



West Island Line

Consultancy Agreement No. C711
Re-provisioning of David Trench Rehabilitation Centre

Heritage Impact Assessment Report

for

Upper Levels Police Station

1F High Street, Sai Ying Pun

October 2008

LD ASIA

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In association with
China Point Consultants Ltd

Caveat

The Heritage Impact Assessment Report was carried out within the context of pre-existing agreements between three parties (Antiquities and Monuments Office, the Hospital Authority and MTR Corporation Limited) as to the adaptive reuse of, and preliminary design proposal for, the Upper Levels Police Station.

Signed by HIA Consultant:

A handwritten signature in black ink, consisting of a stylized 'C' followed by a series of loops and a final dot.

Authorized Signature
China Point Consultants Limited
October 2008

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Submission Status

Issue	Date	Purpose	Remarks
Submission Ver.1	June 2008	For AMO Approval	
Submission Ver.2	October 2008	For AMO Approval	

1 INTRODUCTION

1.1 BACKGROUND OF THE PROJECT

This Heritage Impact Assessment Report for the Upper Levels Police Station is submitted on behalf of MTR Corporation Limited in accordance with requirements in the Technical Circular (Works) No.11/2007 for Heritage Impact Assessment Mechanism for Capital Works Projects, issued by Development Bureau, HKSAR Government on 31 December 2007.

Since 1 January 2008, Government projects which affect declared monuments, proposed monuments, sites and buildings graded by the Antiquities Advisory Board, recorded sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office (AMO), except those specified, are required to conduct a Heritage Impact Assessment (HIA) to assess impacts on historic/ heritage sites and buildings arising from the implementation of capital works projects so that their conservation will be given due consideration. Under the HIA process, a Conservation Management Plan is required if the project involves large scale alteration and addition works to the building or the site. The Conservation Management Plan has been completed and presented in Appendix I.

As identified in the Project Proposal for the MTR West Island Line dated August 2006, the proposed location of an entrance and associated facilities for the new Sai Ying Pun Station at the current site of the existing David Trench Rehabilitation Centre (DTRC) at No. 9B, Bonham Road will require the re-provisioning of the DTRC facility for Hospital Authority. MTR Corporation Limited has proposed to re-provide the DTRC at the site of the former Upper Levels Police Station (ULPS) located at No.1F, High Street, Sai Ying Pun. Located along the eastern boundary of King George V Memorial Park, this now vacant Government property was occupied by the Hong Kong Police as the Crime Wing of Hong Kong Island Regional Headquarters until June 2005.

The main building of Upper Levels Police Station, also termed the “Old Wing”, together with associated garage out-buildings was classified by Antiquities Advisory Board in 1987 as a Grade III Historic Building and is included in the Hong Kong Island Central and Western Heritage Trail – “The Western District and the Peak Route”. The re-provisioning of the DTRC presents an ideal opportunity for adaptive re-use of the Site and to ensure its continuous use and ongoing maintenance.

The Site has never had an Heritage Impact Assessment Report and Conservation Management Plan endorsed by the Antiquities and Monuments Office, HKSAR Government. This document has been prepared to consolidate previous documentation and cultural assessment with recent surveys of the Site to guide future use while protecting its cultural significance.

The existing buildings are shown below:



Plate 1.1 Main Building of Upper Levels Police Station



Plate 1.2 Garage Out-buildings along High Street

1.2 BRIEF AND OBJECTIVES OF THE REPORT

The Heritage Impact Assessment Report for Upper Levels Police Station has been prepared in order to identify possible impacts and mitigation measures to the historic fabrics.

The primary objectives of the Heritage Impact Assessment are:

- To identify possible impacts to the historic fabric of Upper Levels Police Station according to the proposed new uses.
- To propose mitigation measures to alleviate adverse impacts to significant fabric.

1.3 STRUCTURE OF REPORT

The report firstly includes an executive summary of the study and research carried out in the preparation of the Conservation Management Plan for Upper Levels Police Station. This generally covers key points of historical, architectural and physical aspects of the building. The complete analysis can be referred to the Conservation Management Plan. The Statement of Cultural Significance is then included.

The future use of the building and its corresponding consequence in affecting the historic fabric and possible impacts are identified.

The mitigation measures are then developed to alleviate effects of adverse impacts.

The Heritage Impact Assessment report makes reference to the Assessment of Significance of fabric and Conservation Policy identified in the Conservation Management Plan. The Conservation Management Plan, attached separately, explains the concept of cultural significance and its assessment. The levels of significance for different fabrics of Upper Levels Police Station are subsequently identified. Issues affecting decision-making of policies are then identified. The Conservation Policy is presented to deal with the philosophical and practical steps necessary to conserve the cultural significance.

1.4 METHODOLOGY

The assessment of impacts and proposal of mitigation measures in this report refers to the Guidance Notes for Assessment of Impact on Sites of Cultural Heritage in Environmental Impact Assessment Studies for compliance of Environmental Impact Assessment Ordinance (Cap.499).

Since specific rehabilitation uses have been identified for Upper Levels Police Station, impacts that may result in alteration, addition and removal of significant fabric are anticipated. The impacts will be identified according to the preliminary design of the project.

Mitigation measures will give priority to avoidance of impacts. Mitigation measures will be proposed to avoid, reduce and remedy the adverse impacts previously identified. The overall effects after application of mitigation measures will be assessed with four levels of impact, from High, Medium, Low to Neutral.

The proposed means of implementation of the mitigation measures will then be included.

1.5 DEFINITIONS

The following definitions of terms will be referred to in this Conservation Management Plan:

Site refers to the piece of land to be known as Upper Levels Police Station at No.1F, High Street, Sai Ying Pun, Hong Kong. The area is shown edged black on Figure 1.1.

Historic Buildings refer to the Main Building and the garage out-buildings of Upper Levels Police Station. They are hatched on Figure 1.2.

The following definitions have been reproduced from the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter)* as follows:

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.

Associations mean the special connections that exist between people and a *place*.

Interpretation means all the ways of presenting the *cultural significance* of a *place*.

1.6 LIMITATIONS

Desktop research was undertaken in the preparation of this Heritage Impact Assessment Report. The extensive use of previous reports and archival document was accepted as an efficient way of producing a document with updated information.

The Heritage Impact Assessment was carried out within the context of pre-existing agreements on the adaptive reuse of, and preliminary design proposal for, the Upper Levels Police Station.

The future use of the building for identification of impacts is based by the schedule of accommodation agreed with Hospital Authority. This may be subject to change due to the rescheduling and change of certain operation standard.

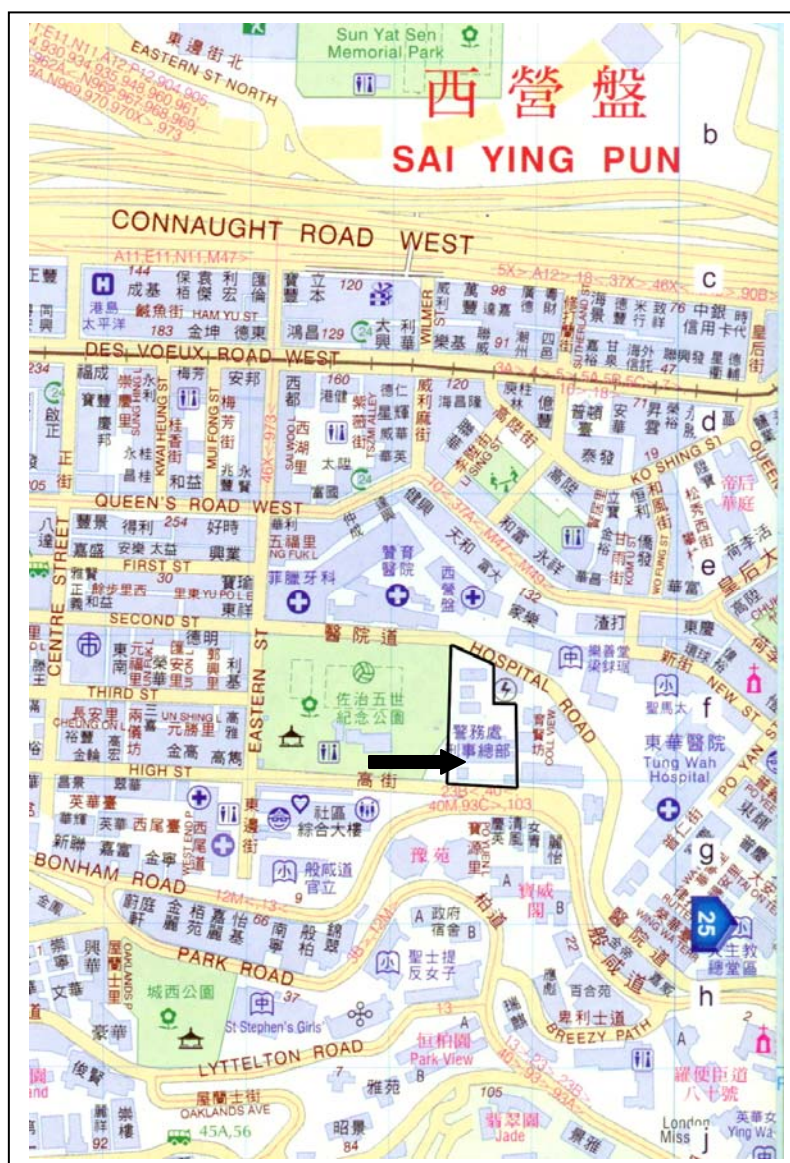


Figure 1.1 Location Plan of Upper Levels Police Station

[source: *Hong Kong Guide 2003*, Survey and Mapping Office, Lands Department, Hong Kong SAR Government]

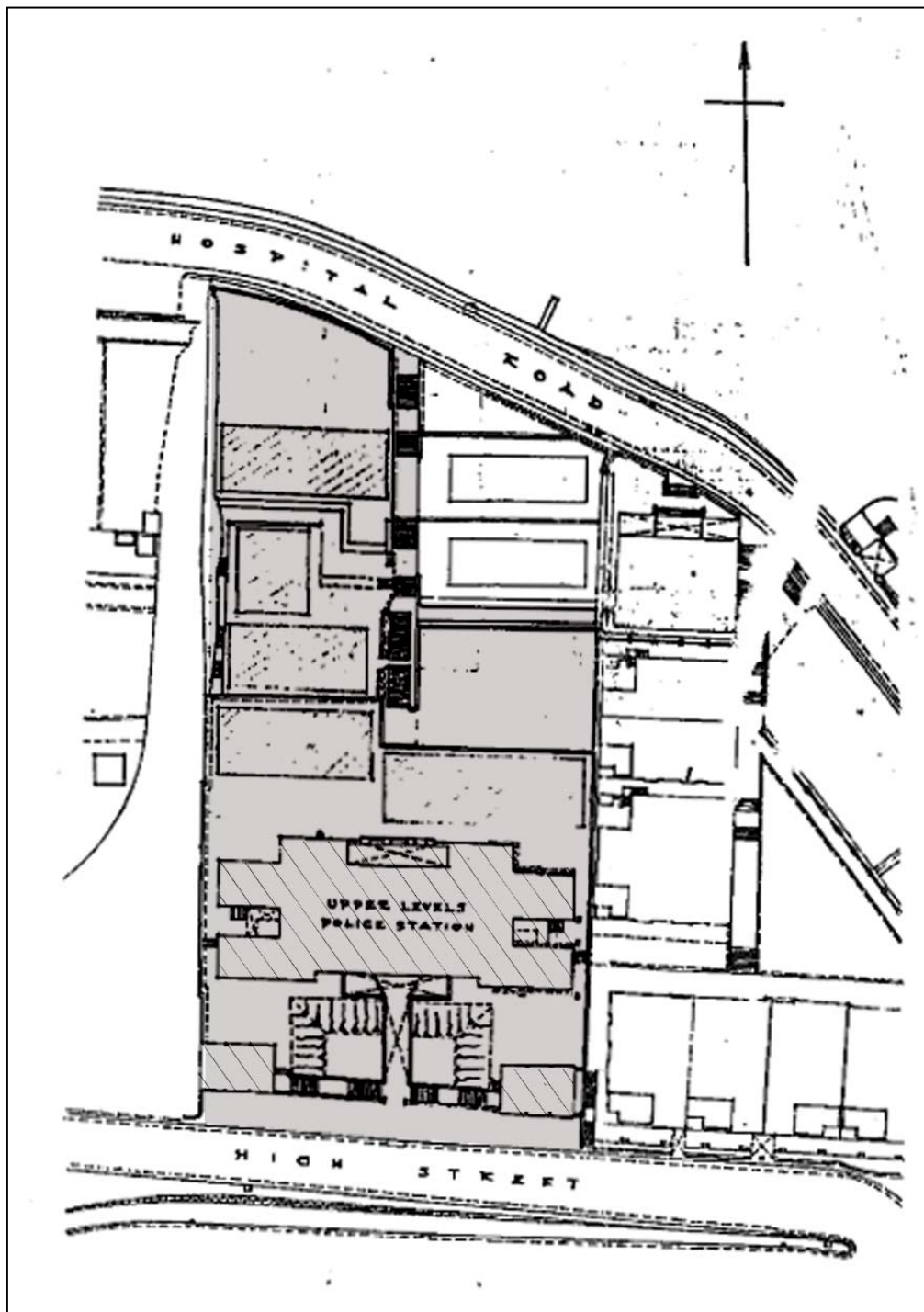


Figure 1.2 Site Plan of Upper Levels Police Station

[Extracted from architectural plan of Public Works Office, 1953]

2 BASELINE STUDY

2.1 EXECUTIVE SUMMARY

This Heritage Impact Assessment Report and Conservation Management Plan has been commissioned by MTR Corporation Limited and prepared by LD Asia and China Point Consultants Limited to guide the future use of Upper Levels Police Station at High Street, Sai Ying Pun, Hong Kong. The Site has been allocated for the re-provisioning of David Trench Rehabilitation Centre under the MTR West Island Line project and its original use as police station will certainly change. This document has been prepared to establish the cultural significance of the building and to reflect its current condition and will guide the future use while protecting its heritage value.

The Upper Levels Police Station is a heritage item of moderate significance within the cultural and historic hub of Western Hong Kong Island. With its history of providing law and order for the district since 1930s and its Art Deco and Stripped Classicism architectural expression through simple form, the main building was classified as a Grade III historic building by Antiquities Advisory Board in 1987.

The Upper Levels Police Station, also commonly known as No.8 Police Station, was constructed in 1935 and was the fourth generation of No.8 Police Station. The first No.8 Police Station was built in Tai Ping Shan Area in 1870 and was operated until 1892 until it moved to the present address on High Street. The second generation of No.8 Police Station was housed in Berlin Foundling House at present address with some extension of barrack blocks. The third phase was a reconstruction of the police station in 1928 and operated until 1932 when it was reconstructed with the main building that stands on the site today. The building bears an authoritative setting as it overlooks the surrounding area from a high point.

The main building of Upper Levels Police Station featured a mixture of Art Deco and Stripped Classicism, the two dominant architectural styles of the 1930s. The building expresses strong symmetry along North-South axis. The facades are symmetrical with minimal ornamentation, featuring strong vertical columns stripped of their orders, horizontal streamlining to the balustrades and Art Deco chevron motifs at the central column capitals.

The Conservation Management Plan identifies the historical development of the site, its heritage significance and areas of significant fabric and contains policies to guide the future use, development and long term maintenance.

The Statement of Cultural Significance is extracted from the Conservation Management Plan and is included in the following section.

2.2 STATEMENT OF CULTURAL SIGNIFICANCE

In terms of historical significance, the Upper Levels Police Station has strong historical and architectural significance. The original use of the site as a foundling home has historical association with the cluster of health-care and social service facilities in the vicinity.

In terms of aesthetic and scientific significance, the main building represents a relatively rare example of a hybrid Art Deco and Stripped Classicism style of architecture, which means that the architecture combined the two prominent styles of the 1930s. It is therefore an important reference building to illustrate the development of Hong Kong's architecture of the period.

In terms of social significance, The Upper Levels Police Station is strongly associated with the Hong Kong Police Force, particularly in terms of its contribution to the development of law and order in the early history of Hong Kong. It provides a sense of place to the older generations, who, in their collective memory, remember the place as "No. 8 Police Station."

(This is not an amendment but the above paragraph is extracted from the same "Statement of Cultural Significance" in the Conservation Management Plan previously submitted)

3 HERITAGE IMPACT ASSESSMENT

3.1 THE PROPOSED USE

The Upper Levels Police Station, since its construction in late 1935, was occupied by the Hong Kong Police Force until its vacancy in June 2005. The latest use of the site was as the Crime Wing Hong Kong Island Regional Headquarters. It continued to be held under Hong Kong Police who currently control site access.

Under the Hong Kong West Island Line project, the HKSAR Government has decided to allocate the vacant Upper Levels Police Station for the re-provisioning of David Trench Rehabilitation Centre, due to its proximity and its location within the same local service threshold. The surrender of the site for the re-provisioning of David Trench Rehabilitation Centre was agreed by Hong Kong Police and Hospital Authority. This proposal of adaptive reuse has also been accepted by the Central and Western District Council since 2006.

The Upper Levels Police Station will be adaptive-reused as the new David Trench Rehabilitation Centre (DTRC) to house part of the function and operations. As the floor area of the main building is not capable to accommodate all the existing rehabilitation uses, a new wing will be constructed within the site. Specific needs, accommodation requirements, future users and patient distribution are detailed and issued by Hospital Authority in the early stage of the project.

Specific issues are identified for the particular use as rehabilitation centre. They are listed as follow:

(1) Accessibility – Mobility Impaired Users

Information from Hospital Authority on the expected number of mobility impaired patients visiting the new DTRC each day and the number expected to use public transport is tabulated below.

<u>Averagely per day</u>		<u>PT</u>	<u>OT</u>	<u>PC</u>	<u>POPC</u> <u>(Psy)</u>	<u>PGDH</u> <u>(Psy)</u>	<u>CPT</u> <u>(Psy)</u>	<u>MSW</u>	<u>Total</u>
The current nos. of patients (disabled/ geriatric patients/ need walking aids) who are visiting the DTRC each day		30	30	0	40	16	0	0	116
a)	How many of them are coming with their wheel-chairs	6	6	0	15	3	0	0	30
b)	How many of them are coming by the by shuttle bus / NEATS service	4	4	0	10	8	0	0	26
c)	How many of them are coming by the public transports (Bus/ Taxi)	26	26	0	30	8	0	0	90

A large amount of wheel chair users are expected in the future operation of the building.

(2) Circulation – flow and continuity

Public is expected to reach all floors, particular for the central public area for accompanying patients. The vertical circulation between floors should be enhanced by lifts and stairs. The circulation from High Street to the future new wing at lower portion near Hospital Road is required and expected to be a main flow of pedestrian along this north-south axis. However, there is no such direct and barrier-free access in the building. This requirement on the change of pedestrian flow is considered to be a significant issue to be considered in the adaptive reuse proposal.

(3) Functional requirement – layout, room size, specific medical concern, hygiene and building services

International and local medical standards should be met for the rehabilitation centre. A precise requirement on room size, layout, space requirements for patient and staff and circulation pattern have been issued by Hospital Authority. Building service installations are also specifically designed to achieve hygiene standards.

(4) Environmental concern – condition control

Rehabilitation centre also has specific climatic control requirement including day-lighting requirement, artificial lighting specifications, temperature, humidity and air-change requirements. They should be addressed during envelop design and building services specification, arrangement and installation.

(5) Safety and Security – general and specific safety and security needs

The Upper Levels Police Station will be adapted as rehabilitation centre for psychiatric patients with very specific requirement on security and safety for patients. That includes safety mat and protection to room interior, special treatment room, and extra protection from jumping from high. The floors accommodating psychiatric patients should be located together and away from direct entry from the street.

3.2 IMPACT ASSESSMENT & MITIGATION MEASURES

The following table presents and relates Impact Assessment and Mitigation Measures regarding the adaptive reuse of Upper Levels Police Station as the new David Trench Rehabilitation Centre. The explanation of terms is as follows:

- Impact Assessment - The impact is highlighted with detailed explanations.
- Conditions - There are conditions identified in Section 3.1 -The Proposed Use that affect and initiate the impacts. The corresponding conditions are presented with each impact.
- Fabrics affected - One or more historic fabrics may be affected. The affected fabrics for each impact item are identified.
- Mitigation Measures - Practical advice to mitigate the adverse effects due to the impacts.

Items	Impact Assessment	Conditions	Fabrics affected	Mitigation Measures
(A) General				
A1	<u>Modifications to level differences</u> The level differences to be modified or adjusted to provide for accessibility by wheelchair users. Such level differences are found at doorways between the interior and exterior at both the north and south sides of the centre wing.	<ul style="list-style-type: none"> - Wheel chair access requirements from users - Operational needs - Barrier-free access statutory requirement 	<ul style="list-style-type: none"> - Existing floor level and finishes 	<ul style="list-style-type: none"> ● Provide such level modifications as to enhance future operation while maintaining symmetry. ● Identify access for wheelchair users at points of less adverse effect. The priority for using such accesses should be identified.
A2	<u>Change of circulation pattern</u> Extensive increase in circulation along the central axis from High Street down to the garden space is anticipated. An effective circulation passageway is to be designed with alteration of fabric at the ground floor for such provision of passage.	<ul style="list-style-type: none"> - Circulation needs 	<ul style="list-style-type: none"> - Internal and external wall fabric of cells at ground floor - External wall openings at ground level - Floor finishes 	<ul style="list-style-type: none"> ● The openings at walls for doorway should be the minimum necessary. ● The ceiling details, including coving and mouldings should be retained. ● Photographic and cartographic surveys of the cells and floor finishes must be completed before site work is started.

Items	Impact Assessment	Conditions	Fabrics affected	Mitigation Measures
A3	<p><u>Understanding history of site and building</u></p> <p>The use of the building will be changed from the previous use as a police station to rehabilitation centre.</p> <p>The new use actually has strong socio-historical association with and is respectful to original use of the site as Berlin Foundling Hospital. The change of use will obscure general understanding of history of the site and building without proper interpretation.</p>	<p>- Public appreciation of history of site</p>	<p>- No particular fabric</p>	<ul style="list-style-type: none"> ● Ways to allow public to understand history of site and building should be devised including display of historic photos or maps, information boards at public accessible areas and enhancement of related websites. ● Site history for the existing heritage trail should be enhanced.
A4	<p><u>Structural monitoring</u></p> <p>Site formation and building works may cause structural impact to ground condition and building structure.</p>	<p>- Site formation and building works for the main building or other external features, such as lift core and trees</p>	<p>- Structural framework of the building</p> <p>- Building foundation</p>	<ul style="list-style-type: none"> ● Structural monitoring system should be installed and records taken before work commencement. The monitoring system may include tell-tales, inclinometer, settlement checkers. ● Report on structural monitoring condition should be prepared by registered geotechnical and structural engineers to ensure structural integrity of the historic main building to be maintained. ● Should there be any report of structural problem or settlement, immediate protective and reinforcement work should be carried out. These precautionary measures should be documented in the site procedure. ● Incidence related to structural instability should be reported to AMO immediately.
A5	<p><u>Colour of external walls of main building</u></p> <p>The colour scheme for the main building will be designed to match the overall design of the new development. Existing</p>	<p>- New design to match new use</p>	<p>- Colour of external walls</p>	<ul style="list-style-type: none"> ● Change of colour for external walls is acceptable provided that the main architectural features such as horizontal bands and chevron motifs can be

Items	Impact Assessment	Conditions	Fabrics affected	Mitigation Measures
	colour scheme will be changed			expressed and enhanced. ● Extra loud or chaotic patterns are not recommended.
(B) Internal				
B1	<u>Widening of doorways</u> The existing doorways to rooms and main entrance doors to be widened to achieve widths that allow wheelchair users to reach each floor of the building and enter medical treatment rooms and patients' rooms.	- Wheel chair access requirements from users - Operational needs - Barrier-free access requirement	- Timber door frame - Timber door panels - Openings at wall	● Consider using alternate access points that do not affect door panels and frames. ● Use recent age doors for access whenever possible. ● Removed doors must be fully measured and recorded in photos. Doors to be salvaged.
B2	<u>Alterations of internal walls</u> The internal walls to be modified - removed or altered and internal layouts to be re-configured to match future functional requirements, circulation and internal usable space requirements. New passageways may be opened at masonry walls.	- Wheel chair access requirements from users - Space requirements for new functions and operations - Barrier-free access statutory requirement	- Internal walls - Features integrated with the wall	● Consider using openings between adjacent rooms for more connectivity instead demolishing whole walls. ● If the removal of walls is necessary, the upper portion of walls down to beam depth should be kept to conserve the covings at ceilings. ● Existing room layouts must be recorded before alterations are carried out.
B3	<u>Alterations of fireplaces and chimneys</u> This is considered a consequence of the alteration to the internal walls and the roof. The fireplace, flues and chimneys may be	- Space requirements for new functions and operation, such as room connectivity and size requirement	- Fireplaces - Fabrics related to the fireplaces, such as wall surfaces around	● 2 nos. of the fireplaces (good condition) are preserved in present locations and to be integrated in interior design of 2/F activities room and 4/F waiting lobby so that public and future users can

Items	Impact Assessment	Conditions	Fabrics affected	Mitigation Measures
	5 nos of chimneys at roof will be removed due to alteration works.		the fireplace, flues, chimneys at roof and hearth stones	<p>appreciate. These fireplaces will not be in function but should be well preserved and properly interpreted.</p> <ul style="list-style-type: none"> ● 4 nos. of chimneys at roof to be preserved. Their openings will be sealed to prevent water leakage. ● Record of the fireplaces, both in cartographic and photographic surveys (colour photos) must be completed before such alterations are commenced. In case of unavoidable removal, salvage is preferred.
B4	<p><u>Removal of staircases</u></p> <p>The staircases in the central portion and East and West wings of the main building do not comply with the Code of Practice for means of escape. The staircases cannot be counted as points of such escape routes in case of fire. Construction of the staircases, such as enclosure and materials, do not comply with current Building Regulations.</p> <p>The staircases are unsafe for circulation.</p>	<ul style="list-style-type: none"> - Statutory requirements - Space planning requirements 	<ul style="list-style-type: none"> - Central staircases and associated features, including guard bars, doors and handrails. - Staircases at East and West wings 	<ul style="list-style-type: none"> ● For any proposed works, cartographic and photographic surveys must be completed before works are commenced. ● New fire escape staircases to comply with statutory requirements are to be constructed to enhance future operation and safety;
B5	<p><u>Modifications of windows and doors</u></p> <p>The windows and doors to be altered in terms of frame materials, glazing and ironmongeries, due to specific medical and environmental requirements of the internal spaces.</p>	<ul style="list-style-type: none"> - Functional requirements - Safety and Security - Fire separation requirement 	<ul style="list-style-type: none"> - Windows (frame and glazing) - Doors (frame and panels) - Glazed doors (frame and glazing) 	<ul style="list-style-type: none"> ● Use existing timber elements for windows and doors for spaces in public entry lobby of each floor. The principle of minimum intervention applies. ● Cartographic and photographic survey of typical window and door details must be carried out. ● Existing timber windows and doors would be retained or replaced or repaired with similar material and design as per the existing ones wherever possible.

Items	Impact Assessment	Conditions	Fabrics affected	Mitigation Measures
B6	<u>Alteration of floor and wall finishes</u> The new use requires special floor and wall finishes to achieve specific health standards.	- Functional requirements - Existing poor condition of floor and wall finishes	- Floor finishes - Wall finishes	<ul style="list-style-type: none"> ● The existing timber planks (not infected by termite) should be salvaged. ● New wall and floor finishes should be constructed in a way that does not degrade the original fabric.
B7	<u>Removal or modifications of later additions</u> The later additions, such as more-recent internal partitions and intrusive building services installation to be removed.	- Internal and external general upgrade	- Later-addition and adjoining fabrics	<ul style="list-style-type: none"> ● The impact is considered to be beneficial; ● To return fabrics to their previous / original states, photos or drawings showing the latest-available plans and details must be referred to. Reference should also be made to the existing intact elements within the building.
B8	<u>Removal of security guard bars</u> The security guard bars to be modified or removed due to the psychological effect on psychiatric patients.	- Specific functional requirements	- Security guard bars - Window fabrics	<ul style="list-style-type: none"> ● The removal should cause minimal interference to the adjoining fabrics, such as window frames and wall finishes; ● Photographic survey must be carried out before works are commenced.

Items	Impact Assessment	Conditions	Fabrics affected	Mitigation Measures
B9	<u>Addition of internal finishes</u> Extensive additions of internal finishes, such as floor finishes, new wall partitions and ceiling finishes for new functions.	- Spatial and health requirements for new functions and operations	- Internal finishes	<ul style="list-style-type: none"> ● The addition of finishes should cause minimal damage to existing fabrics; ● The principle of maximum reversibility should be applied where possible.
B10	<u>Addition of building services – electrical and fire services installations and plumbing and drainage</u> <u>Internal Installations</u> Internal installations include air-conditioning pipes and units, electrical conduits, sprinkler pipes, lighting and special building services installation for general and medical uses.	- Building services requirements for future use	- External and Internal finishes, such as walls and their finishes, internal partitions, existing ceiling finishes	<ul style="list-style-type: none"> ● For area with exposed ceiling, the internal installations should be clustered or aligned so that wall coring and anchorages can be minimized for running and supporting such services conduits. These areas of anticipated damage should be located at areas of lower significance. ● The installation of services on the ceiling should not damage the significant features at ceilings, such as coving and beam chamfers. These features should preferably be visible at entry lobby of each floor.

Items	Impact Assessment	Conditions	Fabrics affected	Mitigation Measures
(C) External				
C1	<p><u>Future use of the balconies</u></p> <p>The balconies will be modified as functional rooms for the David Trench Rehabilitation Centre, due to insufficient space and operational needs.</p> <p>The balconies will be enclosed to provide additional internal space for medical functions.</p> <p>Enclosure of balconies to ensure safety of psychiatric patients is also required.</p>	<ul style="list-style-type: none"> - Operational needs - Functional requirements - Safety / security 	<ul style="list-style-type: none"> - Balconies - Balustrades 	<ul style="list-style-type: none"> ● Minimalist approach for enclosures, preferably in glass with understated frames, is recommended. ● Original visual sense of openness should be maintained through transparency. ● Visual impact study to be carried out to minimize adverse effect of new enclosures. This includes the pattern, spacing and colour of the enclosure frames.
C2	<p><u>Reconstruction of previously-blocked windows or balcony doorways</u></p> <p>Several previously-blocked doorways or windows will be re-opened and reconstructed.</p>	<ul style="list-style-type: none"> - Operational needs - General upgrade 	<ul style="list-style-type: none"> - External finishes 	<ul style="list-style-type: none"> ● The reconstruction should be carried out with reference to adjacent existing door panels or window panels.
C3	<p><u>Demolition of the Entrance Bridge and addition of new connections and lift core</u></p> <p>The main pedestrian circulation path from High Street to the main building will be along the Entrance Bridge. Anticipated alteration of the bridge is due to safety and barrier-free access requirement.</p> <p>Addition of new elements, such as new connection, lift and staircases, are needed</p>	<ul style="list-style-type: none"> - Circulation needs - Safety and security - Barrier-free access regulation - Access for piling construction of the Champion Tree 	<ul style="list-style-type: none"> - Entrance Bridge - Balustrades of the south balconies 	<ul style="list-style-type: none"> ● The construction works involved should cause minimal interference to the adjoining fence wall at High Street and the balustrades of the south balconies of the main building. ● For any proposal, the original axial alignment of the Entrance Bridge and the main building should be retained;

Items	Impact Assessment	Conditions	Fabrics affected	Mitigation Measures
	to cater for the circulation needs and Means of Escape.			<ul style="list-style-type: none"> Any new additions should be discernable from the historic fabric and to be visually of minimalist character; Photographic and cartographic surveys must be completed before removal of the Entrance Bridge.
C4	<u>Addition of staircases</u> As the staircases in the main building cannot be used for fire escape routes, the new layout for the future David Trench Rehabilitation Centre requires new staircases for evacuation in case of fire. These staircases should be designed to comply with the prevailing fire safety code.	<ul style="list-style-type: none"> - Circulation needs - Fire regulation - Means of Escape - Building Regulations 	- Staircases	<ul style="list-style-type: none"> New fire staircases should be located at the east and west ends of the main building; The new staircases should be discernable from the historic fabric and to be visually of minimalist character and of enhancement of the building symmetry.
C5	<u>Addition of ramps and lift platforms</u> Ramps and lift platforms will be needed to provide barrier-free circulation for the users. They will be located internally and externally.	<ul style="list-style-type: none"> - Circulation needs - Barrier-free access requirements 	- Floor and external wall finishes	<ul style="list-style-type: none"> The construction of the ramps and lift platforms should be provided to enhance future use and operation, but their construction should cause minimal intervention to - or removal of existing external finishes. The new ramps and lift platforms should be discernable from the historic fabric and to be visually of minimalist character and of enhancement of the building symmetry.

Items	Impact Assessment	Conditions	Fabrics affected	Mitigation Measures
C6	<p><u>Addition of canopies</u></p> <p>Canopies will be constructed to connect the north entrance of the main building with the new wing to protect pedestrian and patients.</p> <p>The north and south elevations will be affected.</p> <p>The existing recent canopy at the car park will be removed.</p>	<ul style="list-style-type: none"> - Circulation needs - Functional requirements 	<ul style="list-style-type: none"> - External wall finishes - North elevation - South elevation 	<ul style="list-style-type: none"> ● The canopies should be designed as separate structures, physically detached from the external façades. ● The symmetric layout of the main building should be addressed as the canopies will form part of the north and south elevation designs ● The canopies should be constructed in light and transparent materials and should be visually distinctive from the historic fabric.
C7	<p><u>Reconstruction of covered area at fourth floor</u></p> <p>The existing covered area at the centre of fourth floor is a later addition. The area suffers from a serious leakage problem.</p> <p>The existing steel roof will be reconstructed to provide space for future use.</p>	<ul style="list-style-type: none"> - Space requirement - Operation needs 	<ul style="list-style-type: none"> - North elevation - Adjoining parapets 	<ul style="list-style-type: none"> ● The replacement of the defective roof and internal finishes in the steel-roof-covered area at the fourth floor is recommended. ● The construction of the new roofed-over space should be visually transparent on the north elevation. Light-weight materials are preferred.
C8	<p><u>Addition of building services – chillers and ventilation equipment, fire services installation and plumbing and drainage</u></p> <p><u>External Installations</u></p> <p>External installations include roof top installations, drainage pipes and external lighting, etc.</p>	<ul style="list-style-type: none"> - Building services requirements for future use 	<ul style="list-style-type: none"> - External finishes, such as platforms, wall finishes and roof. 	<ul style="list-style-type: none"> ● The external installations should be located in hard-to-discern areas, such as recesses or pipe ducts, and further concealed with neatly designed screens, if necessary. Window-type air conditioners are not acceptable. ● The installation of services at roof should be grouped within the lower roofs at East and West wings.

Items	Impact Assessment	Conditions	Fabrics affected	Mitigation Measures
C9	<p><u>Roof features and roof garden</u></p> <p>The roof of the main building may be used as a roof garden. Staircases will be extended to provide easy access and escape. Protective barriers will be constructed at accessible areas.</p> <p>The existing EPD air quality monitoring stations and air conditioning units are randomly placed at the rooftop at different stages. They may be removed subject to EPD agreement.</p>	<ul style="list-style-type: none"> - Space requirement - Accessibility - Visual quality - Maintenance Access - Safety 	<ul style="list-style-type: none"> - Roof structure and features at roof, such as chimneys and cantilever slabs - Roof finishes, including waterproofing membrane 	<ul style="list-style-type: none"> ● The structural integrity and loading capacity of the roof slab should be evaluated to avoid damage due to excessive loads. ● The access to the roof should be provided by the new staircases to be constructed for fire escape. The symmetric layout of such staircases is recommended. ● The protective barriers should be as transparent as possible. Structural supports should be minimalist and cause as little interference as possible to the roof slab. ● A new waterproofing system for the roof is recommended to prevent damage of internal fabric through leakage.

4 IMPLEMENTATION

4.1 EXPLANATION

The Heritage Impact Assessment report specifies mitigation measures on the identified impacts of the fabrics. The implementation of these mitigation measures should be the plan for actions on carrying out the measures and the associated works such as surveys and collection of additional information. In general, implementation also has its preparation stage and action stage.

In this adaptive reuse project of Upper Levels Police Station, the action stage refers to the project implementation (site work).

