



SCAD-Hong Kong

North Kowloon Magistracy
Heritage Impact Assessment

LCM & Associates Ltd. LCMA Conservation Architect Heritage Consultant

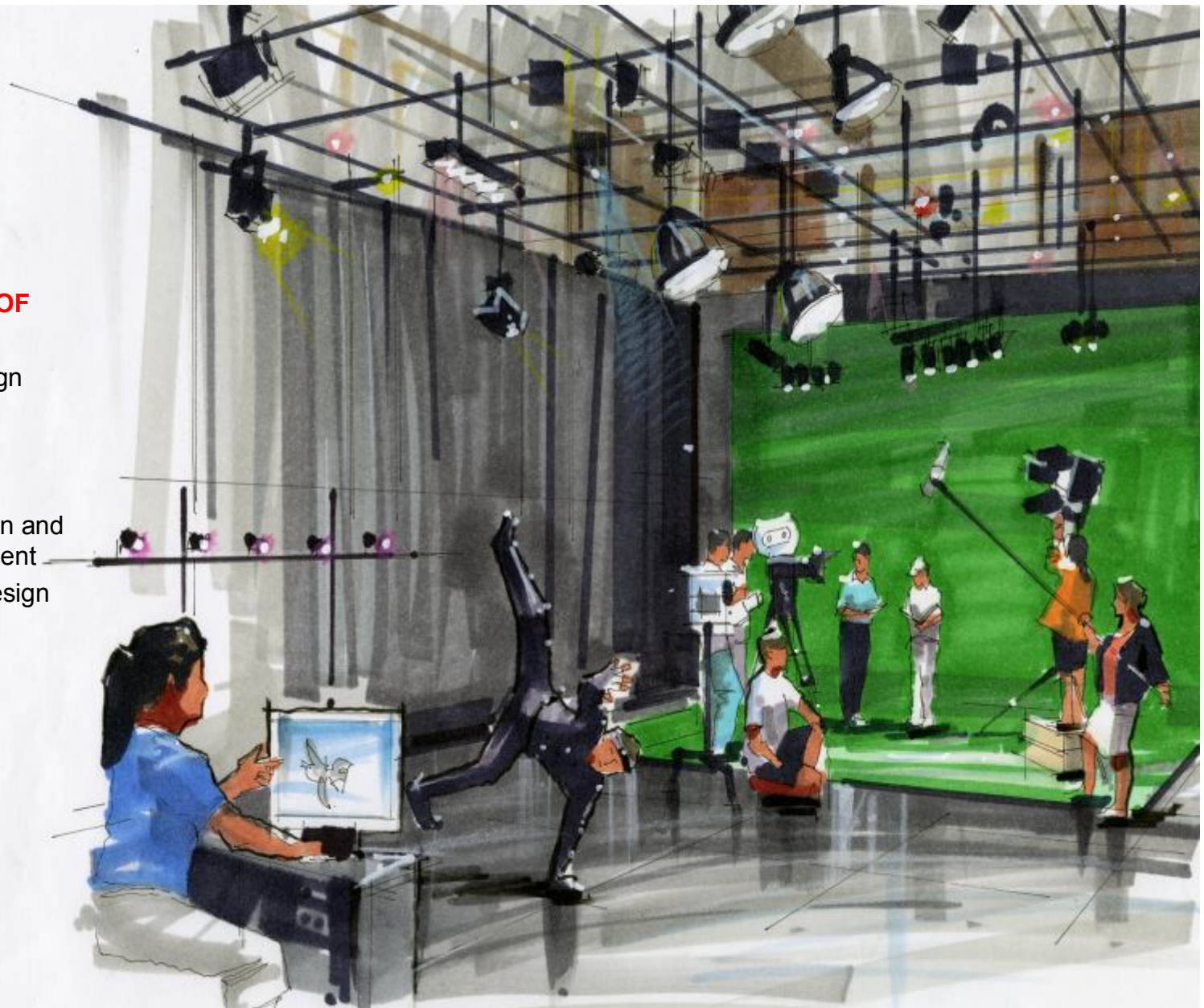
SCAD'S VISION

Preeminent site for study of digital media in Asia



PROPOSED PROGRAMS OF STUDY:

