

**HERITAGE IMPACT ASSESSMENT IN RESPECT OF  
THE FITTING-OUT WORKS AT  
THE FORMER YAU MA TEI POLICE STATION**

**BACKGROUND**

A project has been proposed by the Hong Kong Police Force (“HKPF”) to convert part of the ground floor and the entire first floor of the main block of the Former Yau Ma Tei Police Station into office accommodation that meet the accommodation requirements of the Operations Section of Cyber Security and Technology Crime Bureau. No work on the façades of the building is involved under the proposed project scope.

2. The Former Yau Ma Tei Police Station was completed in 1923 on reclaimed land close to the old shoreline along Ferry Street, which came into being after the reclamation in 1904. It is the second generation of police station built in the area. The police station experienced construction of a new block and an addition on the second floor of the main block in 1950s, as well as various interventions over the years. The building has been used by HKPF for over 90 years. The location plan and fitting-out works area are shown in **Figures 1 and 2**.

3. The Former Yau Ma Tei Police Station is a three-storey V-shaped building comprising two elongated wings, and a dominant entrance portico facing the intersection of Canton Road and Public Square Street.

4. The Former Yau Ma Tei Police Station was accorded a Grade 2 status by the Antiquities Advisory Board on 18 December 2009.

**STATEMENT OF CULTURAL SIGNIFICANCE**

**A. Historic and Social Significance**

5. Completed in 1923, the Former Yau Ma Tei Police Station is the oldest police station in Kowloon today. It was the second police station erected in Kowloon Peninsula after it was ceded to the British government, recalling Yau Ma Tei’s history as the first developed urban centre in Kowloon, which dates back to the 1860s.

**B. Architectural and Aesthetic Significance**

6. Architecturally, the pre-World War II main block of the Former Yau Ma Tei Police Station demonstrates the hallmarks of the neo-classical style. This is seen in the rhythmic composition of its public façades, the adoption of classical elements such as Greek columns, Roman arches and an entrance portico, and in the symmetry behind the general sense of interior planning and as expressed by the façades. The rare V-

shape formed by the two elongated wings of the main block, together with the dominant entrance portico facing the intersection of Canton Road and Public Square Street, make the building a landmark of Yau Ma Tei.

## **HERITAGE IMPACT ASSESSMENT (“HIA”)**

7. In accordance with Development Bureau Technical Circular (Works) No. 6/2009 and Antiquities and Monuments Office (“AMO”)’s Guidance Note to HIA Submission, an HIA has been carried out to examine the impact of the proposed interior fitting-out works on the Former Yau Ma Tei Police Station and to devise mitigation measures if adverse impact is unavoidable.

### **A. Conservation Principles to Conserve the Cultural Significance of the Former Yau Ma Tei Police Station**

8. The recommended conservation principles for devising and implementing necessary mitigation measures to conserve the Former Yau Ma Tei Police are as follows:

#### **a) Building Fabrics**

- (i) The key character defining elements (“CDEs”) identified should be preserved, repaired or reinstated with minimum interventions.

The CDEs in the interior which should be preserved, repaired or reinstated include:

- Plastered ceiling with decorative moulding in all rooms and corridors on G/F and 1/F;
- Timber plank flooring;
- Red ceramic floor tiles with black border at staircase vestibules and rooms for back of house facilities;
- Plastered skirting at the interior rooms and along the corridors;
- Glazed French doors with fanlights atop and open to the enclosed verandas;
- Panelled doors in the corridors and rooms with fanlights atop;
- Glazed timber panelled doors with fixed lights above and at the sides at staircase;

- Fireplaces with timber mantel, ceramic tiled cheek and hearth, and cast irons fittings, and chimney breasts;
  - Timber picture rail in rooms; and
  - Fair face brickwork and smoke flue in the kitchen at the past.
- (ii) All new additional works should be properly placed to minimise physical damage to the original structure and visual impact. New elements should be of compatible design and distinguishable from the existing building fabrics.
- b) **Building Services**
- (i) The existing building services that have been added over time are dated and less organised. It will be tidied up, installed in a less conspicuous manner and covered to reduce the visual impact to the historical fabrics.
- c) **Documentation and Monitoring**
- (i) Cartographic and photographic surveys to record the interior fitting-out works area will be conducted before the conversion works commence. A set of record drawings will be prepared and furnished to AMO after the conversion works; and
- (ii) Any renovation and maintenance works during the conversion and in future operation should be properly documented for record and should follow the principles laid down in the HIA report.