With appropriate and timely implementation of the mitigation measures, the identified impacts are considered effectively alleviated.

4.2 THE IMPLEMENTATION

The implementation is described in two stages: Preparation and Action Stages:

Preparation Stage

The mitigation measures for the identified impacts are to manage changes to the historic fabrics. In this regard, a conservation management plan should be prepared to evaluate cultural significance of the place, conduct necessary surveys and testing to collect information and to propose policies to establish a structured conservation framework upon which the mitigation measures are developed.

The approval of a conservation management plan indicates completion of the Preparation Stage. Cartographic and photographic surveys should also be completed in this stage.

Action Stage

For effective result, the mitigation measures involving construction works (such as alteration or removal of parts of fabric) should be incorporated in the following building work stages:

- Site Planning
- Architectural Design and Space Planning
- Structural Design
- Building Services Planning and Design

The mitigation measures should be incorporated in documentation so that they can be effectively carried down to site managers and contractors. The drawings and document include architectural plans, interior plans, structural and building services plans, architectural details, specifications and contract document.

As building works usually involve constant variations due to site situation, slight modification of the mitigation measures are considered acceptable. The personnel (architect, engineers, and construction managers) involved in construction works should be fully informed on the principles and ultimate goal of these mitigation measures so that they can make suitable adjustments of the measures.



West Island Line

Consultancy Agreement No. C711
Re-provisioning of David Trench Rehabilitation Centre

Conservation Management Plan for Upper Levels Police Station 1F High Street, Sai Ying Pun

October 2008

LD ASIA

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

In association with
China Point Consultants Ltd

Caveat

The Conservation Management Plan was carried out within the context of pre-existing agreements between three parties (Antiquities and Monuments Office, the Hospital Authority and MTR Corporation Limited) as to the adaptive reuse of, and preliminary design proposal for, the Upper Levels Police Station.

Signed by HIA Consultant:

A handwritten signature in black ink, consisting of a stylized 'C' followed by a series of loops and a final dot.

Authorized Signature

China Point Consultants Limited

October 2008

EXECUTIVE SUMMARY

This Conservation Management Plan has been commissioned by MTR Corporation Limited and prepared by LD Asia and China Point Consultants Limited to guide the future use of Upper Levels Police Station (ULPS) at High Street, Sai Ying Pun, Hong Kong. The Site has been allocated for the re-provisioning of David Trench Rehabilitation Centre (DTRC) under the MTR West Island Line project and its original use as police station will certainly change. This document has been prepared to establish the cultural significance of the building and to reflect its current condition and will guide the future use while protecting its heritage value.

The Upper Levels Police Station is a heritage item of moderate significance within the cultural and historic hub of Western Hong Kong Island. With its history of providing law and order for the district since 1930s and its Art Deco and Stripped Classicism architectural expression through simple form, the main building was classified as a Grade III historic building by Antiquities Advisory Board in 1987.

The Upper Levels Police Station, also commonly known as No.8 Police Station, was constructed in 1935 and was the fourth generation of No.8 Police Station. The first No.8 Police Station was built in Tai Ping Shan Area in 1870 and operated until 1892 until it moved to the present address on High Street. The second generation of No.8 Police Station was housed in Berlin Foundling House at present address with some extension of barrack blocks. The third phase was a reconstruction of the police station in 1928 and operated until 1932 when it was reconstructed with the main building that stands on the site today. The building bears an authoritative setting as it overlooks the surrounding area from a high point.

The main building of Upper Levels Police Station featured a mixture of Art Deco and Stripped Classicism, the two dominant architectural styles of the 1930s. The building expresses strong symmetry along North-South axis. The facades are symmetrical with minimal ornamentation, featuring strong vertical columns stripped of their orders, horizontal streamlining to the balustrades and Art Deco chevron motifs at the central column capitals.

The Conservation Management Plan identifies the historical development of the site, its heritage significance and areas of significant fabric and contains policies to guide the future use, development and long term maintenance.

The essence of this Conservation Management Plan can be extracted from the following sections:

Section 4.4 Statement of Cultural Significance

Section 6.1 Conservation Policy: Purpose and Explanation

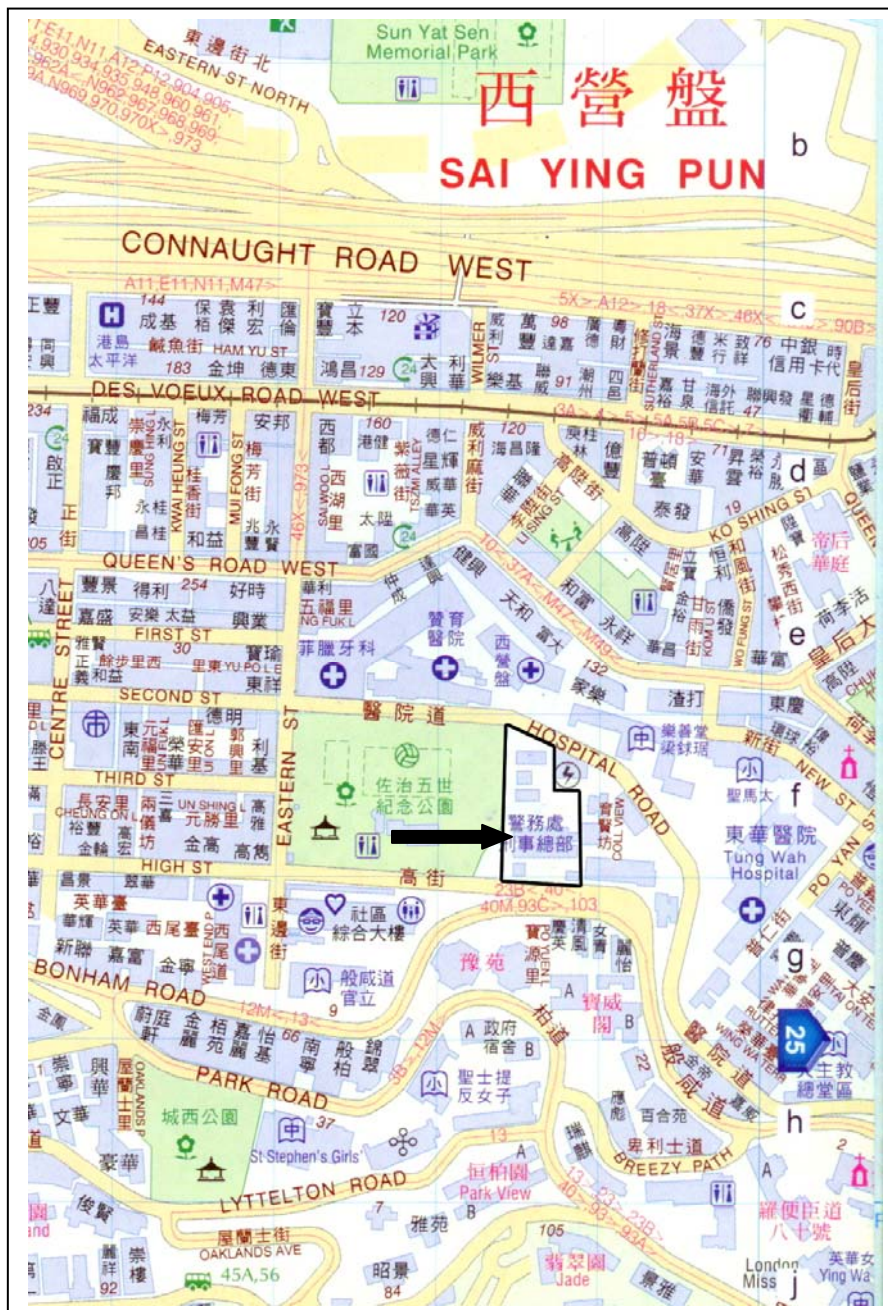


Figure 1.1 Location Plan of Upper Levels Police Station

[source: Hong Kong Guide 2003, Survey and Mapping Office, Lands Department, Hong Kong SAR Government]

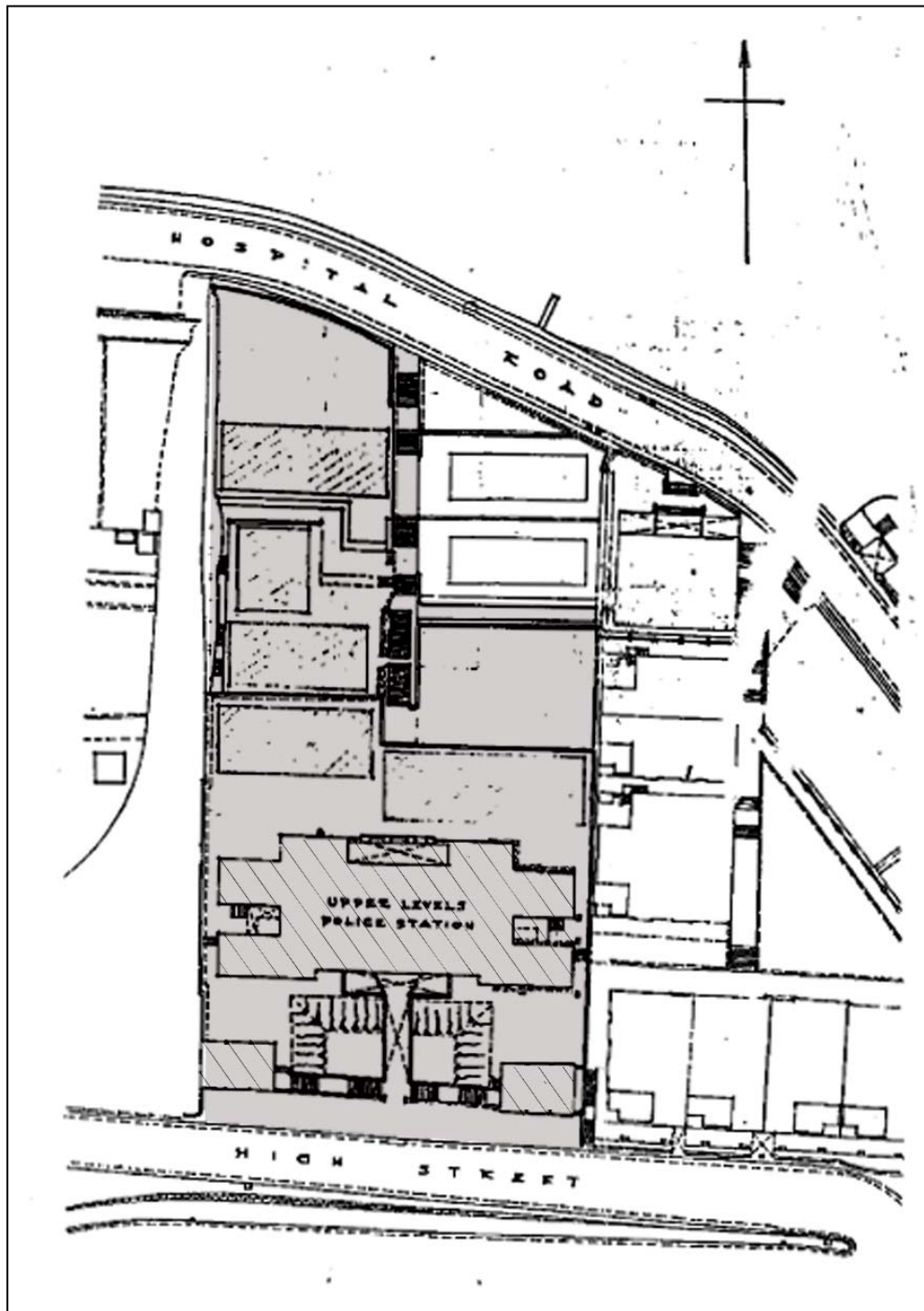


Figure 1.2 Site Plan of Upper Levels Police Station

[Extracted from architectural plan of Public Works Office, 1953]

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Bibliography

Submission Status

Issue	Date	Purpose	Remarks
Submission Ver.1	June 2008	For AMO approval	
Submission Ver.2	October 2008	For AMO approval	

1 INTRODUCTION

This Conservation Management Plan for the Upper Levels Police Station is submitted on behalf of MTR Corporation Limited in accordance with the requirements in the Technical Circular (Works) No.11/2007 for Heritage Impact Assessment Mechanism for Capital Works Projects, issued by Development Bureau, HKSAR Government on 31 December 2007.

Since 1 January 2008, Government projects which affect declared monuments, proposed monuments, sites and buildings graded by the Antiquities Advisory Board, recorded sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office (AMO), except those specified, are required to conduct a Heritage Impact Assessment (HIA) to assess impacts on historic/ heritage sites and buildings arising from the implementation of capital works projects so that their conservation will be given due consideration. Under the HIA process, a Conservation Management Plan is required if the project involves large scale alteration and addition works to the building or the site.

As identified in the Project Proposal for the MTR West Island Line dated August 2006, the proposed location of an entrance and associated facilities for the new Sai Ying Pun Station at the current site of the existing David Trench Rehabilitation Centre (DTRC) at No. 9B, Bonham Road will require the re-provisioning of the DTRC facility which is under the management of Hospital Authority. MTR Corporation Limited has proposed to re-provide the DTRC at the site of the former Upper Levels Police Station (ULPS) located at No.1F, High Street, Sai Ying Pun. Located along the eastern boundary of King George V Memorial Park, this now vacant Government property was occupied by the Hong Kong Police as the Crime Wing of Hong Kong Island Regional Headquarters until June 2005.

The main building of Upper Levels Police Station, also termed the “Old Wing”, together with associated garage out-buildings was classified by Antiquities Advisory Board in 1987 as a Grade III Historic Building and is included in the Hong Kong Island Central and Western Heritage Trail – “The Western District and the Peak Route”. The re-provisioning of the DTRC presents an ideal opportunity for adaptive re-use of the Site and to ensure its continuous use.

The Site has never had an Heritage Impact Assessment Report and Conservation Management Plan endorsed by the Antiquities and Monuments Office, HKSAR Government. This document has been prepared to consolidate previous documentation and cultural assessment with recent surveys of the Site to guide future use while protecting its cultural significance.

The existing buildings are shown below:



Plate 1.1 Main Building of Upper Levels Police Station



Plate 1.2 Garage Out-buildings along High Street

1.1 BRIEF AND OBJECTIVES OF THE STUDY

The Conservation Management Plan for Upper Levels Police Station has been prepared in order to manage the maintenance and future use of the Site and historic buildings.

The primary objectives of the Conservation Management Plan are:

- To establish the cultural significance of Upper Levels Police Station and its elements.
- To formulate policies for the conservation of the site and buildings as a whole, taking into account both the care of significant physical fabric and ongoing use and management.

1.2 STRUCTURE OF REPORT

This Conservation Management Plan generally follows the format and guidelines set out in *The Conservation Plan*, Sydney, National Trust of Australia (NSW) by Dr J. S. Kerr (1996). The terms *fabric*, *place*, *preservation*, *reconstruction*, *restoration*, *adaptation* and *conservation* used throughout this report have the meaning given them in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance – The Burra Charter*. These definitions are included in this section.

The first part of this Conservation Management Plan includes:

- A brief history of the development of the site and main building of Upper Levels Police Station.
- An investigation of the existing physical fabric to determine the extent and condition of original elements and the nature of subsequent changes.

Site inspections were undertaken by Curry Tse Ching Kan of China Point Consultants Limited and Dr. Lynne Distefano and Dr. Lee Ho Yin of Architectural Conservation Office in April 2008. These investigations were carried out without use of ladders or scaffolding. No physical intervention in the fabric was undertaken.

The Conservation Management Plan then explains the concept of cultural significance and its assessment. The levels of significance for different fabrics of Upper Levels Police Station are subsequently identified.

The report then outlines the issues arising from cultural significance, physical condition of the buildings, regulations and needs of future users, for the development of a framework for conservation and management of the site. This framework is set out in the Conservation Policy, which deal with the philosophical and practical steps necessary to conserve the significance.

The final section outlines recommendations for implementation of these policies.

1.3 LIMITATIONS

The extensive use of previous reports and archival document was carried out in the preparation of this Conservation Management Plan. It is accepted as an efficient way of producing a document with updated information and a current Conservation Policy section. Primary research was conducted for the History section.

The Conservation Management Plan was carried out within the context of pre-existing agreements between three parties (Antiquities and Monuments Office, the Hospital Authority and MTR Corporation Limited) as to the adaptive reuse of, and preliminary design proposal for, the Upper Levels Police Station.

1.4 DEFINITIONS

The following definitions of terms will be referred to in this Conservation Management Plan:

Site refers to the piece of land to be known as Upper Levels Police Station at No.1F, High Street, Sai Ying Pun, Hong Kong. The area is shown edged black on Figure 1.2.

Historic Buildings refer to the Main Building and the garage out-buildings of Upper Levels Police Station. They are hatched in Figure 1.2.

The following definitions have been reproduced from the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter)* as follows:

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*.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Curry Tse Ching Kan, Heritage Consultant of China Point Consultants Limited with advice from Dr. Lynne Distefano and Dr. Lee Ho Yin, Partners of Architectural Conservation Office.

1.6 ACKNOWLEDGEMENTS

The author acknowledges the assistance of the organization, company or department in the preparation of this report:

Antiquities and Monuments Office
Architectural Services Department
Heritage Discovery Centre
Hong Kong Police Force
Hong Kong Police Museum
Hospital Authority
Lands Department, Survey and Mapping Office
MTR Corporation Limited
Public Record Office

2 HISTORY

2.1 INTRODUCTION

Upper Levels Police Station (半山警署), more commonly known as “No. 8 Police Station” (八號差館), was originally located on Station Street (today's Po Yee Street) in Tai Ping Shan, historically a district reserved for Chinese settlement. Later it moved to its present site on High Street, which is about a quarter-kilometre west of the original site.

Little has been published about No. 8 Police Station, and it must be cautioned that much of the information that has been published in books and especially on the Internet is full of ambiguities and inaccuracies. The below historical account is mainly researched from such primary sources as historical maps and archival records.

2.2 POLICE STATION DISTRIBUTION IN THE CITY OF VICTORIA

The urban history of Hong Kong began in June 1843, two years and five months after the Union Jack was hoisted on Possession Point on Hong Kong Island, when Hong Kong was declared a Crown Colony. By this time, the colony had a new city along the northern coast of the island, named “City of Victoria,” in honour of the reigning British monarch. The city, in its emerging form, covered an area that stretched from today's Sheung Wan in the west and Wan Chai in the east.

When the British first arrived on Hong Kong Island in 1841, a police force with a total strength of 32 members was formed by recruiting from European and Indian soldiers. Under the command of Captain William Caine, this small force soon proved inadequate for policing duties in early Hong Kong, where coastal piratical activities and cross-border banditries were rife. Caine Road, the northern boundary of the Tai Ping Shan area, is named after Hong Kong's first Chief of Police.

In 1844, in response to the ineffectiveness of the small soldiers-turned-policemen force, an enlarged police force was formed. Significantly, Hong Kong's first dedicated police force came not long after the formation of the city of London's Metropolitan Police, in 1829. Considered the world's first modern police force, it was founded by Sir Robert Peel (later Lord Peel, 1788-1850; Prime Minister of Britain twice: 1834-35 and 1841-46), and Peel Street, which lies not far from the Tai Ping Shan area, is named after him.

Corresponding to the establishment of the new police force, a Central Police Station was first established in 1845 and housed in a temporary structure (probably a mat shed) on Upper Station Street at Tai Ping Shan. In 1857, it was relocated to the newly completed No. 5 Police Station at the junction of Wellington Street and Queen's Road Central. In 1864, it moved for the final time to the dedicated Central Police Station on Hollywood Road, where it remained until the closure of the premises in 2006.¹ In developing a system of policing the City of Victoria, a number of branch police stations, named in a numbering system from one to

¹ According to *The Old Central Police Station and Victoria Prison Hong Kong: Conservation Management Plan* (by Michael Morrison, Heather Lindsay and Iain Walker of Purcell Miller Tritton LLP, commissioned by The Hong Kong Jockey Club, 2008), the location of the original Central Police Station was “near Pottinger Street” (page 24). However, in 鄭寶鴻,《港島街道百年》(香港:三聯書店,2000), (page 91), the location is given as Upper Station Street. The latter is probably the correct location, as Upper Station Street is named after the first police station in the locality.

nine, were gradually built in the City of Victoria. The distribution of early police stations in the City of Victoria, with their original completion dates and locations, is as follows:²

1845	Central Police Station	On Upper Station Street, Sheung Wan
1853	No. 1 Police Station	At the junction of Percival Street and Leighton Road, Causeway Bay
1868	No. 2 Police Station	At the junction of Wan Chai Road and Johnston Road, Wan Chai
1847	No. 3 Police Station	On the site of the Old Wan Chai Post Office on Queen's Road East, Wan Chai
1863	No. 4 Police Station	Roughly the entrance area to the Mall of Pacific Place, across the road from the junction of Rodney Street and Queensway
1857	No. 5 Police Station	At the junction of Wellington Street and Queen's Road Central, Central
1869	No. 6 Police Station	At Victoria Gap, The Peak
1858	No. 7 Police Station	At the junction of Queen's Road West and Pokfulam Road, Western District
1870	No. 8 Police Station	At the junction of Po Yee Street and Pound Lane, Sheung Wan (in the area formerly known as Tai Ping Shan)
1853	No. 9 Police Station	On Caine Road, across the road from the bottom of Shelley Street, Central

These 10 police stations were located within the boundaries of the early City of Victoria, and those built outside the city limits, such as those in Aberdeen, Pokfulam, Stanley, Shau Kei Wan and Yau Ma Tei, were not named by the numbering system.

² See: articles on the *Offbeat* website of the Hong Kong Police at <http://www.police.gov.hk/offbeat/780/eng/f05.htm> and <http://www.police.gov.hk/offbeat/781/eng/f02.htm>; cross-referenced with old maps of Hong Kong.

2.3 POLICE STATIONS AT TAI PING SHAN

By 1843, only two years after the British hoisted the Union Jack on Possession Street to proclaim the takeover of Hong Kong Island, there were three areas in the newly fledged City of Victoria where emigrant Chinese had settled.³ They were:

1. the downstream banks that correspond to the area across the road from today's Central Market, along today's Cochrane Street, Gutzlaff Street, Graham Street and Peel Street;
2. the coastal land that corresponds to the area along today's Jervois Street, Bonham Strand and Bonham Strand West;
3. the area that would become the Crown Colony of Hong Kong's first "Chinese Town": Tai Ping Shan.

The early forms of these three Chinese quarters are shown on "Gordon's Map of 1843" (**Plate 2.1**), the earliest map depicting the City of Victoria in the new Crown Colony. During this time, Tai Ping Shan was at the beginning of its development, as evident in the two short rows of yet-to-be-built development, marked in dotted lines. By 1845, Tai Ping Shan had fully grown to its territorial extent, as shown on the map of City of Victoria entitled "Lt. Colinson's Survey, 1845" (**Plate 2.2**).

³ Dafydd Emrys Evans, "Chinatown in Hong Kong: The Beginnings of Taipingshan," *Journal of the Hong Kong Branch, Royal Asiatic Society*, Vol. 10 (1970), 69-71.

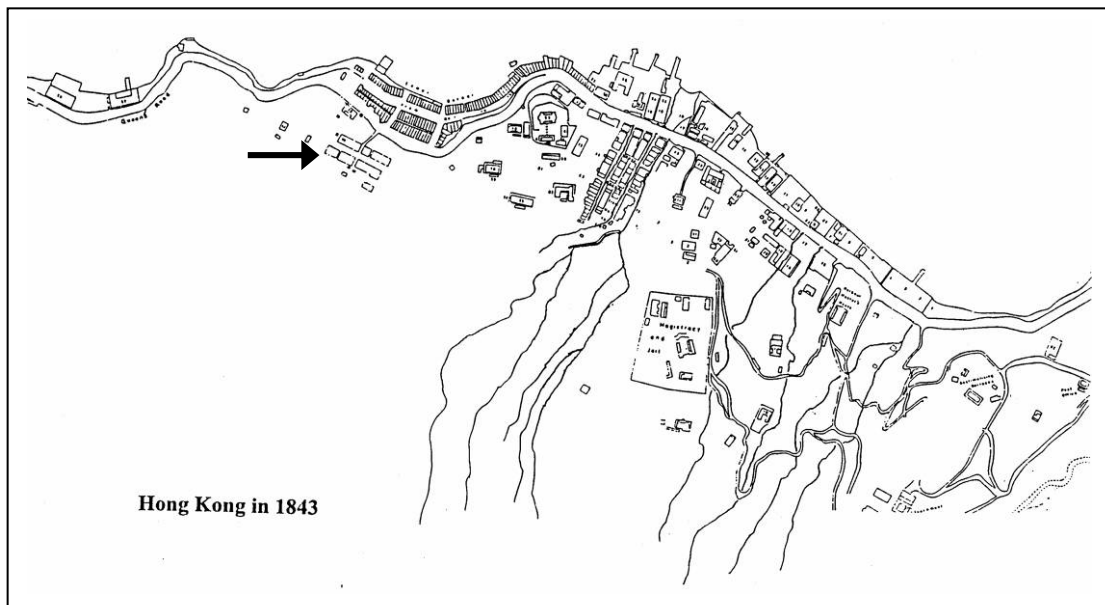


Plate 2.1 A part of "Gordon's Map of 1843" showing the three contemporary Chinese quarters, indicated by the rows of smaller land divisions characteristic of Chinese shophouse lots. Tai Ping Shan, in its initial developing form, is shown by the two short parallel blocks in dotted lines at the western end of the land development (Highlighted with arrow). The large rectangular compound, marked "Magistracy and Jail," is the site of today's Central Police Station Compound. (Source: Public Records Office, Hong Kong)

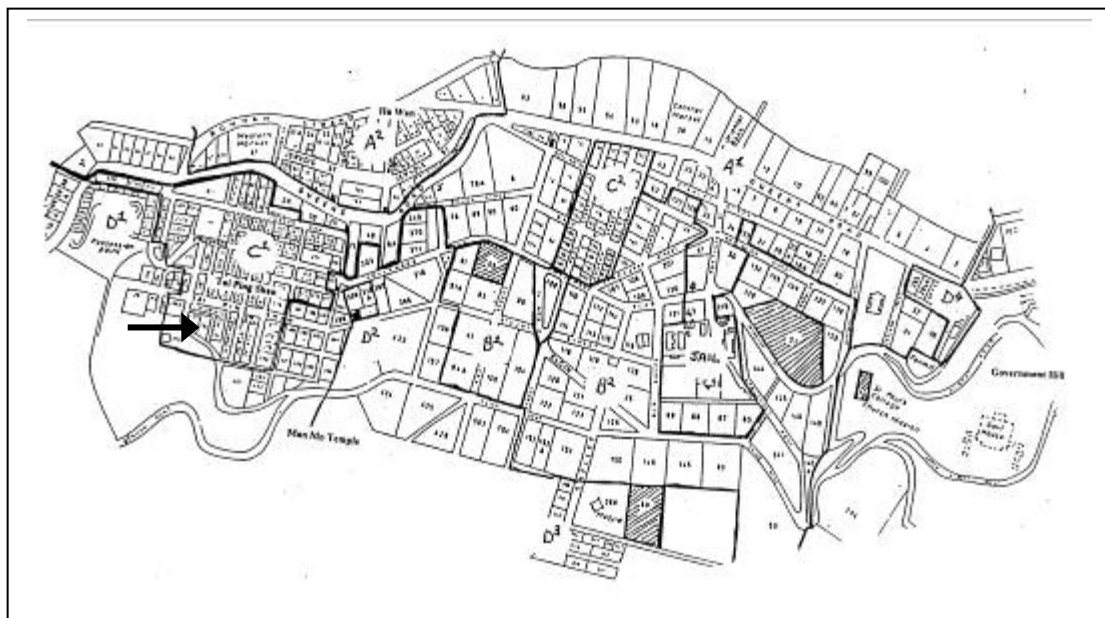


Plate 2.2 Part of the 1845 map of City of Victoria, from "Lt. Collinson's Survey, 1845." Compared with Plate 2.1, the three areas resided predominantly by Chinese were now fully developed and distinguished by a denser urban pattern than its surroundings (Highlighted with arrow), which were designated for European houses and public buildings. (Source: Public Records Office, Hong Kong)

As shown in the map “Scheme for the Improvement of Tai Ping Shan,” dated 15 September 1866 (**Plate 2.3**), the fully developed Tai Ping Shan was an area roughly 300 m by 250 m and bounded by Caine Road in the south, Queen’s Road (today’s Queen’s Road Central) in the north, Sing Wong Lane (today’s Shing Wong Street) in the east and St. Stephen Street (today’s Po Yan Street) in the west. By the eve of the bubonic plague outbreak in 1894, Tai Ping Shan was the main urban Chinese settlement in the City of Victoria, supporting a sizable percentage of the estimated 210,000 Chinese in Hong Kong.¹

The original Central Police Station, housed in a temporary structure (probably a matshed) in 1845, was located on Upper Station Street at Tai Ping Shan.² In 1864, it was replaced by a new building in today’s Central Police Station Compound; the building survives to this day and is known as the “Barrack Block.” In 1870, No. 8 Police Station opened on its namesake street, Station Street (today’s Po Yee Street), and it operated until 1892, when it moved to the present site of the Upper Levels Police Station on High Street, which is about 240 m west of the original site.

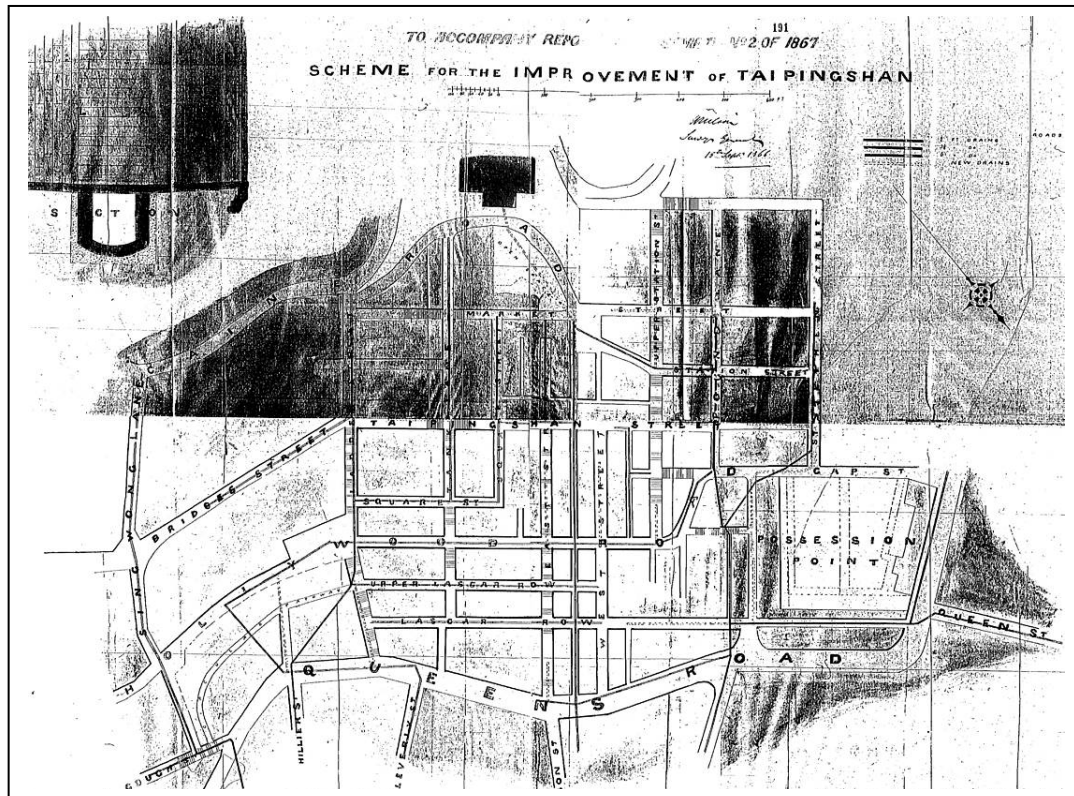


Plate 2.3 An 1866 map showing the pre-1894 building lots in Tai Ping Shan. The actual date of this map—1866—is written under the signature of the Surveyor General (at the right end of the scale bar)

¹ E. G. Pryor, “The Great Plague of Hong Kong,” *Journal of the Hong Kong Branch, Royal Asiatic Society*, Vol. 15 (1975): 65.

² According to *The Old Central Police Station and Victoria Prison Hong Kong: Conservation Management Plan* (by Michael Morrison, Heather Lindsay and Iain Walker of Purcell Miller Tritton LLP, commissioned by The Hong Kong Jockey Club, 2008), the location of the original Central Police Station was “near Pottinger Street” (page 24). However, in 鄭寶鴻,《港島街道百年》(香港:三聯書店,2000), (page 91), the location is given as Upper Station Street. The latter is probably the correct location, as Upper Station Street is named after the first police station in the locality.

near the top of the page), while the topmost title reads, "TO ACCOMPANY REPORT] . . . [missing text] . . . NO. 2 OF 1867." (Source: Public Records Office, Hong Kong.)

2.4 THE FIRST NO. 8 POLICE STATION (1870-1892)

The original No. 8 Police Station was completed in 1870 in Tai Ping Shan, where it operated until 1892 before it moved to the site of Berlin Mission located between High Street and Hospital Road. The location of the police station is clearly marked on a map that dated to around 1890 (**Plate 2.4**), which shows “Police Station No. 8” at the corner of Station Street, and Pound Lane (**Plate 2.5**).