- Advertising Design
- Animation
- Graphic Design
- Illustration
- Interactive Design and Game Development
- Motion Media Design
- Photography
- Sound Design
- Visual Effects



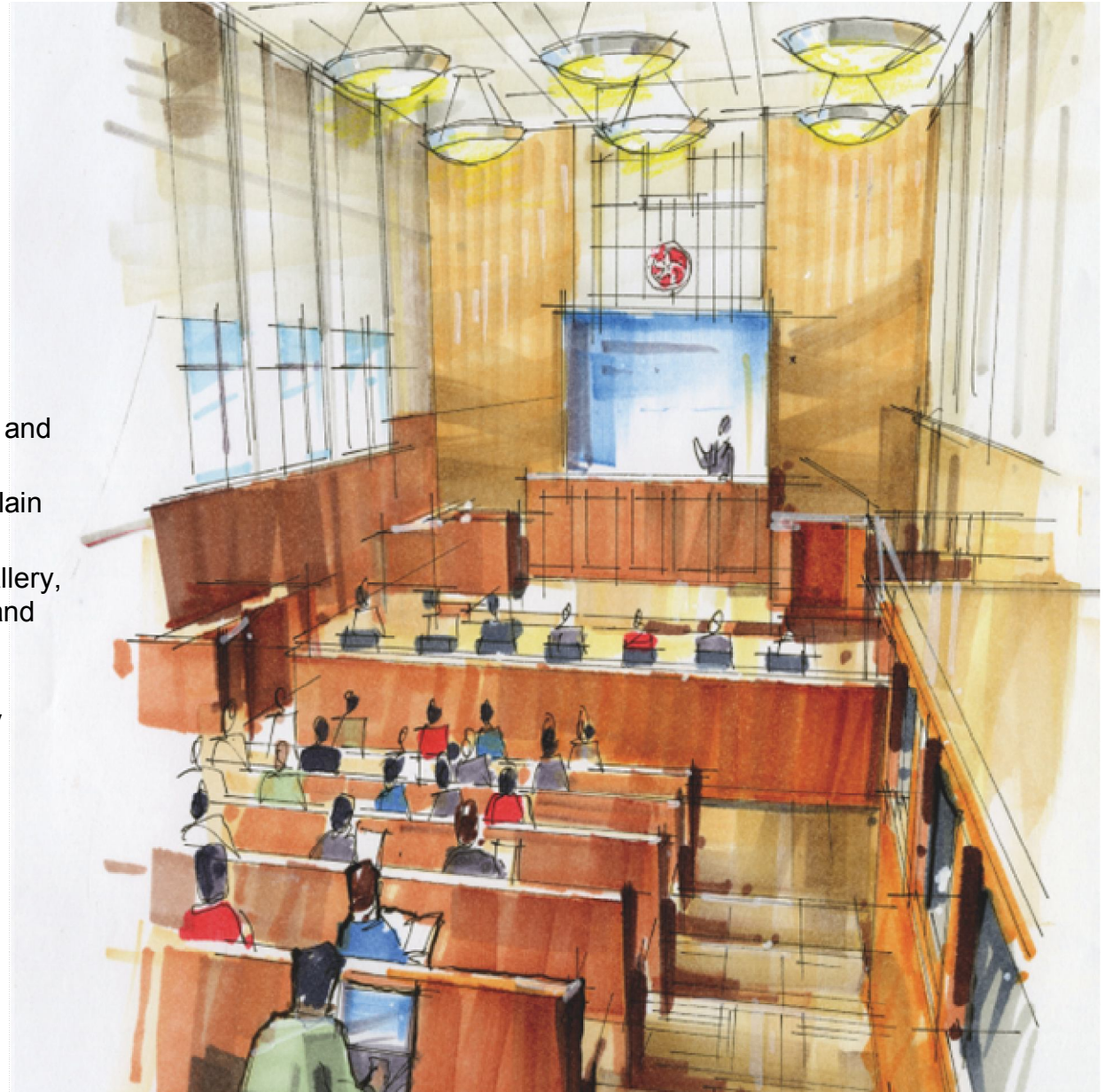


SCAD'S HONG KONG PROPOSAL

- SCAD Hong Kong is a local NGO
- Supported financially and operationally by the Savannah College of Art and Design (SCAD) of the USA
- Surpluses retained locally for revitalisation and adaptive re-use of North Kowloon Magistracy for the benefit of the people of Hong Kong
- No government funding needed for renovations and operations
- Extensive conservation experience qualifies SCAD for Scheme
- Same standards and degrees for Hong Kong as at the American campuses