## **B. Key Design Proposals**

9. The key proposed works for conservation and conversion, as well as enhancements to facilitate future office use by the Operations Section of Cyber Security and Technology Crime Bureau are as follows:

- (a) **Project Scope**
- (i) The project is to renovate and enhance the existing G/F and 1/F of the main block of the Former Yau Ma Tei Police Station to accommodate the offices of the Operations Section of Cyber Security and Technology Crime Bureau of HKPF. Proposed floor plans are at **Figures 3 and 4**;
- (ii) Comprehensive conversion works for general office accommodation and ancillary facilities, including general offices, storage facilities, and other office supporting facilities to meet the operational needs of the new user;

- (iii) Removal, replacement and provision of all building services installations, including air-conditioning system, electrical system, etc., for improved performance and energy efficiency;
  - (iv) Enhancement works to improve fire safety; and
  - (v) Demolition of obsolete facilities that are considered inconsistent with the proposed use and/or project objectives.
- (b) Conservation Works
- (i) Existing suspended ceiling, acoustic panel finish on walls and carpet will be removed to reveal the original architectural features and finishes.
- (c) Conversion Works to Comply with Operational Needs of the Users and Improvements to Current Day Standards
- (i) Conversion works to meet the needs of users:
    - Existing building services will be removed, such as trunkings, conduits, sockets, lightings, window type and split type air-conditioning units, etc.;
    - New electrical equipment and fitting, fire services system, such as FM200 system, and air-conditioning system, etc., will be installed;
    - New ceiling systems will be installed in corridors (baffle ceiling system) and a few rooms (acoustic ceiling system) to minimise the visual impact of the building services to the historical fabrics and to meet the special functions of those rooms;
    - Installation of acoustic panel finish in Room 21 and thermal insulation in plant rooms;
    - Existing vinyl/carpet floor finishes being non-CDEs added over time will be refurbished; and
    - New ironmongeries to existing doors and new doors in corridors and rooms will be installed for security.
  - (ii) Conversion works to improve fire safety:
    - New partition walls will be added to create protected lobby in plant rooms on G/F; and
    - New exit doors at the entrance of staircases (ST-2 and ST-3) will be installed on G/F for means of escape consideration.

**C. Mitigation Measures for the Conservation Works**

10. For areas where possible impact of the conversion works could not be avoided, the following mitigation measures will be implemented based on the conservation principles stated above:

- (i) Regular site monitoring and precautions measures will be implemented to protect the CDEs against damage;
- (ii) New building services installations will be carefully designed in order not to affect the CDEs and the exterior outlook. They will be placed in less prominent locations. Existing openings for the building services will be utilised as far as possible. Any internal service ductworks and machinery will be placed at inconspicuous locations; and
- (iii) Structural study will be carried out to ensure the structural integrity of the building will not be affected by the fitting-out works.