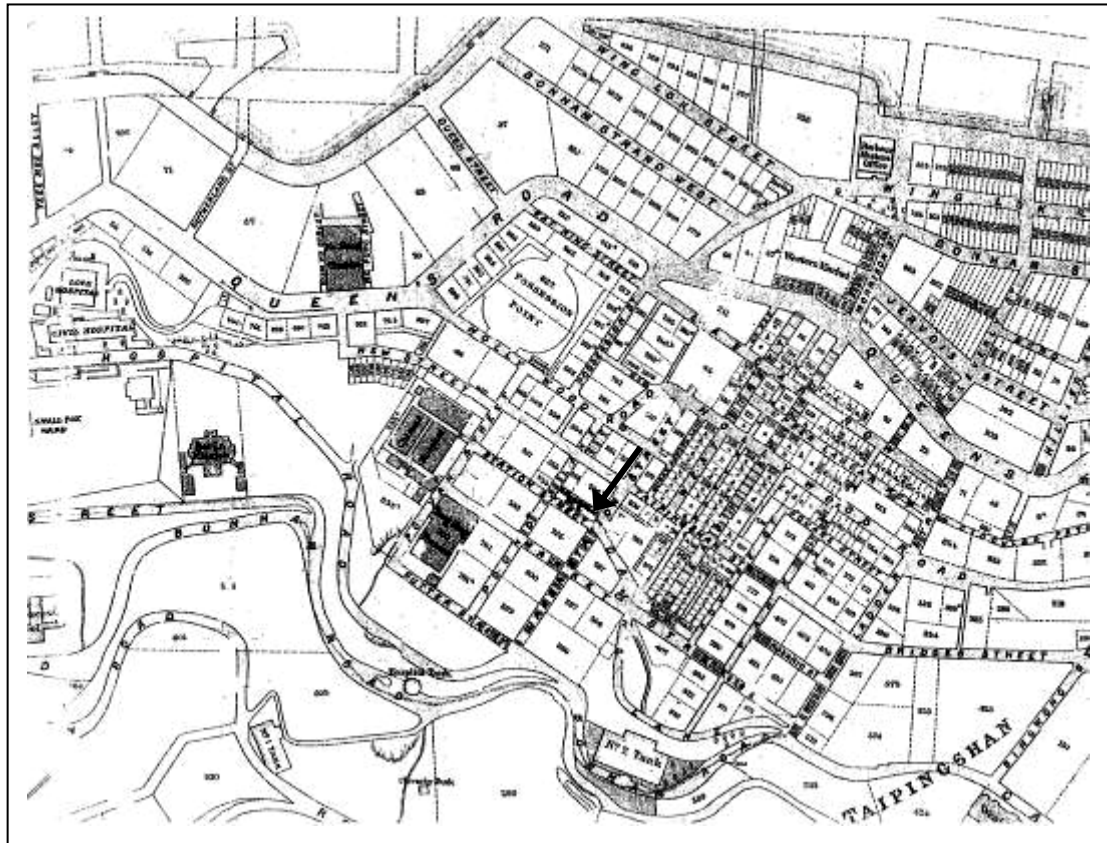


Plate 2.4 Map, probably dating to around 1890, shows the location of the original No. 8 Police Station at the corner of Station Street and Pound Lane (Highlighted with arrow). (Source: Public Records Office, Hong Kong)

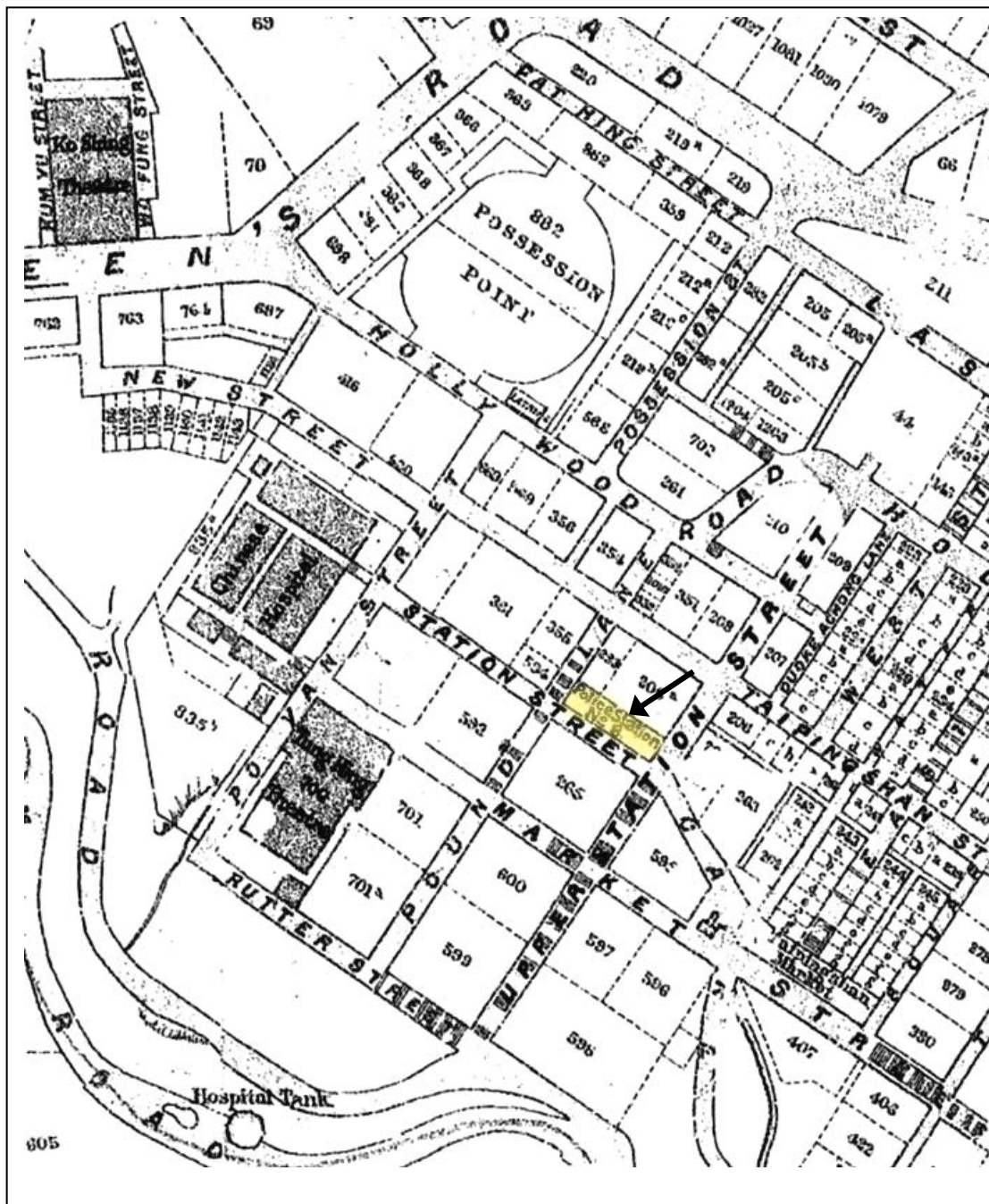


Plate 2.5 An enlargement of the part of the map on Plate 2.4 that shows the location of No. 8 Police Station (highlighted with arrow) at the corner of Station Street and Pound Lane. Interestingly, a number of historic buildings are in the vicinity of the police station: Tung Hing Theatre, Ko Shing Theatre and Chinese Hospital (Tung Wah Hospital). (Source: Public Records Office, Hong Kong)

After the police station moved, the former police property at Tai Ping Shan was leased to a Chinese private tenant. An agreement dated 11 February 1893 and signed by the Director of Public Works for the Public Works Office shows that the property, which was referred to as the "old No. 8 Police Station", was leased to a Kwong Kam-tong (**Plate 2.6**). The monthly rental rate was \$ 30.

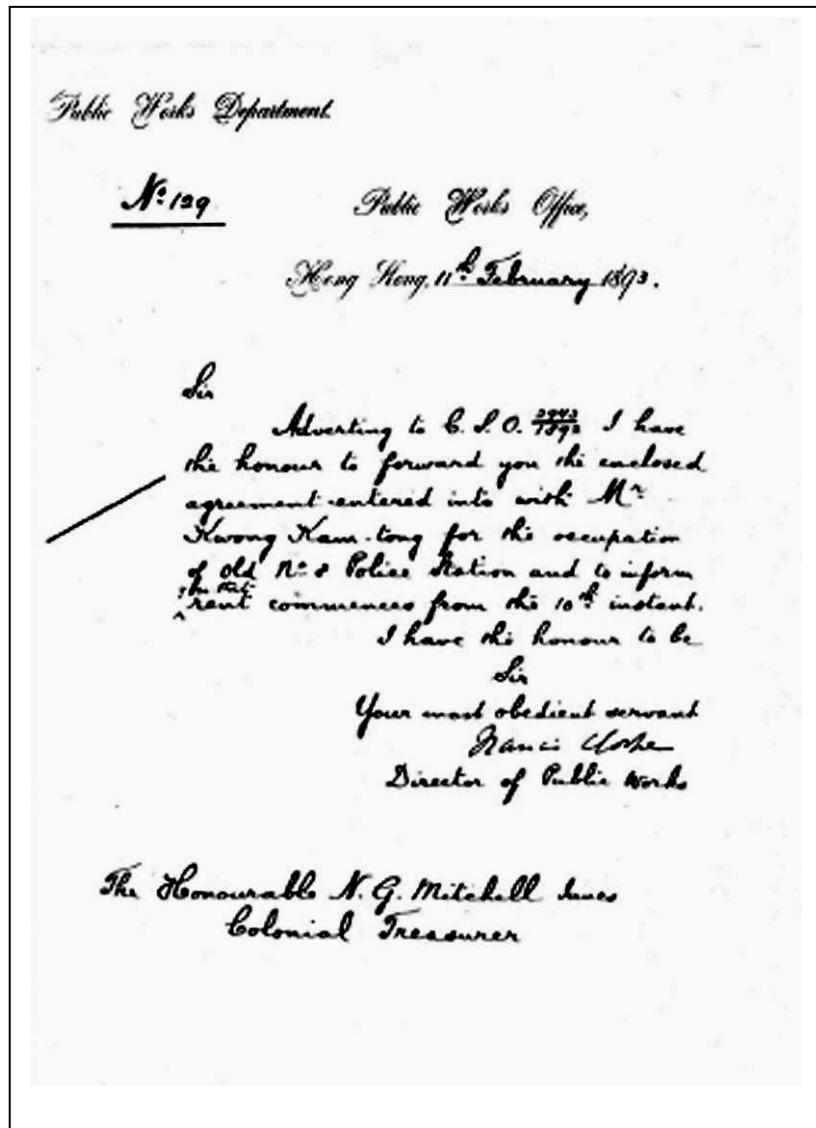


Plate 2.6 The 11 February 1893 agreement drawn up by the Public Works Office to lease the "old No. 8 Police Station" to Mr. Kwong Kam-tong. (Source: Public Records Office, Hong Kong)

In May 1894, two years after the police station moved, a bubonic plague outbreak suddenly erupted in the City of Victoria, and the epicenter of this catastrophic epidemic was Tai Ping Shan. The severity of this outbreak is shown by the fatality statistics: over the period

1894-1901, the disease killed 95% of some 9,000 infected cases.⁶ A number of write-ups from Internet sources implicitly or explicitly link the removal of the No.8 police station directly with the plague outbreak. This is not correct, as the police station had moved out from Tai Ping Shan two years before the epidemic broke out in the area.

In an attempt to improve the sanitary condition in the densely built and overcrowded Chinese quarter, a number of properties at Tai Ping Shan were resumed under the "Taipingshan Resumption Ordinance of 1894" for demolition and rebuilding. As stated in "Report on the Progress of the Tai Ping Shan Improvement Works," released by the Public Works Office on 11 August 1896,

Operations were commenced in June, and the removal of buildings in Tai Ping Shan, Market, Upper Station, Square and Bridges Streets and Tank Lane, was affected during the months of August, September and October."

In a frantic attempt to stifle the epidemic, Tai Ping Shan underwent urban renewal to improve the environment and sanitary condition (**Plate 2.7**). The old No. 8 Police Station and its neighbouring shophouse-blocks were demolished to create Blake Garden (**Plates 2.8 and 2.9**). The site of the police station became the northern corner of the garden.



Plate 2.7 Demolition of Chinese shophouses in Tai Ping Shan for urban renewal, 1894-89. (Source: Public Records Office, Hong Kong)

⁶ See: E. G. Pryor, "The Great Plague of Hong Kong," *Journal of the Hong Kong Branch, Royal Asiatic Society*, Vol. 15 (1975): 64.



Plate 2.8 The extent of the demolition to create Blake Garden. The site of the police station (highlighted with arrow) would become the northern corner of the garden. (Source: Public Records Office, Hong Kong)



Plate 2.9 The area that would become Blake Garden. The site of the police station is probably at the far right corner of the demolished area (Highlighted with arrow). (Source: Public Records Office, Hong Kong)

To the knowledge of this researcher, no photograph of the original No. 8 Police Station has surfaced to date. However, based on extrapolation from the known location of the police station on maps, such as the one shown in Plate 2.4 (and the enlarged portion in Plate 2.5), there is a building in an early-1870s photograph (**Plate 2.10**) that could be the police station (**Plate 2.11**).

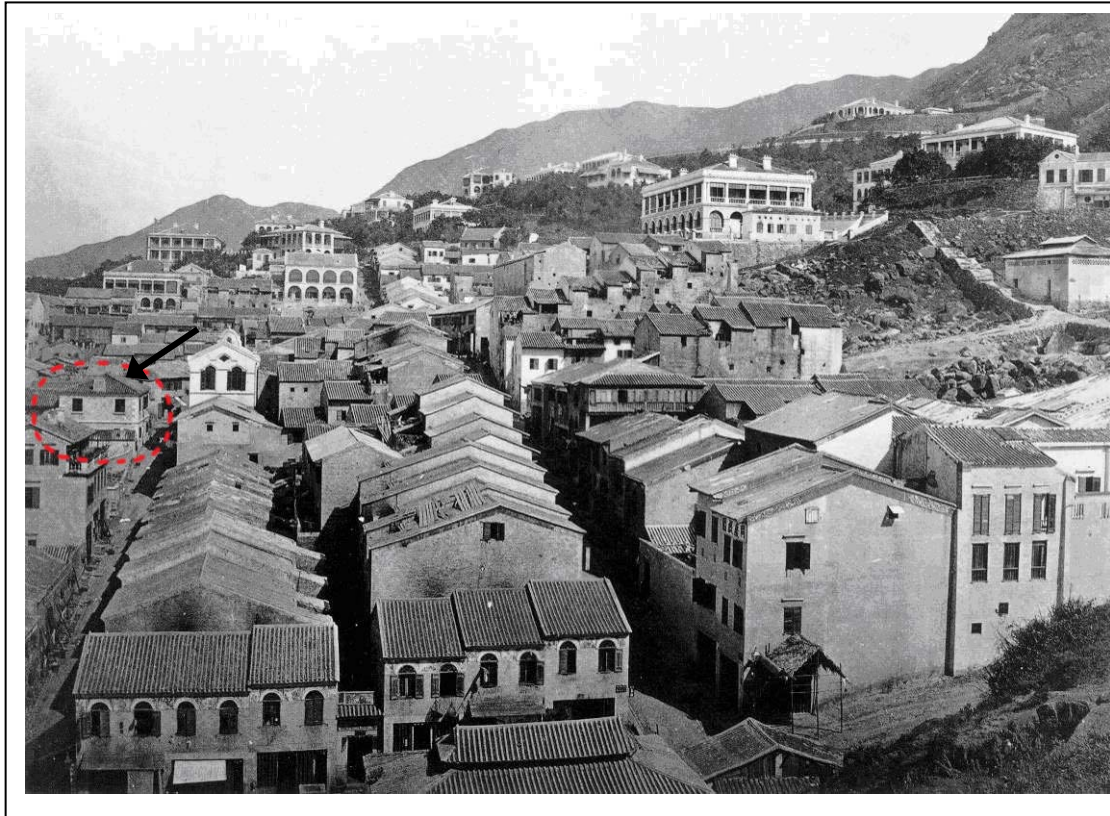


Plate 2.10 Tai Ping Shan in the early 1870s. This photograph, looking east, was taken from the site of today's Tung Wah Hospital. Po Yan Street is in the foreground, and the two main streets that intersect it perpendicularly are (from left) Station Street (now Po Yee Street) and Market Street (now Po Hing Fong). The two-storey, hipped roof building near the left edge of the photo (highlighted with arrow) is probably the No. 8 Police Station. (Source: Hong Kong Museum of History.)



Plate 2.11 Enlargement of the middle part of the left-hand edge of the photograph in Plate 2.6 to show the two-storey, hipped-roof building that is likely to be the original No. 8 Police Station. (Source: Hong Kong Museum of History.)

2.5 THE SECOND NO. 8 POLICE STATION (1892-1925)

In 1892, No. 8 Police Station moved to a site between High Street and Hospital Road, where a building marked on contemporary maps as “Berlin Mission” stood (**Plate 2.12**).

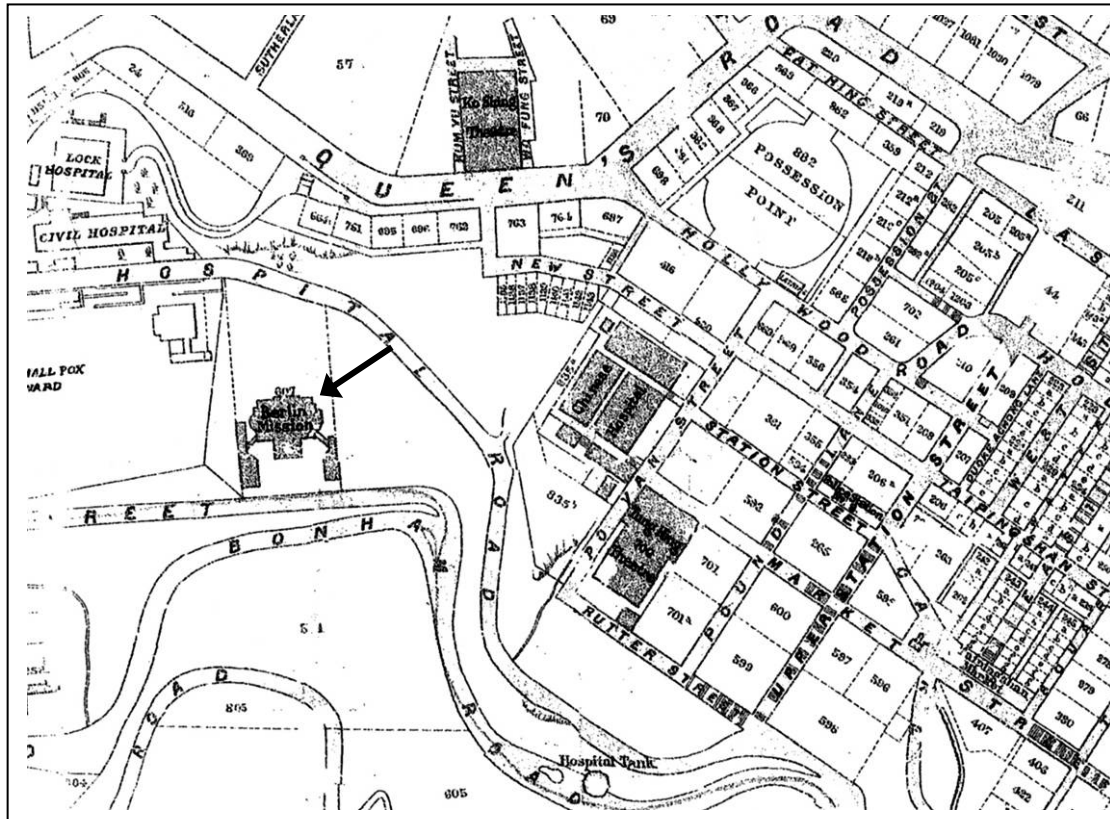


Plate 2.12 In 1892, No. 8 Police Station moved to a site about 240 m west of its original location. On the southern part of the site is a large building marked “Berlin Mission.” (highlighted with arrow) The map, probably dates back to the early 1890s, shows the No. 8 Police Station in its original location (Source: Hong Kong Museum of History.)

Little is known about the second No. 8 Police Station, and it is only by putting together pieces of information extracted from articles published in the *Journals of the Hong Kong Branch of the Royal Asiatic Society* that a more detailed picture of the puzzle began to emerged. In his article “The German Speaking Community in Hong Kong 1846-1918,” historian Carl T. Smith noted that:⁷

Agents of the Berlin Ladies Mission for China opened a home for foundling children on the top of Morrison Hill. The *Berliner Frauenverein für China* [or “Women’s Society for China” in English] had been organized in response to the Rev. Charles Gutzlaff’s appeal for support for his vision of the speedy conversion of the Chinese nation. The home was moved to No. 1 High Street in 1861 where it had built a large building, which was

⁷ Carl T. Smith, “The German Speaking Community in Hong Kong 1846-1918,” *Journal of the Hong Kong Branch, Royal Asiatic Society*, Vol. 34 (1994): 7.

named Bethesda. It was not far from the mission house and chapel of the Basel Missionary Society.

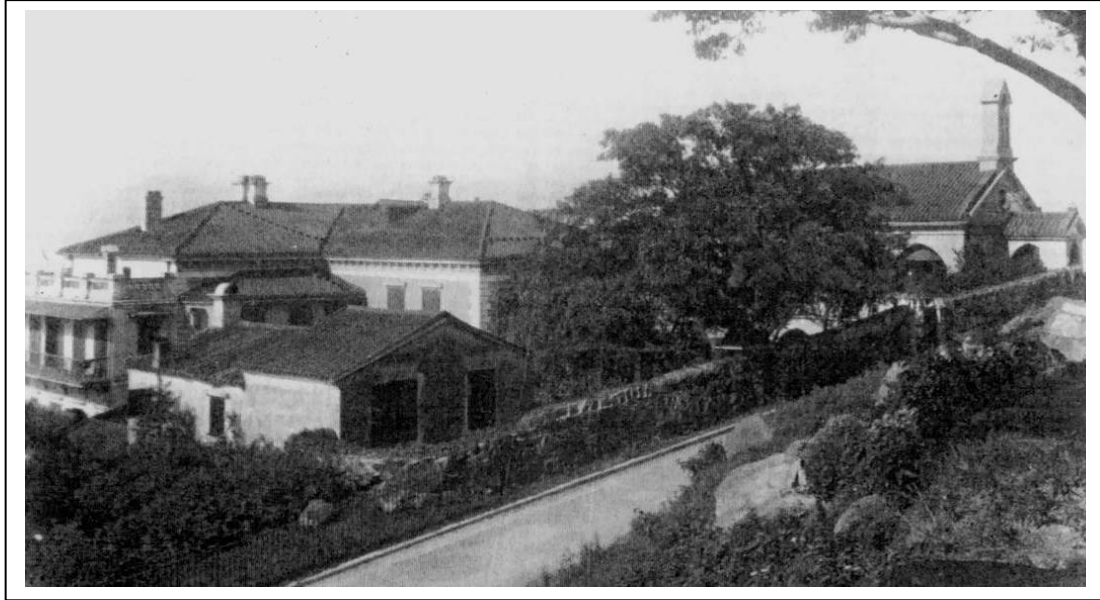


Plate 2.13 A photograph of the Berlin Foundling House taken in 1897. It seems to have been used as a home for abandoned children until 1919. (Source: Public Records Office, from the Diamond Jubilee Pictures of Hong Kong, PRO 236 (120), (122))

In another article, “The German Congregation in Hong Kong until 1914,”⁸ he elaborated on the use of the site that would become the compound of today’s Upper Levels Police Station:

Early maps of Hong Kong and a search of title in the Land Registry indicates [a building named Bethesda] occupied the site of the present Mid-levels Police Station on the north side of High Street at its junction with Bonham Road. The original lot extended down to Hospital Road. The plot consisted of two Inland Lots numbered 624 and 607.

The former had been purchased in 1859 at a Government Land Sale by an Austrian, Gustav Overbeck (later Baron von Overbeck), a partner in the firm of Dent and Co. In the following year, Lot 607 was granted by Government to the Berlin Women's Society as a site for their foundling hospital. . . .

In 1892, Lot 624 was purchased by the Government. The remaining lot was registered in the name of the Director in Hong Kong of the Berlin Ladies Mission for China, incorporated by Ordinance No. 12 of 1889. At the time of the First World War, the property was administered as alien property. Finally, in 1925, it was surrendered to Government.

From Smith’s articles, it seems that Lot 607, the southern part of the site facing High Street, was occupied from 1861 to 1925 by the Berlin Foundling House (**Plate 2.13**) owned by the Berlin Ladies Mission for China (“Berlin Mission”). This was a German-Christian charitable institution that provided a home for abandoned Chinese children.

The Berlin Mission building was completed in 1861, while the institution itself was founded in

⁸ Carl T. Smith, “The German Congregation in Hong Kong until 1914,” *Journal of the Hong Kong Branch, Royal Asiatic Society*, Vol. 15 (1975): 292-293.

1850 by Rev. Charles Gutzlaff, after whom Gutzlaff Street is named. On the other hand, Lot 624, the northern part of the site facing Hospital Road, was purchased by the government in 1892 (records indicated a purchase sum of HK\$ 267,634) for developing a new police station. It appears that until the 1910s, the Berlin Foundling House coexisted with its neighbouring No. 8 Police Station.

Records show that the Berlin Foundling House operated well into the 1910s. In the Minutes of Meeting of the Hong Kong Legislative Council on 17 October 1918 (page 96),⁹ it is stated that:

The German charitable institutions are the Hildesheim Mission for the Blind and the Berlin Foundling Home. They are still receiving this grant of \$15,000 in order to enable those in charge to carry on.

German charitable institutions were singled out for discussion in this meeting because, with World War I raging on in Europe, Germans in Hong Kong were regarded as hostile aliens. Armistice would come almost unexpectedly about a month later, on 11 November 1918 and the foundling home would subsequently close as the Berlin Mission building was taken over by the British authorities and allocated for use by the No. 8 Police Station.

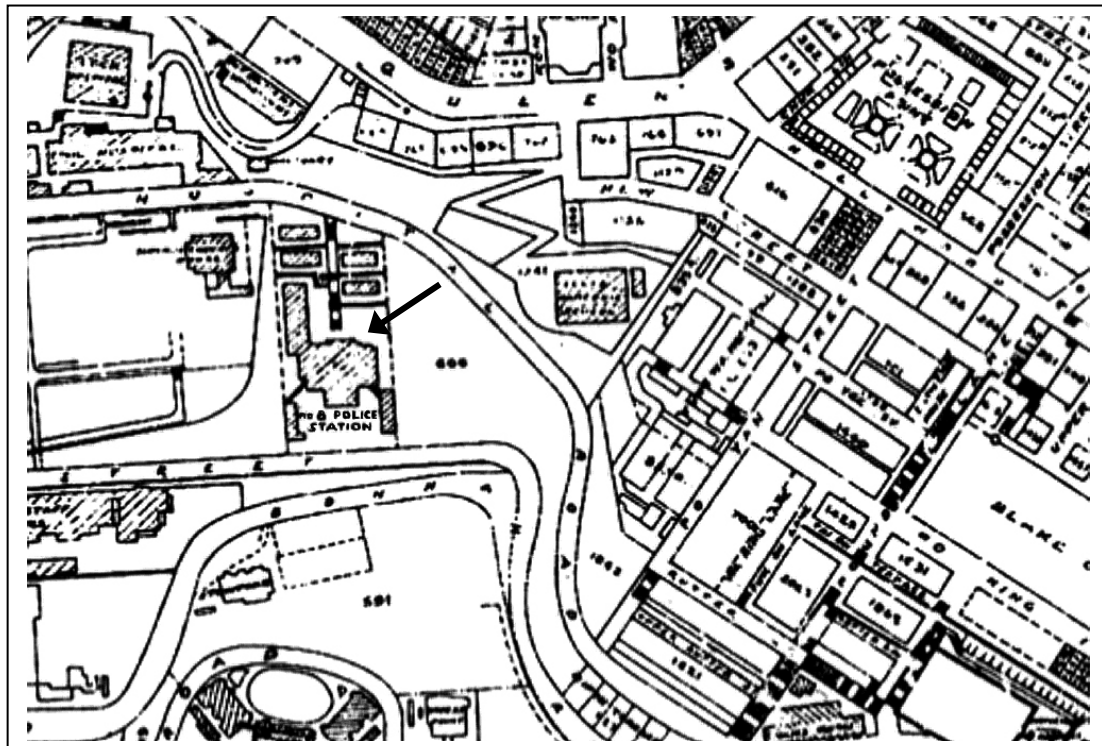


Plate 2.14 An early-1920s map showing the layout of the No. 8 Police Station. By this time, the Berlin Mission building had been integrated into the police station complex (highlighted with arrow) as housing quarters for married personnel. (Source: Public Records Office)

⁹ See: <http://www.legco.gov.hk/1918/h181017.pdf>.

Indeed, in the Minutes of Meeting of the Legislative Council on 4 September 1919 (page 76),¹⁰ the Berlin Mission building was no longer used as a foundling home by this time, and it would soon be converted as married police quarters:

The Officer Administering the Government recommended the Council to vote a sum of three thousand, two hundred and fifty dollars (\$3,250) in aid of the . . . Conversion of Berlin Mission Foundling House into Married Police Quarters.

THE CHAIRMAN — As hon. members know, the children from this house have been taken care of by British Missionary Societies. The building is not at present required, and is being used temporarily as quarters.

HON. MR. ALABASTER — I hope the title will not be retained for the Police married quarters.

THE COLONIAL SECRETARY — No.

The vote was agreed to.

2.6 THE THIRD NO. 8 POLICE STATION (1928-1932)

By the mid-1920s, the second No. 8 Police Station was inadequate for its purpose, and there were plans for the demolition of the existing married police quarters (the former Berlin Mission building) to make room for the construction of a new police station. Approval of funding for this purpose and related public works was sought from the Legislative Council. In the Minutes of Meeting of the Legislative Council on 18 September 1924 (page 81),¹¹ it is recorded that

The Governor recommended the Council to vote a sum of \$139,890 on account of the following . . . :— Erection of sheds for 60 Chinese and 60 Indian Police on Berlin Mission Compound, Hospital Road \$ 10,000

.....

THE CHAIRMAN — This has already been approved by the Finance Committee. The erection of sheds at a cost of \$40,000 has been before the Committee. It is not only to house Chinese and Indian police who were displaced while No. 8 Police Station is being reconstructed, but for a number of other police for whom there is no accommodation in the City. They will eventually be housed permanently when the buildings in the Berlin Mission Compound are reconstructed. These sheds which are being put up now will be quite good for some years.

Today, there are three extant shed-like structures on the northwestern part of the Upper Levels Police Station compound, and these could be the temporary police housing constructed in the mid-1920s.

Tender was called in December 1924 for contract work to construct a new police station on the site of the demolished Berlin Mission building. However, even the lowest tender, submitted by Kien On & Co. at HK\$276,139.45, was considered too high as compared with construction costs of the new police stations at Kowloon City and Shamshuipo, and it was not accepted.

¹⁰ See: <http://www.legco.gov.hk/1919/h190904.pdf>

¹¹ See: <http://www.legco.gov.hk/1924/h240918.pdf>

By mid-1925, funding approval was sought for the purchase of the Berlin Mission premises by mid-1925, as recorded in the Minutes of Meeting of the Hong Kong Legislative Council on 23 June 1925 (page 42):¹²

The Governor recommended the Council to vote a sum of \$292,000 in aid of the vote Public Works, Extraordinary, Miscellaneous, 40, Compensations and Resumption.

THE CHAIRMAN — This is the sum which is to be paid to the Berlin mission when the Government take over their premises. It has already been approved by hon. members.

From this point on, it is not clear whether the new police station project actually went ahead. Given the short lifespan of the third No. 8 Police Station—only four years, from 1928 to 1932—it is likely that only the temporary police housing sheds for 120 policemen were constructed. Given the temporary nature of these structures, it would make sense that they were demolished in 1932 to make way for the fourth No. 8 Police Station, which would be completed in 1935 and has remained to this day.

2.7 THE FOURTH NO. 8 POLICE STATION (1935-2006)

Completed in 1935, this is the main building that stands on the site today. The design features a mixture of Art Deco and Stripped Classicism, the two dominant architectural styles of the 1930s. A comparable building is the 1932 Wan Chai Police Station (also a Grade III Historic Building), which features a similar blending of the two styles. The fourth No. 8 Police Station contains offices, holding cells and living quarters for Indian and Chinese Police as well as Married European Officers.

Because of the narrow frontage and longitudinal inclination of the site, and the specific spatial requirements for a 1930s police station, the building is designed with a rather confused front and back. Its supposed front that has an entrance facing High Street is actually the back of the building, whereas the north-facing back of the building, which is completely shielded from public view, is actually the front. The monumental architectural quality of this hidden elevation makes it unmistakable as the real building front.

The police station follows a typical British military barrack layout with building blocks arranged along a prominent axis and enclosing a central open space that is the parade square—the ceremonial heart of the complex (**Plate 2.15**). In the 1970s, due to the changing nature of the police force from a paramilitary model to a more civilian-oriented role, military-style drilling and ceremonies were no longer part of the routine in the police station compound.

During this time, the parade squares of many older police stations, such as Central Police Station, Yau Ma Tei Police Station, Wan Chai Police Station and the Upper Levels Police Station, became redundant, and they were turned into car parks. In 1973, an elevated driveway on the western side of the site was constructed to enable vehicles to drive directly into the police station compound and park in the former parade square.

Before its closure in 2006, the fourth No. 8 Police Station housed the Regional Headquarters of the Hong Kong Island Crime Wing (港島總區刑事總部), which has since moved to the new Police Headquarters in Arsenal House at Wan Chai.

¹² See: <http://www.legco.gov.hk/1925/h250623.pdf>.

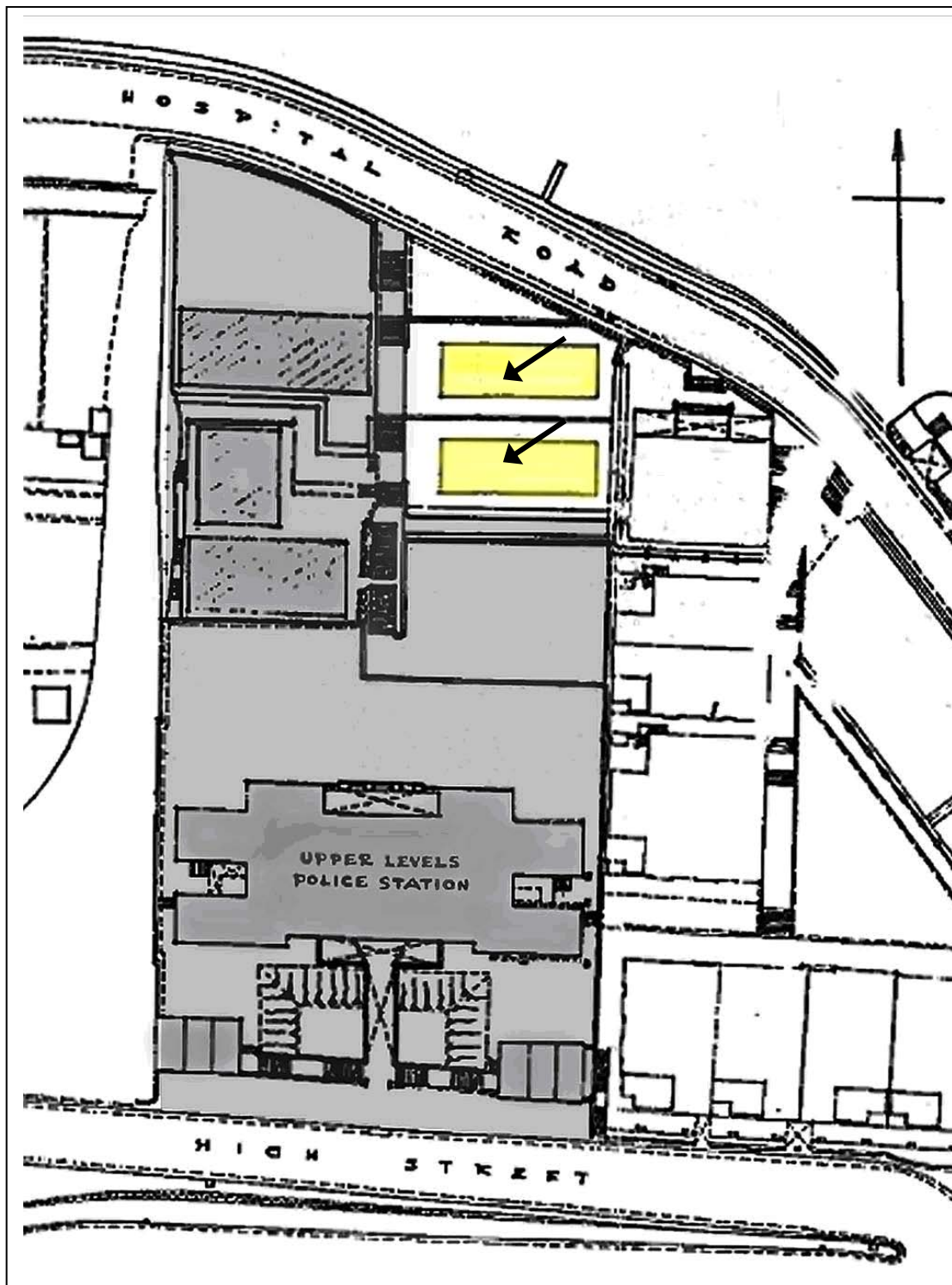


Plate 2.15 Plan of the Upper Level Police Station, more-or-less as it appears today. The three blocks in the north-western quadrant of the site, still extant, are probably the temporary police housing constructed in the mid-1920s. The two blocks in the north-eastern quadrant (highlighted with arrows) have been demolished and in their place is the West Bloc of the Sai Ying Pun Zone Substation. (Source: Public Records Office)

2.8 ASSESSING THE HISTORIC AND HISTORICAL SIGNIFICANCE

For a heritage place to have strong historic significance, it must have direct association with an historic person or an historic event. For the Upper Level Police Station, no associated historic person or event of national (Chinese as well as British) or local significance has been found. However, the site's setting does have moderately significant historical (not historic) association with healthcare and social services.

In the past, there were a number of important healthcare facilities around the site: Civil Hospital (now Tsan Yuk Hospital); Lunatic Asylum Chinese Block (now Eastern Street Methadone Clinic); Mental Hospital (now Sai Ying Pun Community Complex); Tung Wah Hospital (same institution as before).

The Berlin Foundling House, sometimes referred to as the Berlin Foundling Hospital, can be considered a part of the historical development of the healthcare and social service facilities in the area. The adaptive reuse of Upper Level Police Station, as a reprovisioning replacement for David Trench Rehabilitation Centre, is therefore appropriate for the recognition of and respect for such an historical association.

In summary, the Upper Level Police Station does not have a high level of historic significance, but it has a moderate level of socio-historical significance in terms of the site's association with healthcare and social-service facilities in the vicinity.

3 PHYSICAL EVIDENCE

3.1 CONTEXT

The site of Upper Levels Police Station spans from High Street in the South to Hospital Road in the North. The southern portion is situated near the intersection of High Street and Bonham Road. The main portion of the site where the main building is situated is at an elevation of about +53.00 mPD. The site follows the terrain with platforms accommodating storage barracks as it terraces down slope towards Hospital Road. A vehicular bridge was constructed in 1972 linking the carpark and High Street.