SCAD'S HONG KONG PROPOSAL

- Conservation of the North Kowloon Magistracy Building
 - Guiding principle is respect for important architectural features
 - Plans include:
 - Conserve original jail cells and a large courtroom
 - Educational display to explain building history
 - Interior includes library, gallery, classrooms, lecture halls and computer lab
 - Additional Public access through tours of the facility





BENEFITS TO HONG KONG

- Advances Hong Kong towards its goals of becoming a hub for higher education as well as creative industries
- Creates hundreds of new jobs
- Brings outside investment – renovation will cost HK\$100 million
- Conserves public resources for other projects



BENEFITS TO SHAM SHUI PO

- Synergy with other local organizations and projects
- Campus will bring thousands of visitors into the neighborhood
- SCAD's presence will enhance the reputation of the district due to the international nature of student body and companies recruiting the graduates
- Community service projects by the SCAD community
- Events and exhibitions open to public
- Programs for younger children
- Significant new source of employment
- Economic stimulus provided through campus

CURRENT STATUS

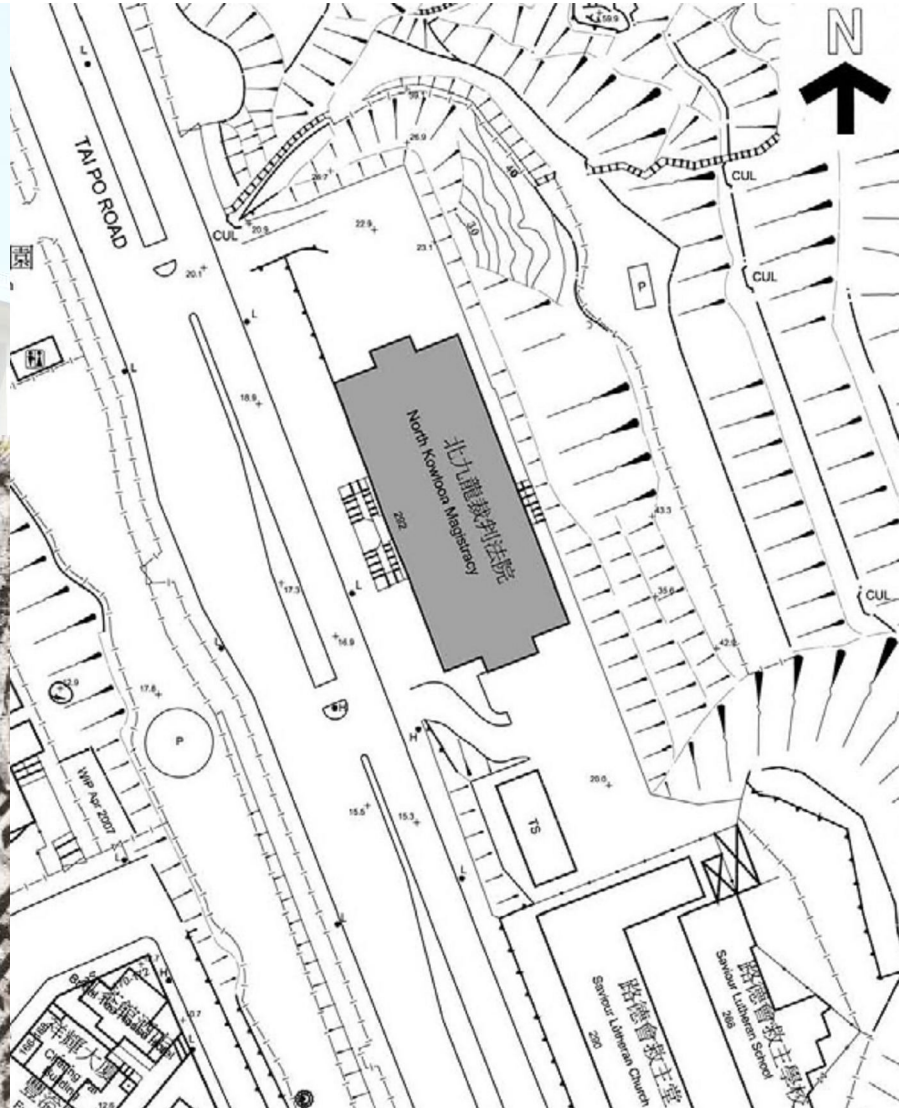
- Registration of degree programs with Hong Kong Education Bureau obtained
- Detailed building plans approved
- Tendering in process
- Renovations will start in late 2009