**CONCLUSION**

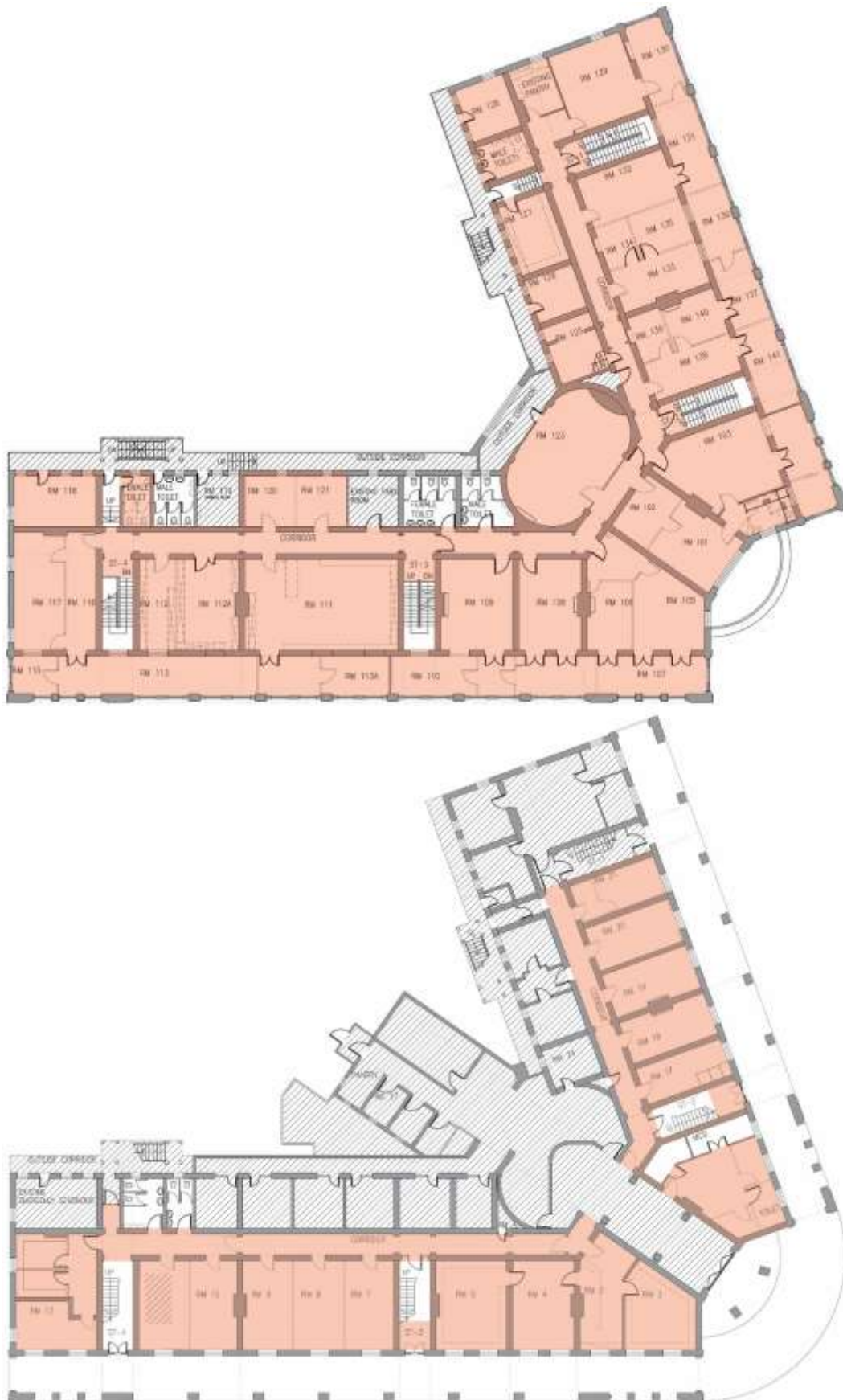
11. The HIA has concluded that the proposed works to convert the Former Yau Ma Tei Police Station into offices of the Operations Section of Cyber Security and Technology Crime Bureau are feasible by proper conservation of the building. The works also respect the history of the building by retaining its historical use as the offices for HKPF.