The north-east corner of the site where an electrical sub-station (west block) for Sai Ying Pun Zone is sited originally belonged to the same plot of land for former No.8 Police Station.

Government and institutional buildings were found to the west and north of the site. Hospital Road is where medical and clinical buildings are located, which include The Prince Philip Dental Hospital, Tung Wah Hospital and Tsan Yuk Hospital. To the west are mainly community buildings including Sai Ying Pun Community Complex and David Trench Rehabilitation Centre. The west boundary of the site abuts King George V Memorial Park, which was named after King George V in 1936. The park is the largest open space and sports ground of the district. To the eastern and southern sides of the site, it is mainly residential development.

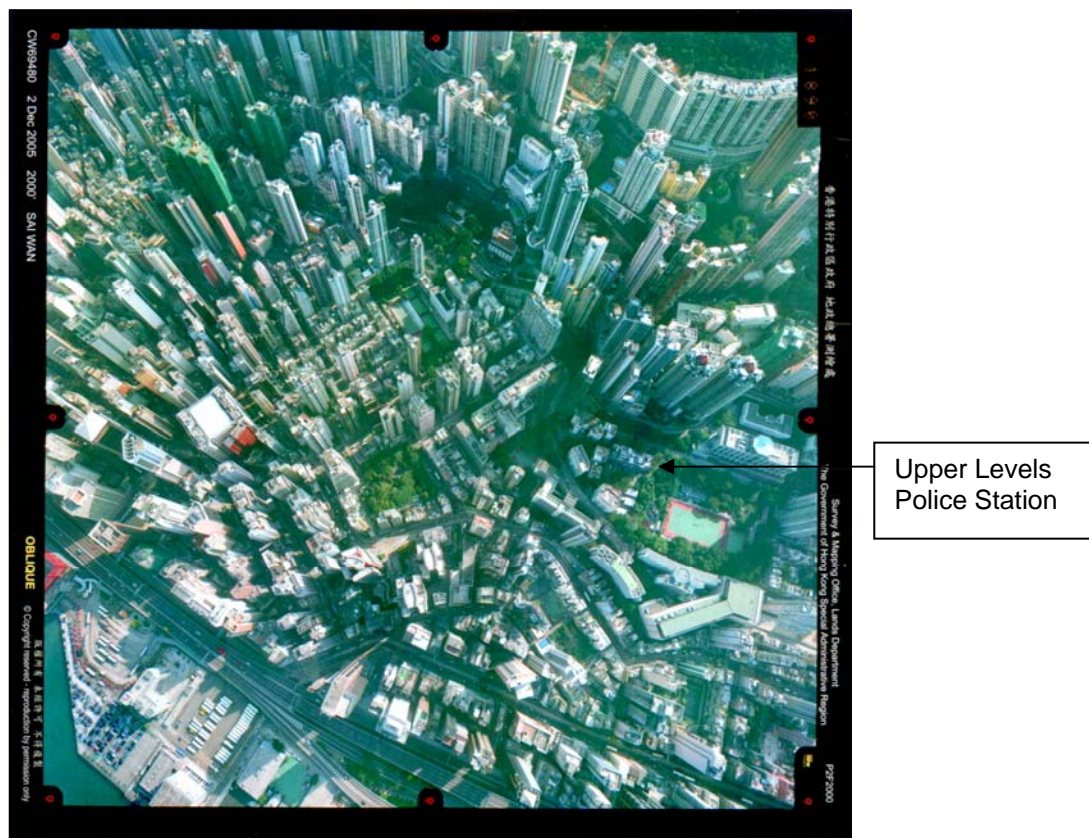


Plate 3.1 – Aerial Photo of Sai Ying Pun District showing the Upper Levels Police Station.
[source: Lands Department, Mapping and Survey Section. 2005]

3.2 ARCHITECTURE

Planning and layout

The Upper Levels Police Station was constructed in 1935 with the demolition of the former Berlin Foundling House. It is a five-storey block (with six-storeys on East and West wings), symmetrically designed with its axis following the entrance bridge. The entrance bridge aligns to the entrance way at High Street which followed the original site entrance of Berlin Foundling House. The first floor was accessed directly from the bridge where the report room and duty rooms used to be located.

The ground floor was also symmetrically designed with large Chinese and Indian Officer rooms on two wings and cells in the middle. The floor is connected to the garden and carpark through a porch of extra high ceiling.

The upper floors were occupied by officer rooms, superintendents' room and quarters for married European officers. They were located in the central portion of the building. The main features were balconies on south and north façades from these rooms. The rooms near the wings were mainly for storage and utilities and were split in levels due to the stair cores near the end of wings.

The architectural plans are attached in Appendix IV.

Architectural Style and Features

The main building of Upper levels Police Station is strictly symmetrical with minimal ornamentation, being typical of 1930s Stripped Classicism and Art Deco style featuring plain painted stucco walls, horizontal rustications, giant columns of their orders, strongly horizontal streamlining to the balustrades on the balconies, and regularly spaced windows.

The main building is utilitarian in appearance and has only a few humble external details. The notable architectural expression and details include the following:

- Symmetry of the main building, entrance bridge and out-buildings
- Strong over-sized columns on north façade, as a key Stripped Classicism feature
- Chevron motifs at capitals of columns on north façade
- Streamlined and Art Deco balustrades of balconies on north and south façade
- Horizontal plastered rustications and bands around the whole main building and the out-buildings
- Flag pole stands atop north and south facades, as a key Art Deco feature

Structural System and Construction Materials

Main building is of beam and column concrete construction with external walls finished with plaster and paint. This concrete frame construction is applied for the whole block from ground to fourth floor. Main walls are constructed of masonry while non-load bearing walls are constructed of bricks. Floor slabs are constructed of reinforced concrete.

Cantilever slab structures are applied on the cantilevered balconies to the north and south. The roof slabs are also cantilevered from the main block providing shade to the balconies underneath. The cantilever span is about 1 metre.

The structural system and construction materials have been inspected and investigated in Condition Survey by DCL Limited in April 2008. The condition of the structure and materials is generally good.

Alteration and Additions

Since the construction of main building in 1935, there was constant internal and external refurbishment, alteration and addition and upgrade of building services taken place in the building. The alterations and additions are due to change of use on each floor, for which upper floors were used to accommodate quarters for European constables, later changed for accommodation of Crime Unit of Hong Kong Island Regional Headquarter.

The following table shows the identified alteration and addition works that have been carried out in the main building and the fabric so affected:

Recorded alteration and addition works	Fabrics affected
Addition of internal brick and timber board partitions to subdivide large rooms due to change of use of rooms on each floor	Original room layout such as ground floor large rooms and internal finishes
Alteration of masonry wall to provide direct access between rooms	Original room layout and internal finishes
Addition of internal and external building services installations including CCTV and other security equipment, metal fencings at boundary wall, external lightings etc.	Internal, external and roof finishes
Addition of steel roof, steel sheet cover and enclosing walls to the open space at centre of fourth floor.	Original spatial quality; Wall and floor finishes

3.3 ASSESSMENT OF CURRENT PHYSICAL CONDITIONS

The site was inspected by China Point Consultants Limited in April 2008. The site had been vacant since 2005. The whole site was opened for the visual inspection.

Despite ongoing alterations associated with the buildings' operations several areas remain largely intact. The officers' rooms have been upgraded and refitted numerous times to cope with new services, security requirements and equipment however certain architectural details and fireplaces are visible on several floors. Generally the building fabric is intact.

The general condition of the external fabric was reported as good in assessments made under the Condition Survey undertaken in April 2008. Despite the building's generally sound condition, regular maintenance is required to keep the building in good order. Since becoming vacant in 2005, the site was still under management of Hong Kong Police but the maintenance of the building was seen to have lapsed. Leakage, paint damages and rotten timber elements are visible in the inspection. Future maintenance issues are discussed in Section 6.

The physical condition of the existing fabric is an important consideration in developing the conservation policies. According to the Guidelines to the Burra Charter on Conservation Policy: *Survey the fabric sufficiently to establish how its physical state will affect options for the treatment of the fabric.* Since the Upper Levels Police Station include a large area in varying levels and contexts, this Conservation Management Plan further extends the scope of study to cover site features within site boundary.

List of Surveys

The following lists all surveys and tests that have been carried out in the site and buildings to collect necessary information to enhance understanding of their physical conditions and to verify assumptions made in previous studies.

Cartographic Survey and Topographic Surveys

A set of measured drawings was undertaken on the Upper Levels Police Station Main Building by LDAsia in June 2008. A site topographic survey was undertaken by MTRCL Land Survey Team in 2007.

A set of the measured drawings by Cartographic Survey is attached in Appendix I. The AMO guideline on undertaking cartographic survey was followed.

Reference has also been made to the set of architectural and structural drawings by Architectural Services Department in 1950s during major renovation works were carried out. These set of drawings is the earliest available drawings for the main building and is attached in Appendix IV.

Photographic Survey

A full photographic survey on main building of Upper Levels Police Station has been undertaken to show the existing condition and details of the fabric. The AMO guideline on undertaking photographic survey was followed.

The Report is completed by LDAsia in April 2008.

The Photographic Survey is attached in Appendix II.

Condition Survey Report

The survey investigates the existing condition of the fabrics of the buildings including the foundation, wall, floors, roof, doors, windows, staircases etc. It also looks into the materials used in the construction of the buildings. By such survey, the original construction method and design aspects can be read and previous alterations and additions can also be checked. It provides hard fact to prove previous works that have not been recorded.

The survey report grades the condition of fabric into five levels namely: Fine, Good, Average, Poor and Broken. It also suggests protection methods for such fabric.

The Report is prepared by DCL Limited in April 2008.

The Condition Survey Report is attached in Appendix III.

4 ASSESSMENT OF CULTURAL SIGNIFICANCE

4.1 INTRODUCTION

The principles and methodology of assessing the cultural significance of Upper Levels Police Station are directly based on procedures laid out in two internationally accepted publications: the *Australia ICOMOS Burra Charter* (1999)¹ and *The Conservation Plan* (2000).²

The concept of “cultural significance” embraces the cultural heritage values of heritage places to the community, which cannot be expressed in financial terms alone. Assessment of cultural significance endeavours to establish why such a place is considered important and valued by the community. Significance, therefore, is embodied in the fabric of the place, including the setting, the records associated with the place and the response that the place evokes in the community.

Significance is normally evaluated or expressed through the preparation of a “Statement of Cultural Significance” which answers the question “Why is this site important?” Sections below identify the cultural significance for Upper Levels Police Station in this format. The assessment is intended to enable decisions on the future management of the Upper Level Police Station as a heritage place. The objective is to ensure that the cultural heritage values of the place is understood so that future decisions do not destroy the place’s significance but continue to conserve it for future generations.

4.2 CHRONOLOGICAL DEVELOPMENT

The chronological development of Upper Levels Police Station (No.8 Police Station) is detailed in Section 2 HISTORY, and a summary of which is as follows:

- | | |
|------|---|
| 1870 | The original No. 8 Police Station opened at Tai Ping Shan |
| 1892 | The police station closed and moved to the present site of the Upper Levels Police Station. The second No. 8 Police Station was built on the northern half of the site (facing Hospital Road), while the southern half of the site was occupied by the Berlin Mission building, which housed the charitable institution Berlin Foundling House (a home for abandoned Chinese children). |
| 1894 | The property that was the original No. 8 Police Station at Tai Ping Shan was resumed under the “Taipingshan Resumption Ordinance of 1894.” |
| 1896 | The property was demolished to make way for Blake Garden. |
| 1919 | The second No. 8 Police Station took over the Berlin Mission building and converted it as married police quarters. |
| 1924 | The former Berlin Mission building, now the married police quarters, was demolished. A number of “sheds” were constructed in the compound as temporary replacement to house 60 Chinese and 60 Indian policemen and their families. |
| 1925 | The premises of the Berlin Mission were formally purchased by the government. |
| 1928 | The third No. 8 Police Station opened and the complex occupied the entire site between High Street and Hospital Road. |
| 1932 | The part of the site where the former Berlin Mission building stood was cleared for a new police station. |
| 1935 | The fourth No. 8 Police Station, which is the current building, opened. |

¹ See: <http://www.nsw.nationaltrust.org.au/burracharter.html>.

² James Kerr, *The Conservation Plan*, 5th ed. (Sydney: National Trust of Australia (NSW)), 2000

- 1973 The elevated driveway at the western end of the site was constructed to enable vehicle to drive directly into the police station compound; the former parade square in the compound was used as a carpark.
- 2005 The last user of the fourth No. 8 Police Station, the Regional Headquarters of the Hong Kong Island Crime Wing, moved out and the police station was left vacant.

4.3 ASSESSMENT OF CULTURAL SIGNIFICANCE

(i) Basis of Assessment

The assessment is based on the methodology and procedures of the internationally accepted the Australia ICOMOS *Burra Charter* (1999) and *The Conservation Plan*.

As set out in the *Burra Charter*, the complete cultural significance of a heritage place is assessed under the categories of historic, aesthetic, scientific and "social values.

(ii) Scope

The assessment of cultural significance applies to the site of Upper Levels Police Station as a whole that comprises the land, landscape features, historical buildings and the immediate environ.

(iii) Criteria of Assessment

Evaluation criteria for the assessment of cultural significance of Upper Levels Police Station are developed and evolved from the *State Heritage Register Criteria of the NSW Department of Urban Affairs and Planning – Heritage Manual – Heritage Assessment Guidelines* (1996). The criteria summarized below are combined with the four categories of cultural significance recommended by the Burra Charter.

1. Historic and Historical Value

- (a) an item is important in the course of Hong Kong's local cultural history;
- (b) an item has strong or special association with the life or works of a person, or group of persons, of importance in Hong Kong's local cultural history.

2. Aesthetic Value

- (c) an item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in Hong Kong.

3. Scientific Value

- (d) an item has potential to yield information that will contribute to an understanding of Hong Kong's cultural history.

4. Social Value

- (e) an item has strong or special association with a particular community or cultural group in Hong Kong for social, cultural or spiritual reasons.

The assessment will base on the criteria (a) to (e) listed above and the assessment of positive and negative factors that attribute to each criterion.

4.3.1 HISTORIC / HISTORICAL VALUE

Criterion (a): An item is important in the course of Hong Kong's local cultural history.

	Include following positive factors?		Include following negative factors?
✓	shows evidence of a significant human activity.	✗	has incidental or unsubstantiated connections with historically important activities or processes.
✓	is associated with a significant activity or historical phase	✗	provides evidence of activities or processes that are of dubious historical importance
✓	maintains or shows the continuity of a historical process or activity	✗	has been so altered that it can no longer provide evidence of a particular association

The Upper Levels Police Station was purpose-built to replace the former Berlin Mission building that was converted as married police quarters. The development of this dedicated police station completes the site as a police station compound. The site has strong historical association with health-care and social service facilities that still exist in the immediate environ.

4.3.2 HISTORIC / HISTORICAL VALUE

Criterion (b): An item has strong or special association with the life or works of a person, or group of persons, of importance in Hong Kong's local cultural history.

	Include following positive factors?		Include following negative factors?
✗	shows evidence of a significant human occupation	✗	has incidental or unsubstantiated connections with historically important people or events
✗	is associated with a significant event, person, or group of people	✗	provides evidence of people or events that are of dubious historical importance
		✗	has been so altered that it can no longer provide evidence of a particular association

The Upper Levels Police Station does not meet this criterion.

4.3.3 AESTHETIC VALUE

Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Hong Kong.

	Include following positive factors?		Include following negative factors?
✗	shows or is associated with, creative or technical innovation or achievement	✓	is not a major work by an important designer or artist
✗	is the inspiration for a creative or technical innovation or achievement	✗	has lost its design or technical integrity
✓	is aesthetically distinctive	✓	its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
✗	has landmark qualities	✓	has only a loose association with a creative or technical achievement.
✓	exemplifies a particular taste, style or technology		

The architectural design of the Upper Level Police Station features a mixture of Art Deco and Stripped Classicism, the two dominant architectural styles of the 1930s. Although it is not designed by an architect of local, regional or international importance, and it does not represent any creative or technical breakthrough in architecture, its architecture is distinctive. It used to be a local landmark in the area, but its visual prominence has been degraded by the rapid development of taller and bigger buildings in the vicinity.

4.3.4 SCIENTIFIC VALUE

Criterion (d): An item has potential to yield information that will contribute to an understanding of Hong Kong local cultural or natural history.

	Include following positive factors?		Include following negative factors?
✗	has the potential to yield new or further substantial scientific and/or archaeological information	✗	the knowledge gained would be irrelevant to research on science, human history or culture.
✓	is an important benchmark or reference site or type	✗	has little archaeological or research potential
✗	provides evidence of past human cultures that is unavailable elsewhere	✗	only contains information that is readily available from another resource or archaeological site

A comparable building to the Upper Level Police Station is the 1932 Wan Chai Police Station (also a Grade III Historic Building), which features a similar blending of the Art Deco and Stripped Classicism styles. Extant buildings of such a style, in particular police stations, are relatively rare in

Hong Kong. It is therefore a potential reference building of the development of Hong Kong's architecture.

4.3.5 SOCIAL VALUE

Criterion (e): An item has strong or special association with a particular community or cultural group in Hong Kong for social, cultural or spiritual reasons.

	Include following positive factors?		Include following negative factors?
✓	is important for its associations with an identifiable group	✗	is only important to the community for amenity reasons
✓	Is important to a community's sense of place	✗	is retained only in preference to a proposed alternative

The Upper Levels Police Station is associated with a significant community group in Hong Kong's social development—the Hong Kong Police Force. It contributes to the community's sense of place, particularly to the older generations who still remember the place as "No. 8 Police Station."

4.4 STATEMENT OF CULTURAL SIGNIFICANCE

In terms of historical significance, the Upper Levels Police Station has strong historical and architectural significance. The original use of the site as a foundling home has historical association with the cluster of health-care and social service facilities in the vicinity.

In terms of aesthetic and scientific significance, the main building represents a relatively rare example of a hybrid Art Deco and Stripped Classicism style of architecture, which means that the architecture combined the two prominent styles of the 1930s. It is therefore an important reference building to illustrate the development of Hong Kong's architecture of the period.







In terms of social significance, The Upper Levels Police Station is strongly associated with the Hong Kong Police Force, particularly in terms of its contribution to the development of law and order in the early history of Hong Kong. It provides a sense of place to the older generations, who, in their collective memory, remember the place as "No. 8 Police Station."

4.5 SIGNIFICANCE OF INDIVIDUAL SPACES, ELEMENTS AND FABRIC

Individual space and elements of the Upper Levels Police Station main building have been assessed and levels of significance applied. This detailed assessment is provided to enable decisions to be made on the future conservation and development of the place.

Six levels of cultural significance are used in the assessment of the Upper Levels Police Station. These categories provide a framework for logical Conservation Policies to be developed, as well as the interpretation and recommended treatment of the fabric.

The methodology for this assessment is based on and modified from that in *The Conservation Plan*.

Level	Levels of Significance	Explanations
A	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.
B	HIGH 	Where an individual space or element is assessed as making a substantial contribution to the overall significance of the place. Spaces, elements or fabric originally of substantial quality, yet may have undergone considerable alteration or adaptation resulting in presentation which is either incomplete or ambiguous. This category also includes spaces, elements or fabric of average quality in terms of design and materials, but which exhibit a high degree of intactness.
C	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.
D	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, and 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).
E	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.
F	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.

4.5.1 Implications of Assessment

In general terms, the implications of placing a part of the fabric in one of the three categories are:

- that Level A and B fabric (exceptional and high significance) be conserved;
- that Level C fabric (moderate significance) be conserved but balanced by an assessment of the practical consequences for the continued conservation and use of Level A and B fabric. The conservation of such fabric may depend on factors other than heritage value and are an appropriate area for negotiation;
- that acceptable options for Level D and E fabric (low and neutral significance) include retention, recycling and replacement by new construction in a way which has a minimum adverse effect on Level A and B fabric and the least practicable effect on Level C.
- The preferred option for items marked 'Intrusive' is for removal or modification in such a way that their adverse effect is reduced or new elements of significance are revealed.

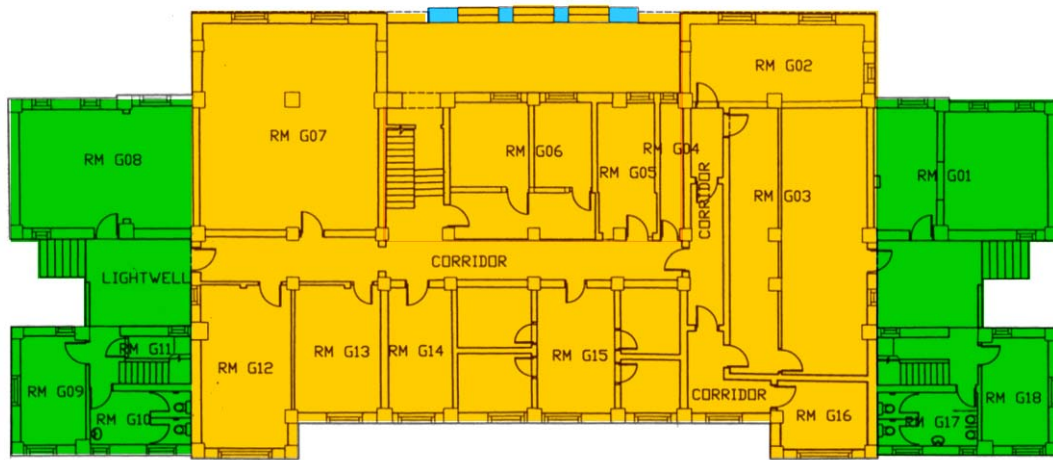
4.5.2 General Approach

There are areas of original fabric and internal finishes remaining at different parts of the historic buildings. Some elements are considered intact enough to enable interpretation of the historical connection with the Upper Levels Police Station and the original form and fabric of the spaces when constructed.

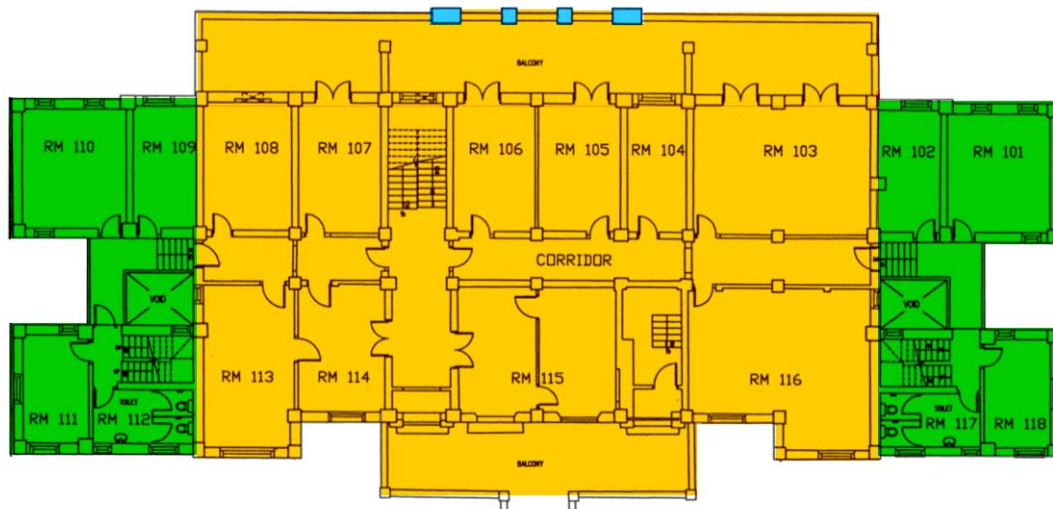
External façade features and their relation to the strict symmetry where a significant section of original fabric remains intact have been assessed as being of high to exceptional significance. These elements are seen as making a high contribution to the architectural understanding of the building and their intervention has to follow recommendations from this Conservation Management Plan and the Burra Charter.

Most of the interior spaces are seen as having a moderate level of significance as a result of past alterations having occurred and the architectural details being obscured by these alterations.

Isolated areas of original fabric have been assessed as being of low or neutral significance; this refers to mainly the services areas or spaces that have undergone extensive renovation. The rationale for this assessment is that these isolated areas do not contribute to the overall significance of the building and their removal would not impact upon the overall significance.



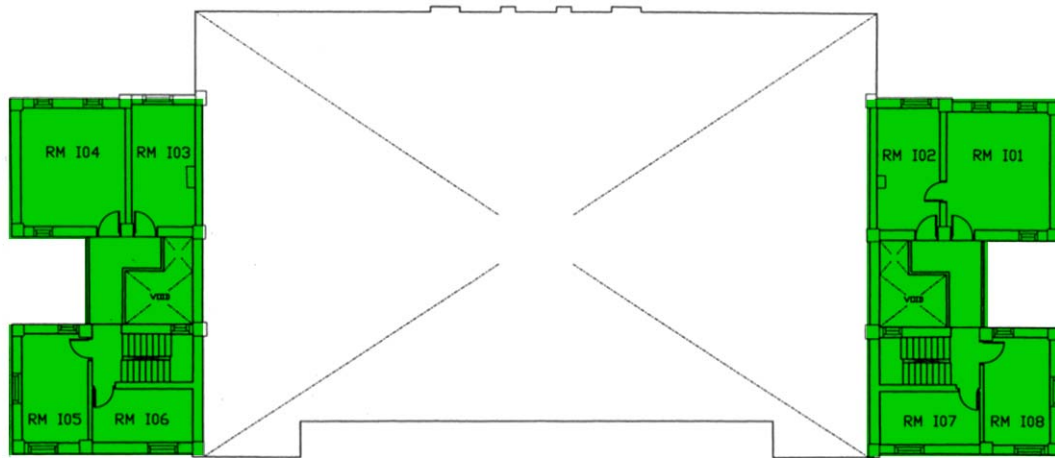
Ground Floor Plan



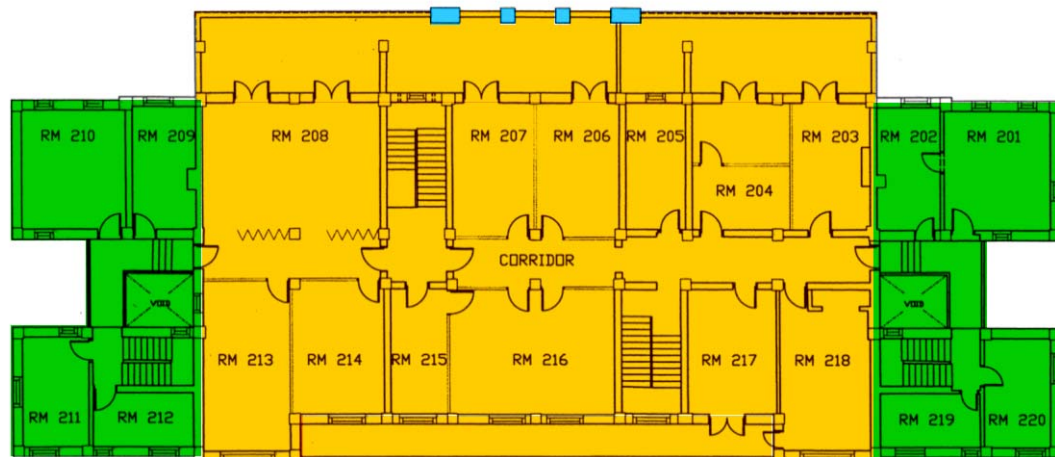
First Floor Plan

Title
GROUND & FIRST FLOOR PLAN
 Main Building of Upper levels Police Station
 < Areas of Significance >

Key	
	EXCEPTIONAL SIGNIFICANCE
	HIGH HERITAGE SIGNIFICANCE
	MODERATE HERITAGE SIGNIFICANCE
	LOW HERITAGE SIGNIFICANCE
	NEUTRAL / SERVICES
	INTRUSIVE ELEMENTS



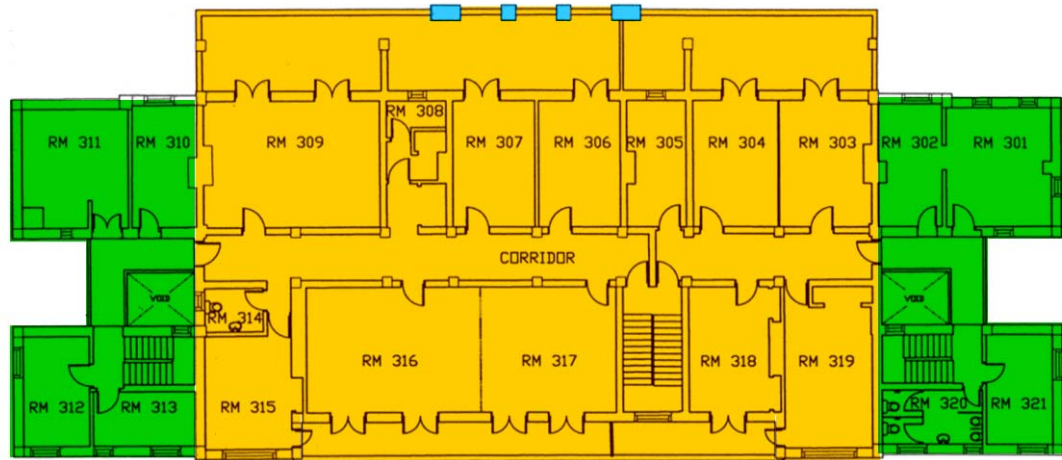
Mezzanine Floor Plan



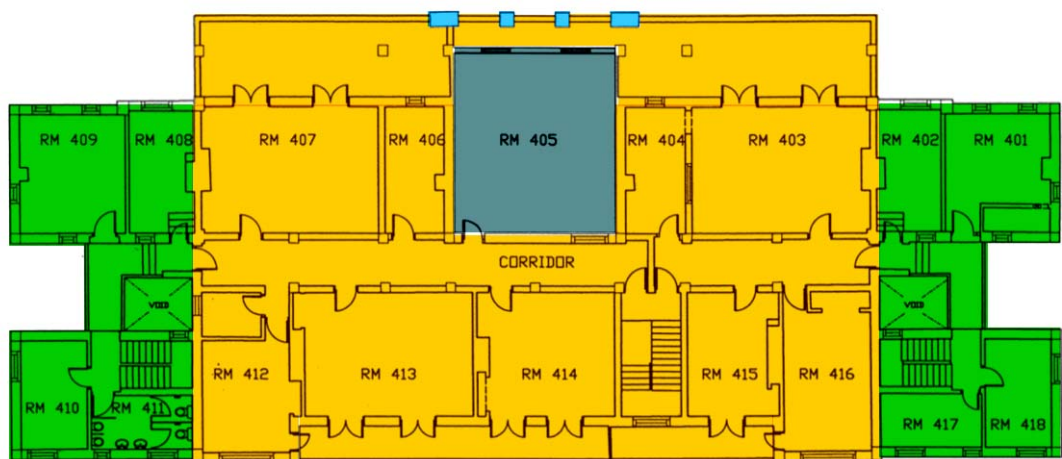
Second Floor Plan

Title
MEZZANINE AND SECOND FLOOR PLAN
 Main Building of Upper levels Police Station
 < Areas of Significance >

Key	
	EXCEPTIONAL SIGNIFICANCE
	HIGH HERITAGE SIGNIFICANCE
	MODERATE HERITAGE SIGNIFICANCE
	LOW HERITAGE SIGNIFICANCE
	NEUTRAL / SERVICES
	INTRUSIVE ELEMENTS



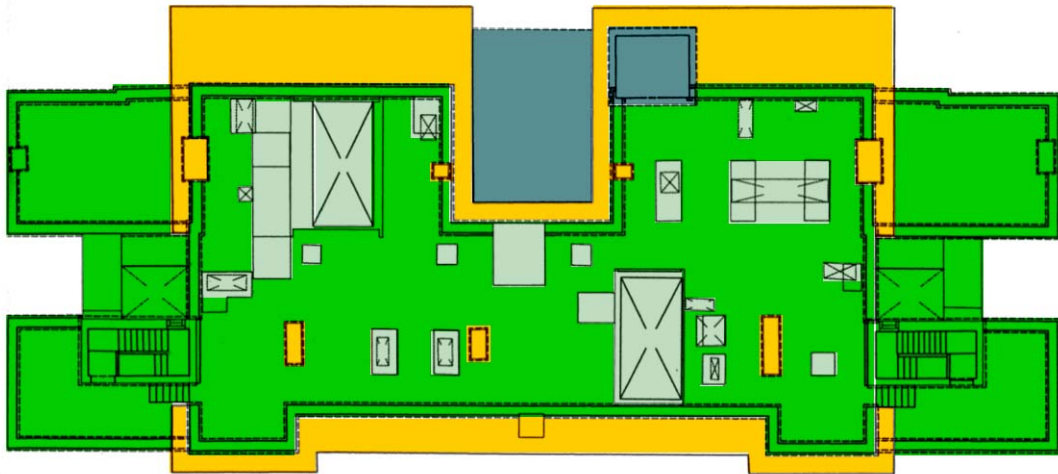
Third Floor Plan



Fourth Floor Plan

Title
THIRD AND FOURTH FLOOR PLAN
 Main Building of Upper levels Police Station
 < Areas of Significance >

Key	
	EXCEPTIONAL SIGNIFICANCE
	HIGH HERITAGE SIGNIFICANCE
	MODERATE HERITAGE SIGNIFICANCE
	LOW HERITAGE SIGNIFICANCE
	NEUTRAL / SERVICES
	INTRUSIVE ELEMENTS



Roof Floor Plan

Title
ROOF FLOOR PLAN
Main Building of Upper levels Police Station
< Areas of Significance >

Key	
■	EXCEPTIONAL SIGNIFICANCE
■	HIGH HERITAGE SIGNIFICANCE
■	MODERATE HERITAGE SIGNIFICANCE
■	LOW HERITAGE SIGNIFICANCE
■	NEUTRAL / SERVICES
■	INTRUSIVE ELEMENTS

4.6 SCHEDULE OF SPACES, ELEMENTS AND FABRIC

4.6.1 Main Building of Upper Levels Police Station

ITEM	DESCRIPTION	LEVELS OF SIGNIFICANCE
EXTERIOR		
Façade Design	<p>The north façade facing the harbour is considered the more significant one with its distinctive giant columns and horizontal balconies. It has minimal decorative details except chevron motifs at capitals near the flagpole.</p> <p>The whole building is expressed in simple geometric form ornamented by string courses and bands in external plasters and paints</p> <p>The south and north elevations follow strict symmetry though some façade elements are altered and recognizable.</p>	High
Balustrades at balconies (north and south)	<p>The balconies at the north façade were designed as horizontally banded and expressed with their streamlined balustrades. They are considered key façade design elements.</p> <p>The balconies at the south façade were narrower and they also express the horizontal balustrade details.</p>	High
Strong Columns at North Facade	The four columns, with the Art Deco chevron motifs and flagpole form the centre piece of the elevation design of the north façade. The columns are purposefully oversized than structural necessity for the expression of strengthen and verticality.	High
Plastered bands on facades	Constructed with plaster, the horizontal bands and some string courses give the building scale and proportion.	High
Timber framed windows and doors	<p>Some of the timber windows and doors have undergone reconstruction and the replacements were done randomly.</p> <p>Since the original window design is rather simple, the reconstruction is considered to be carried out to match original design.</p>	Moderate
Cast iron guard bars	The cast iron guard bars at windows of higher security need are constructed in the later stage with installation of CCTV system.	Low
Cast iron hopper heads	They demonstrate the original rainwater drainage system of the building and the hoppers are finely designed.	High
ROOF		
General	The roof has two levels with the main central parts accessed from the staircases on the sides. A lot of additions and building services installations are found and layout randomly. Multiple waterproofing works have been carried out but leakage is still serious.	Low
Flagpole stands	<p>The flagpole stand is significant feature to the building and usually centrally located for Art Deco styled building.</p> <p>The flagpole stand is intact while the flag is missing.</p>	High
Chimneys	Expressive features of flat roof, but later obscured by later-on installations. They are designed in different sizes but without much architectural detail.	Moderate
Cantilever portion of roof	The thin, horizontal edges of roof express lightness of the roof slab.	Moderate