Heritage Impact Assessment For North Kowloon Magistracy



The Historic Place



Statement of Cultural Significance

- **Historical Value**
As **one of the few remaining** historic magistracy buildings built in / before 1960s.
- **Architectural Value**
As a fine exemplar of civic building built in post-war period of **contemporary architectural style** with an **imposing façade** characterized by its grand staircases, canopy, balconies, architectural fins & vertical windows.
- **Social Value**
As a testimonial of the administration of law and order and representing judicial development in Hong Kong, it also **witnesses the continuous social and economic changes** taking place in Sham Shui Po district
- **Authenticity and Rarity**
Original building fabrics and its distinct architectural look are intact with a **high degree of authenticity and integrity retained** in the building.

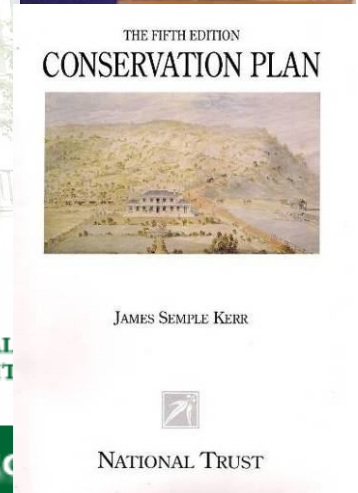
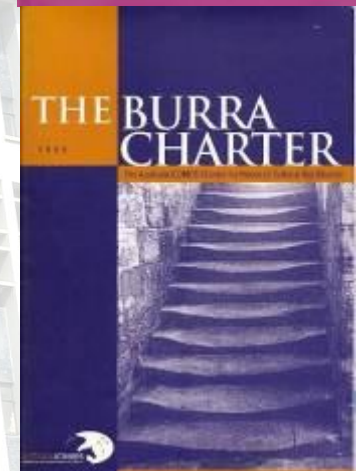


Conservation Objectives

- Preserve existing building fabrics of the NKM Building for **long term protection** to the buildings from further deterioration by effective **management plan**.
- Adapt the NKM Building for a **new compatible use** as a higher education college of art and design and revitalize it as a **living heritage**.
- Enhance the cultural heritage of the NKM Building by **interpretation** of its heritage value for **public appreciation**.
- Promote public awareness and education in heritage conservation, and participation in local cultural events, and **bring social benefits** to the local communities.
- As a **model conservation project**, demonstrate how a NPO is capable of operating a successful social enterprise for a **self-sustainable** heritage project.

