift pit
- Require for forming new wall openings on the side elevation on every floor for connecting to the new lift shaft
- Medium amount of structural modification work required to be carried out
- Medium potential impact on existing structure and existing building elements such as external walls on every floor
- Maximum visual impact on building exterior and particularly on side elevation; being visible but most distinguishable when viewing from the front as well as from the open carpark

This option is not recommended from conservation point of view as there is other available option with less visual impact on existing building exterior.