ASSESSMENT OF CULTURAL SIGNIFICANCE
CONSERVATION MANAGEMENT PLAN OF UPPER LEVELS POLICE STATION

ITEM	DESCRIPTION	LEVELS OF SIGNIFICANCE
Additional services block at roof	The services block was constructed near one side of edge of cantilevered roof, forming an intrusive element	Intrusive
Building services installations	The building services are the later additions and considered reversible or demountable from the roof.	Neutral
INTERIOR		
Terrazzo Fireplaces	Main features of interior space of main building. They are located at the centre of the room following the chimney flue. Design of Fireplaces are the same with intact hearth stone and angled spandrels in terrazzo. The geometric design matches the Art Deco style of the building.	High
Tile Fireplaces	The tile fireplaces at third floor have been altered and blocked. Their features have been obscured or removed.	Moderate
Chamfered ceiling details and covings	The most notable interior architectural details are the chamfered corner treatment of the beams and columns and the plastered covings at ceiling-wall corners. They are very simple and minimalist in design.	Moderate
New floor finishes	New floor finishes including cement screeding, polyvinyl floor tiles and carpets are recent application and addition and contribute little to the overall significance.	Neutral
Building Services	Exposed electrical and telephone conduits located along the interior wall surface are new installation for the operation of police.	Neutral
Timber Floor planks	Timber floor planks are all sawn hardwood of unknown origin. No record is found whether they are original. Those at fourth floor have been damaged by leakage.	Moderate (Low for damaged timber plank)
False ceiling	False ceilings are recent additions and contribute little to the overall significance.	Neutral
Sanitary facilities	The sanitary facilities are all new elements and contribute little to the overall significance.	Neutral
Two staircases at central of main building	The central staircases serve functionally as main circulation through the levels of building. They are of simple design and have minimalist details. Constant upgrading works for the steps and treads are identifiable.	Moderate
Staircases at end of wings	Functional staircases connecting the utility rooms at end of wings with split levels.	Low
Utility and storage room at end of wings	The utility rooms and storage are located at end of wings. They are mainly of practical design with minimal details.	Low

ASSESSMENT OF CULTURAL SIGNIFICANCE
CONSERVATION MANAGEMENT PLAN OF UPPER LEVELS POLICE STATION

ITEM	DESCRIPTION	LEVELS OF SIGNIFICANCE
Ground Floor		
The Cells	The cells are located at central rooms at ground floor equipped with a toilet, steel doors and high windows with guard rails and wire meshes. The Internal layout and finishes have been severely altered to adopt uses for the Crime Wing regional headquarters.	Moderate
Security Windows	Security window and guardrails are built elements that demonstrate the operation of police force.	Moderate
Former Chinese and Indian officers' rooms	The ground floor originally designed with large rooms for Chinese and Indian Officers, symmetrically layout on two sides of the cells. They were heavily renovated with sub-division to accommodate smaller rooms. These alterations obscure the original spatial quality of the rooms.	Moderate
Entrance porch connected to carpark	The porch with high space and lined with the colonnades of the giant columns is nicely designed with plastered bands and rustications.	Moderate
First Floor		
Officers' rooms	Isolated areas of original fabric remain in officers' room only, including timber doors in some rooms. The design was obscured by continuous internal refurbishment works.	Moderate
Balcony to the south	The balcony to the south is an enlarged one for the connection to pedestrian bridge linking to High Street entrance. It demonstrates a functional entrance platform.	Moderate
Main doors	The main door panels have more notable details compared to the other internal doors.	High
Stone architrave	The moulded stone architraves around the two main entrances are visible in 1935 photo. They are considered part of the original design.	High
Second Floor to Fourth Floor		
Officers' rooms	Isolated areas of original fabric remain in officers' room only, including timber doors, timber flooring and fireplaces in some rooms. The original details were obscured by continuous internal refurbishment works.	Moderate
Corridors	The corridors have minimal details including the chamfered beams.	Moderate
Door and windows	Some of the timber windows and doors have undergone reconstruction and the replacements were done randomly. Since the original window design is rather simple, the reconstruction is considered to be carried out to match original design.	Moderate
Additional room at centre of fourth floor	The additional room at centre of fourth floor is built over the original roof courtyard space and considered intrusive. Very serious damage due to leakage was obvious.	Intrusive

4.6.2 Outbuildings and Landscape Features

ITEM	DESCRIPTION	LEVELS OF SIGNIFICANCE
Outbuildings at High Street	<p>The outbuilding at south-east corner forming the garages and the lower accommodation floors are original built elements in 1935. They are of simple geometric design and layout in a way to achieve symmetry of the master planning.</p> <p>The outbuilding at south-west corner forming the garages and the lower generator room are original built elements in 1935. They are of simple geometric design and layout in a way to achieve symmetry of the master planning. The curved blast wall with plastered bands is notable feature at basement entrance.</p>	High
Entrance bridge from High Street	The bridge was designed to provide a functional link of the building first floor to the High Street along the central axis of the building. It has the similar simple geometric design for its posts and balustrades.	Moderate
Gate pillars	Art Deco style gate pillars at High Street marks the entrance to the bridge linking the first floor. They represent a typical entrance gate design in the 1930s.	High
Two flight of steps behind front retaining wall	The two flights of steps linking the entrance at High Street to the lower landscape area are symmetrically designed and flanked on the retaining wall. They are considered as functional elements in the site.	Moderate
Granite blocks as steps down to Hospital Road	Large granite stone blocks are used as steps down the terrace to Hospital Road. They are original blocks of local materials.	Moderate
Barrack block at terraces down to Hospital Road	Constructed later for expanded services and due to insufficient space of main building. They have low architectural significance.	Low
Boundary wall at eastern side	<p>The boundary wall at eastern side is rendered and painted with ornamental coping and iron railings. They are original boundary wall of the site.</p> <p>The metal fencings are later-on additions and are neutral elements.</p>	High
Garden and carpark space to the north of main building	<p>It is designed as the place for mass assembly, marching and ceremony. It provides a breathing space for the appreciation of the main façade of the building. The space was later turned to more functional use as carpark and security control.</p> <p>The existing canopy is intrusive to the north facade.</p>	Moderate

5 ISSUES

5.0 INFORMATION FOR CONSERVATION POLICY

Conservation policies and recommendations for their implementation are developed from an understanding of:

1. The cultural significance of the place as a whole and the level of significance of the individual elements of the physical fabric;
2. Future uses;
3. Statutory and other external issues;
4. The owner's requirements and potential future needs;
5. The structural adequacy and the general condition of the fabric;
6. Public expectation.

5.1.1 Cultural Significance

The following constraints and opportunities arise from cultural significance of the Site.

The Upper Levels Police Station is of moderate local significance as a historic site of Hong Kong Police Force and as a building of some degree of architectural merits with its symmetrical layout and Art Deco and Stripped Classicism elements. The building was designed to be visually prominent in the Sai Ying Pun area and expressed its strong presence for law and order through its massive rectilinear form.

The implications for the building are that activity should not occur on the site that would have detrimental effect on the cultural significance. The identified historical and aesthetic values of the place should be conserved and enhanced. This should be achieved by appropriate maintenance, conservation, reconstruction and new development. In addition, character-defining elements should be conserved.

The values of the site should also be interpreted to enable a greater appreciation of the place. The particular qualities and important features of the site should be conserved and perpetuated to the future.

5.1.2 Ownership and Responsibility

The Upper Levels Police Station, since its construction in late 1935, was occupied by the Hong Kong Police Force until its vacancy in June 2005. The latest use of the site was Crime Wing Hong Kong Island Regional Headquarters. It was continued to be held under Hong Kong Police who currently control site access.

Under the Hong Kong West Island Line project, the HKSAR Government has decided to allocate the vacant Upper Levels Police Station for the re-provisioning of David Trench Rehabilitation Centre, much due to its proximity and its location within the same local service threshold. The surrender of the site for the re-provisioning of David Trench Rehabilitation Centre was agreed by Hong Kong Police. This proposal of adaptive reuse has also been accepted by the Central and Western District Council in 2006.

MTR Corporation Limited is responsible for project management of the re-provisioning exercise. The future user of the whole site is Hospital Authority.

This Conservation Management Plan is prepared to allow the project manager and designer of the re-provisioning project to fully understand the significance of the building and its fabrics and to present a practical guide to the future user on short and long term maintenance.

5.1.3 User's Requirement

The Upper Levels Police Station will be reused as the new David Trench Rehabilitation Centre (DTRC) to house part of the function and operations. As the floor area of the main building is not capable to accommodate all the existing rehabilitation uses, a new wing will be constructed within the site. Specific needs, accommodation requirements, future users and patient distribution are detailed and issued by Hospital Authority in the early stage of the project.

Specific issues that are closely related to the conservation of the building are highlighted below:

(1) Accessibility - Mobility Impaired Users

Information from Hospital Authority on the expected number of mobility impaired patients visiting the new DTRC each day and the number expected to use public transport is tabulated below.

<u>Averagely per day</u>		<u>PT</u> (LG/F)	<u>OT</u> (G/F)	<u>PC</u> (1/F)	<u>POPC</u> (Psy) (G-3/F)	<u>PGDH</u> (Psy) (G-2/F)	<u>CPT</u> (Psy) (G-4/F)	<u>MSW</u> (G/F)	<u>Total</u>
The current nos. of patients (disabled/ geriatric patients/ need walking aids) who are visiting the DTRC each day		30	30	0	40	16	0	0	116
a)	How many of them are coming with their wheel-chairs	6	6	0	15	3	0	0	30
b)	How many of them are coming by the by shuttle bus / NEATS service	4	4	0	10	8	0	0	26
c)	How many of them are coming by the public transports (Bus/ Taxi)	26	26	0	30	8	0	0	90

A large amount of wheel chair users are expected in the future operation of the building. The Barrier-free access regulation and code for universal accessibility should be applied.

(2) Circulation – flow and continuity

Public is expected to reach all floors, particularly for the central public area for visit of patients, the vertical circulation between floors should be enhanced by lifts and stairs. The circulation from High Street to the future new wing at lower portion near Hospital Road is required and expected to be a main flow of pedestrian along this north-south axis. However, there is no such direct and barrier-free access in the building. This requirement on the change of pedestrian flow is considered to be a significant issue to be considered in the adaptive reuse proposal.

(3) Functional requirement – layout, room size and hygiene and building services

International and local medical standards should be met for the rehabilitation centre. A precise requirement on room size, layout, space requirements for patient and staff and circulation pattern have been issued by Hospital Authority. Building service installations are also specifically designed to achieve specific hygiene standards.

(4) Environmental concern – micro-climate and condition control

Rehabilitation centre also has specific climatic control requirement including day-lighting requirement, artificial lighting specifications, temperature, humidity and air-change requirements. They should be addressed during envelop design and building services specification, arrangement and installation.

(5) Safety and Security – general and specific safety and security needs

The Upper Levels Police Station will be adapted as rehabilitation centre for psychiatric patients with very specific requirement on security and safety for patients. That includes safety mat and protection to room interior, special treatment room, and extra protection from jumping from high. The floors accommodating psychiatric patients should be located together.

5.1.4 Adaptability of the Site and Historic Building

Principles for Adaptation

Since the use of Upper Levels Police Station is to be changed in the future, preferred new uses should enhance the appreciation of the place and ensure the conservation of the identified significant structures and features.

Future uses for the existing buildings on the site may be considered compatible if the following criteria are met:

- The proposed new use of some parts of the site is sympathetic to the original use and does not detract from that use or the cultural significance of the buildings and landscape setting.
- Vehicular access associated with the use can be managed discretely on the site.
- The modern services required (eg. fire safety provisions, lift, air conditioning, toilets, etc) for a potential new use should not cause compromise to interior spaces of significance.
- The fixtures or fittings required as part of the new use would not damage or compromise the significant fabric or spaces.

Inappropriate uses could lead to confusion or adverse impact on the cultural significance of the place:

- Inappropriate uses can confuse the historic associations of the place.
- The lack of use and the consequent lack of maintenance can be as equally damaging as the introduction of an incompatible use.

Adaptability of Upper Levels Police Station

The main principle guiding the potential adaptation of Upper Levels Police Station is whether a strategy can be formulated which will enhance relationship and functionality of this site.

Through the analysis of the significance of the site and the elements contained within the Upper Levels Police Station, most of the interior areas, which are capable of various forms of adaptation to suit future new uses. Adaptation should be carried out in a manner appropriate and complementary to the significant values, and retain the significant fabric and external expression of the building.

Main Building of Upper Levels Police Station

The exterior form and facades of Main Building are of high significance, but this does not inhibit the interior spaces from adapting for future uses. Associated with these is the fabric of the walls and floors, utilitarian plasterwork, fenestration and fireplaces.

Through the seventy years being used as a police station, the interior spaces have been adapted for accommodating changing needs. The adaptive reuse and alteration and addition in the building are continuity of this tradition.

Further, areas of moderate and low significance in the Main Building can also be sympathetically adapted to suit the future uses. This includes side wings at both ends of the block.

Out-buildings

The out-buildings include the single-storey garage buildings along High Street with high significance. Due to their locations and floor areas, they can be continued as carparking blocks and storage at lower floors.

Opportunities and Constraints for Site Development

The following opportunities and constraints are relevant in the consideration of the best ways to allow for site development whilst conserving and enhancing the site's values:

- Retain the important external expression of the form as it relates to the original prominent locality and setting of the building at High Street;
- Accommodate and/or add new uses which will increase the functionality of the Site and perpetuate the cultural values of the place and;

While the site is divided into precincts to facilitate the practicalities of this Conservation Management Plan in terms of design and future management, the site is essentially characterised by two zones:

- Main Building Zone
 - Predominant by the main building and the area towards High Street.
- Garden and terrace Zone
 - Central garden and carparking space and the northern terraces where the sheds are located

The character of these zones should be retained and enhanced by way of compatible design. New built elements within these character zones should consider the character and visual prominence of the zone and contribute to the historic, aesthetic values of the place.

New built elements are generally recommended as light-weight, transparent (for canopies and enclosure) and to be visually of minimalist character.

5.1.5 Physical Condition

The general up-keeping of the historic main building has been carried out by Hong Kong Police since the vacancy of the site in 2005. The main building and the out-buildings are considered in moderate to poor conditions with several damaged areas caused by leakage. A full condition survey of the building and site has been carried out by DCL Consultants Limited in 2008. The Condition Survey Report is attached in Appendix III.

Constraints and Opportunities Table

The following table specifically outlines the constraints and opportunities found following the assessment of significant fabric and elements for Upper levels Police Station.

The Constraints are those which have disguised the cultural significance of the building;

The Opportunities are those which will enhance the cultural significance of the building.

(A) Main Building of Upper Levels Police Station

ELEMENT	CONSTRAINTS	OPPORTUNITIES
Roof	<p>Protective measures against leakage were carried out to the flat roof but have been damaged due to lack of maintenance.</p> <p>New additions have been constructed at the central portion of the top floor, forming a new roof.</p>	The original design of the roof was conserved and intact.
Exterior – general	<p>Some of the openings have been altered or blocked due to change of internal use.</p> <p>The central flag poles have been removed.</p>	<p>The exterior is intact and well maintained since its vacancy. Minimal detrimental alteration and additions have been done to the exterior except addition of window-type air-conditioners.</p> <p>Good photographic reference of the external views of the main building is available.</p>
Balconies	nil	The balconies and their details including that of balustrades and capital motifs are intact.
Windows	The windows have been modified and reconstructed due to damage and change of internal layout. Window-type air conditioners are added to windows.	Reconstruction of the window frames provides details for the future reinstatement or reconstruction of windows.

ELEMENT	CONSTRAINTS	OPPORTUNITIES
Interior - general	The cultural significance was compromised by the continuous refurbishment for modern use as a police station.	Many extant original and visible significant elements are still identifiable, such as chamfered beams and ceiling covings.

(B) The Out-buildings

ELEMENT	CONSTRAINT	OPPORTUNITY
Roof	Protective measures against leakage were carried out to the roof but have been damaged due to lack of maintenance.	The original design of the roof was conserved.
Exterior – general	Multiple renovation works were carried out for the exterior including painting and additions of building services.	The exterior is intact and well maintained since its vacancy. No detrimental alteration and additions have been done to the exterior.
Interior - general	The cultural significance was compromised by the continuous refurbishment for modern use.	Original and visible significant elements are still identifiable.

5.1.6 Requirements arising from The Burra Charter

The Burra Charter (1999) is accepted by Antiquities and Monuments Office of HKSAR Government as the main guide to conservation work and practices. The Burra Charter provides detailed principles for the formulation of conservation policy. The Articles of the Burra Charter guide the obligations for conservation policy for places of cultural significance and have been used in the conservation policies for Upper Levels Police Station.

The following are relevant articles:

- Provision should be made for the continuing security and maintenance of significant items. (Articles 2)
- All conservation work should involve minimum interference to the existing fabric. Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as necessary but as little as possible. (Article 3)
- The visual setting for significant items must be maintained and no new construction or other action which detracts from the heritage value of the item should occur. (Article 8)
- The physical location of a place is part of its cultural significance. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival. (Article 9)
- Existing fabric should be recorded before disturbance occurs. (Article 27)
- Disturbance of fabric may occur in order to provide evidence needed for the making of decisions on the conservation of place. (Article 28)
- Appropriate direction and supervision should be maintained at all stages of the work. (Article 27)
- A record should be kept of new evidence and for future decisions. (Articles 27, 31 & 32)
- Fabric of cultural significance already or subsequently removed should be kept in a secure repository. (Article 33)
- Adequate resources should be provided for conservation. (Article 34)

Town Planning Ordinance (Cap. 131)

The proposed site of existing Upper Levels Police Station, located to the east of King George V Memorial Park, is zoned "Government, Institution & Community" ("G/IC") under the Statutory Sai Ying Pun & Sheung Wan Outline Zoning Plan No.S/H3/21. In the planning notes, uses as "Hospital", "Public Clinic" and "Social Welfare Facility" are always permitted without need for planning permission from Town Planning Board. The re-provisioning of David Trench Rehabilitation Centre at the site falls under these use categories.

Further information can be obtained from the Statutory Planning Portal: <http://www.ozp.tpb.gov.hk/>. Consultation with Central and Western District Council on the proposed re-provisioning of facility to the site has been done.

Antiquities and Monuments Ordinance (Cap. 53)

The *Antiquities and Monuments Ordinance (Cap.53)* was enforced in 1976 to ensure that the best examples of Hong Kong's heritage are protected appropriately.

Historical buildings, sites and ancient structures may receive legal protection in Hong Kong under the Antiquities and Monuments Ordinance. In such case, the Antiquities Authority (that is the Secretary for Home Affairs) may, after consulting the Antiquities Advisory Board and with the approval of the Chief Executive and the publication of the notice in government gazette, legally declare a place to be protected. The declaration of the site and buildings means that the Antiquity Authority considers them to be of public interest by reason of its historical, archeological or palaeontological significance.

For historical buildings not declared under the Antiquities and Monuments Ordinance, the Antiquities Authority adopts a grading system for the historical buildings:

- | | |
|------------------|---|
| Grade I | Buildings of outstanding merit of which every effort should be made to preserve if possible. |
| Grade II | Buildings of special merit; efforts should be made to selectively preserve. |
| Grade III | Buildings of some merit, but not yet qualified for consideration as possible monuments. These are to be recorded and used as a pool for future selection. |

The definitions of grading are internal guidelines adopted by the Antiquities Advisory Board and the Antiquities and Monuments Office for the preservation of historic buildings.

The Upper Levels Police Station was classified as Grade III historic building in 1987. Any alteration and addition works associated with the building should also consult Antiquities and Monuments Office before works to be commenced.

Heritage Impact Assessment Mechanism for Capital Works Projects

A Technical Circular (Works) No.11/2007 has been issued by Development Bureau on Heritage Impact Assessment (HIA) Mechanism for Capital Works Projects on 31 December 2007.

Under the procedure stated in the circular, the re-provisioning of David Trench Rehabilitation Centre in Upper Levels Police Station requires the submission of an HIA for approval of Antiquities and Monuments Office. This Conservation Management Plan is submitted under the HIA since large scale conversion works in the main building are anticipated.

5.1.7 Regulatory Framework

The re-provisioning of David Trench Rehabilitation Centre is government project and its compliance to building codes and regulations is vetted by the Independent Checking Consultant (ICC). The ICC consists of building professionals and Authorized Persons. Although it does not involve statutory submission to Buildings Department as in the case of private development, the basis of compliance is also referred to the prevailing Buildings Ordinance and Fire Safety (Buildings) Ordinance for achieving safety and health standards.

Buildings Ordinance (Cap. 123) and subsidiary regulations

By definitions of *Buildings Ordinance (Cap. 123)*, "building works" includes any kind of building construction, site formation works, ground investigation in the scheduled areas, foundation works, repairs, demolition, alteration, addition and every kind of building operation, and includes drainage works. The primary objective is to ensure the safety, health and hygiene of its occupants.

The following is a summary of Building Ordinance and subsidiary regulations that are referred to in the process of design and construction works of Upper Levels Police Station:

CAP 123	Buildings Ordinance
CAP 123B	Building (Construction) Regulations
CAP 123C	Building (Demolition Works) Regulations
CAP 123F	Building (Planning) Regulations
CAP 123G	Building (Private Street and Access Roads) Regulations
CAP 123I	Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations
COP	Means of Escape in case of fire

It is recommended that the main building of Upper Levels Police Station is intact to be upgraded for adaptive reuse under the provision of Buildings Ordinance, wherever possible without adversely affecting the cultural significance. Exemption from the provision in the Ordinance should be considered for individual merit to ensure the significance of its fabric to be retained.

Fire Safety (Buildings) Ordinance (Cap. 572) and related Code of Practice

It is recommended that the Upper Levels Police Station to be rendered safe for public in term of current fire protection, fighting and rescue standard. The Ordinance, regulations and Code of Practice that are referred to are:

CAP 95	Fire Services Ordinance and its Regulations
CAP 572	Fire Safety (Buildings) Ordinance
COP	Codes of Practice for minimum fire installations and equipment and inspection, testing and Maintenance of Installations and Equipment

It is recommended that certain exemption from the provision of the Ordinance should be considered for individual merit to ensure the significance of its fabric to be retained. Fire-engineering approach may also be accepted to achieve fire safety performance while minimizing the adverse intervention.

5.1.8 Public Expectation

The Technical Circular (Works) by Development Bureau on Heritage Impact Assessment (HIA) Mechanism for Capital Works Projects also require a public engagement process to allow the stakeholders in the public sector to express views on the project and possible conversion works.

A consultation paper has been prepared and presented in the Central and Western District Council meeting on 15 May 2008. The comments from the meeting are summarized as follow:

- There was no adverse comment on the re-provisioning of David Trench Rehabilitation Centre (DTRC) to Upper Levels Police Station. Hospital Authority confirmed that the details of the re-provisioning had been agreed with MTR Corporation Limited. No major comment was received from AMO, but they will provide technical advices upon receipt of Heritage Impact Assessment Report of the re-provisioning of DTRC.
- Information boards were recommended to be erected in the vicinity of DTRC to brief the public the history of the site.
- Accessibility by public, patients and wheelchair users to the building is a major concern.
- It is proposed to enhance history and information about the site on AMO website.

6 CONSERVATION POLICY

6.1 PURPOSE AND EXPLANATION

The purpose of the conservation policies is to provide a guide to the conservation and retention of the cultural significance of Upper Levels Police Station (ULPS) and its relationship to the surroundings. The policies outline courses of action to be followed in the consideration and development of long term use, care and maintenance plans for the building.

The following specific policies provide the essential guiding aims for the building which should be adopted by the manager, future owner and the Antiquities and Monuments Office, Leisure and Cultural Services Department, HKSAR Government.

1. The Statement of Cultural Significance and schedule of spaces detailed in previous sections should be accepted as one of the bases for future planning and conservation works to the building.
2. The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS charter for the conservation of places of cultural significance (the Burra Charter).
3. The approach and options recommended for the conservation of specific fabric, spaces and qualities of the place should be endorsed by all parties as a guide to future work, the recommendations having been related to the principles of the Burra Charter.
4. Uses should be developed for areas assessed to be of exceptional and high significance which do not compromise the character and significance of those areas.
5. Care should be taken in any future development to avoid or minimise any adverse effect on the quality of the surrounding precinct.

The policies have been addressed in this sequence:

- Managing Change - Overall Site of Upper Levels Police Station including its landscape and buildings;
- Detailed Treatment of Built Elements of ULPS:
 - General
 - Exterior
 - Interior Elements and Spaces
- Care and Maintenance of the Fabric:
 - Routine
 - Long Term

The policies are referenced to the relevant Articles of the Burra Charter and the sections of this Conservation Management Plan that fundamentally underlie each policy.

The policies have been presented under various headings seen to be those of critical importance to the conservation of the cultural significance of the building. An explanatory segment that is intended to highlight the intent behind the policy has been included with each group of policies. This has been done to assist any future discussion of the merits of the policies and possible changes to their recommendations.

6.2 MANAGING CHANGE

This section is about the attitudes, processes and advisory resources necessary for the efficient management of change to the buildings and landscape in such a way that the heritage significance of the place is retained.

Classification as Graded Building

Policy 1.1: The Upper Levels Police Station was classified as Grade III historic building in 1987. Any proposed works affecting the site and the building will require the approval of the Antiquities and Monuments Office, Leisure and Cultural Services Department, HKSAR Government.

The existing Upper Levels Police Station and the former No.8 Police Stations are of particular importance to the development of Hong Kong Police Force in the Western District of Hong Kong Island and contributes to our understanding of local history.

Adoption and Submission of the Conservation Management Plan

Policy 1.2: This Conservation Management Plan should be formally adopted by the site owner. It should then become a standard requirement for works being considered for the place to be in accordance with its recommendations.

Policy 1.3: This Conservation Management Plan should be submitted to Antiquities and Monuments Office, Leisure and Cultural Services Department, HKSAR Government for endorsement.

Endorsement of this Conservation Management Plan by the owners of the building and the Antiquities Authorities having jurisdiction over it will give the Plan the necessary influence over matters affecting its significance.

How to use this Conservation Management Plan

Policy 1.4: The management of the main building of Upper Levels Police Station should be informed by an understanding of the place as described in this Conservation Management Plan.

Policy 1.5: A management structure should be implemented that:

- *integrates conservation into the overall management of the site;*
- *provides for long term conservation of significant fabric;*
- *disseminates the aims and objectives of this Conservation Management Plan to appropriate officers and staff members;*
- *outlines the responsibility at each staff level for implementing this Plan;*
- *understands the balance between the functioning of the building and the conservation of cultural significance.*

Policy 1.6: Conservation management expertise should be incorporated into the management structure for the building or should be imported from appropriate services.

The Conservation Management Plan has endeavored to identify why the site and each of its major built elements are significant. The statement of cultural significance and assessments of elements within each buildings; together with policies recommended will guide future planning and work.

The conservation policies make recommendations regarding the conservation of the place so that any proposed future intervention will not result in inappropriate loss of cultural

significance. It is intended to be of practical use to the managers of the site, enabling them to make decisions about the site with due regard to its significance.

Statutory Considerations

Policy 1.7: Antiquities and Monuments Office should be notified for all major works which may alter the interior or exterior of this graded building through submission of the Heritage Impact Assessment Report.

Policy 1.8: Compliance with the Building Code and its legislations under the Independent Checking Unit should be undertaken in a way which does not damage the cultural significance of the building and site. Performance requirements rather than deemed-to-satisfy provisions may be considered in case of adverse effect to the significant fabrics.

Policy 1.9: Upgrading for fire safety should be done in a manner that recognises the cultural significance of the buildings.

Any proposed work within the graded building, it should follow the procedure of submission of work proposal to Antiquities and Monuments Office for approval.

The objectives of Buildings Ordinance (being used as reference by the Independent Checking Unit) on health and safety should be considered concurrently with heritage conservation objectives and policies of this Conservation Management Plan in making decisions on the following major aspects:

- *Fire escape, rescue and installation*
- *Structural loading requirement*
- *Wind code*
- *Accessibility for person with disabilities*

Use of the Burra Charter and the China Principles

Policy 1.10: The future conservation and development of the place should be carried out in accordance with the following document:

- *The principles of the Australia ICOMOS charter for the conservation of places of cultural significance (the Burra Charter) as adopted in 1999.*
- *Principles for the Conservation of Heritage Sites in China (China ICOMOS) as adopted in 2002 (the China Principles).*

The Burra Charter is a useful guide to the conservation of main building of Upper Levels Police Station. The Charter provides a philosophical framework that is reasonably flexible and recognises the need for continued use and compatible development.

The China Principles provide a detailed and more elaborated conservation management guideline for site of heritage significance.

Relating levels of significance to proposals

The Statement of Cultural Significance sets out the reasons why the Upper Levels Police Station is of moderate significance. The more detailed assessments of significance levels for individual elements, spaces and fabric are an important factor to be considered when planning future action.

Policy 1.11: The more significant a concept, fabric, relationship, space or vista, the more care should be exercised in preparing proposals that may affect the place – the objective being to ensure that the work will not reduce, and may reinforce, the identified significance.¹

This understanding of the levels of significance helps to introduce the flexibility necessary for the management of change.

Conservation advice

Policy 1.12: All conservation work undertaken at Upper Levels Police Station should be in consultation with a qualified and experienced conservation architect acting within the guidelines of the adopted Conservation Management Plan.²

The conservation of buildings and landscape in the site of Upper Levels Police Station requires the expertise of professionals. The coordination and briefing of these professionals is a task of great importance and should be performed by a suitably qualified person such as a conservation architect. Under no circumstances should decisions relating to conservation work be left in the hands of tradesmen acting alone. However, once decisions are made regarding intervention in the building fabric, only the finest craftsmen and conservators should be employed to carry them out.

Policy 1.13: Prior to undertaking any conservation, maintenance or upgrading works on any part of the significant building's fabric or spaces a conservation actions schedule to set out a comprehensive schedule of actions based upon the conservation policies.³

Additional investigations may be required for proposed conservation works including replacing wall finishes, colour schemes etc.

Discovery of Antiquities or Objects of Historical Values

Policy 1.14: Any fossils, coins, articles of value or antiquity and structures and other remains or things of geological, historical or archaeological interest discovered within the site of Upper Levels Police Station should be well preserved and delivered to HKSAR Government for further investigation, recording and treatments.

There has been no archaeological potential assessment carried out at the site of Upper Levels Police Station. All valuable historic evidence uncovered including antiquities and tunnels should be properly recorded by relevant professionals and such discovery should be informed to Antiquities Authority.

Interpretation

Policy 1.15: The interpretation of the previous phases of police stations occupying the site of Upper Levels Police Station should be seen as an important element of the place.

Policy 1.16: The main building of Upper Levels Police Station should be presented and interpreted to reflect its significance as a regional headquarter of considerable significance in district level, that employed recognizable architectural style.

¹ Burra Charter, Articles 3, 5

² Burra Charter Articles 4, 6

³ Burra Charter Articles 4, 5, 6, 7

Policy 1.17: An interpretive display or facility should be developed to explain original design of the building and the relationship with the precinct, and highlights the surviving evidence of its original use that remains visible.

There should be an ongoing commitment to make financial resources available for the following:

- Reasonable public access to part of the site to comprehend the main building.
- A “low-key” interpretative display within part of the public areas of the buildings.
- Facility to allow public to understand the history and development of the site and building. Antiquities and historic evidence uncovered may be displayed.
- Publication of an interpretive document.
- Enhanced integration with the established heritage trail of the district.

In any future use, adequate financial resources should be made available for the professional preparation of an Interpretation Plan. The Plan should ensure that the representation of the building to its’ users and occupants, the general public and the visitor is carefully planned to accurately and simply reflect the historic, architectural and social importance of the place.⁴

Public Accessibility of the Conservation Management Plan

Policy 1.18: A copy of this Conservation Management Plan should be lodged with the Heritage Resources Discovery Centre.

The approved Plan should be accessible to the public in order to raise and foster community awareness of the significance of the place.

Future Use of the Site and the Buildings

Policy 1.19: The policies specified in this document should be appropriate regardless of the uses to which the buildings within the site are put.

Policy 1.20: Changes to the future use of the building in the site are acceptable providing that there is minimal impact on the surviving significant fabric. Future uses should continue to allow the appreciation of the original spaces.

Policy 1.21: The preferred uses for Upper Levels Police Station will allow the police station phase of occupation to be comprehended.

Policy 1.22: Should further changes of use be required over time, new uses should be compatible with the retention of the character and significance of the building. Future uses should also be compatible with the physical characteristics and qualities of the spaces.

The management of the site should be conscious that the operation of a police station constitutes an important part of the cultural significance of the buildings and site. Any change in use must allow this aspect of the site history to be appreciated.

New Development of the Site

General

Policy 1.23: No obstructive design elements should be constructed to adversely obstruct the full façade of main building.

⁴ Burra Charter Article 25

Policy 1.24: Any new construction should be of materials which are compatible with the fabrics of Historic buildings, but should not necessarily duplicate the existing palette.

Policy 1.25: Any new construction should be mindful of the original layout configuration of the historic building and its main axis.

Policy 1.26: Inspiration from the existing architectural design and details of main building can be drawn for the design of any new elements in the Site.

Northern Side

The most probable space for construction of new buildings in the site will be the extended portion of site to the North of main building, bounded by Hospital Road. This is the site of the existing storage barracks of neutral significance.

Policy 1.27: The connectivity from Hospital Road should be maintained.

Policy 1.28: Symmetry is not necessarily applied to the design of north façade of new development.

Western Side

Policy 1.29: Vehicular bridge at the west side is of neutral significance.

Policy 1.30: Any new elements should be coordinated to create an overall impression for the whole site when viewed from the west.

Southern Side

The existing entry to the site from the south should be maintained, but due to the limited circulation of the bridge, controlled widening of pedestrian access to site can be accepted. New lifts and elevators can be accepted on the southern façade provided that it is of minimalist design and character.

Policy 1.31: The south façade should be maintained as the main access to the site from High Street. Improved circulation to each floors should be provided.

Eastern Side

Due to the narrow site area to the east of Main Building, the eastward development is limited.

Signage

Policy 1.32: New signage is acceptable provided it is subservient to the existing fabric and not in loud colours, illuminated, flashing or neon; but in complementary and sympathetic materials.

Policy 1.33: The introduction of new signage inside the building should not damage significant fabric. New signage should, where possible, be free standing. Any other signage should be reversible.

New signage on the exterior of the building would be accepted only if a minimal approach is taken. New signage on the interior of the building is acceptable as long as significant fabric is respected.

Review of the Conservation Management Plan

Policy 1.34: This Conservation Management Plan should be reviewed upon discovery of new information and critical evidence about the Site and historic building⁵ or upon future adaptive reuse of the historic building.

The Conservation Management Plan, and particularly the Conservation Policies, may need adjustment to take into account discrepancies and unforeseen circumstances, to clarify intentions or as a result of uncovered evidence.

⁵ Burra Charter Articles 26, Policy 26.2

6.3 TREATMENT OF THE FABRIC, SPACES AND RELATIONSHIPS

This section sets out the recommended treatment or options appropriate for the future conservation and development of the site. In summary, the following elements of Upper Levels Police Station are identified as having “ High” significance:

- the North facade of main building with its strong symmetry and simple geometry in its elements of columns and balustrades;
- the Art Deco motifs feature at the column capitals of North façade of main building and the flag-pole stand;
- the masonry entrance portals to the main building;
- the two carpark blocks along High Street;
- the fence wall and entrance portals at High Street;

6.3.1 General

Policy 2.1: Surviving areas of significant original and early fabric and spaces of the original construction and design should be conserved where possible.

Policy 2.2: All conservation works should be preceded by thorough investigation, and monitored to assess their effectiveness.

The policies contained within this Conservation Management Plan are aimed at ensuring that all works, including conservation works, are undertaken with reference to the cultural significance of the place. An understanding of the historical development and the context should be a prerequisite for all those carrying out works to Upper Levels Police Station.

General treatment of the fabric

Policy 2.3: Individual elements and fabric of identified significance levels should be treated with the corresponding conservation policies outlined in the table below.