Conservation Standards

- The Venice Charter: UNESCO – ICOMOS
- The Burra Charter: Australia ICOMOS
- Conservation Plan: NSW National Trust
- RHBTPS NKM Resource Kit



Conservation Principles

- Retain Authenticity & Integrity
- Minimum Intervention
- Reversible Additions
- Technically Feasible & Complying Regulations
- Enhance Heritage Value

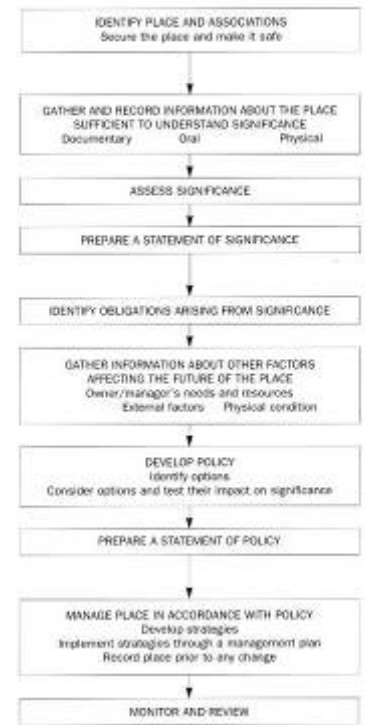


Conservation Management Plan

- Understanding the Place
- Establish Statement of Significance
- Identify Character-Defining Elements (CDEs)
- Establish Conservation Plan & Guidelines
- Recommend Treatments for CDEs
- Managing Changes
- Evaluate Mitigation Measures for Alterations

The Burra Charter Process

Sequence of investigations, decisions and actions



THE FIFTH EDITION CONSERVATION PLAN



JAMES SEMPLE KERR



NATIONAL TRUST

Conservation Guidelines

Recommended Treatment for CDEs:

- Preserve in-situ all key CDEs as far as possible
- Repair all features by same materials or if beyond repair, replace by new materials matching existing style
- Salvage original materials (e.g., timber panel doors & metal grilles) if affected by new layout for reuse in future