Architectural Services Department  
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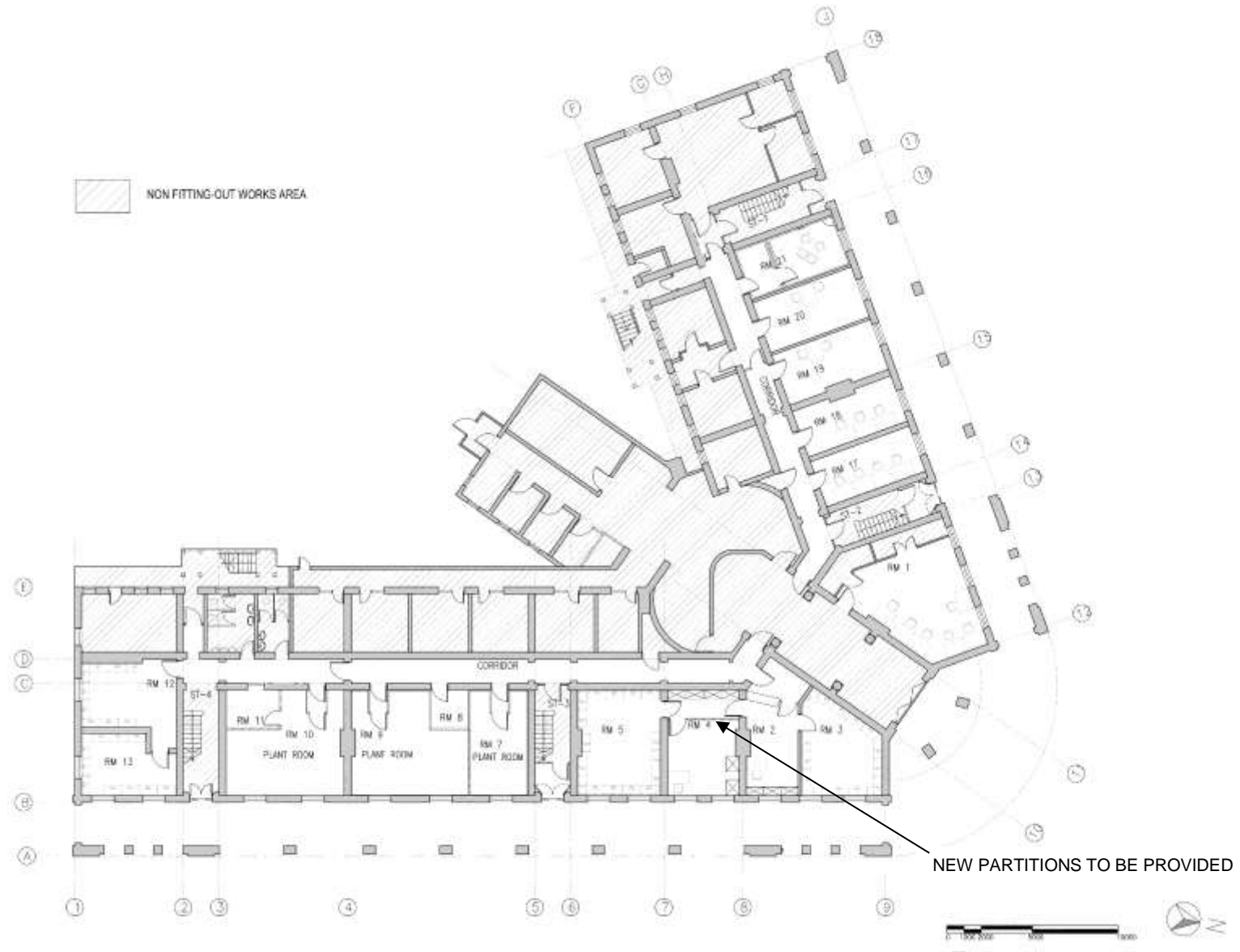
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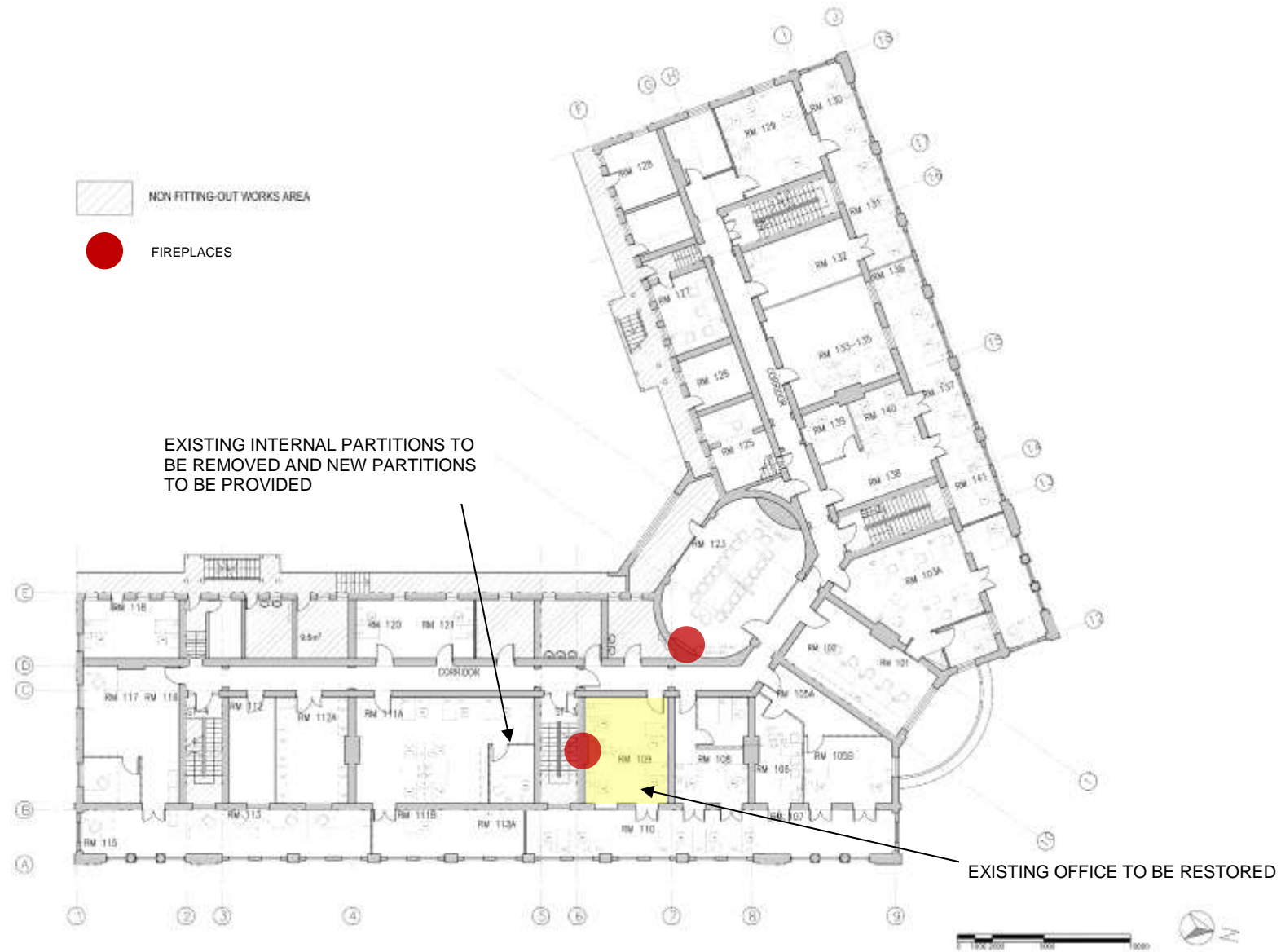
### **Figure 1. Location Plan**



**Figure 2. Project Area on 1/F (upper) and G/F (lower)**

**Figure 3. Proposed Ground Floor Plan**



**Figure 4. Proposed First Floor Plan**