

Heritage Impact Assessment of the Heritage Site of ex-Upper Levels Police Station

PURPOSE

To present to Members the background and the major mitigation measures in Heritage Impact Assessment Report (HIA) of the heritage site of ex-Upper Levels Police Station (ex-ULPS) at No.1F, High Street, Sai Ying Pun.

BACKGROUND

2 As identified in the Project Proposal for the MTR West Island Line (WIL) dated August 2006 (Preliminary Design Study from Jun 05 to Oct 07 and Detailed Design Study from Oct 07), the proposed location of an entrance and associated facilities for the new Sai Ying Pun Station at the existing site of the David Trench Rehabilitation Centre (DTRC) facility at No. 9B Bonham Road requires the re-provisioning and permanent relocation of DTRC facility. The ex-Upper Levels Police Station at No.1F High Street has been chosen for re-provisioning of the DTRC.

3 The vacant ex-Upper Levels Police Station, also commonly known as No. 8 Police Station, was occupied by the Hong Kong Police as the Crime Wing of Hong Kong Island Regional Headquarters until June 2005. It was constructed in 1935 and was the fourth generation of the No.8 Police Station, representing an example of a hybrid Art Deco and Stripped Classicism style of architecture. The main building together with the 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 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.

4 The re-provisioning of DTRC will involve the refurbishment and adaptive re-use of ex-ULPS and the construction of a new building at the north end of the site in order to provide sufficient accommodation and facilities for the following user departments under the Hospital Authority (HA):

Refurbishment and adaptive
re-use of ex-ULPS:

- Department of Psychiatry
 - Community Psychiatric Services
 - Psychiatric Day Hospital
 - Psychiatric Specialist Clinic
 - Psychogeriatric Day Hospital
 - Psychogeriatric Outreach Service & Elderly Suicide Prevention Programme
- Medical Social Service Unit (Psychiatric)
Social Welfare Department

- Pharmacy
 - Shroff
 - Administration
- New building:
- Phoenix ClubHouse
 - Occupational Therapy Department
 - Physiotherapy Department

HIA STUDY

5 In accordance with the Development Bureau Technical Circular (Works) no. 11/2007, AMO considered that a Heritage Impact Assessment (HIA) study was required to assess the impacts on the heritage site arising from the implementation of the project and to propose mitigation measures. The HIA has been completed and submitted to AMO.

6 With reference to HIA report, the major mitigation measures designed to protect the heritage building ex-ULPS are summarized below:-

- (a) Monitoring: On-site structural monitoring system would be installed to ensure structural integrity of the historic buildings, especially during construction;
- (b) Building Services: New building services installation would be neatly placed and concealed by screens;
- (c) Interpretation: History of the place would be properly interpreted by display boards or photos;
- (d) Record: Existing building would be recorded by cartographic and photographic surveys. Alteration and addition works carrying out in the building should also be recorded and archived for future reference;
- (e) Axis: The strong symmetry along North-South axis of the Main Building would be maintained, e.g. by axial approach and façade design;
- (f) Architectural Features and Facade: The main facades and their architectural features would be retained;
- (g) Timber Windows and Doors: Existing timber windows and doors would be retained or replaced or repaired with similar material and design as per the existing ones of historic significance wherever possible;
- (h) Fireplaces and Chimneys: Two numbers of existing fireplaces and four numbers of existing chimneys would be retained;
- (i) New Lift and Staircases: New lift core/ staircase at the South façade and new staircases at the East/ West façades would be enclosed by glazing

panels so as to achieve maximum transparency to the ex-ULPS; and

- (j) Colour of Facade: The choice of colour for facade would make reference to Art Deco's palette with warm and creamy colour.

7 The mitigation measures are summarized at **Appendix** and the full report of the HIA has been put on the websites of AMO and concerned departments for public viewing.

THE WAY FORWARD

8 AMO has considered and accepted the HIA Report and its recommendations therein. MTR Corporation will ensure that all works and mitigation measures carried out for heritage conservation are to strictly comply with the requirement stipulated in the HIA Report as approved by AMO.

MTR Corporation
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