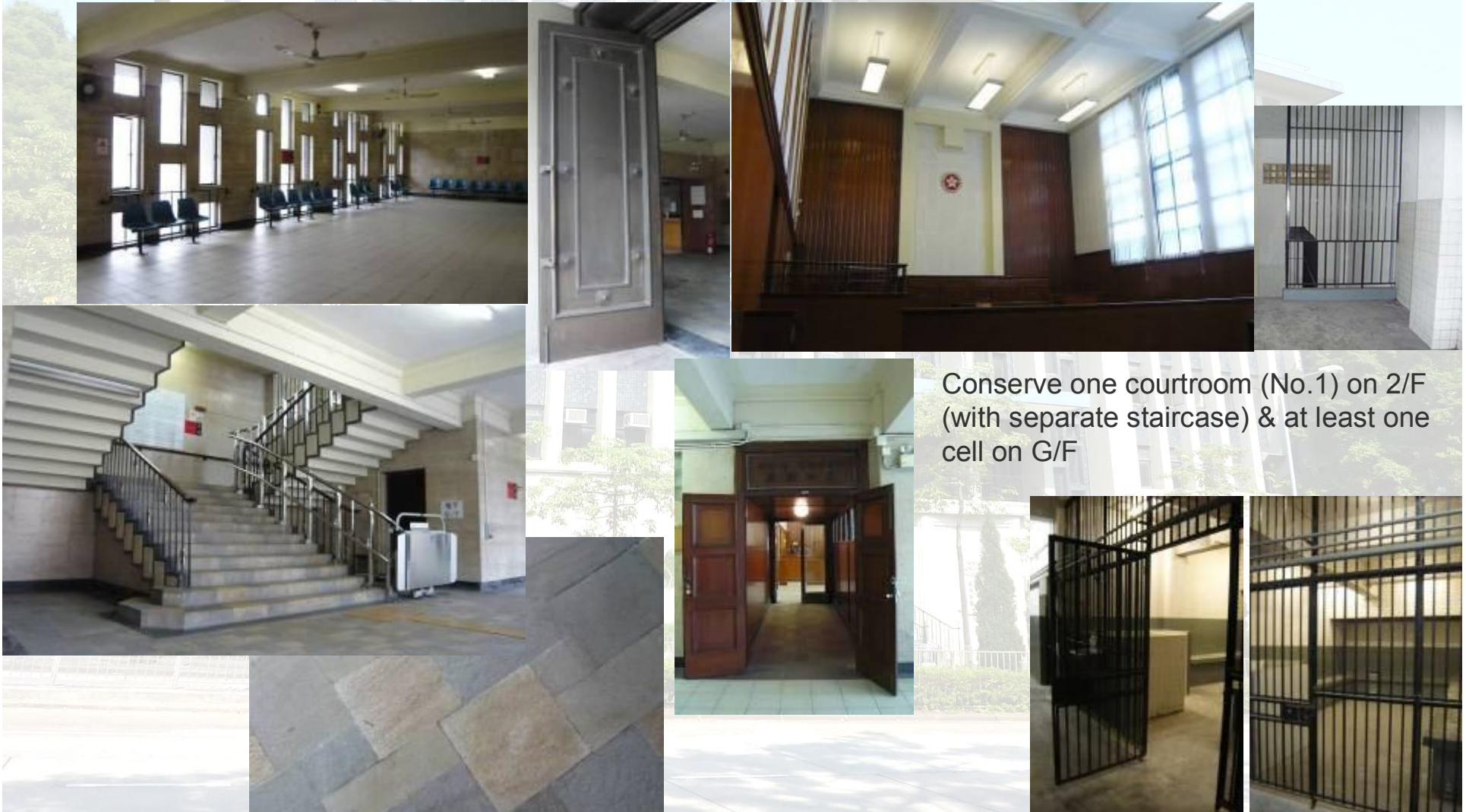
Preserve CDEs & Features

Façades, Front Entrance, Grand Staircases & Balustrades, Canopy, Balconies, Architectural Fins, Side Elevations & Entrance Doors, Metal Windows



Preserve CDEs & Features

Main Hall Staircases, Wall & Floor Finishes, Courtrooms (with separate staircase), Cells, Timber Panel Doors, Metal Windows, Balustrades & Metal Grilles



Conserve one courtroom (No.1) on 2/F (with separate staircase) & at least one cell on G/F

Managing Changes

Alterations:

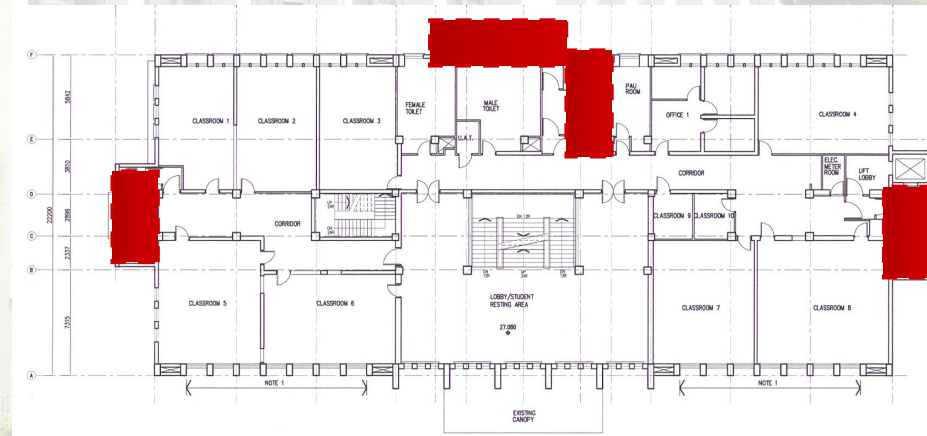
- Add 3 new internal & 1 external fire escape staircases
- Remove redundant internal staircases

Justification:

- To meet building regulations and fire escape codes
- To improve internal circulation

Mitigation Measures:

- Place new staircases in less obstructive location
- Construct staircase in light weight steel structure
- Simple and subdued design compatible but distinguishable from existing building fabric



Managing Changes

Alterations:

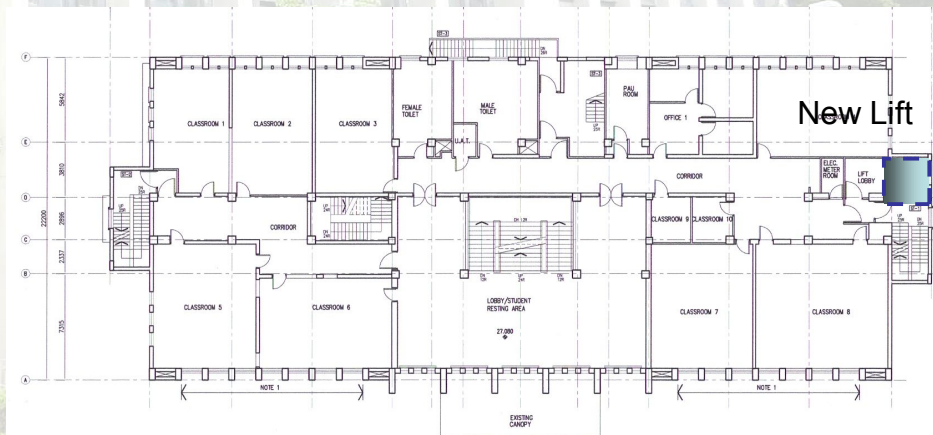
- Install new fireman's lift / lift for the disabled

Justification:

- To meet current safety standards and building regulations
- To provide access to every floor

Mitigation Measures:

- Locate new staircases in existing lift shaft less obstructive to internal layout
- Adopt machine-room-less lift system
- New roof top lift overrun at min. height to minimize visual impact
- Simple and subdue design compatible with but distinguishable from existing building fabric



Managing Changes

Alterations:

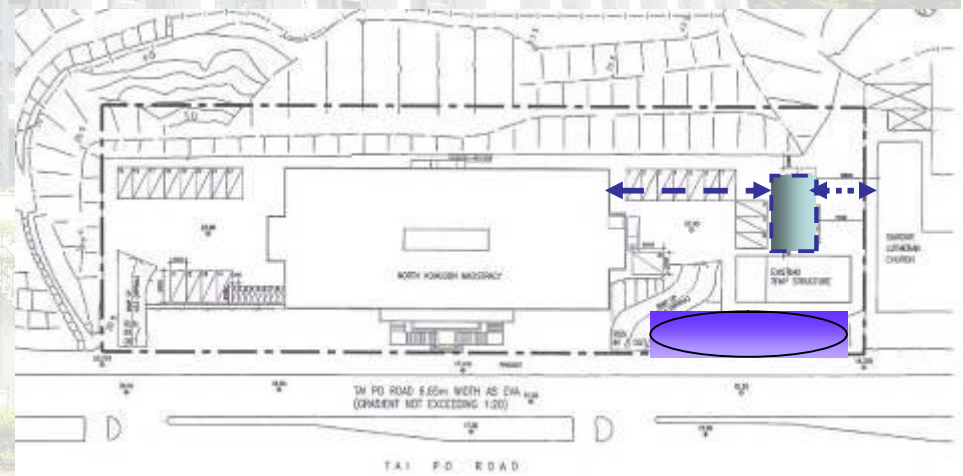
- Add new services e.g., fire services & sprinkler tanks, pump rooms, water cooling towers

Justification:

- Upgrade building services to meet current standards
- Existing floor load constraint & limited space

Mitigation Measures:

- Place new structure outside the building at less obstructive location
- Simple and subdued design compatible with but distinguishable from existing building fabric
- Install metal louvres & plants as visual barrier to minimize visual impact



Managing Changes

Alterations:

- Upgrade existing ironwork balustrades, metal grilles & railings

Justification:

- To comply with building regulations & fire escape codes

Mitigation Measures:

- Apply for BD exemption to avoid unnecessary changes to existing ironwork balustrades / grilles
- Install demountable top rails or additional barrier if BD exemption not granted
- Addition reversible



Documentation & Site Monitoring

- Conservation Management Plan
- Conservation Guidelines
- Management Plan
- Condition Survey
- Cartographic & Photographic Surveys
- Video Recording of Conservation Process
- Site monitoring of structural stability
- Site supervision for conservation works



Interpretation

- Heritage Display Corner
- Daily guided tours to conserved cells & courtroom, classrooms, digital studio, library & open space by appointment
- Cultural events e.g., film screenings, festivals, exhibitions, lectures, performances
- Open Day twice a year
- Documentation of Conservation Process by photo & video recording





The End