The following table provides the recommended conservation treatment to the identified levels of significance for the individual spaces and elements. Reference should be made to Section 4.5

LEVELS OF SIGNIFICANCE		RECOMMENDATIONS RELATED TO THE IDENTIFIED LEVELS OF CULTURAL SIGNIFICANCE
A	EXCEPTIONAL	Preserve, restore, reconstruct and adapt in accordance with the Burra Charter, in conjunction with minimum adaption for new function or use.
B	HIGH	Restore, reconstruct and adapt in accordance with the Burra Charter, in conjunction with adaptation or supplementary new construction if required for function.
C	MODERATE	Fabric, spaces and relationships assessed to be of 'moderate' significance should be maintained, preserved, restored, reconstructed or adapted as defined in the Burra Charter in conjunction with minimum adaptation for supplementary new construction if required. Removal in part or in full is acceptable if necessary. Retention may depend on factors other than the assessed heritage value, eg: its functional qualities.
D	LOW	Retain, recycle, add compatible new construction and/or remove in part or in full, minimising adverse impact on fabric of exceptional or high significance and having the least possible impact on fabric of moderate significance. Improvements are required which will contribute to the overall significance, aesthetic quality and functioning of Upper Levels Police Station.
E	NEUTRAL	Fabric identified to be of neutral significance has already been considerably modified. Retain, recycle, remove or modify as required - not important from a heritage perspective. However if new work is proposed, general care and respect for potential extant original material concealed behind plastering, false ceilings and plasterboard partitions etc should be taken.
F	INTRUSIVE	Remove or modify, in the long term, to reduce adverse impact on the overall significance, aesthetic quality and functioning of Upper Levels Police Station.

Setting and Visual Connectivity

The setting of Upper Levels Police Station is significant within the landscape of Sai Ying Pun. Its exceptional setting can be comprehended from the early photographs where the main building overlook the harbour at a distant.

Policy 3.1: Any future development within the site should allow the central axial setting of main building of Upper Levels Police Station to be appreciated.

Retention of Significant Fabric

Policy 4.1: Fabric of 'exceptional' and 'high' significance should preferably be conserved via processes of preservation and restoration, and detailed investigation and documentation should come before all conservation works.

Policy 4.2: Unless dangerous to visitors and occupants, significant fabric that has been worn through use should be retained, with any associated risks reduced by compatible means.

Significant fabric worn by a process of use over time provides evidence of the building's history, which can contribute to our understanding of it.

Policy 4.3: Where it is required to alter the building fabric, an approach of minimal intervention should be adopted.

Policy 4.4: Intervention for purposes other than the conservation of building fabric should occur in areas of moderate and lower significance. Detailed investigation should be taken before work to ascertain such decision.

The fundamental principle of the Burra Charter is one that requires the least intervention in the fabric as possible while achieving the desired results. It is a minimalist approach which attempts to retain as much of the original building fabric as possible. The approach recognises and respects the intrinsic value of the fabric and its ability to tell an important story, and facilitates intervention in a sensitive way.

Policy 4.5: All changes to the building fabric, especially unavoidable changes to significant fabric, should be carefully recorded to an appropriate archival standard, and become part of an archive established on the site.

When decisions are made that will require changes to the building fabric, a process of recording those changes should be immediately instituted. If it is conceded that the fabric can tell an important story, it should be recognised that any changes to the fabric should be carefully recorded to ensure that the story is not lost or diluted. Future generations or historians will be grateful for the adoption of this attitude.

Policy 4.6: A selection of appropriate items of moveable heritage should be retained on site to aid interpretation. These items would be most appropriately located within spaces of exceptional or high significance.

The original location and use of these items should be confirmed as part of a future interpretation strategy. Retention of an appropriate selection of these items is encouraged, to aid future interpretation of the significant period of the site's development.

Access

Policy 5.1: Major pedestrian access to the main building of Upper Levels Police Station from the South should be maintained. The interaction between the main building and its forecourt or garden should also be maintained.

Policy 5.2: Access for disable persons and wheelchair-users should be considered.

Policy 5.3: The central axial approach from High Street, in relation to main building should be maintained

6.3.2 Exterior

The architectural style and detailing of the main building's North Facade is of exceptional significance, especially for the simple geometric form and Art Deco motifs exhibited on the façade. The horizontality expresses a strong influence from Streamline Moderne style.

Policy 6.1: The architectural detailing of main building of Upper Levels Police Station should be conserved and should not be altered.

Policy 6.2: The balconies can be used as functional space and can be enclosed for continuous functioning of the building, provided that the openness and scale of the balcony space can be appreciated. The new skin should be identified as modern and should not designed to obscure the significant features on the façade.

Policy 6.3: A maintenance programme should be implemented to ensure the continued good care of the building's facades.

Policy 6.4: The major visual contribution to the Vista from King George V Memorial Park and High Street should be maintained.

Policy 6.5: Exterior colour scheme of the main building and the out-buildings should be chosen so as not to diminish the cultural significance of the buildings.

Roof

Maintenance issue and long term functioning of the building should be considered for water leakage repair of the building. Any new additions should be identifiable from the historic fabric.

Policy 7.1: It is considered possible for new building services and sympathetic additions to occur on the roof, where they should be compatible in design to the facade.

Policy 7.2: Staircase can be extended to roof level to facilitate access provided that the extended portions are in minimalist design.

Policy 7.3: Any new addition to the roof space should be sufficiently set back from the building edges so as not to detract the main facades.

Policy 7.4: Roof areas may be used as garden and should be inspected regularly and readily maintained.

6.3.3 Interior Elements and Spaces

Policy 8.1: Original features intended to be visible to the public, including ceiling beam details, fireplaces, louvered fenestrations should be conserved and remain accessible to view in public areas.

Policy 8.2: Elements of 'moderate' significance should be reconstructed and reused where they provide useful function and do not adversely affect fabric of 'exceptional' or 'high' significance. Neutral elements are considered not important from heritage perspectives. Elements identified as being 'intrusive' should be removed.

Policy 8.3: The preferred option is to preserve the identified significant features and details in situ and a maintenance programme should be implemented. Adaptations, for example the removal of the partitions between rooms, may be necessary to make the volumes functionally viable. If this occurs all changes should be archival recorded.

Policy 8.4: Fabric that has been identified as 'Intrusive' should be removed.

The central staircases are considered to be of moderate significance. The finishes and spaces are utilitarian. The stair no-longer complies with fire regulations.

Policy 8.5: The central stair is considered to be of moderate significance and can be altered if the fire escape concern arises.

Corridors

The corridors from ground to top floors are of utilitarian construction and considered to be of low significance. The chamfer details of the beams are of moderate significance to express construction of the time.

Policy 8.6: The corridors on Ground to Fourth Floor are not considered significant and can be modified if need arises. Due to the configuration, they were preferred to be used as corridor to minimize alterations of other building fabric. Removal in part or in full is considered acceptable where it is proven to facilitate the continued use of the building and the preservation of significant elements.

Rooms from First to Fourth Floors

In general the floors have been altered and added with partitions and services and some of the significant fabric remains. Heavily altered spaces have been assessed of low significance.

Policy 8.7: Officer rooms can be altered to accommodate future uses.

This excludes areas or elements separately identified as being of high heritage significance.

Integration of services

Policy 8.8: The upgrading of services within the building should comply with the following approach:

- *minimise impact on significant fabric;*
- *locate services in areas designed for, or previously damaged by services;*
- *locate services in areas that are not visible;*
- *use fixings that do not damage significant fabric.*

6.4 CARE AND MAINTENANCE OF THE FABRIC

Maintenance and Repair

Prompt maintenance and repair are essential to the conservation programme.⁶ Necessary works should be based upon regular inspection and appropriate construction methods.

The future building managers of the historic compound should implement a cyclical maintenance programme, which ensures the future protection of the buildings. The maintenance of the buildings should continue to be regulated and enforced in accordance with the proposed maintenance programme regardless of the potential change in building owners or managers. The maintenance program should be informed by the Conservation Management Plan, at present the maintenance is a general one and does not appear to consider the heritage significance of the internal fabric.

Policy 9.1: The building should be protected in accordance with a planned maintenance and repair programme that is based on extensive knowledge of the building and its materials, regular inspection and prompt preventative action.

Policy 9.2: Qualified and experienced consultants only should be employed to work on the building elements, in particular those identified as being significant. Remedial work should be appropriately supervised.

Policy 9.3: Sources of suitable scarce materials and methods for repairs to the fabric should be sought as soon as possible, and if necessary reserves collected and appropriately stored to be available for use as required. This strategy should be integrated within the long-term maintenance plan.

Policy 9.4: Previous maintenance and repair using unsuitable materials or detailing should be replaced as necessary using materials and details which do not detract from the significance of the fabric.

Policy 9.5: Services should not be permitted to emit waste products in a manner that will give rise to undue deterioration of the fabric.

Policy 9.6: Systems that prevent water penetration into the building fabric should be especially well maintained, such as eave gutters, hopper heads and waterproof membranes.

Policy 9.7 The maintenance programme should be implemented in accordance with the following principles:

- *attend to building repair work regularly to maintain the condition of the building fabric between repair cycles;*
- *similar work should be undertaken as a unified operation, except in the case of urgent repairs;*
- *minor repairs should be attended to promptly to avoid needless expense on additional damage;*
- *the maintenance programme should endeavour to preserve significant building fabric wherever possible, with the aim to repair instead of replace.*

⁶ Burra Charter Article 16

Regular inspection (on a 1 year minimum basis) by facility manager of future user on the condition and potential deterioration of the following items is recommended:

Main Building of Upper Levels Police Station:

- the façade plastered work;
- structures such as balconies;
- the roof in general;
- windows and doors, in particular the entrance doors.

Out-Buildings:

- the façade plastered work;
- the roof in general;

Policy 9.8: A 10-years inspection schedule and maintenance plan supervised by RSE/AP should be conducted.

7 IMPLEMENTATION

7.1 EXPLANATION AND USE

It is important that future operators, the property and facilities manager and the caretaker of Upper Levels Police Station continue to accept the cultural significance of the building. Accordingly substantial change to significant elements should not occur.

This Conservation Management Plan should be endorsed and implemented by the future site owner before any conservation works are undertaken, including any upgrade or general maintenance of the significant fabric.

7.2 SHORT TERM

In the short term it is essential that proposed modifications to individual areas and day to day maintenance is undertaken according to the conservation policies of this Plan. Ad hoc incremental change over time can result in the loss of significant fabric if the change is not monitored.

Ideally one staff member or officer from the property management, familiar with this plan and with conservation practice, would coordinate the short term modifications and maintenance. The relevant conservation policy is:

- Care and Maintenance Section 6.4

Some of the policies in the section may be implemented in the long term as well as the short term.

7.3 LONG TERM

In the long term, the upgrading of existing services will be required. It is essential that during the project planning process, the general policies within the Plan are understood and implemented.

Throughout the process of planning and documenting proposed new works or upgrade the impact on significant fabric of Upper Levels Police Station should be continually reassessed and the optimal solution sought.

The careful design of new services is required, in both the short term and long term. The existing configuration of the fabric must be carefully studied to determine the appropriate routes or the best solution for services that do not impact on significant fabric.

A management planning document may be necessary under the auspices of a new owner should the future use of the property be changed or new development, including adaptive reuse become an option.

7.4 RECOMMENDATIONS FOR MAINTENANCE WORKS

The following guidelines outline maintenance works and procedures that should be applied to Upper Levels Police Station. As recommended in the Conservation Policy section, any conservation or maintenance works should be undertaken by skilled trades-people with knowledge of sound conservation practice. All work should be properly recorded and archived.

General Maintenance

- Apply good practice maintenance to the individual rooms and common spaces. General cleaning, rubbish collection, window and door cleaning should be carried out.
- Continue engagement of full-time caretaker. The caretaker is responsible for managing maintenance schedules, regular building inspections and coordinating appropriate trades for repair works as required.

Exterior maintenance

This Conservation Management Plan recommends the conservation of the exterior features and with this it will be necessary to erect scaffolding. Whilst the scaffolding is erected the following conservation / maintenance works could be carried out:

- Cleaning following specific advice from heritage consultants;
- Repaint rendered sections of the façade.
- Repair looses and cracks.
- Tapping test and infrared test for render.

Possible Structural Movement

- Investigate and repair as necessary surface water, stormwater and drainage.
- Employ structural engineer to report on structural stability of the building prior to any works on the property.

Water Ingress, Falling Damp

Investigate roof and possible effects of water damage:

- clear, repair and maintain guttering and downpipes.

APPENDICES

APPENDIX I

Cartographic Survey

[Attach separately]

APPENDIX II

Photographic Survey

[Attach separately]

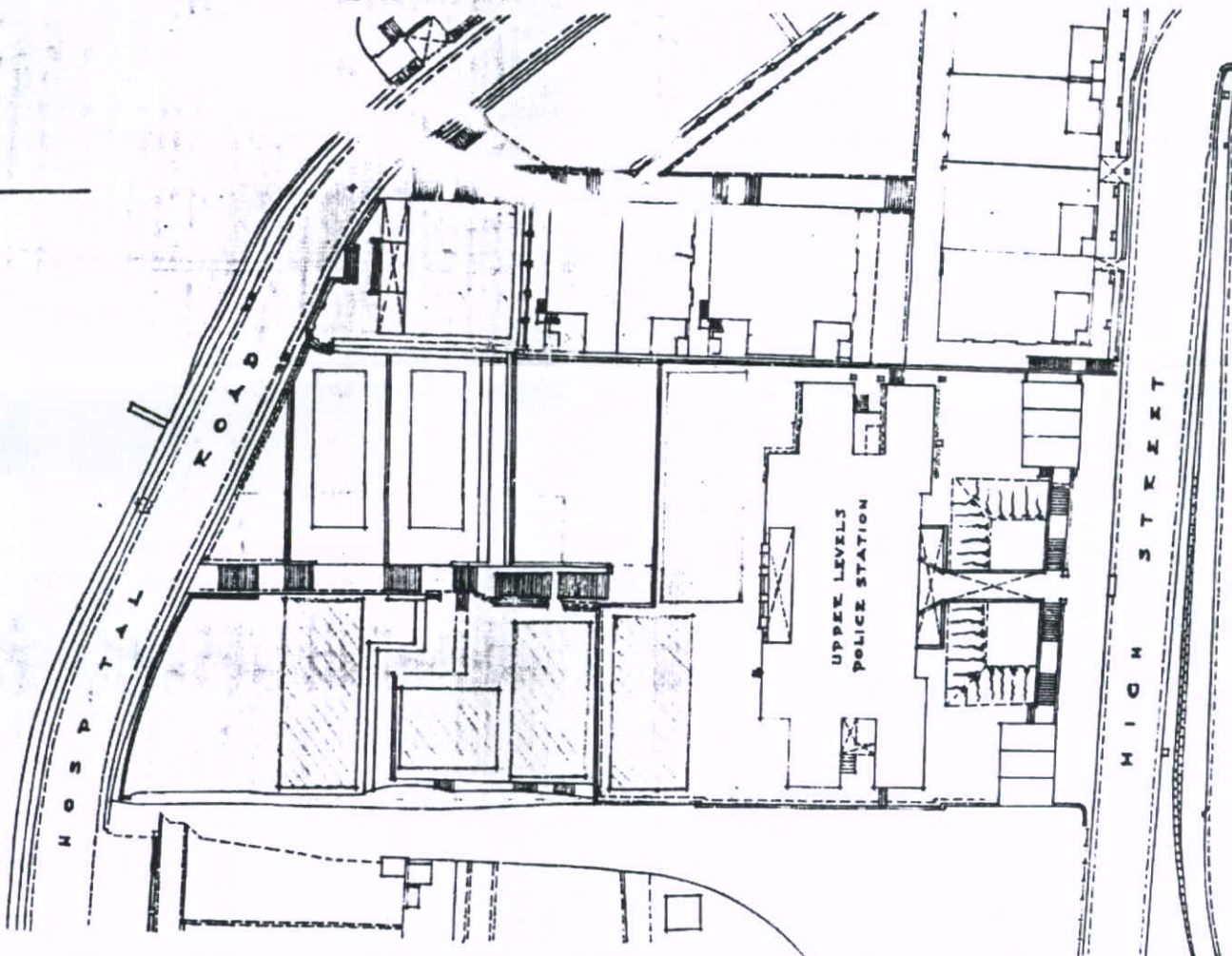
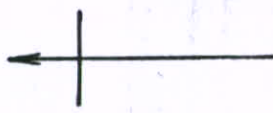
APPENDIX III

Condition Survey Report

[Attach separately]

APPENDIX IV

Architectural Plans from Architectural Services Department



SCHEME A
SCHEME B
EXISTING SECURITY FENCE
SCHEME B DO DO
AREA APPLIED FOR BY H.K. C.S.S.

SCALE: 1 IN. TO 50 FT.
FT. 0 50 100 150 200

This drawing is NOT REPRODUCIBLE IN ANY FORM, BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

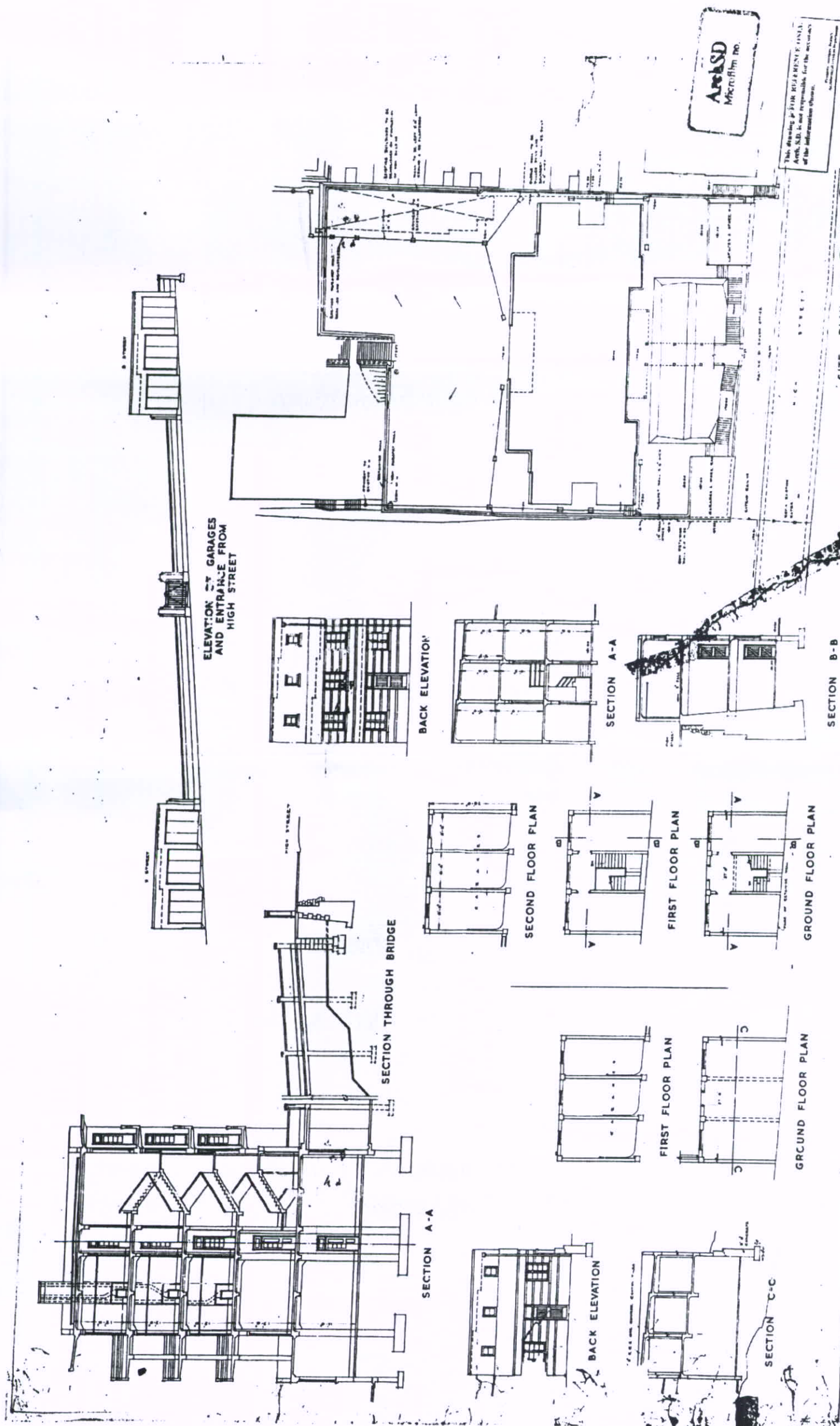
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DRAWING NO. A ^M/₁₂₆
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UPPER LEVELS (No.8) POLICE STATION

CHIEF ARCHITECT



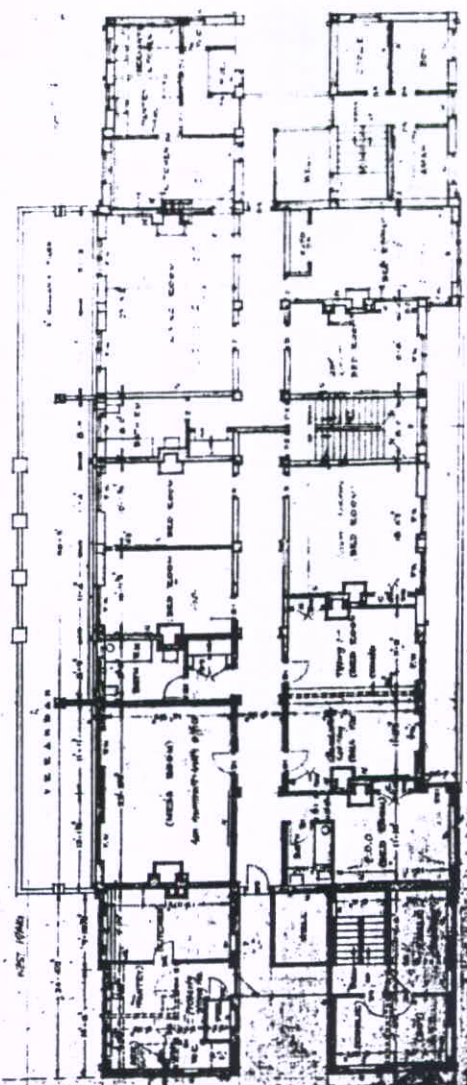
SITE PLAN 52479

UPPER LEVELS POLICE STATION

ArchSD
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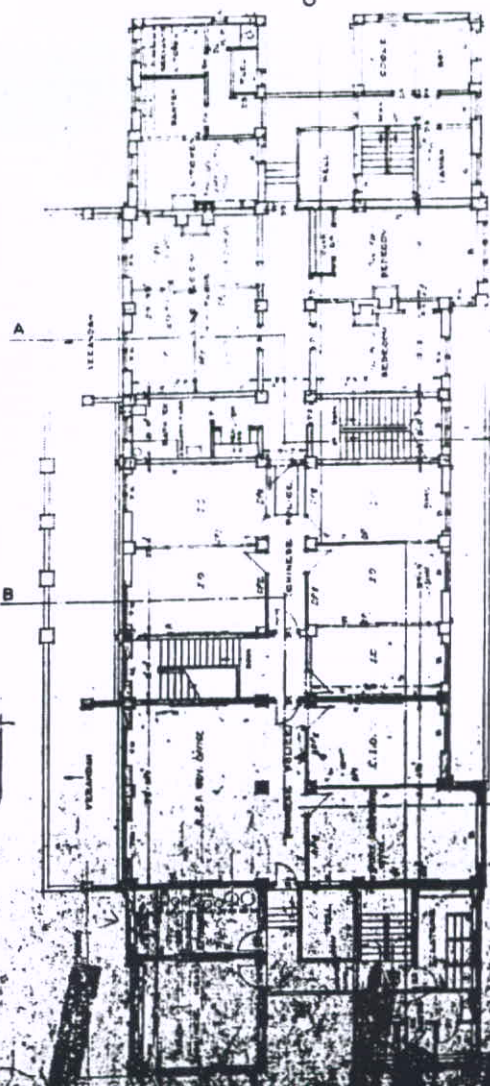
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ArchSD is not responsible for the accuracy
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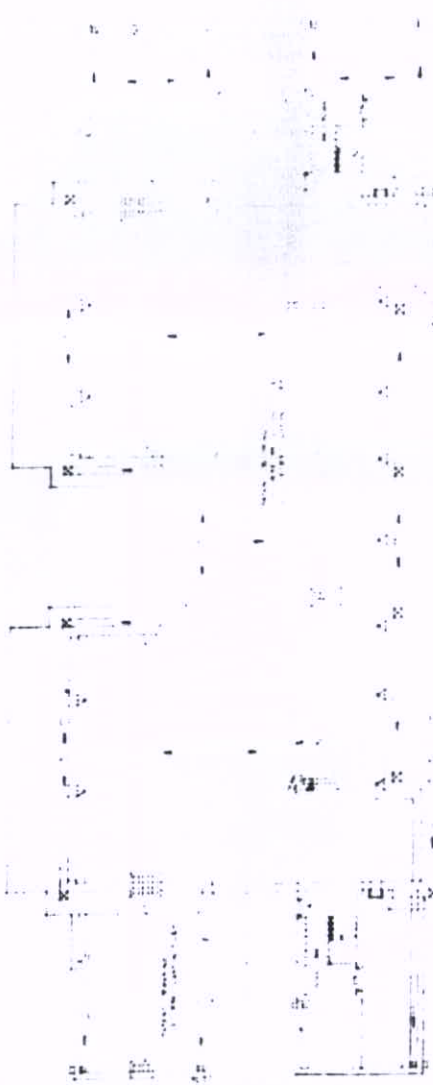
THIRD FLOOR PLAN

CHIEF INLAND MAGISTRATE

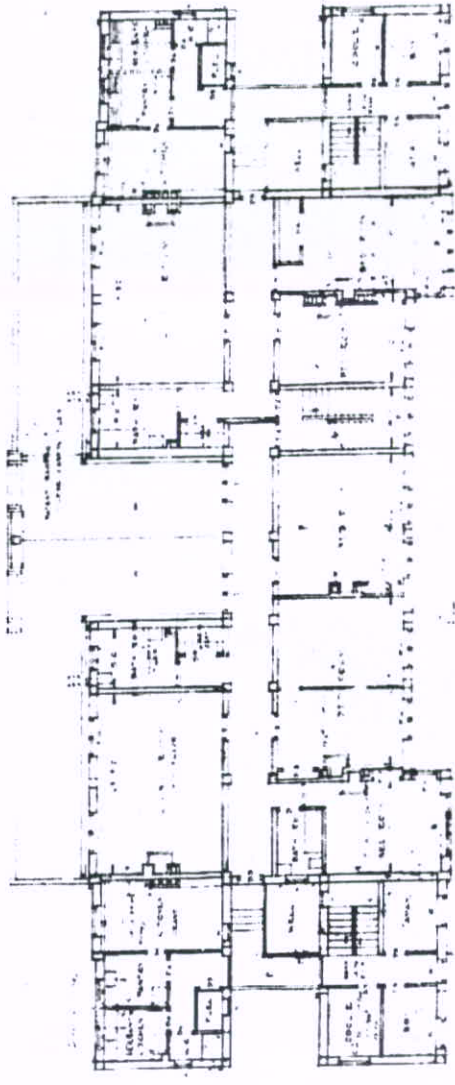


SECOND FLOOR PLAN

DIRECTOR GENERAL UNIT



ROOF PLAN



FOURTH FLOOR PLAN

RECEPTION

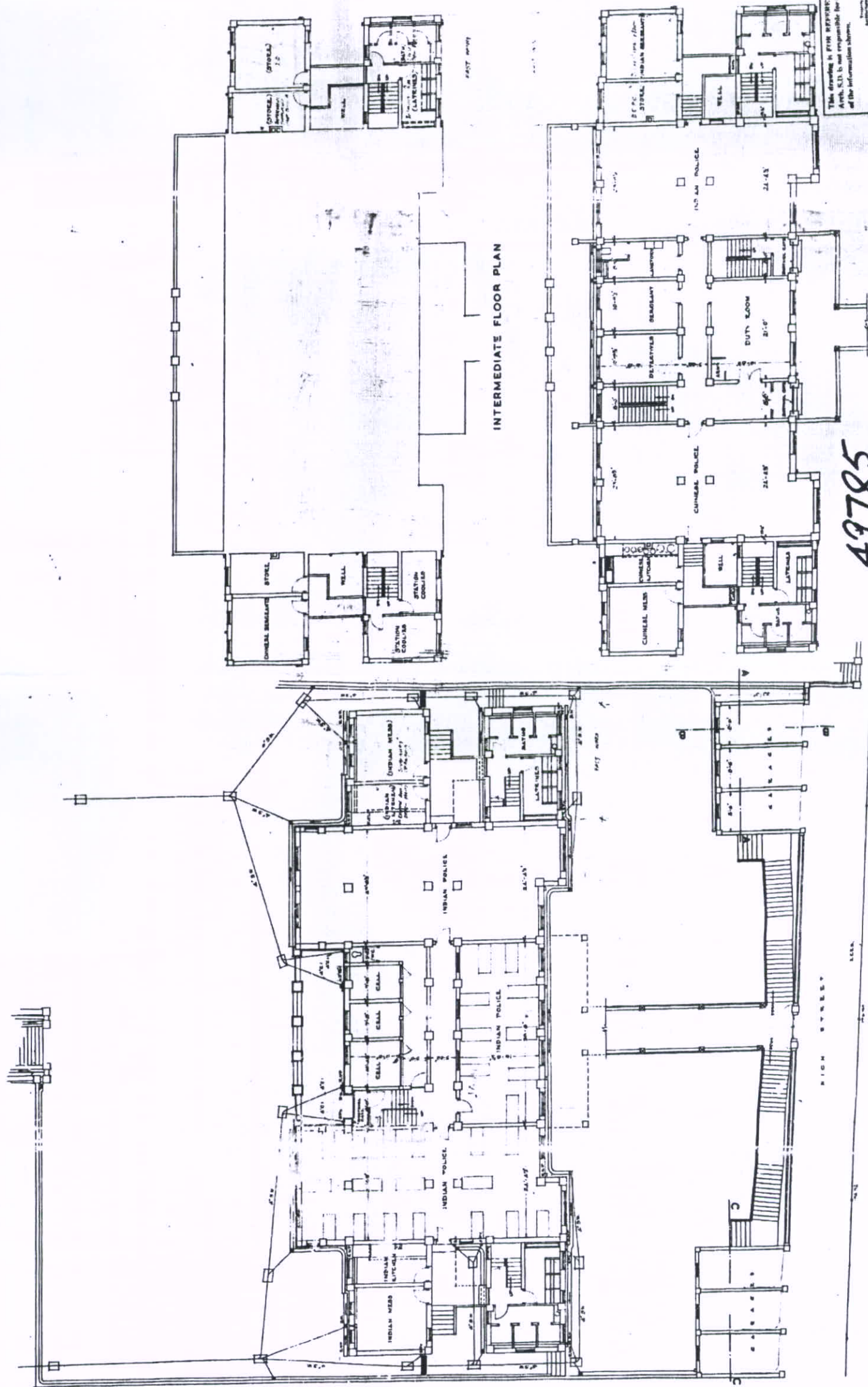
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ArchSD
Microfilm no.

52729

UPPER LEVELS POLICE STATION

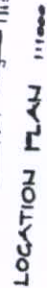
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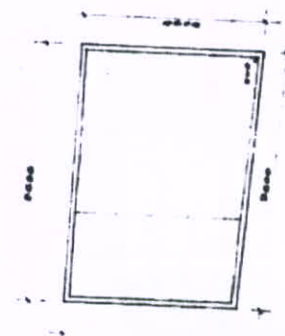
LEVELS POLICE STATION



52866



ROOF FLAW (SAPLINGS) 11/02




REP PLAN (GARAGES) 11:00

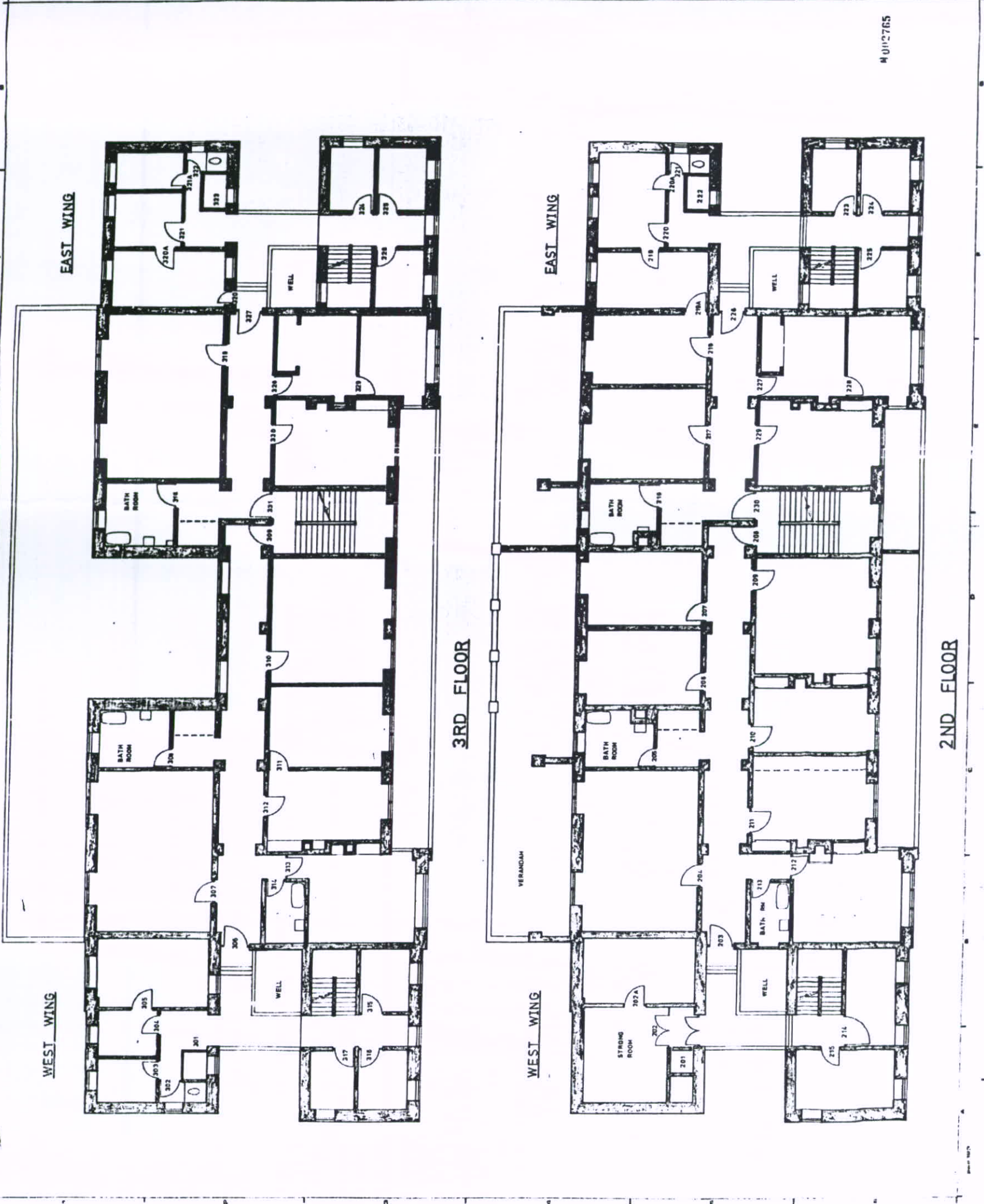


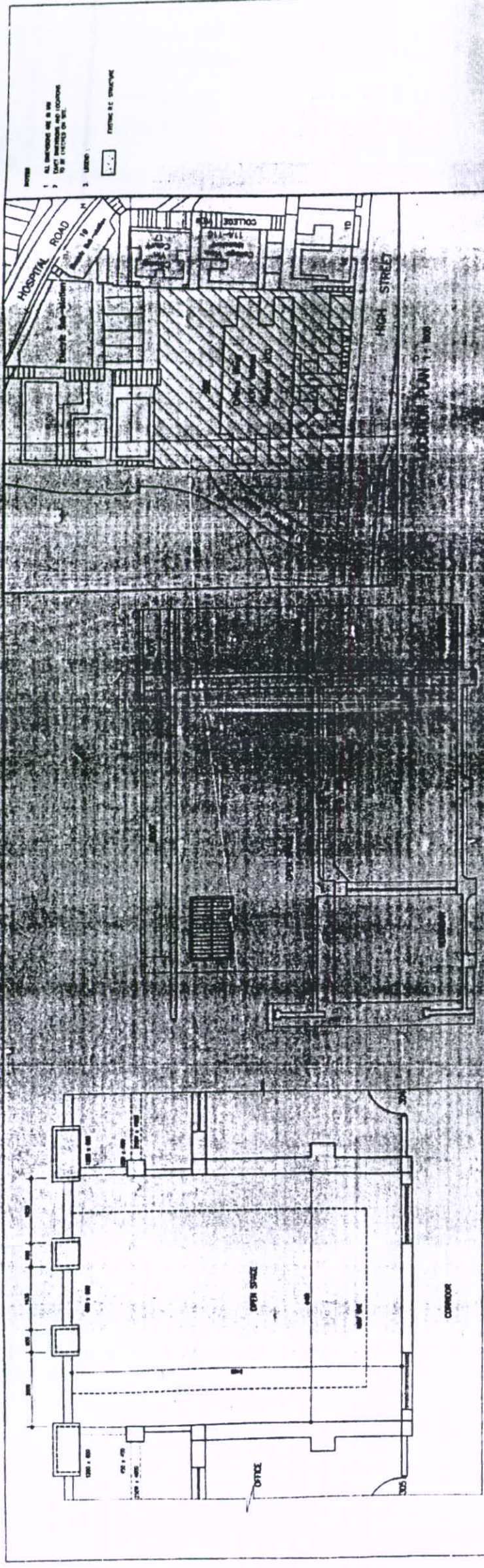
1. The first step is to identify the key components of the system. This includes understanding the hardware, software, and data involved.

