

**Heritage Impact Assessment of
North Kowloon Magistracy**

BACKGROUND

Under the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme) Batch I, Secretary for Development approved in-principle the proposal adapting NKM into a branch campus of the Savannah College of Art and Design (SCAD) submitted by SCAD Foundation (Hong Kong) Ltd. (SCAD-HK). SCAD-HK has committed to deliver this revitalisation project by its own fund and no government funding for capital works will be sought for this project. The College will be financially self-sustainable providing a pre-eminent site for the study of art and design courses in Asia.

2. The NKM was constructed in 1960 and it had been continuously used as a magistracy building for the Kowloon district until its closure on 3 January 2005. It is currently included in AMO's proposed list of Grade 2 historic buildings. The NKM will be conserved and revitalised to a higher education college of art and design with a lecture hall, classrooms and learning centres, computer laboratory, digital studio, library, display area, ancillary offices and new services rooms.

HERITAGE IMPACT ASSESSMENT/ CMP

3. According to Antiquities and Monuments Office (AMO)'s Guidance Note to Heritage Impact Assessment (HIA) Submission for Revitalisation Scheme, a HIA in form of a Conservation Management Plan (CMP) is required to design mitigation measures in order to avoid adverse impact on the building in the course of conversion and to outline the future interpretation, maintenance and management strategies, based on AMO's Conservation Guidelines given in the Resource Kit of the Revitalisation Scheme. The HIA has been completed and submitted to AMO.

4. With reference to the CMP, the recommended Conservation Principles for mitigation measures to protect the NKM and for strategies to maintain and interpret the NKM Building are as below:

- (a) Alteration and addition should be carried out in such a way to keep the original expression of the architectural features and minimize intervention to existing fabrics. Character defining elements should be preserved or restored, such as:
- the façades, including the external grand staircase with its iron balustrades, canopy, balconies and architectural fins, main entrance timber doors and metal casement windows;
 - interior elements that give characters of a jurisdiction building, including one of the courtrooms with its interior setting, a staircase linking the courtroom and detention cells, a staircase linking the courtroom and the original magistrates' offices, at least one of the detention cells with interior setting and the main hall staircases with metal balustrades will be preserved;
- (b) New elements should be understated in design, compatible to but distinguishable from the original fabric. They will be introduced at either reversible method or with minimized visual impact to the major façades, such as
- three new internal staircases and one new external at back façade for fire escape, all in form of metal structures to enhance reversibility;
 - a fireman's lift, also used as a lift for the disabled, located in the original lift location with machine-room-less design to minimize the damage to the existing building fabric and the height of the lift shaft extension;
 - new services, of which the existing building cannot accommodate, to be housed in a separate structure away from the historic building;
- (c) A heritage interpretation corner will be introduced in the future college of art and design as a heritage exhibition area displaying historical data, old photographs and interpretative panels for public appreciation. Daily guided tours, open day, and other cultural events will be organized by SCAD-HK to promote public interest in local heritage and cultural activities;
- (d) Other measures including on-site structural monitoring system to ensure the historic building's structural integrity, cartographic and photographic surveys to properly record the historic building before and after alteration, and routine monitoring and maintenance in the operation stage will be carried out.

5. Powerpoint slides showing the mitigation measures are at **Appendix A**. The full CMP has been put in the website of AMO for public viewing.

THE WAY FORWARD

6. SCAD-HK will ensure all works carried out for heritage conservation are to strictly comply with the requirements stipulated in the CMP as endorsed by AMO.

SCAD Foundation (Hong Kong) Ltd.

October 2009
