

**Antiquities and Monuments Office's Comments
on the Heritage Impact Assessment in respect of
the Revitalisation of the Former Lau Fau Shan Police Station**

The Antiquities and Monuments Office (“AMO”) has reviewed the findings set out in the Heritage Impact Assessment (“HIA”) report in respect of the revitalisation of the Former Lau Fau Shan Police Station (“FLFSPS”) into “Former Lau Fau Shan Police Station – Hong Kong Guide Dogs Academy” and has the following comments:

- (a) the proposal has adopted the principles of minimal intervention and reversibility for the new additions such that changes / disturbances to the FLFSPS can be kept to a minimum. As such, the proposal is agreeable;
- (b) the exterior of the Main Building will be kept intact except for minor alterations of windows and openings at less prominent locations to suit new uses and meet statutory requirements. All the window type air-conditioners will be removed with windows reinstated. The new colour scheme of building façades will retain the highlight of existing reinforced concrete grid design on façades. These approaches are able to reveal the original building façade design which is a key character defining element to demonstrate the architectural value of the FLFSPS;
- (c) a new annex block and a new external steel staircase will be constructed at the southwest side and the northeast end of the Main Building respectively. These independent additions accommodate the building services facilities for the new uses, satisfy the modern day statutory requirements, and minimise the disturbances to the Main Building. Besides, the height of these new additions will be kept to a minimum and their locations are carefully chosen at less prominent locations such that the new additions will not be easily visible from the entrance gate of site, Lau Fau Shan town as well as from the shore of Deep Bay. These approaches are able to minimise the visual impact on the historic building and are therefore agreeable;

- (d) the 1/F roofs will be converted into outdoor training areas and outdoor toilet areas for dogs with balustrades added, while the main roof will be placed with cleaning tanks, air conditioning units and solar panels. As the proposed new balustrades and installations will be set back from the façades to keep visual impact on the façades minimal and the new installations on the main roof will not block the original vistas from the Turrets, hence, utilising the roof spaces with the proposed additions is therefore agreeable;
- (e) the special features and rooms such as the Cell, Cell Corridor, Armoury, and Armoury Loading and Unloading Area on G/F, the 1/F Balcony, the Turrets and the Control Tower on R/F will be preserved/ restored and be interpreted to the public. This approach, which helps the public understand the past operation of the police station, is commendable; and
- (f) cartographic and photographic surveys to record the FLFSPS will be conducted before commencement of the proposed works, and the findings will be sent to AMO for record.

2. In addition to the mitigation measures devised in the HIA report, AMO has further suggested the following enhancement measures which the project proponent has agreed to undertake:

- (a) design details of the new annex block, including but not limited to the appearance, building mass, height, finishes and colour scheme of the block, should be submitted for AMO's agreement;
- (b) design details of the new external staircase, including but not limited to the appearance, materials, colour scheme and the interfacing details with the Main Building, should be submitted for AMO's agreement;
- (c) design details of the enclosure of the G/F utility platform should be submitted for AMO's agreement;
- (d) details of modification and restoration works to the existing window

openings including but not limited to the alteration of existing openings, restoration of the steel guard bars and window sill boards, should be submitted for AMO's agreement;

- (e) design details of the alteration and addition works to all roofs including but not limited to the additions of raised decks, ramps, balustrades and all installations with the associated plinths, should be submitted for AMO's agreement;
- (f) design details of the lifting platform and the associated localised strengthening works, if any, should be submitted for AMO's agreement;
- (g) alteration and addition works to suit modern day requirements including but not limited to the upgrading works to the existing staircases, existing balustrades, and existing structural elements if any, should be designed in a way that the physical and visual impact to the historic fabrics could be kept to a minimum. Details of alterations and addition works should be submitted for AMO's agreement;
- (h) design details of the new access barrier introduced on 1/F Balcony should be submitted for AMO's agreement;
- (i) design details of restoration works to the Cell, the Armoury, the Armoury Loading and Unloading Area should be submitted for AMO's agreement;
- (j) landscape design of all the open spaces and lawns including the new raised decks and the new balustrades introduced should be submitted for AMO's agreement;
- (k) design details of the upgrading of retaining walls should be submitted for AMO's agreement;
- (l) the installations and ducting for the building services facilities should be at less prominent locations to minimise the visual impact to the FLFSPS. The routings should also be carefully designed to

minimise the damage to the existing building fabrics. Details of the works should be submitted for AMO's comment; and

- (m) to ensure that the mitigation measures recommended in the HIA report are properly implemented, a heritage consultant should be appointed by the Hong Kong Guide Dogs Academy Limited to monitor the implementation and record any changes and variations. Progress reports should be prepared by the heritage consultant for AMO's noting and action as appropriate.

Antiquities and Monuments Office

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