[illegible]

MCU-9142

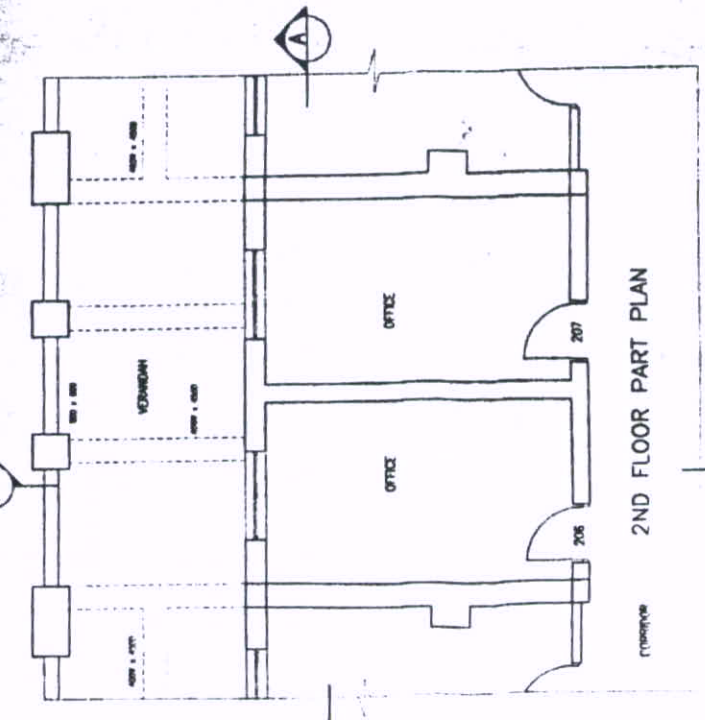
	
B.D.D. - A.M.	
AOM/11159	
FLOOR PLANS	
UPPER LEVELS POLICE STATION	
No. of Rooms Bathrooms Kitchens Stairways Elevators Other	Police Station Police Station Police Station Police Station Police Station Police Station





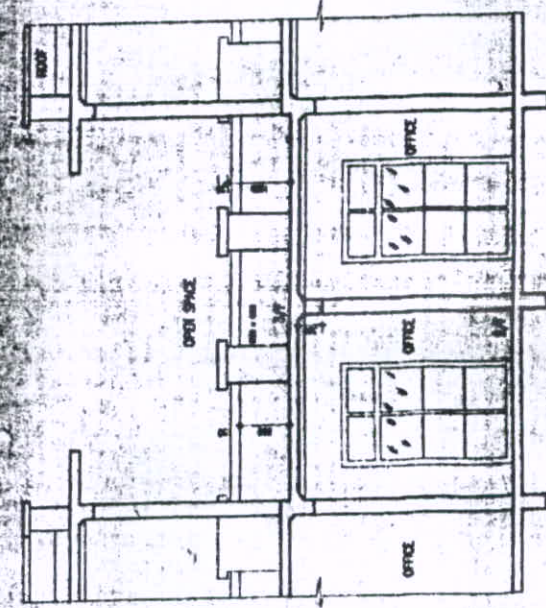
3RD FLOOR PART PLAN

SECTION B-B



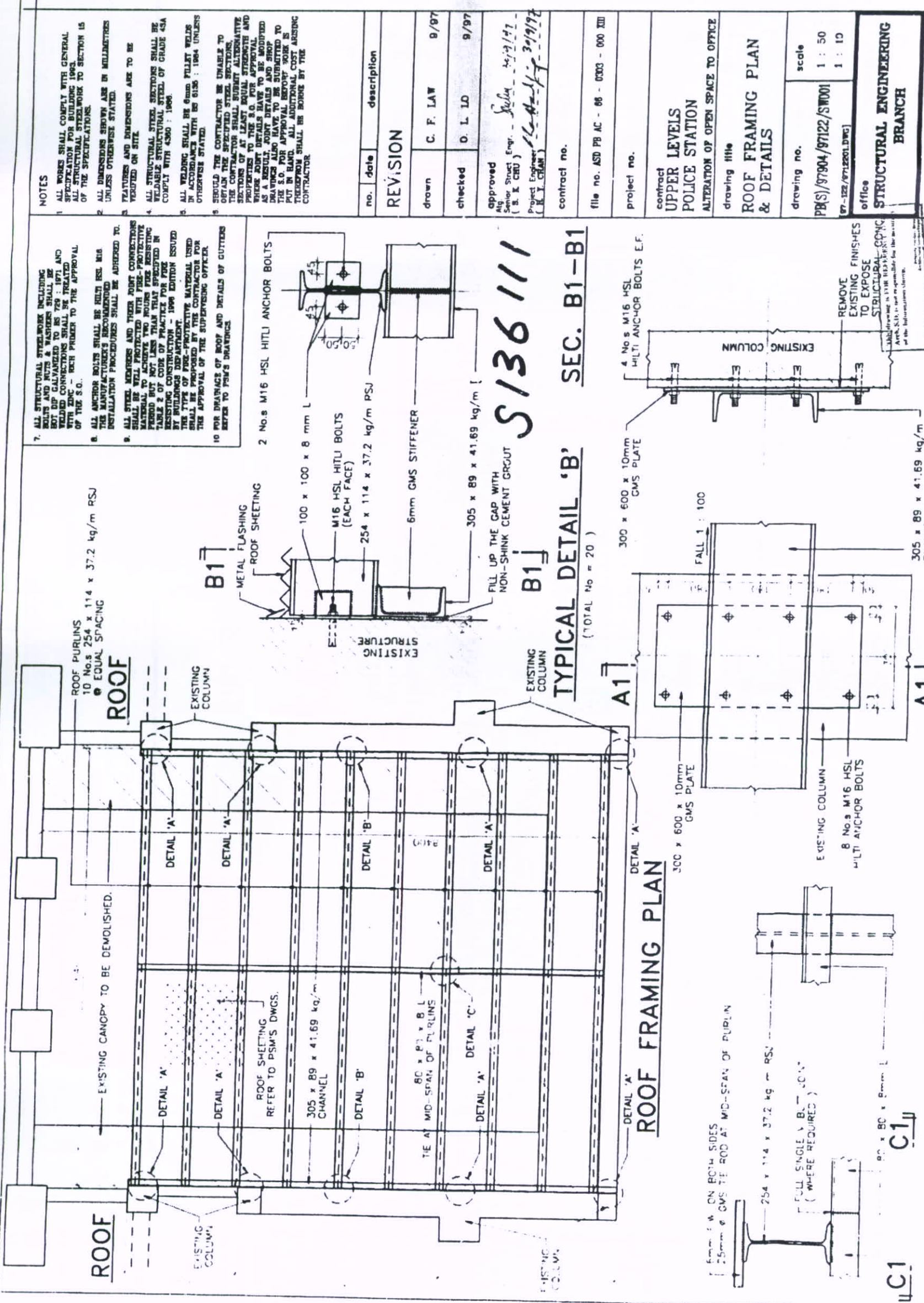
2ND FLOOR PART PLAN

SECTION A-A



NOTES:
1. ALL DIMENSIONS ARE IN METERS
2. EXISTING STRUCTURE
3. NEW STRUCTURE

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NOTES

- ALL WORKS SHALL COMPLY WITH GENERAL SPECIFICATION FOR STRUCTURAL STEELWORK OF THE SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- FEATURES AND DIMENSIONS ARE TO BE VERIFIED ON SITE.
- ALL STRUCTURAL STEEL SECTIONS SHALL BE RELIABLE STRUCTURAL STEEL OF GRADE 45A COMPLY WITH 4300 : 1966.
- ALL WELDING SHALL BE 6mm FILLET WELDS IN ACCORDANCE WITH BS 5135 : 1964 UNLESS OTHERWISE STATED.
- SHOULD THE CONTRACTOR BE UNABLE TO OBTAIN THE SPECIFIED STEEL SECTIONS, THE CONTRACTOR SHALL SUBMIT ALTERNATIVE SECTIONS OF AT LEAST EQUAL STRENGTH AND PROPERTIES TO THE ARCHITECT FOR APPROVAL. WHERE JOINT DETAILS HAVE BEEN MODIFIED AS A RESULT, JOINT DETAILS AND MODIFIED DRAWINGS ALSO HAVE TO BE SUBMITTED TO THE S.O. FOR APPROVAL BEFORE WORK IS COMMENCED. ALL ADDITIONAL COST ARISING THEREFROM SHALL BE BORNE BY THE CONTRACTOR.

no.	date	description
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drawn	C. F. LAW	9/97
checked	O. L. LO	9/97

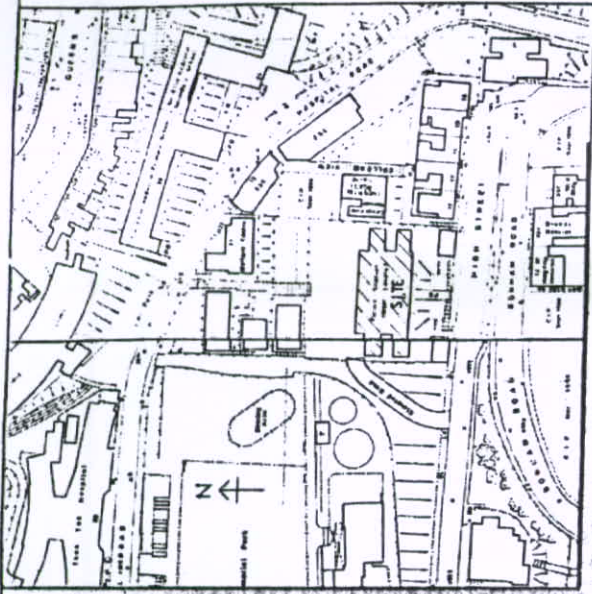
approved
 Aig. Senior Struct. Eng. - *Julian* 24/9/97
 (B. & C.B.)
 Project Engineer - *Leah* 30/9/97
 (R. Y. CHAN)

contract no.
 file no. ASD PB AC - 66 - 0003 - 000 XII
 project no.
 contract UPPER LEVELS POLICE STATION
 ALTERATION OF OPEN SPACE TO OFFICE
 drawing title
 ROOF FRAMING PLAN & DETAILS
 drawing no. scale
 PB(S)/97904/97122/SW001 1 : 50
 (97-122/9712201.DWG) 1 : 10

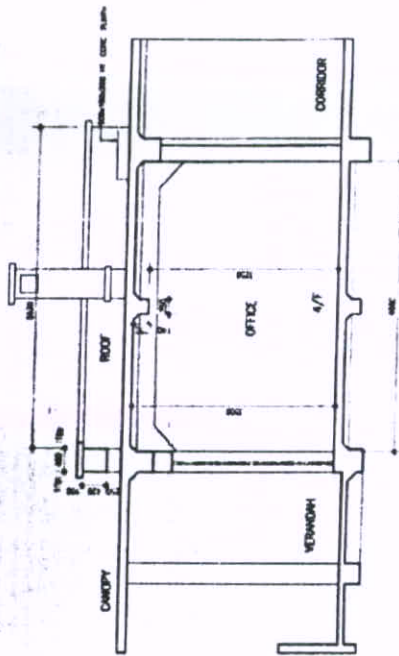
office
STRUCTURAL ENGINEERING BRANCH
ARCHITECTURAL SERVICES DEPARTMENT

DETAIL 'C' SEC. C1-C1
TYPICAL DETAIL 'A' SEC. A1-A1
TYPICAL DETAIL 'B' SEC. B1-B1
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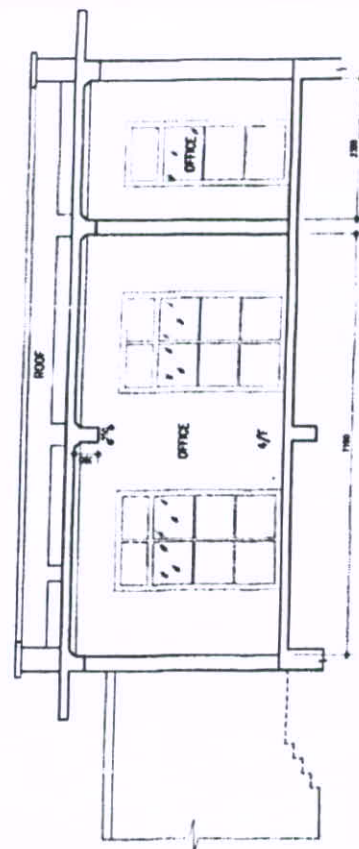
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LOCATION PLAN 1:1000

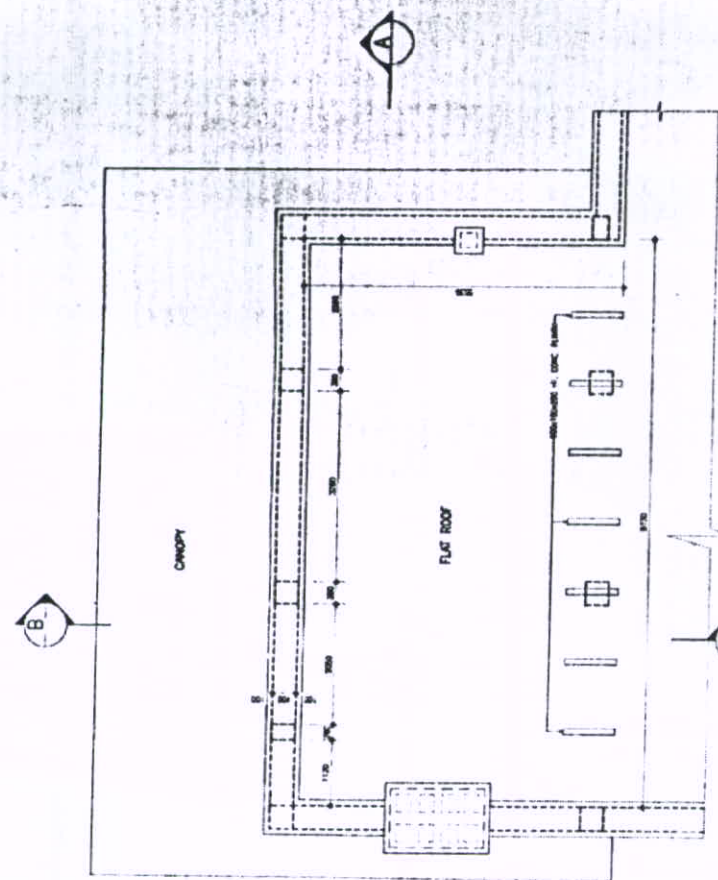


SECTION B-B

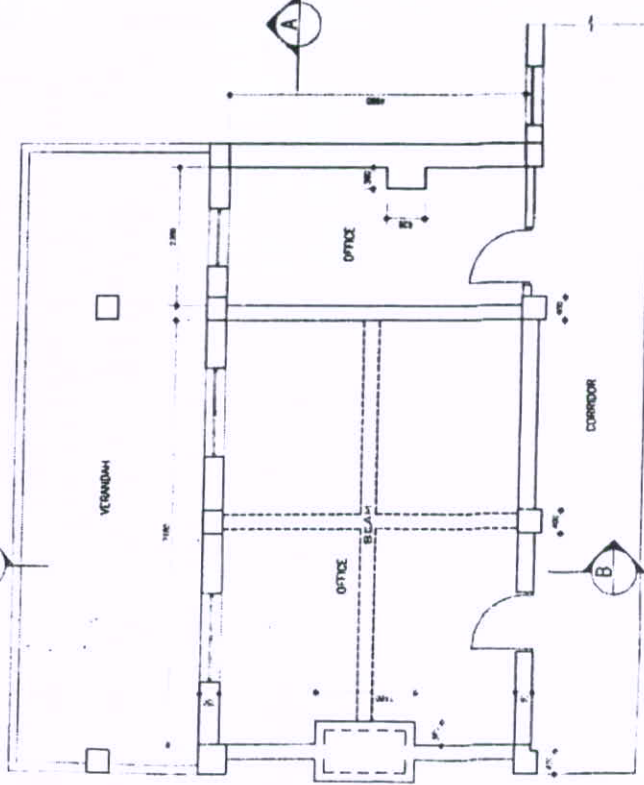


SECTION A-A

M0065661



ROOF PLAN



FOURTH FLOOR PART PLAN

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UPPER LEVELS
POLICE STATION
TAKES AIR POLLUTANTS (TRAP)
MONITORING STATION

ROOF & FOURTH
PART PLAN & SECTIONS
& LOCATION PLAN

PRBA/97904/96445/GPR01

PROPERTY SERVICES BRANCH



ARCHITECTURAL
SERVICES
DEPARTMENT

AT 851 8 7/11

DRAWING LIST

PROJECT : UPPER LEVEL POLICE STATION RESURFACE CARPARK AREA,
REPLACE BOUNDARY FENCE

PROJECT CODE : TCH031/P/243

WORK ORDER NO: P2109575

DRAWING TYPE : LAYOUT & PLAN
SCHEDULES, TABLES & SCHEMATICS
DETAILS
SECTIONS & ELEVATIONS
DESCRIPTIONS, NOTES & LEGENDS
PRESENTATION & PERSPECTIVES



DRAWING NO : DESCRIPTION :

REVISION NO :

SUBMITTED
DRAWING

REMARKS

ACA/ABD/ARC/7-1/SCH/001	DRAWING LIST	11/3	A	B	C	D	E	F	G	
ACA/ABD/ARC/7-1/LAY/001	PROPOSED LAYOUT PLAN	11/3	A	B	C	D	E	F	G	
ACA/ABD/ARC/7-1/LAY/002	LAYOUT OF NEW RAILINGS	11/3	A	B	C	D	E	F	G	
ACA/ABD/ARC/7-1-1/DET/001	DETAILS OF TYPICAL RAILING	11/3	A	B	C	D	E	F	G	
ACA/ABD/ARC/7-1-4/DET/002	TYPE D RAILING DETAIL & DETAIL OF G.M.S. CHANNEL COVER	11/3	A	B	C	D	E	F	G	
ACA/ABD/ARC/7-1-4/DET/003	DETAILS OF G.M.S. FENCE GATE	11/3	A	B	C	D	E	F	G	
ACA/ABD/ARC/7-5/DET/001	PAVEMENT DETAILS	11/3	A	B	C	D	E	F	G	
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ACA/ABD/ARC/7-6/SCH/002	SCHEDULE OF S.S. RAILING (2)	11/3	A	B	C	D	E	F	G	

PROJECT NAME
UPPER LEVEL POLICE
STATION RESURFACE
CARPARK AREA, REPLACE
BOUNDARY FENCE

INTERNAL PROJECT NUMBER
TCH031/P/243

WORK ORDER NUMBER
P2109575

CONTRACT MANAGER
[Signature]

ARCHITECTURAL DESIGNER
[Signature]

STRUCTURAL DESIGNER
[Signature]

MECHANICAL DESIGNER
[Signature]

ELECTRICAL DESIGNER
[Signature]

PLUMBING DESIGNER
[Signature]

BUILDING SERVICES DESIGNER
[Signature]

ACoustical DESIGNER
[Signature]

APPROVED SIGNATURE
[Signature]

DATE
11-03-2003

DRAWING TITLE
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DRAWING LIST

REVISION NUMBER

REVISION LETTER

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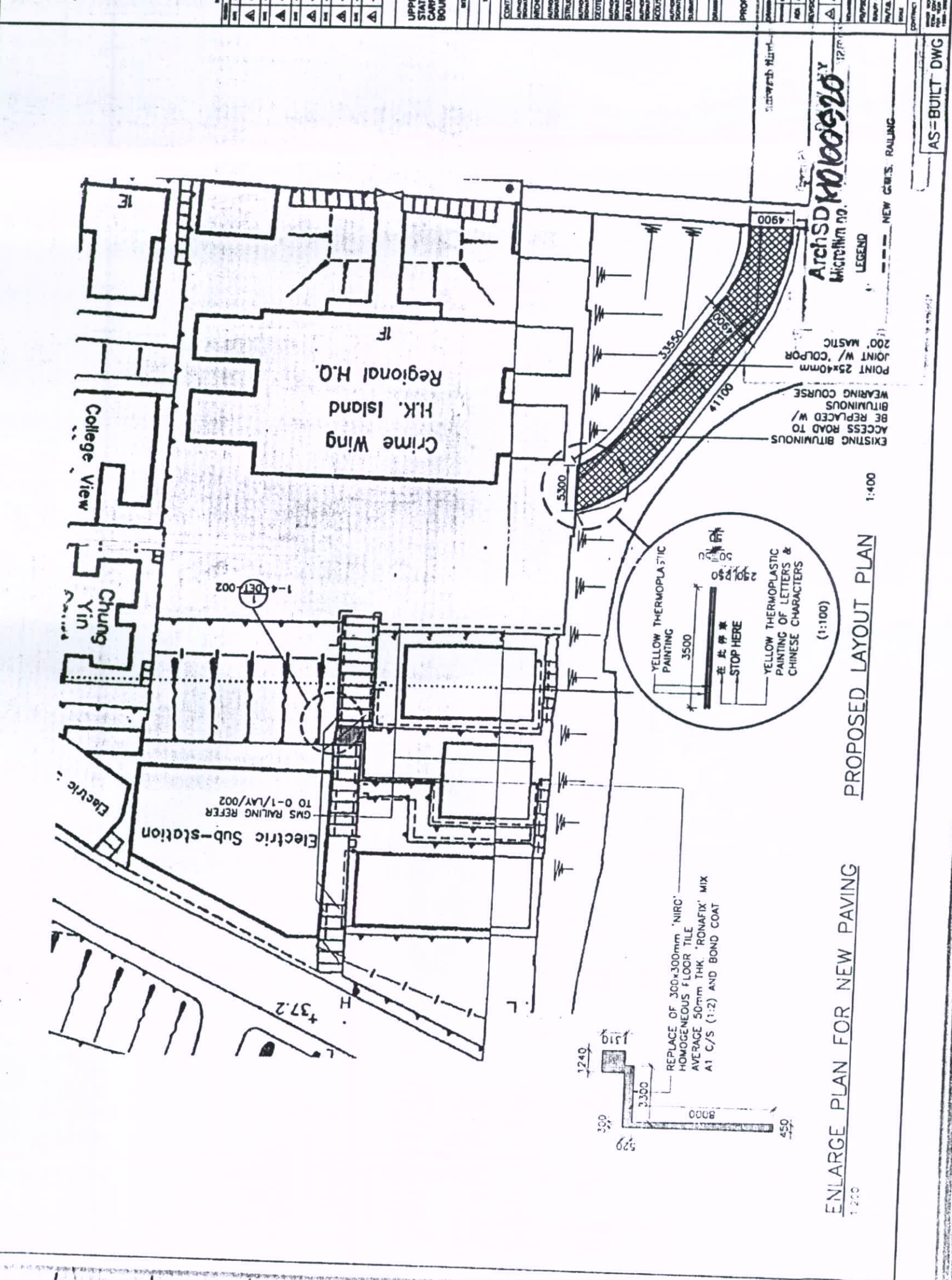
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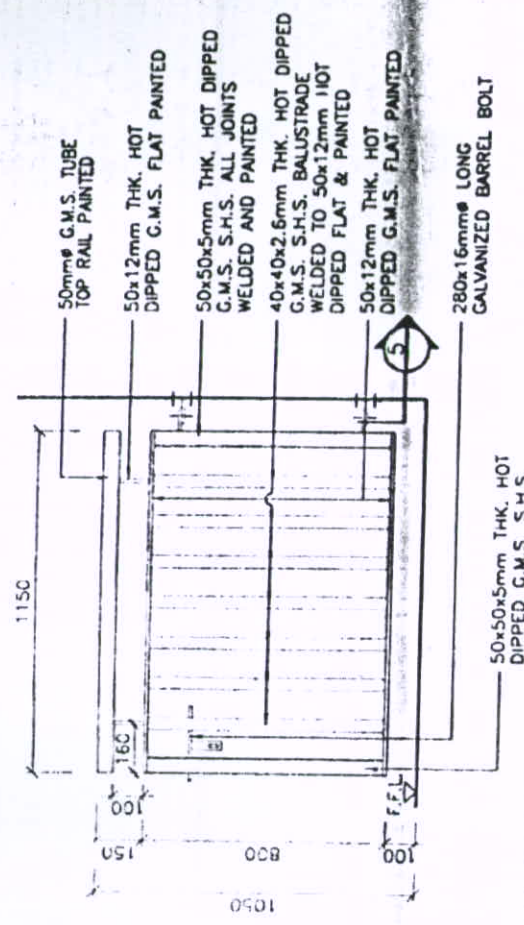
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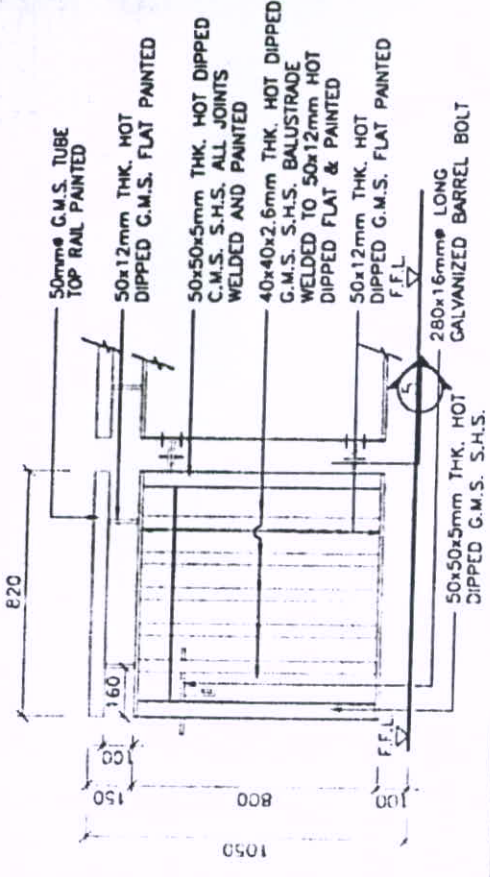


PROJECT NAME	UPPER LEVEL POLICE STATION RESURFACING CARPARK AREA, REPLACE BOUNDARY FENCE
PROJECT NUMBER	10031/1/2/3
WORK ORDER NUMBER	P2100375
CONTRACT MANAGER	ARCHITECTURAL DESIGNER
ARCHITECTURAL DESIGNER	STRUCTURAL DESIGNER
STRUCTURAL DESIGNER	MECHANICAL DESIGNER
MECHANICAL DESIGNER	ELECTRICAL DESIGNER
ELECTRICAL DESIGNER	HAZARD SERVICES DESIGNER
HAZARD SERVICES DESIGNER	ACQUISITION DESIGNER
ACQUISITION DESIGNER	SCHEMATIC DESIGNER
SCHEMATIC DESIGNER	PRELIMINARY DESIGNER
PRELIMINARY DESIGNER	CONCEPT DESIGNER
CONCEPT DESIGNER	CONSTRUCTION DESIGNER
CONSTRUCTION DESIGNER	CONSTRUCTION SUPERVISOR
CONSTRUCTION SUPERVISOR	CONSTRUCTION MANAGER
CONSTRUCTION MANAGER	CONSTRUCTION INSPECTOR
CONSTRUCTION INSPECTOR	CONSTRUCTION ASSISTANT
CONSTRUCTION ASSISTANT	CONSTRUCTION LABORER
CONSTRUCTION LABORER	CONSTRUCTION OPERATOR
CONSTRUCTION OPERATOR	CONSTRUCTION MAINTENANCE
CONSTRUCTION MAINTENANCE	CONSTRUCTION SUPPORT
CONSTRUCTION SUPPORT	CONSTRUCTION MATERIALS
CONSTRUCTION MATERIALS	CONSTRUCTION EQUIPMENT
CONSTRUCTION EQUIPMENT	CONSTRUCTION SAFETY
CONSTRUCTION SAFETY	CONSTRUCTION SECURITY
CONSTRUCTION SECURITY	CONSTRUCTION COMPLIANCE
CONSTRUCTION COMPLIANCE	CONSTRUCTION DOCUMENTATION
CONSTRUCTION DOCUMENTATION	CONSTRUCTION RECORDING
CONSTRUCTION RECORDING	CONSTRUCTION MONITORING
CONSTRUCTION MONITORING	CONSTRUCTION EVALUATION
CONSTRUCTION EVALUATION	CONSTRUCTION IMPROVEMENT
CONSTRUCTION IMPROVEMENT	CONSTRUCTION INNOVATION
CONSTRUCTION INNOVATION	CONSTRUCTION SUSTAINABILITY
CONSTRUCTION SUSTAINABILITY	CONSTRUCTION RESILIENCE
CONSTRUCTION RESILIENCE	CONSTRUCTION ADAPTABILITY
CONSTRUCTION ADAPTABILITY	CONSTRUCTION FLEXIBILITY
CONSTRUCTION FLEXIBILITY	CONSTRUCTION SCALABILITY
CONSTRUCTION SCALABILITY	CONSTRUCTION PORTABILITY
CONSTRUCTION PORTABILITY	CONSTRUCTION TRANSFERABILITY
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CONSTRUCTION AUTHORITY	CONSTRUCTION INFLUENCE
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CONSTRUCTION POWER	CONSTRUCTION FORCE
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CONSTRUCTION VITALITY	CONSTRUCTION DYNAMISM
CONSTRUCTION DYNAMISM	CONSTRUCTION VIGOR
CONSTRUCTION VIGOR	CONSTRUCTION ENTHUSIASM
CONSTRUCTION ENTHUSIASM	CONSTRUCTION PASSION
CONSTRUCTION PASSION	CONSTRUCTION COMMITMENT
CONSTRUCTION COMMITMENT	CONSTRUCTION DEDICATION
CONSTRUCTION DEDICATION	CONSTRUCTION DEVOTION
CONSTRUCTION DEVOTION	CONSTRUCTION FIDELITY
CONSTRUCTION FIDELITY	CONSTRUCTION ALLEGIANCE
CONSTRUCTION ALLEGIANCE	CONSTRUCTION LOYALTY
CONSTRUCTION LOYALTY	CONSTRUCTION FAITHFULNESS
CONSTRUCTION FAITHFULNESS	CONSTRUCTION RELIABILITY
CONSTRUCTION RELIABILITY	CONSTRUCTION TRUSTWORTHINESS
CONSTRUCTION TRUSTWORTHINESS	CONSTRUCTION INTEGRITY
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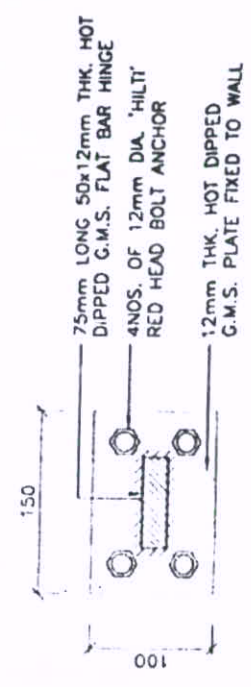
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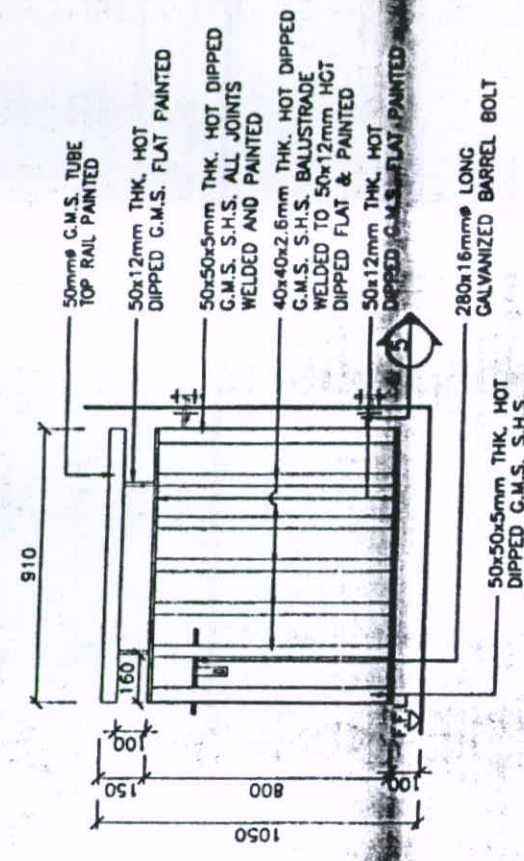
③ ELEVATION OF GMS FENCE GATE (G3)

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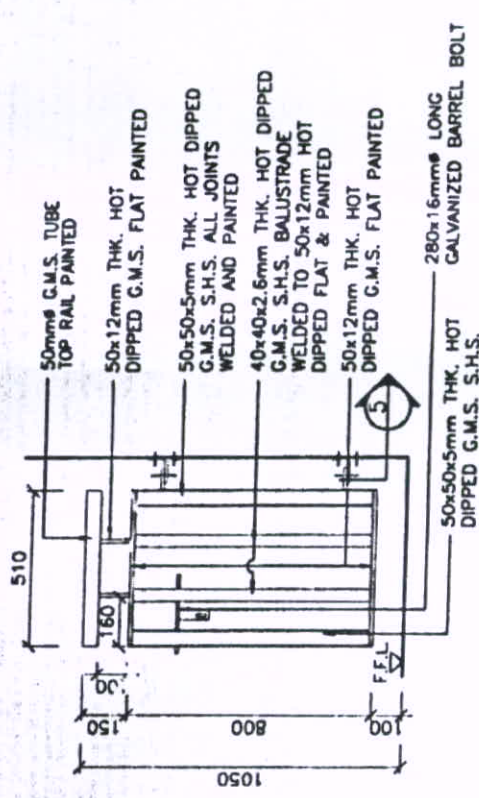
⑤ FIXING PLATE DETAIL

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② ELEVATION OF GMS FENCE GATE (G2)

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④ ELEVATION OF GMS FENCE GATE (G4)

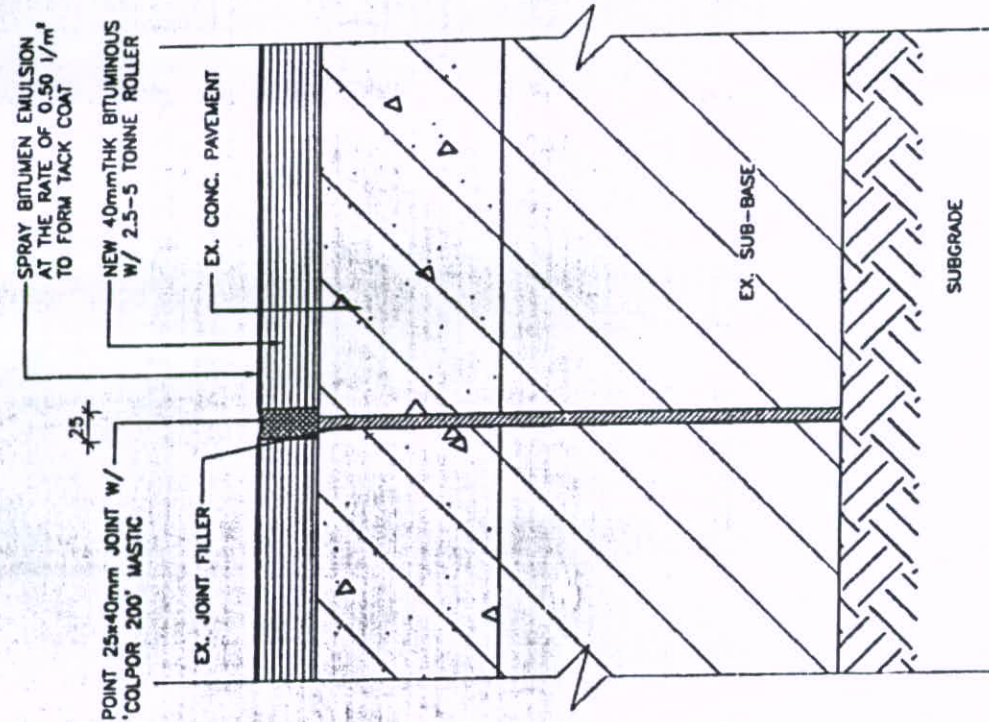
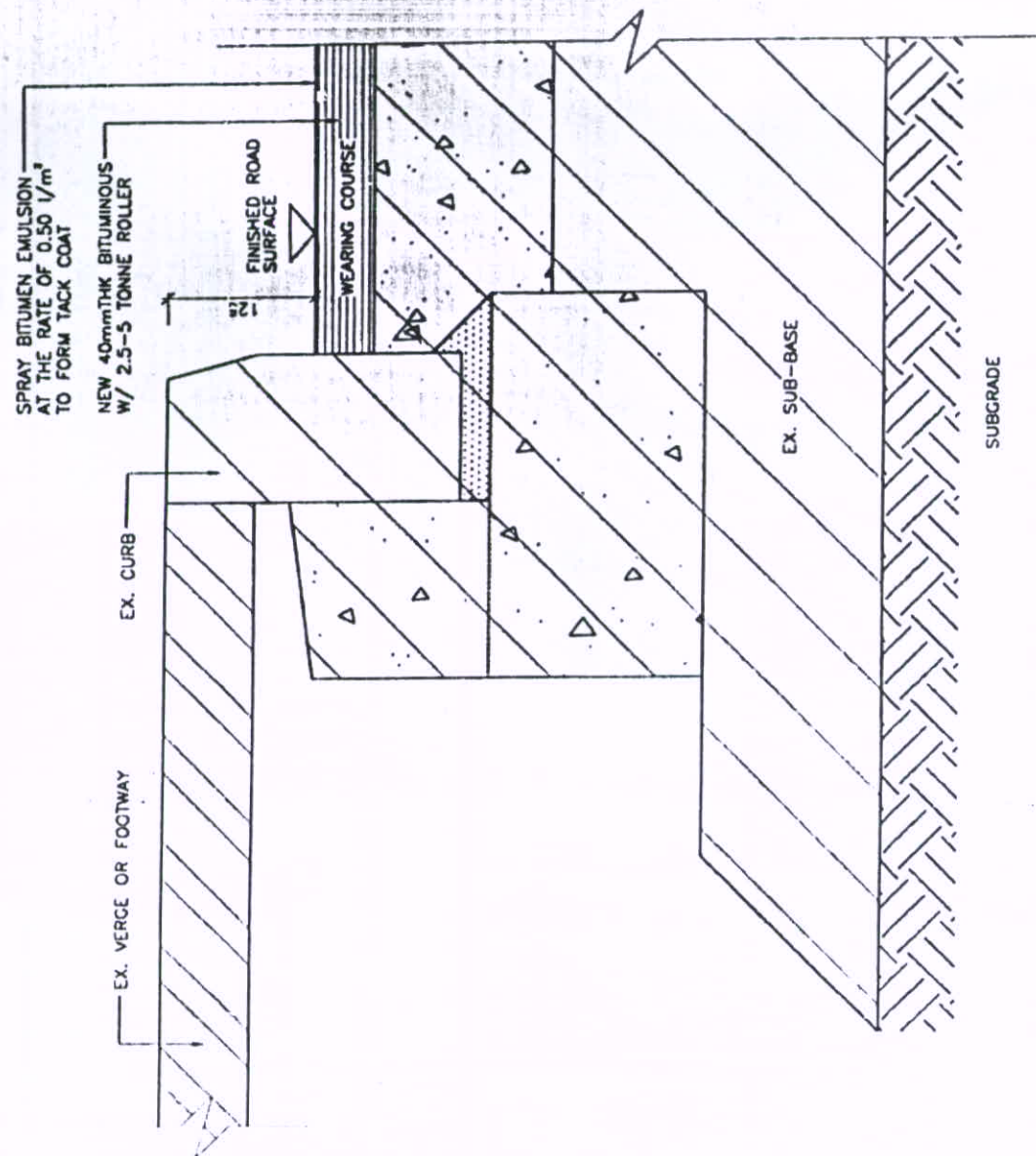
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NOTE :
ALL METAL WORK TO BE PAINTED WITH PRIMER AND 3 COATS SYNTHETIC PAINT.

