

**Antiquities and Monuments Office's Comments on
the Heritage Impact Assessment in respect of
the Fitting-out Works at the Former Yau Ma Tei Police Station**

The Antiquities and Monuments Office (“AMO”) has reviewed the findings detailed in the Heritage Impact Assessment (“HIA”) report in respect of the Former Yau Ma Tei Police Station, a Grade 2 historic building, and has the following comments:

- (a) it is noted that the proposal has preserved all key character defining elements of the building and adopted the principles of minimum intervention and reversibility so that changes/disturbance to the historic building would be kept to the minimum. Moreover, AMO notes that all proposed works are fitting-out refurbishment at the interior and no work would be carried out at the exterior, hence the existing exterior building fabrics will remain intact. As such, the proposal is agreeable from the heritage conservation perspective;
- (b) the existing external doors and gates on G/F are preserved *in-situ*, while doors and gates at staircases ST-2 and ST-3 are kept open, with new exit doors to be installed behind in order to fulfil the means of escape (“MOE”) requirements. On the other hand, staircase ST-4, which is not a MOE, will be preserved to show its original design. The proposal is commendable as it will preserve the original doors and gates of the historic building;
- (c) some window-type air-conditioning units will be installed at the existing openings on the window frame in order to meet the operational needs of the future users. This arrangement is considered acceptable and that the works impact and visual impact to the historic building has been minimised;
- (d) the design of new skirting at the corridor on G/F and 1/F shall make reference to the original plastering skirting with curved profile retained on 2/F. This approach is commendable that although new floor finishes at corridor are installed per operational requirements, the historic profile of the skirting is restored;
- (e) cartographic (interior) and photographic surveys for the fitting-out works area will be conducted to ensure proper documentation of the existing features of the site. A set of surveys will be sent to AMO for record; and

(f) in addition to the mitigation measures devised in the HIA report, AMO proposes further enhancement measures as follows:

- (i) any openings for building services facilities, if needed, should be at less prominent locations of the building so as to minimise adverse visual impact. The design should be submitted to AMO for comment from the heritage conservation perspective and its implementation would be subject to the satisfaction of AMO. The project proponent has been reminded to seek prior approval and advice from relevant authorities to ascertain the structural stability of the building and to comply with the stipulations of other relevant ordinances and regulations when the openings cannot be avoided; and
- (ii) to ensure that the mitigation measures recommended in the HIA report are properly implemented, a qualified heritage consultant should be appointed by the project proponent to monitor the implementation of the mitigation measures and record any changes/variations and submit to AMO for approval. Progress reports should be compiled by the heritage consultant and sent to AMO for noting and action as appropriate.

Antiquities and Monument Office
Leisure and Cultural Services Department
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