

**Gist of Preservation Requirements for
Central Police Station Compound**

The Central Police Station, former Central Magistracy and Victoria Prison were declared as monuments under the Antiquities and Monuments Ordinance (Cap. 53) on 8 September 1995. A permit must first be obtained from the Antiquities Authority (i.e. Secretary for Home Affairs) before carrying out any works within the declared monument sites.

2. The Antiquities and Monuments Office (AMO) has prepared a set of Preservation Requirements after consultation with the Antiquities Advisory Board in order to preserve the historic character and integrity of the original layout of the Historic Site so that its future heritage value will not be undermined by inappropriate or non-reversible alterations or additions.

Historic Buildings, Structures and Walls

3. The entire compound comprises 27 buildings and structures. With reference to their historical significance, there are 17 Historic Buildings which are classified into two types:

- (a) Type 'A': Historic Building must be conserved externally and internally so as to maintain the historic integrity of the building; and
- (b) Type 'B': Historic Building must be conserved externally. To allow certain flexibility in re-using the building, internally it can be altered, provided that the historic architectural features, such as doors, windows, staircases and balustrades, identified by AMO shall be conserved.

4. The historic walls of the compound, comprising retaining, boundary and division walls are also classified into two types:

- (a) Type 'A': Walls of high historical significance must be conserved in-situ so as to maintain the historic integrity of the entire compound; and
- (b) Type 'B': Walls of moderate historical value should be conserved in-situ as far as possible, although some openings, e.g. for emergency vehicle access, and alterations may be permitted by the Antiquities Authority.

Location of different types of historic buildings, structures and walls is shown on the attached plan at **Appendix**.

5. No alterations or additions which will adversely affect the structural stability of any of the historic buildings shall be permitted. No alterations or additions should be made to original load-bearing walls and other structural elements. All proposed

partitioning, ceilings as well as alterations and additions should be constructed and carried out in a reversible manner.

6. The treatment to all buildings and structures on the site, both new and existing, shall be “reversible” and should enhance their style and appearance in order that the historic character of the Historic Site will be properly conserved.

Non-historic Buildings, Structures and Walls

7. As the site is already crowded with many buildings and structures, the later added non-historic buildings and structures are presently obstructing pedestrian circulation and blocking the historic building façade within the site, thus detracting its historic integrity. The demolition of the non-historic buildings and structures are allowed in order to create more open spaces for visual and circulation improvement and landscape enhancement. However, any proposed demolition and/ or replacement of buildings will require prior approval of the Antiquities Authority.

Location of New Development and Height Restriction

8. Construction of new buildings is restricted to Upper Platform Area (Victoria Prison) while Type A and Type B Historic Buildings within the area shall be strictly preserved. No construction is allowed on the Lower Platform Area within the Central Police Station.

9. Any new developments within the Upper Platform Area are imposed with a maximum height restriction of 77 mPD. The existing highest building on the Upper Platform Area, i.e. D Hall, is 70.1 mPD while the ground level of the main courtyard is 55.7 mPD.

10. The two existing courtyards situated on the Upper and Lower Platform Areas (i.e. the Exercise Yard of the Victoria Prison and the Parade Ground of the Central Police Station) shall be preserved. No buildings or structures shall be constructed or erected on the courtyards except those temporary buildings or structures which in the opinion of the Antiquities Authority are essential. However, subject to the approval of the Antiquities Authority, underground development might be permitted beneath the two courtyards respectively as well as beneath any new building, provided that no adverse structural impact is caused to the foundations of any historic buildings or historic walls.

Conservation Principles

11. The Purchaser should respect the principles contained in the following international documents on heritage conservation: (a) *Venice Charter* (International Charter for the Conservation and Restoration of Monuments and Sites), (b) *Burra Charter* (The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance), and (c) *Principles for the Conservation of Heritage Sites in China* (China ICOMOS).

12. The Purchaser shall at his own expense submit a detailed Conservation Plan for the Historic Site to the Antiquities Authority for approval before commencement of any building work on the Historic Site. The Conservation Plan shall include:

- (a) a statement of significance on the heritage value of the Historic Site;
- (b) a survey on the existing condition of the Historic Site;
- (c) a survey showing the cultural landscape and changes throughout the history of the site, including the history of interventions and adaptations to the Historic Site, particularly the Historic Buildings and the Historic Walls;
- (d) a heritage impact assessment to identify the possible direct and indirect impacts on the Historic Site caused by the new development; and
- (e) management and maintenance policy and guidelines for the future conservation of the Historic Site.

13. To enable the local residents and tourists to have a better understanding on the original usage of the Historic Site, the Purchaser is recommended to set up a “Heritage Corner” to display and interpret its development history.