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ARCHITECTURAL SERVICES INTERNATIONAL 10000 15th Avenue, Suite 100 Richmond, BC V6V 1M2 Canada		ArchSD Corp. 10000 15th Avenue, Suite 100 Richmond, BC V6V 1M2 Canada	
PROJECT NAME UPPER LEVEL POLICE STATION RESURFACE CARPARK AREA, REPLACE BOUNDARY FENCE			
INTERNAL PROJECT NUMBER T0403/7/7743			
WORK ORDER NUMBER P2100075			
CONTRACT MANAGER [Signature]			
ARCHITECTURAL DESIGNER [Signature]			
STRUCTURAL DESIGNER [Signature]			
ELECTRICAL DESIGNER [Signature]			
MECHANICAL DESIGNER [Signature]			
BUILDING SERVICES DESIGNER [Signature]			
ACQUISITION DESIGNER [Signature]			
SUBMISSION DATE 11-03-2003			
DRAWING TITLE DETAILS OF G.M.S. FENCE GATE			
DRAWING NUMBER 3281P			
REVISIONS NO. DESCRIPTION 1. AS-BUILT			

1:5	② EXPANSION JOINT DETAIL
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PROJECT NAME	PROJECT NO.	PROJECT TYPE	PROJECT STATUS	PROJECT START DATE	PROJECT END DATE	PROJECT BUDGET	PROJECT ACTUAL COST	PROJECT VARIANCE	PROJECT RISK	PROJECT COMPLETION DATE
Project A	101	Construction	Completed	2023-01-01	2023-03-31	\$1,000,000	\$950,000	\$50,000	Low	2023-03-31
Project B	102	Software Development	In Progress	2023-04-01	2023-06-30	\$800,000	\$700,000	\$100,000	Medium	2023-06-30
Project C	103	Marketing Campaign	On Hold	2023-07-01	2023-09-30	\$300,000	\$300,000	\$0	High	2023-09-30
Project D	104	Research & Development	Planned	2023-10-01	2024-03-31	\$1,200,000	\$0	\$1,200,000	Low	2024-03-31
Project E	105	Infrastructure Upgrade	Completed	2023-01-01	2023-05-31	\$500,000	\$480,000	\$20,000	Medium	2023-05-31
Project F	106	Product Launch	In Progress	2023-06-01	2023-08-31	\$600,000	\$550,000	\$50,000	Medium	2023-08-31
Project G	107	System Integration	On Hold	2023-09-01	2023-11-30	\$400,000	\$400,000	\$0	High	2023-11-30
Project H	108	Customer Service Improvement	Planned	2023-12-01	2024-01-31	\$200,000	\$0	\$200,000	Low	2024-01-31
Project I	109	IT Security Audit	Completed	2023-02-01	2023-04-30	\$150,000	\$140,000	\$10,000	Low	2023-04-30
Project J	110	Employee Training Program	In Progress	2023-03-01	2023-07-31	\$100,000	\$90,000	\$10,000	Low	2023-07-31

UPPER LEVEL POLICE
STATION RESURFACE
CARPARK AREA, REPLACE
BOUNDARY FENCE

INTERNAL PROJECT NUMBER	10403170/243
WORK ORDER NUMBER	

P2108575	CONTRACT MANAGER
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ARCHITECTURAL DESIGNER

AUTHORIZED
SIGNATURE: *my*

AUTHORIZED SIGNATURE:	CITIZENSHIP DESIGNER:
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GEOTECHNICAL DESIGNER

<p>BUILDING SERVICES DESIGNER</p>	<p>SUMMITIZED</p>
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SIGNATURE : _____
ACOUSTICAL DESIGNER _____

APPROVED SIGNATURE :	SUBMISSION DATE
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11-03-2003
DATE

PAVEMENT DETAILS

1. The first column contains the names of the authors, and the second column contains the titles of the papers.

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七	八
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十一	十二

DIVISION LETTER

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SCHEDULE OF G.M.S. RAILING (TYPE A) ALONG STAIRCASE

MARK NO.	50mm DIA. G.M.S. TUBING LENGTH (mm)	100mm LONG OF 40x2mm THK. HOT DIPPED G.M.S. FLAT BAR BRACKET.	16mm DIA HOT DIPPED G.M.S. ROUND ROD RED LENGTH (mm)	NO.	75mmx12mm THK. HOT DIPPED G.M.S. PLATE	12mm DIA. 'HILTI' RED HEAD BOLT ANCHOR (NO.)
A1	2880	3	250	2	3	4
A2	2830	3	150	1		
A3	3040	3	150	3	3	6
A4	540	2	250	2	3	4
A5	870	2	150	1		
A6	3990	4	150	2	2	2
A7	4230	4	230	4	4	4
A8	4220	4	230	4	4	8
			230	4	4	8

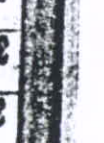
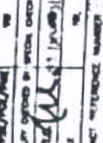
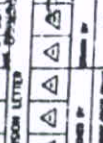
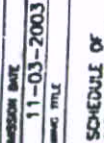
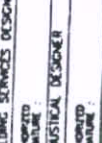
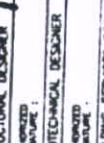
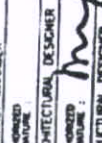
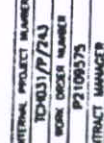
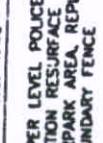
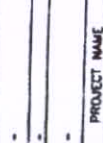
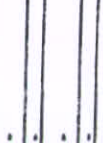
SCHEDULE OF G.M.S. RAILING (TYPE B) ABOVE PARAPET WALL

MARK NO.	50mm DIA. G.M.S. TUBING LENGTH (mm)	50x12mm THK. HOT DIPPED G.M.S. FLAT BAR LENGTH (mm)	NO.	115mm LONG OF 50x50x3mm THK. HOT DIPPED G.M.S. S.H.S. (NO.)	100x150x12mm THK. HOT DIPPED G.M.S. PLATE	12mm DIA. 'HILTI' RED HEAD BOLT ANCHOR (NO.)
B1	620	620	1	4	4	16
	3680	3680	1			
	300	300	1			
B2	420	110	4			
		420	1	1	1	4
		110	2			
B3	17500	17500	1	12	12	48
		110	12			

SCHEDULE OF G.M.S. RAILING (TYPE C)

MARK NO.	50mm DIA. G.M.S. TUBING LENGTH (mm)	50x12mm THK. HOT DIPPED G.M.S. FLAT BAR LENGTH (mm)	NO.	40x40x2.5mm THK. HOT DIPPED G.M.S. S.H.S. (LENGTH mm)	NO.	50x50x5mm THK. HOT DIPPED G.M.S. S.H.S. (LENGTH mm)	100x150x12mm THK. HOT DIPPED G.M.S. PLATE (NO)	12mm DIA. 'HILTI' RED HEAD BOLT ANCHOR
C1	220	220	2	990	30	1110	5	20
	1270	1270	2					
	3290	3290	2					
C2	6100	110	5	790	42	1000	5	24
	1400	1400	2			860	1	(Design 2)
C3	6100	6100	2	790	34	1000	5	20
		110	5					
C4	6350	6350	2	790	36	1000	5	20
		110	5					

Architectural Services Department
M1000926



SCHEDULE OF G.M.S. RAILING (TYPE C)

MARK NO.	50mm DIA. G.M.S. TUBING LENGTH (mm)	50x12mm THK. HOT DIPPED G.M.S. FLAT BAR LENGTH (mm)	NO.	40x40x2.6mm THK. HOT DIPPED G.M.S. S.H.S. (LENGTH mm)	NO.	50x50x5mm THK. HOT DIPPED G.M.S. S.H.S. (LENGTH mm)	NO.	100x150x12mm THK. HOT DIPPED G.M.S. PLATE (NO)	12mm DIA. 'HILTI' RED HEAD BOLT ANCHOR
C5	830	630	2	800	4	920	23	30	120
	6300	6300	2	650	9	990	5		
	1120	1120	2	790	36	1050	1		
	5600	5600	2	800	6	920	1		
	19040	19040	2	800	214				
C6	8000	8000	2						
	110	110	30						
	950	950	2	310	222	1060	1	25	100
	3980	3980	2			910	8		
	6940	6940	2			950	16		
C7	4460	4460	2						
	12600	12600	2						
	5740	5740	2						
	110	110	25						
	3420	3420	2	790	18	1000	3	5	20
C8	1020	1020	2	800	4	930	2		
	110	110	5						
	1090	1090	2	800	6	1180	1	21	84
	630	630	2	800	163	1310	1		
	4910	4910	2	800	2	925	19		
C9	4600	4600	2						
	14450	14450	2						
	230	230	2						
	500	500	2						
	110	110	21						
C10	1440	1440	2	800	28	1010	4	5	20
	3390	3390	2	780	4	980	1		
	650	650	2						
	110	110	5						
	2220	2220	2	800	12	1060	2		
C11	620	620	4			920	2		
	1900	1900	2	790	3	910	2		
	2630	2630	2	710	1	1050	1		
	4140	4140	2	800	60	1110	1		
	1420	1420	2			920	1		
	110	110	2			990	3		
						830	1		

Arch SD K1000927
Microfilm 22

Architectural Services Department
Upper Level Police Station Resource Carpark Area, Replace Boundary Fence

Project Name: UPPER LEVEL POLICE STATION RESOURCE CARPARK AREA, REPLACE BOUNDARY FENCE

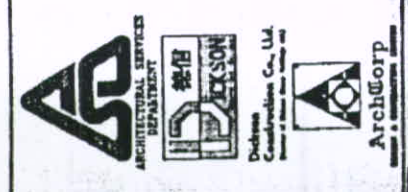
Internal Project Number: P2100575
Tech Order Number: 11-03-2003

Contract Manager: [Signature]
Architectural Designer: [Signature]
Structural Designer: [Signature]
Geotechnical Designer: [Signature]
Building Services Designer: [Signature]
Acoustical Designer: [Signature]
Submission Date: 11-03-2003

Source Title: SCHEDULE OF S.S. RAILING (2)

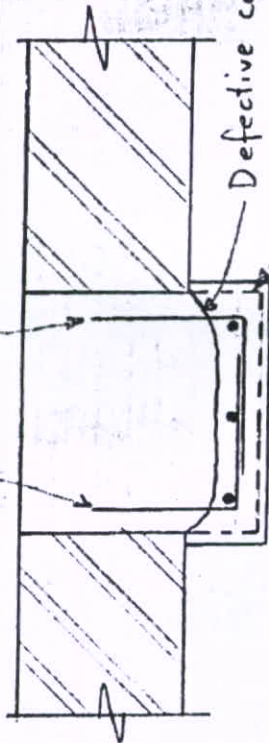
Scale: 1:100
Date: 11/11/03
Drawn: JLY
Checked: [Signature]
Approved: [Signature]

AS-BUILT DWG



S034405

Cement grout new R6 ties into 10 ϕ x 150 holes to replace corroded ties. (Same spacing as exist.)



REPAIR OF SPALLED CONCRETE COLUMN.

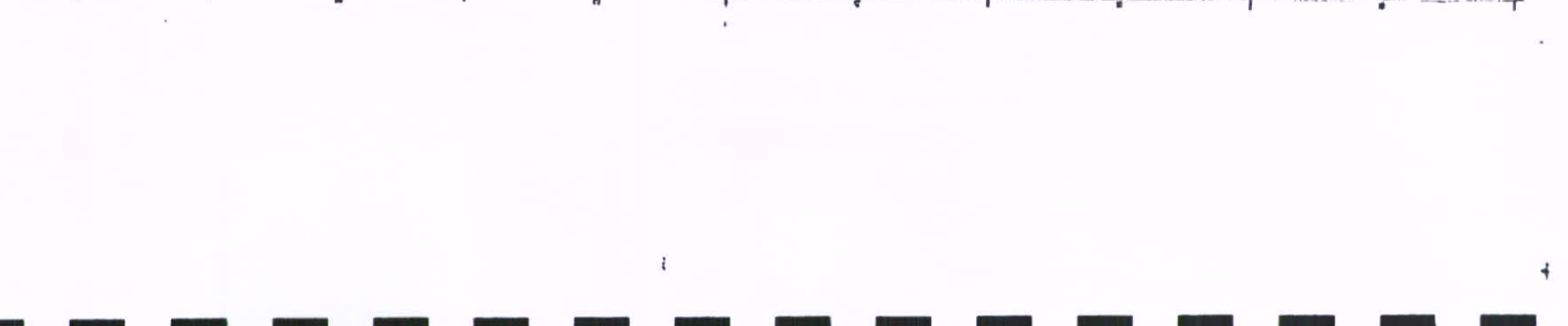
- Notes:
- 1 Max. aggregate size of new concrete to be 10mm
 - 2 Leave beam shoring for 14 days after concreting.
 - 3 w/c ratio of grout 0.4 max.

title UPPER LEVELS POLICE STATION	drawn by RHS	date 18/6/82	drawing no. 82/089	scale NTS
	approved	checked		
office SEB, AO.			PUBLIC WORKS DEPARTMENT HONG KONG	

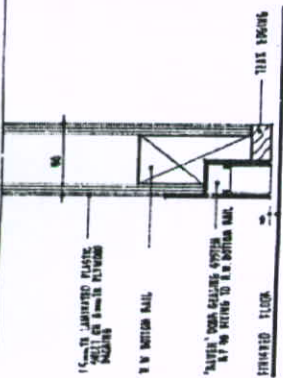
pwd 126

A4 210 x 297

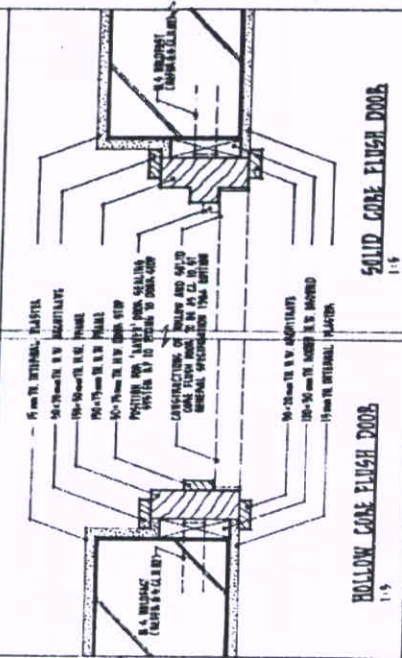




DETAIL OF 'RAVEN' DOOR SEALING SYSTEM

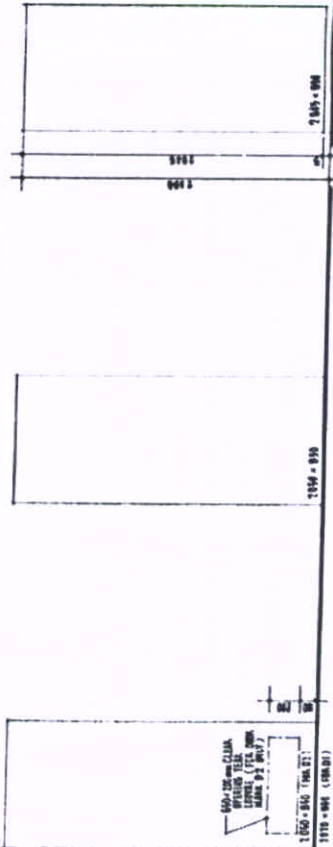


DETAILS OF DOOR FRAME



HOLLOW CORE FLUSH DOOR

SOLID CORE FLUSH DOOR

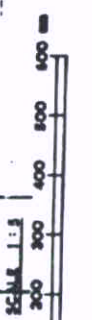


ELEVATIONS

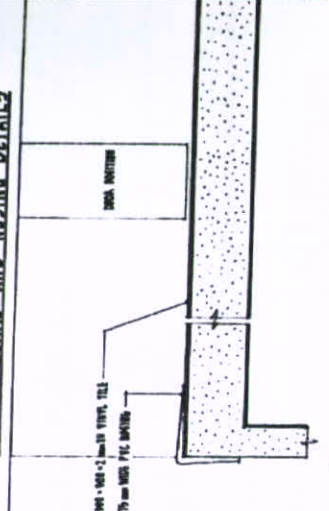
DOOR MARKS	(D1)	(D2)	(D3)	(D4)	(D5)	(D6)
CONSTRUCTION	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR
FINISH	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR
MANUFACTURE	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR
NOTES REQUIRED	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR	15mm THICK HOLLOW CORE FLUSH DOOR

SCHEDULE OF DOORS

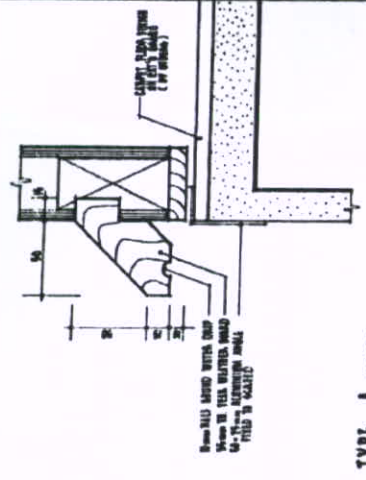
NOTES: 1. DOOR MARKS TO BE SUPPLIED BY CONTRACTOR. 2. THE MARKS TO BE SUPPLIED BY CONTRACTOR.



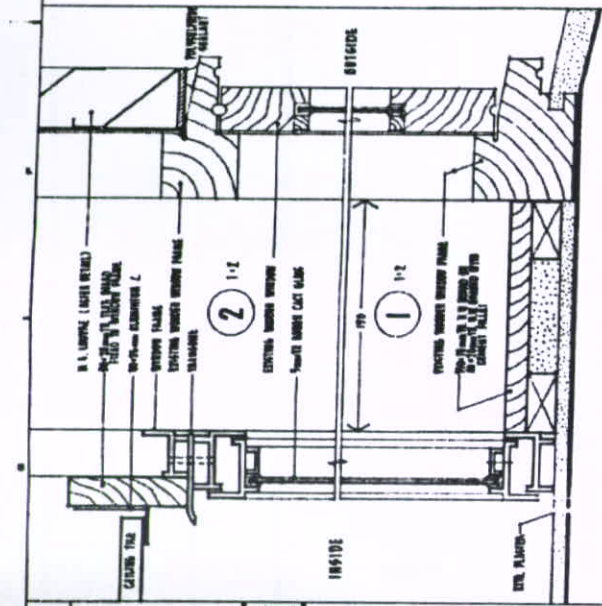
WEATHER BOARD AND NOSE DETAILS



TYPE B (FOR 95)



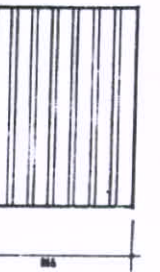
TYPE A (FOR 95)



SCHEDULE OF W.S. LOUVRES

LOUVER NO.	SIZE (mm)	TYPE	QTY	REMARKS
1	1500 x 1000	1	1	1
2	1500 x 1000	1	1	1
3	1500 x 1000	1	1	1
4	1500 x 1000	1	1	1
5	1500 x 1000	1	1	1
6	1500 x 1000	1	1	1
7	1500 x 1000	1	1	1
8	1500 x 1000	1	1	1
9	1500 x 1000	1	1	1
10	1500 x 1000	1	1	1

NOTE: 1. LOUVER MARKS TO BE SUPPLIED BY CONTRACTOR. 2. THE MARKS TO BE SUPPLIED BY CONTRACTOR.



ELEVATION

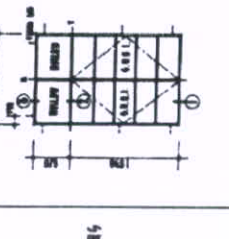
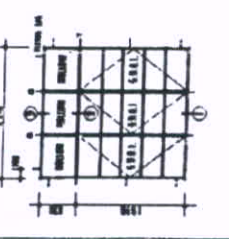
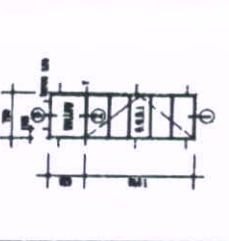
SECTION

DETAILS OF W.S. LOUVER

52864

IDENTIFICATION PARADE ROOM AT UPPER LEVELS POLICE STATION

DETAILS OF DOORS AND WINDOWS



ELEVATIONS

ARCHITECTURAL BRANCH

ARCHITECTURAL BRANCH

ARCHITECTURAL BRANCH

ARCHITECTURAL BRANCH

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ARCHITECTURAL BRANCH

ARCHITECTURAL BRANCH

ARCHITECTURAL BRANCH

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ARCHITECTURAL BRANCH

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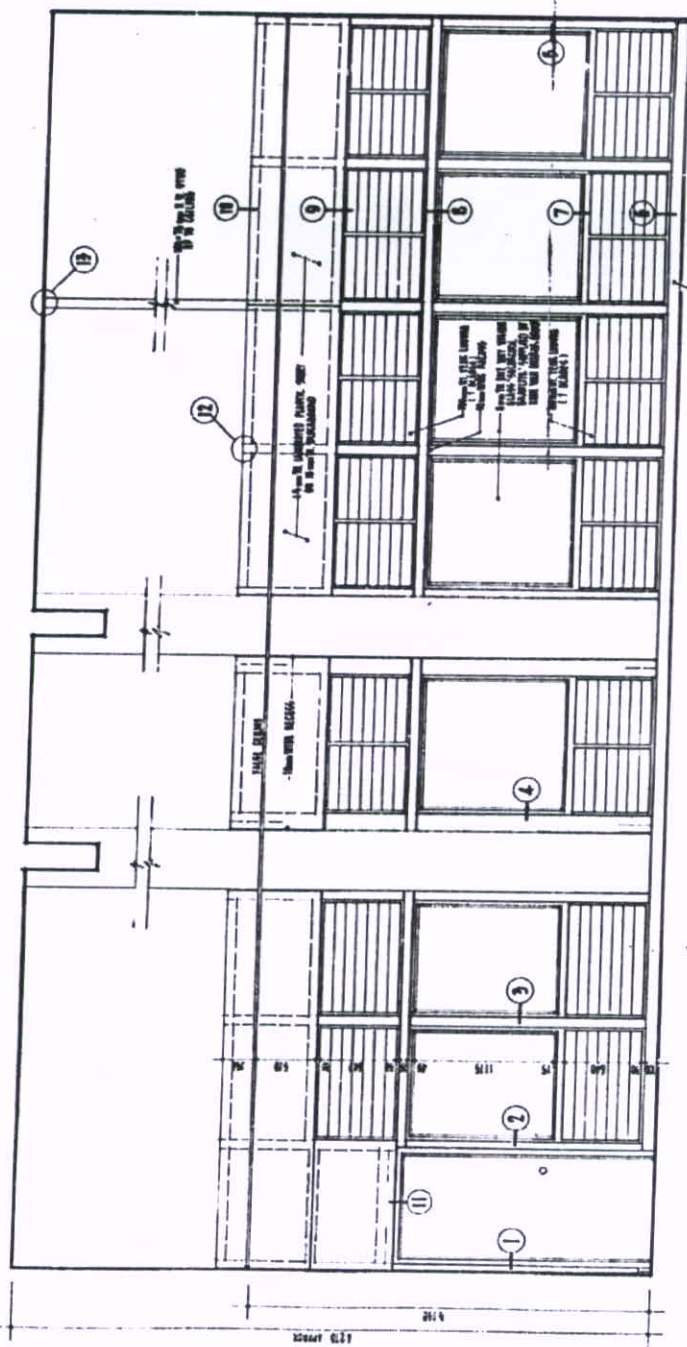
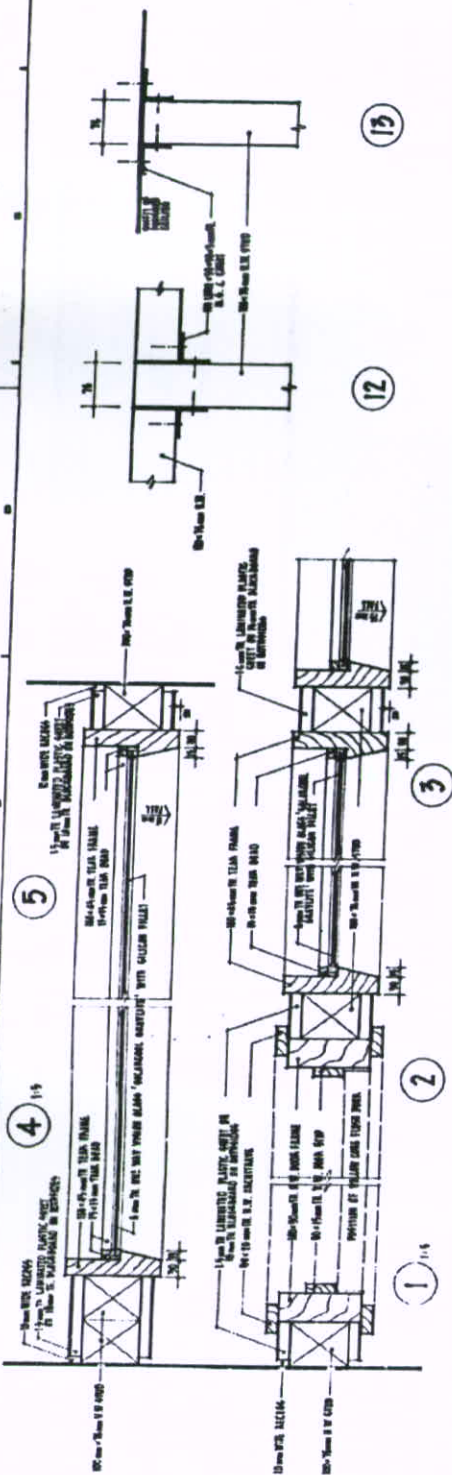
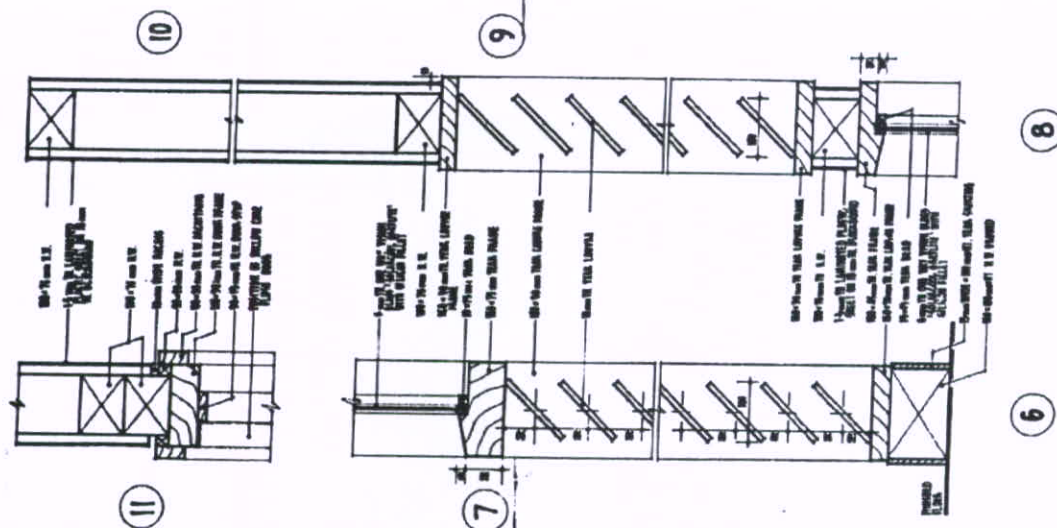
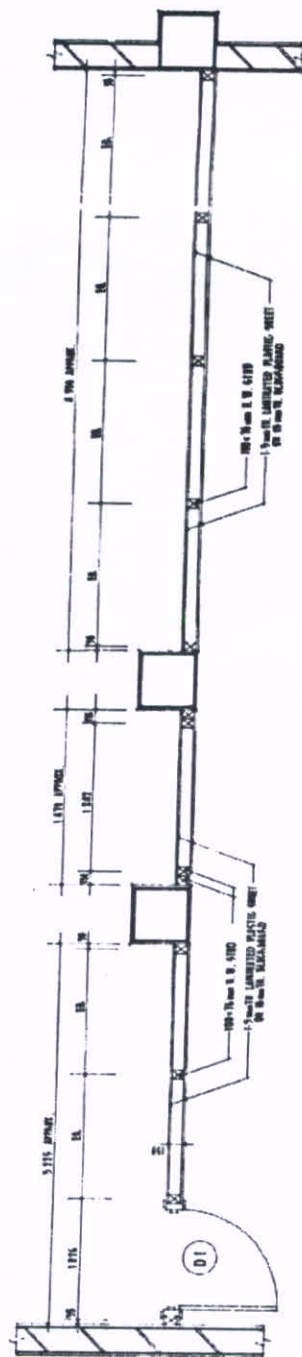
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ELEVATION

PLAN

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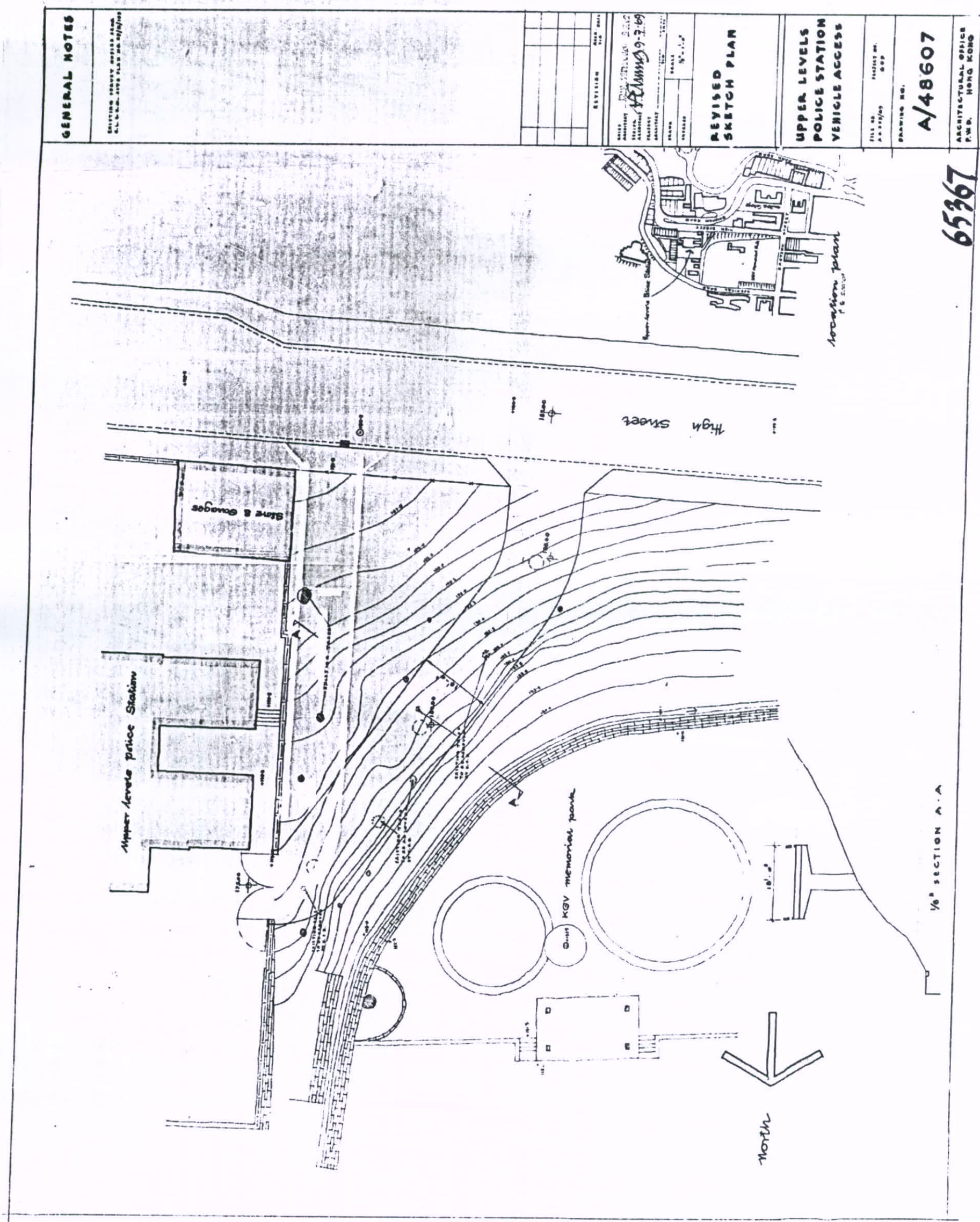
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